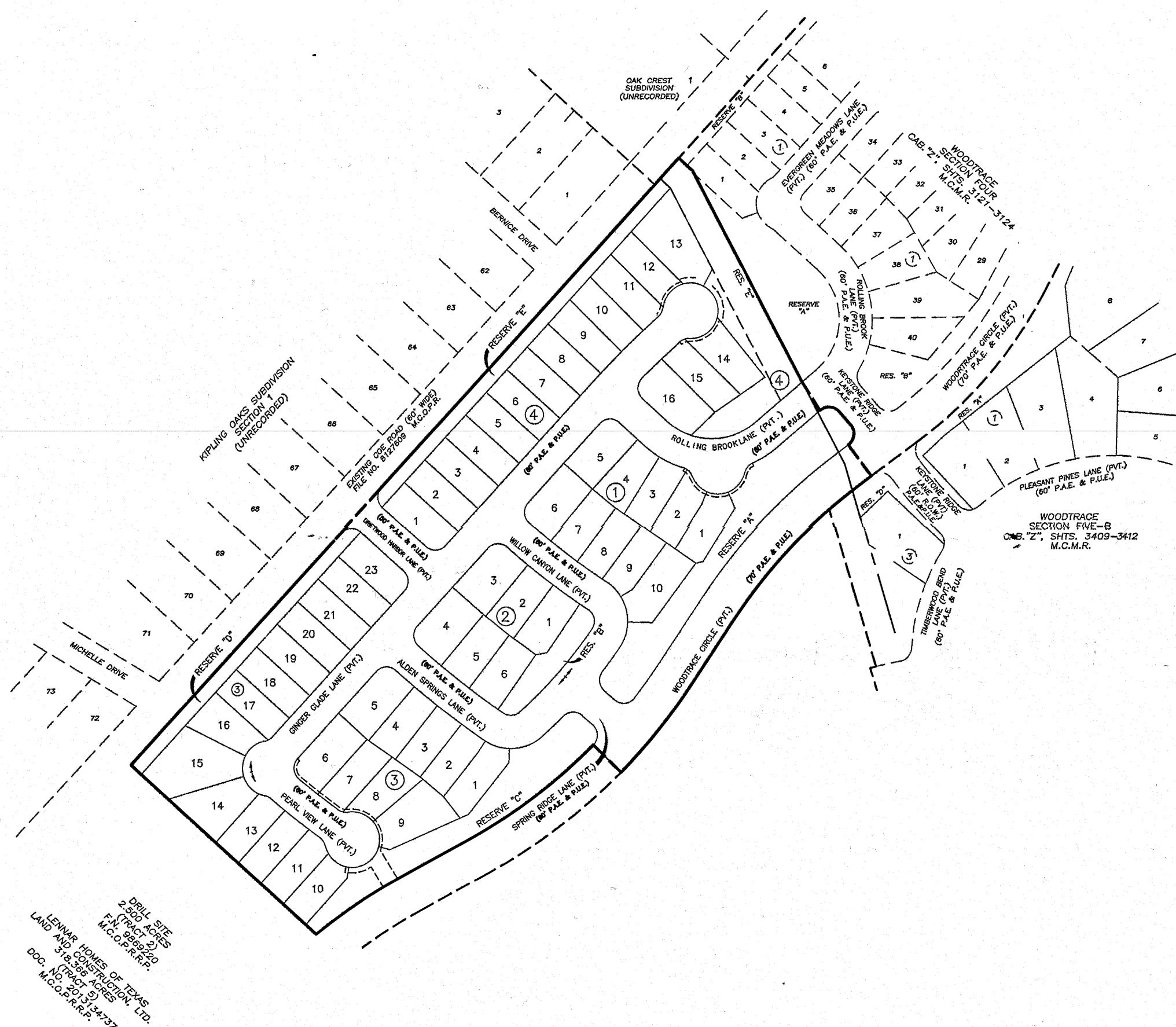




BEING 18.779 ACRES OUT OF THE
B.B.B. & C. R.R. CO SURVEY, ABSTRACT 111,
MONTGOMERY COUNTY, TEXAS

OWNERS:
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP,
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

550 GREENS PARKWAY, SUITE 100, HOUSTON, TEXAS 77067
PHONE: (281) 874-8502

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386
T.B.P.L.S. Firm No. 10110501

COPY

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP; D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, ACTING HEREIN BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP; D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, OWNER (HEREINAFTER REFERRED TO AS "OWNERS") OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WOODTRACE SECTION SEVEN, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP; D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS WOODTRACE SECTION SEVEN, LOCATED IN THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT 111, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP; D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS (EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE), ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP; D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, ACTING HEREIN BY AND THROUGH JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, A TEXAS CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WOODTRACE SECTION SEVEN, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS.

FURTHER, OWNERS DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM FIFTEEN (15'-0") FEET WIDE ON EACH SIDE OF THE CENTERLINE, OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN THE SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR ANY OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT).

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED.

IN TESTIMONY WHEREOF, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP; D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, ITS GENERAL PARTNER, THEREONTO AUTHORIZED THIS THE 11th DAY OF August 2015.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY

BY: LENNAR TEXAS HOLDING COMPANY,
A TEXAS CORPORATION, ITS GENERAL PARTNER

BY: John W. Hammond
JOHN W. HAMMOND, VICE PRESIDENT

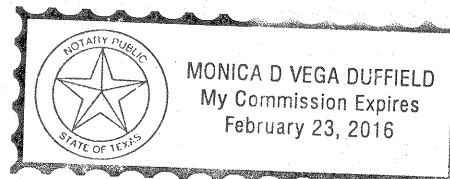
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN W. HAMMOND, VICE PRESIDENT OF LENNAR TEXAS HOLDING COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF June, 2015.

Monica D. Vega Duffield
NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:



I, KEITH W. MONROE, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER. (SEE NOTE 9).

Keith W. Monroe
KEITH W. MONROE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4797



I, MARK J. MOONEY, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY THE MONTGOMERY COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

Mark J. Mooney
MARK J. MOONEY, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 11 DAY OF August, 2015.

Mike Meador Charlie Riley
MIKE MEADOR CHARLIE RILEY
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

Craig Doyal
CRAIG DOYAL
COUNTY JUDGE

James L. Noack Jim Clark
JAMES L. NOACK JIM CLARK
COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4

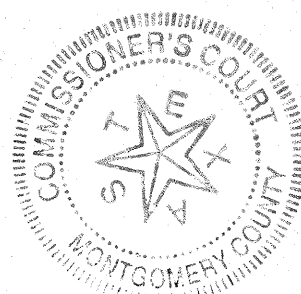
STATE OF TEXAS
COUNTY OF MONTGOMERY

I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON August 11, 2015, AT 9:30 O'CLOCK A.M., AND DULY RECORDED ON August 24, 2015, AT 1:44 O'CLOCK P.M., IN CABINET 2 SHEET 3603-3606 OF RECORD OF Maps FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

Mark Turnbull
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

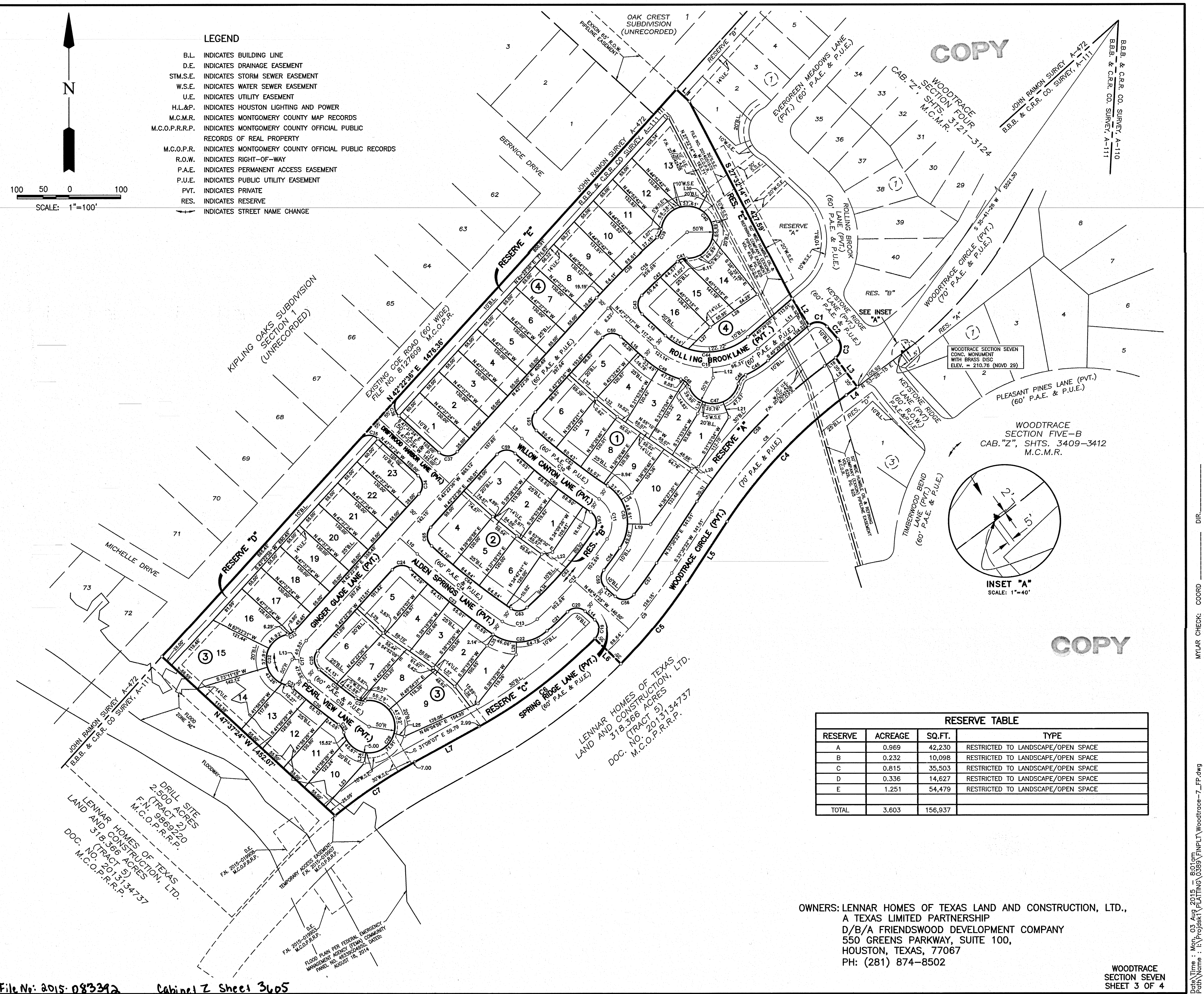
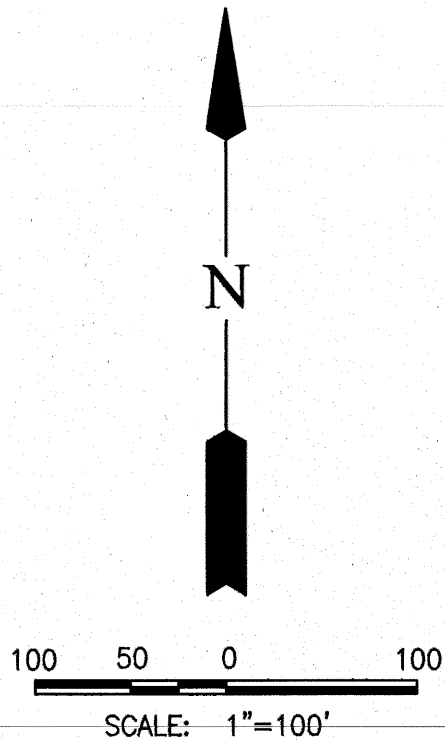
BY: Shirley D. Dicks
DEPUTY



OWNERS: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY
550 GREENS PARKWAY, SUITE 100,
HOUSTON, TEXAS, 77067
PH: (281) 874-8502

WOODTRACE
SECTION SEVEN
SHEET 2 OF 4

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - D.E. INDICATES DRAINAGE EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - W.S.E. INDICATES WATER SEWER EASEMENT
 - U.E. INDICATES UTILITY EASEMENT
 - H.L.&P. INDICATES HOUSTON LIGHTING AND POWER
 - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
 - M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
 - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - P.A.E. INDICATES PERMANENT ACCESS EASEMENT
 - P.U.E. INDICATES PUBLIC UTILITY EASEMENT
 - PVT. INDICATES PRIVATE
 - RES. INDICATES RESERVE
 - INDICATES STREET NAME CHANGE



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.969	42,230	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.232	10,098	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.815	35,503	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.336	14,627	RESTRICTED TO LANDSCAPE/OPEN SPACE
E	1.251	54,479	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	3.603	156,937	

OWNERS: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY
550 GREENS PARKWAY, SUITE 100,
HOUSTON, TEXAS, 77067
PH: (281) 874-8502

WOODTRACE
SECTION SEVEN
SHEET 3 OF 4

JOB NO. 0389-1472-403

COPY

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	86°28'34"	38.60'	34.88'	S 86°16'39" E
C2	970.00'	1°52'12"	31.66'	31.66'	S 41°06'16" E
C3	25.00'	93°38'25"	40.86'	36.46'	S 06°39'03" W
C4	965.00'	19°57'43"	336.21'	334.51'	S 43°29'23" W
C5	1035.00'	11°09'19"	201.51'	201.19'	S 39°05'11" W
C6	965.00'	16°44'35"	281.99'	280.99'	S 53°02'08" W
C7	1035.00'	10°16'18"	185.55'	185.30'	S 56°16'16" W
C8	1000.00'	19°57'43"	348.40'	346.64'	S 43°29'23" W
C9	1000.00'	11°09'18"	194.69'	194.39'	N 39°05'11" E
C10	1200.00'	9°03'45"	189.81'	189.61'	S 52°09'17" E
C11	55.00'	91°03'39"	87.41'	78.50'	N 11°09'20" W
C12	850.00'	13°50'35"	205.37'	204.87'	N 41°17'47" E
C13	55.00'	76°09'04"	73.10'	67.84'	N 86°17'37" E
C14	1500.00'	8°00'27"	209.63'	209.46'	S 51°37'38" E
C15	150.00'	83°03'38"	217.45'	198.90'	S 86°59'06" E
C16	1500.00'	8°06'35"	212.31'	212.13'	S 46°25'53" W
C17	55.00'	92°10'06"	88.48'	79.24'	S 03°42'27" E
C18	1200.00'	6°54'02"	144.52'	144.44'	S 53°14'31" E
C19	25.00'	93°21'16"	40.73'	36.37'	N 02°00'48" W
C20	25.00'	86°31'41"	37.76'	34.27'	S 88°02'44" W
C21	880.00'	3°26'12"	52.78'	52.77'	S 46°29'59" W
C22	85.00'	76°09'04"	112.97'	104.84'	S 86°17'37" W
C23	1530.00'	7°38'24"	204.02'	203.87'	N 51°48'39" W
C24	25.00'	89°37'58"	39.11'	35.24'	S 87°11'35" W
C25	25.00'	92°10'06"	40.22'	36.02'	S 03°42'27" E
C26	1170.00'	4°24'28"	90.01'	89.99'	S 51°59'44" E
C27	25.00'	44°05'40"	19.24'	18.77'	S 76°14'48" E
C28	50.00'	265°38'20"	231.81'	73.35'	S 34°31'32" W
C29	25.00'	41°39'23"	18.18'	17.78'	N 33°28'59" W
C30	1230.00'	6°16'13"	112.78'	112.74'	N 51°41'04" W
C31	25.00'	29°05'20"	12.69'	12.56'	N 63°36'07" W
C32	50.00'	157°23'35"	137.35'	98.06'	N 00°33'00" E
C33	25.00'	36°52'12"	16.09'	15.81'	N 60°48'42" E
C34	25.00'	90°00'00"	39.27'	35.36'	N 02°37'24" W
C35	25.00'	90°00'00"	39.27'	35.36'	S 87°22'36" W
C36	25.00'	90°00'00"	39.27'	35.36'	S 02°37'24" E
C37	25.00'	90°00'00"	39.27'	35.36'	N 87°22'36" E
C38	1530.00'	6°11'48"	165.47'	165.39'	N 45°28'30" E
C39	25.00'	41°53'08"	18.28'	17.87'	N 27°37'50" E
C40	50.00'	265°38'56"	231.82'	73.34'	S 40°28'16" E
C41	25.00'	43°50'06"	19.13'	18.66'	S 70°25'09" W
C42	1470.00'	3°42'11"	95.01'	94.99'	S 46°39'01" W
C43	25.00'	92°15'12"	40.25'	36.04'	S 01°19'41" E
C44	120.00'	83°03'38"	173.96'	159.12'	S 88°59'06" E
C45	180.00'	16°19'12"	51.27'	51.10'	S 67°38'41" W
C46	25.00'	52°25'41"	22.88'	22.09'	S 39°35'26" W
C47	50.00'	145°47'27"	127.23'	95.58'	S 86°16'19" W
C48	25.00'	52°25'41"	22.88'	22.09'	N 47°02'49" W
C49	180.00'	25°48'22"	81.07'	80.39'	N 60°21'28" W
C50	25.00'	90°10'07"	39.34'	35.41'	S 87°27'39" W
C51	25.00'	90°29'56"	39.49'	35.51'	S 02°52'22" E
C52	1170.00'	8°33'49"	174.87'	174.71'	S 52°24'15" E
C53	85.00'	91°03'39"	135.09'	121.32'	S 11°09'20" E
C54	880.00'	3°26'17"	52.81'	52.80'	S 36°06'38" W
C55	25.00'	86°30'12"	37.74'	34.26'	S 05°26'19" E
C56	25.00'	93°21'15"	40.73'	36.37'	N 84°37'57" E
C57	965.00'	4°26'47"	74.89'	74.87'	N 35°43'56" E
C58	1035.00'	19°57'43"	360.60'	358.78'	N 43°29'23" E
C59	25.00'	89°32'42"	39.07'	35.21'	N 87°08'57" E
C60	1230.00'	8°36'27"	184.78'	184.61'	S 52°22'56" E
C61	25.00'	91°03'39"	39.73'	35.68'	S 11°09'20" E
C62	820.00'	13°50'35"	198.12'	197.64'	S 41°17'47" W
C63	25.00'	76°09'04"	33.23'	30.84'	S 86°17'37" W
C64	1470.00'	7°36'44"	195.30'	195.16'	N 51°49'29" W
C65	25.00'	90°23'43"	39.44'	35.48'	N 02°49'16" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 46°58'14" E	34.15'
L2	S 32°10'52" E	60.64'
L3	S 36°31'45" E	70.00'
L4	S 53°28'15" W	26.47'
L5	S 33°30'32" W	141.51'
L6	N 45°20'10" W	70.00'
L7	S 61°24'25" W	141.51'
L8	S 53°28'15" W	26.47'
L9	S 47°37'24" E	45.03'
L10	N 47°37'24" W	45.03'
L11	S 49°29'05" W	108.62'
L12	S 03°43'41" E	20.00'
L13	S 89°52'28" W	12.82'
L14	N 48°41'25" W	25.05'
L15	S 47°27'17" E	61.10'
L16	N 47°27'17" W	62.07'
L17	S 48°41'25" E	25.08'
L18	N 53°28'15" E	26.47'
L19	S 88°39'45" E	44.76'
L20	N 76°32'27" E	13.38'
L21	S 22°06'45" E	31.59'
L22	N 80°01'08" E	20.84'
L23	S 41°56'29" W	112.77'
L24	S 07°13'37" W	20.00'
L25	S 75°10'30" E	21.13'
L26	S 01°52'51" W	25.00'
L27	N 45°34'04" E	60.30'
L28	N 55°20'31" E	110.23'
L29	N 47°37'24" W	70.00'
L30	N 27°54'09" E	35.00'
L31	S 23°26'39" W	25.00'
L32	S 50°44'30" E	53.59'
L33	N 48°18'23" W	70.01'
L34	N 58°34'12" E	25.00'
L35	S 32°55'43" W	25.00'
L36	N 37°55'31" W	49.00'
L37	N 49°27'25" W	55.04'

NOTES:

1. DRAINAGE EASEMENTS SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
2. MAINTAIN DRAINAGE BENEATH FENCES (MIN. 5' SQ. FT.) AND AROUND OTHER OBSTRUCTIONS THAT WOULD OTHERWISE INTERRUPT THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
3. THIS PLAT IS COVERED BY A BLANKET EASEMENT FOR SIGNAGE AS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2013134737.
4. ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
5. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD 27).
6. ALL LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED FOR OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
7. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2015-0139 DATED MAY 14, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
8. A PORTION OF THIS PLAT LIES WITHIN THE 100-YEAR FLOOD PLAIN. -- LOMA
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH PLASTIC CAP MARKED "LJA ENG" SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS OR STREET RIGHTS-OF-WAY HAVE NOT BEEN MONUMENTED.
10. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE COUNTY OF MONTGOMERY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. MONTGOMERY COUNTY HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
11. THE ENTIRE R.O.W. OF SAID PRIVATE STREET IS DEDICATED AS A PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT. THE COUNTY OF MONTGOMERY DOES NOT GUARANTEE THE REPAIR OF PRIVATE STREETS DAMAGED WHEN REPAIRING PUBLIC UTILITIES IN SAID PRIVATE STREET.
12. ALL BUILDING LINES ARE MEASURED FROM THE PERMANENT ACCESS EASEMENT BOUNDARY OR PUBLIC STREET RIGHT-OF-WAY.
13. PROPERTY OWNERS MAY CONSTRUCT A DRIVEWAY AND SIDEWALKS OVER THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
14. WOODTRACE MUNICIPAL UTILITY DISTRICT NO. 1 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
15. THIS PLAT IS COVERED BY AGREEMENTS RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 9640138 AND FILE NO. 2015013743.

LOT DRAINAGE AND MINIMUM
SLAB ELEVATION PLAN NOTES

1. MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS FOLLOWS:
 - A. 15 INCHES ABOVE NATURAL GROUND AT THE HIGHEST POINT ON PERIMETER OF THE SLAB,
 - OR
 - B. 18 INCHES ABOVE THE HIGHEST ELEVATION OF CURB ADJACENT TO THE LOT

THE HIGHEST OF THE ABOVE-CITED ELEVATIONS SHALL PREVAIL AS THE MINIMUM SLAB ELEVATION. WHEN NO MINIMUM SLAB ELEVATION IS SHOWN ON THIS PLAN, THE HIGHER OF THE TWO ELEVATIONS REQUIRED BY ITEMS A OR B ABOVE SHALL PREVAIL.

COPY

OWNERS: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
A TEXAS LIMITED PARTNERSHIP
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY
550 GREENS PARKWAY, SUITE 100,
HOUSTON, TEXAS, 77067
PH: (281) 874-8502

WOODTRACE
SECTION SEVEN
SHEET 4 OF 4