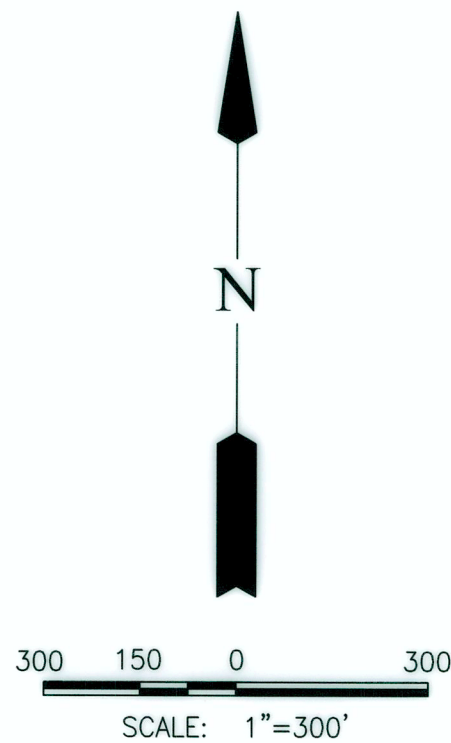
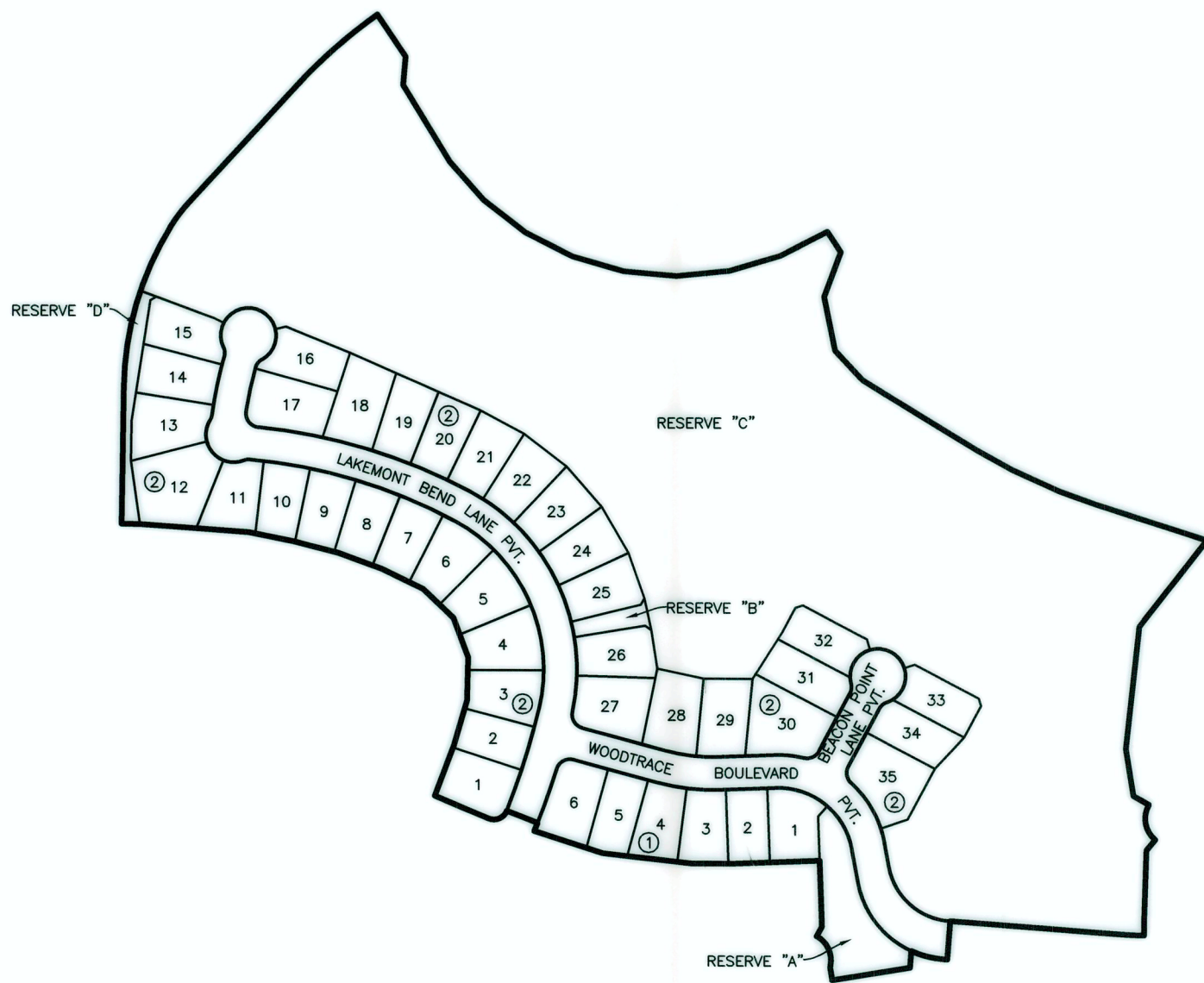




COPY



WOODTRACE SECTION TEN

A SUBDIVISION OF 39.118 ACRES OF LAND SITUATED IN
THE B.B.B. & C. R.R. COMPANY SURVEY, ABSTRACT 111,
MONTGOMERY COUNTY, TEXAS.

OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
D/B/A FRIENDSWOOD DEVELOPMENT COMPANY
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(281) 874-8464

41 LOTS
2 BLOCKS
4 RESERVES
24.133 ACRES IN RESERVES

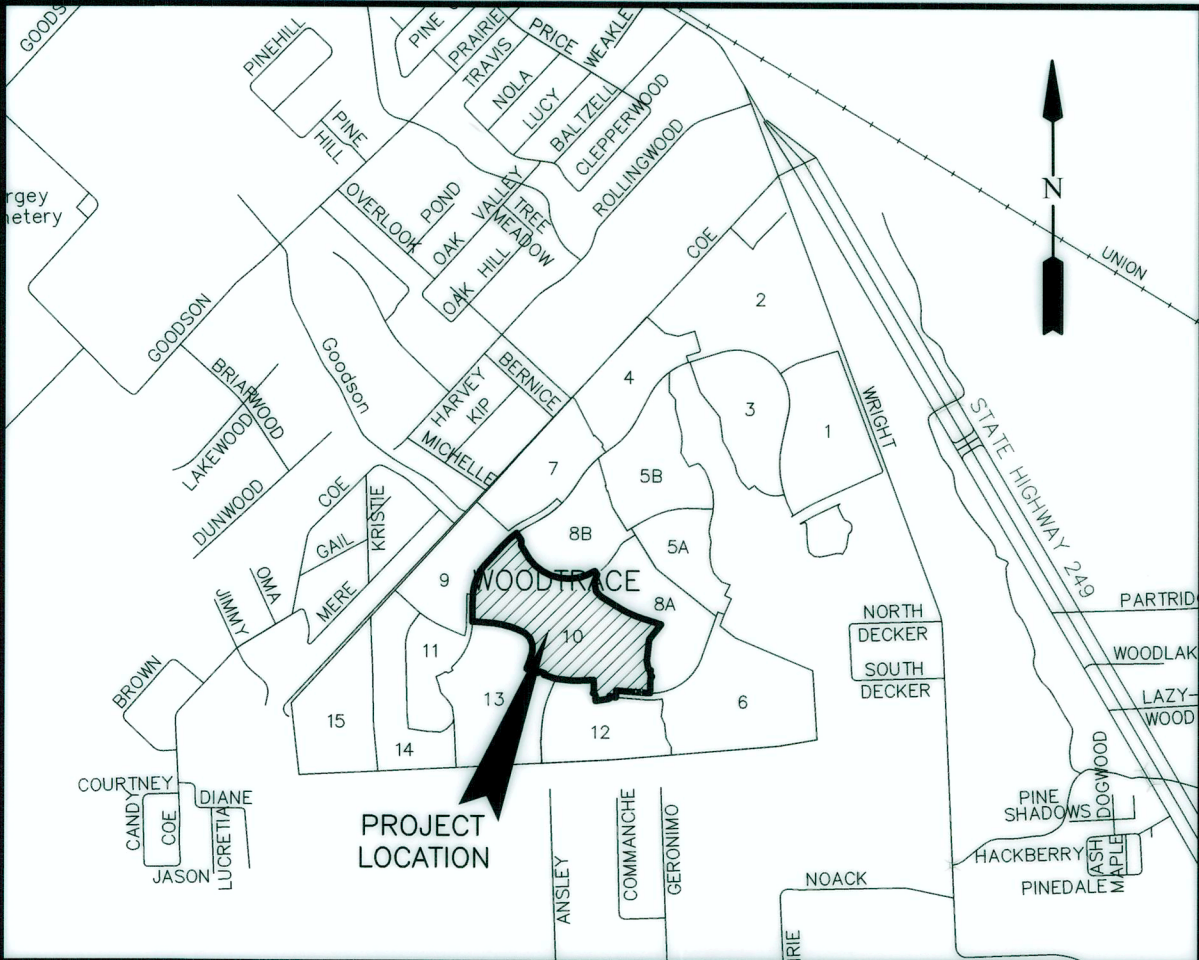
DOC # 2021086951
Cabinet 00Z Sheet 7511

SURVEYOR:

LJA Surveying, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

LJA Engineering, Inc.
3600 W. Sam Houston Parkway S. Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386



VICINITY MAP
SCALE: 1"= 2,000'

KEY MAP NO. 247L

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 BY AND THROUGH MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF WOODTRACE SECTION TEN, 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 TEN, LOCATED IN THE B.B.B. & C.R.R. COMPANY 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, 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 WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, BY U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, HAVE COMPLIED WITH 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, WE, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD, A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT COMPANY, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE 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 EASEMENT 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 OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF MONTGOMERY COUNTY, BY MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY INJUNCTION, AS FOLLOWS:

1. THE 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, 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.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS BY THE OWNERS, HEIRS, 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 FIREARM, FIREFIGHTING EQUIPMENT, POLICE AND OTHER EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF WOODTRACE SECTION TEN WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

IN TESTIMONY WHEREOF, THE 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 U.S. HOME CORPORATION, A DELAWARE CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS VICE PRESIDENT, MICHAEL W. JOHNSON, THIS THE 15th DAY OF April, 2021.

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

BY: U.S. HOME CORPORATION,
A DELAWARE CORPORATION,
ITS GENERAL PARTNER

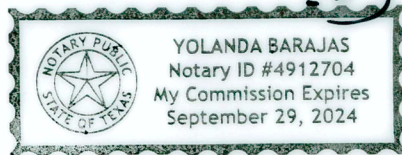
BY: Michael W. Johnson
MICHAEL W. JOHNSON, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL W. JOHNSON, VICE PRESIDENT OF U.S. HOME CORPORATION, A DELAWARE CORPORATION, GENERAL PARTNER, OF LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, D/B/A FRIENDSWOOD DEVELOPMENT 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 PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF April, 2021.

Yolanda Barajas
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



COPY

I, KEITH W. MONROE, AM AUTHORIZED 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.

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



I, JEFF JOHNSON, 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.

Jeff Johnson
JEFF JOHNSON, P.E.
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 22 DAY OF June, 2021.

Robert C. Walker
ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

Charlie Riley
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

Mark Keough
MARK KEOUGH
COUNTY JUDGE

James L. Noack
JAMES L. NOACK
COMMISSIONER, PRECINCT 3

James Metts
JAMES METTS
COMMISSIONER, PRECINCT 4

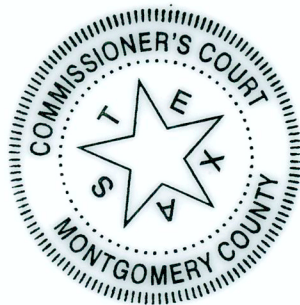
STATE OF TEXAS
COUNTY OF MONTGOMERY

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 June 22, 2021, AT 2:30 O'CLOCK P.M. AND DULY RECORDED ON June 24, 2021, AT 2:30 O'CLOCK P.M., IN CABINET 7 SHEET 7511 OF RECORD OF 2 FOR SAID UNTY.

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: Holly Pomeroy
DEPUTY



OWNER: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
A TEXAS LIMITED PARTNERSHIP
D/B/A FRIENDSWOOD DEVELOPMENT
681 GREENS PARKWAY, SUITE 220
HOUSTON, TEXAS 77067
(281) 874-8464

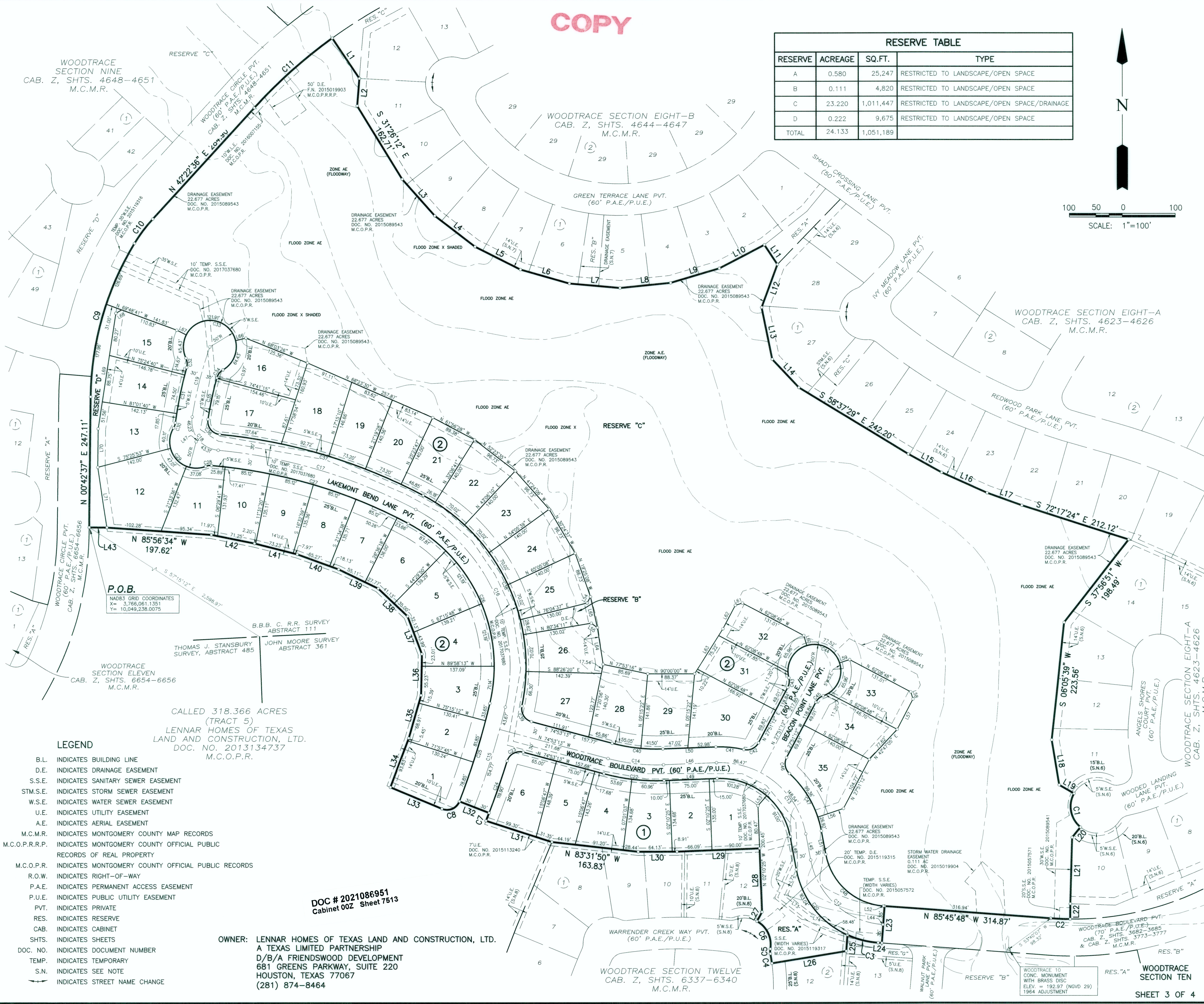
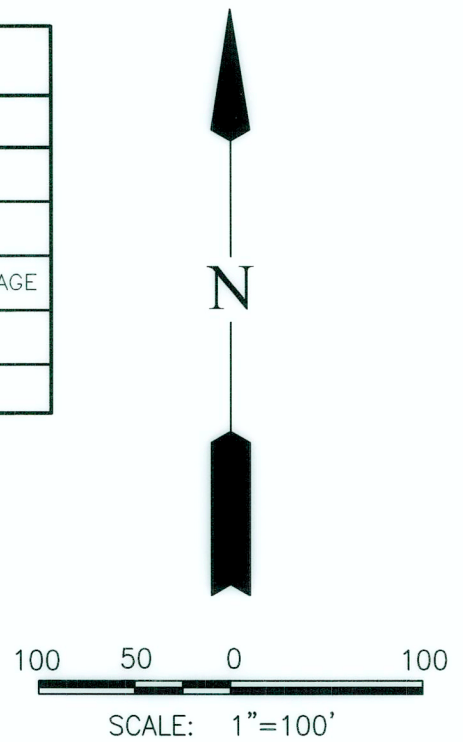
WOODTRACE
SECTION TEN

SHEET 2 OF 4

DOC # 2021086951
Cabinet 002 Sheet 7512

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RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.580	25,247	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.111	4,820	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	23.220	1,011,447	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
D	0.222	9,675	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	24.133	1,051,189	



Date: Fri, 04 Jun 2021 6:34pm
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COPY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°51'38" E	91.73'
L2	S 04°37'59" W	52.02'
L3	S 41°31'49" E	92.54'
L4	S 52°22'36" E	95.89'
L5	S 63°13'23" E	95.89'
L6	S 74°04'11" E	95.89'
L7	S 84°54'58" E	95.89'
L8	N 84°14'15" E	95.89'
L9	N 73°23'28" E	95.89'
L10	N 62°32'41" E	95.89'
L11	S 33°37'28" E	44.39'
L12	S 20°15'29" W	86.55'
L13	S 11°31'50" E	99.66'
L14	S 43°19'08" E	73.35'
L15	S 61°03'16" E	71.95'
L16	S 65°40'05" E	94.27'
L17	S 70°16'55" E	69.86'
L18	S 09°25'11" E	86.57'
L19	S 60°04'18" E	32.32'
L20	S 39°12'41" W	25.00'
L21	S 01°42'21" W	125.50'
L22	S 00°30'11" W	28.85'
L23	S 04°14'12" W	70.00'
L24	N 85°45'48" W	7.13'
L25	S 04°29'49" W	30.53'
L26	S 80°41'12" W	142.42'
L27	N 28°48'17" E	20.00'
L28	N 02°10'25" W	119.98'
L29	S 87°49'35" W	156.09'
L30	S 89°54'17" W	73.05'
L31	N 72°07'20" W	130.65'
L32	N 68°47'32" W	60.00'
L33	N 67°16'56" W	105.41'
L34	N 20°28'41" E	99.28'
L35	N 15°55'52" E	84.30'
L36	N 01°19'44" E	78.24'
L37	N 20°41'10" W	76.13'
L38	N 46°33'44" W	76.13'
L39	N 64°14'43" W	82.88'
L40	N 70°02'29" W	83.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 75°45'58" W	83.40'
L42	N 78°36'11" W	83.22'
L43	N 89°17'23" W	33.16'
L44	N 85°45'48" W	0.75'
L45	N 10°33'53" W	50.27'
L46	N 87°49'35" E	100.00'
L47	N 50°40'09" E	5.82'
L48	N 10°33'53" W	63.14'
L49	S 87°49'35" W	100.00'
L50	N 87°49'35" E	100.00'
L51	S 10°33'53" E	45.10'
L52	S 85°45'48" E	2.07'
L53	N 40°48'44" E	25.00'
L54	N 28°19'44" E	13.45'
L55	N 54°10'23" W	14.08'
L56	N 71°31'27" E	51.19'
L57	N 27°51'12" E	65.00'
L58	N 17°08'48" W	14.14'
L59	S 72°16'07" W	20.00'
L60	N 16°33'43" W	20.00'
L61	S 72°51'12" W	14.14'
L62	S 27°51'12" W	50.00'
L63	S 32°15'03" W	100.48'
L64	N 08°54'57" W	70.35'
L65	N 12°31'47" W	59.49'
L66	S 76°30'57" W	20.00'
L67	N 63°11'04" W	20.00'
L68	S 59°28'57" W	12.67'
L69	S 08°46'35" W	220.58'
L70	S 00°42'37" W	72.92'
L71	S 08°20'43" E	115.40'
L72	S 24°41'36" W	43.64'
L73	S 52°05'41" E	59.20'
L74	S 69°47'28" E	19.68'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	80°43'01"	70.44'	S 10°25'49" E	64.76'
C2	565.00'	3°44'01"	36.82'	N 87°37'49" W	36.81'
C3	170.00'	20°14'57"	60.08'	N 75°38'20" W	59.77'
C4	330.00'	3°12'19"	18.46'	N 09°10'54" W	18.46'
C5	25.00'	20°48'36"	9.08'	N 00°22'46" W	9.03'
C6	50.00'	71°13'15"	62.15'	N 25°35'05" W	58.23'
C7	1485.00'	0°37'07"	16.03'	N 21°31'02" E	16.03'
C8	25.00'	91°30'35"	39.93'	S 66°57'46" W	35.82'
C9	570.00'	30°37'21"	304.64'	N 16°01'18" E	301.03'
C10	300.00'	11°02'37"	57.82'	N 36°51'17" E	57.74'
C11	965.00'	11°44'58"	197.89'	N 48°15'05" E	197.54'
C12	150.00'	75°11'55"	196.87'	N 48°09'51" W	183.04'
C13	165.00'	81°36'32"	235.02'	N 51°22'09" W	215.65'
C14	350.00'	17°17'12"	105.60'	N 83°31'49" W	105.20'
C15	1455.00'	7°48'52"	198.44'	N 17°18'02" E	198.29'
C16	335.00'	75°23'28"	440.80'	N 24°18'07" W	409.68'
C17	1000.00'	22°27'06"	391.86'	N 73°13'24" W	389.35'
C18	55.00'	93°16'58"	89.55'	N 37°48'28" W	79.98'
C19	730.00'	10°43'15"	136.59'	N 14°11'39" E	136.40'
C20	170.00'	75°11'55"	223.12'	N 48°09'51" W	207.45'
C21	135.00'	81°36'32"	192.29'	N 51°22'09" W	176.44'
C22	380.00'	17°17'12"	114.65'	N 83°31'49" W	114.22'
C23	25.00'	87°54'45"	38.36'	S 61°09'24" W	34.71'
C24	1485.00'	4°00'27"	103.86'	S 19°12'15" W	103.84'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C25	1425.00'	7°48'52"	194.35'	N 17°18'02" E	194.20'
C26	305.00'	75°23'28"	401.33'	N 24°18'07" W	372.99'
C27	970.00'	23°02'13"	390.01'	N 73°30'58" W	387.39'
C28	25.00'	25°53'38"	11.30'	S 82°01'07" W	11.20'
C29	50.00'	142°19'31"	124.20'	N 39°45'57" W	94.64'
C30	25.00'	23°46'14"	10.37'	N 19°30'42" E	10.30'
C31	760.00'	8°04'05"	107.02'	N 11°39'38" E	106.93'
C32	25.00'	40°56'18"	17.86'	N 04°46'29" W	17.49'
C33	50.00'	265°35'29"	231.77'	S 72°26'54" E	73.38'
C34	25.00'	44°57'20"	19.62'	S 37°52'10" W	19.12'
C35	700.00'	6°33'29"	80.12'	S 12°06'45" W	80.08'
C36	25.00'	93°16'58"	40.70'	S 37°48'28" E	36.35'
C37	1030.00'	22°27'06"	403.61'	S 73°13'24" E	401.03'
C38	365.00'	73°57'59"	471.20'	S 25°00'52" E	439.15'
C39	25.00'	86°51'21"	37.90'	S 31°27'33" E	34.37'
C40	320.00'	17°17'12"	96.55'	S 83°31'49" E	96.18'
C41	195.00'	15°32'59"	52.92'	S 84°23'56" E	52.76'
C42	25.00'	75°31'21"	32.95'	N 65°36'53" E	30.62'
C43	25.00'	42°50'00"	18.69'	N 06°26'12" E	18.26'
C44	50.00'	265°40'01"	231.84'	S 62°08'48" E	73.33'
C45	25.00'	42°50'00"	18.69'	S 49°16'13" W	18.26'
C46	25.00'	75°31'21"	32.95'	S 09°54'28" E	30.62'
C47	195.00'	37°06'15"	126.28'	S 29°07'01" E	124.09'
C48	120.00'	75°11'55"	157.50'	S 48°09'51" E	146.43'

NOTES:

- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM CENTRAL ZONE (NAD 27).
- THIS SUBDIVISION LIES WITHIN ZONE "AE", AREAS OF 1% ANNUAL CHANCE FLOOD, SHADED ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AND ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48339C0495G, REVISED AUGUST 18, 2014 AND REVISED BY LETTER OF MAP REVISION NO. 15-06-4246P, EFFECTIVE SEPTEMBER 14, 2016. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA SURVEY" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- WOODTRACE MUNICIPAL UTILITY DISTRICT NO. 1 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.
- MINIMUM SLAB ELEVATIONS ARE ESTABLISHED AS FOLLOWS:
 - 24 INCHES ABOVE THE HIGHEST ELEVATION OF CURB ADJACENT TO THE LOT
 - 24 INCHES ABOVE THE CURRENT EFFECTIVE 500-YEAR FLOOD PLAIN, PER FEMA MAP NO. 48339C0495G, DATED AUGUST 18, 2014.
 - THE ABOVE CRITERIA ARE ESTABLISHED AS MINIMUMS ACROSS ALL LOTS, BUT MORE STRINGENT LOT SPECIFIC MINIMUM SLAB ELEVATIONS MAY BE REQUIRED BY SEPARATE DOCUMENT, BUILDER TO VERIFY ANY ADDITIONAL REQUIREMENTS PRIOR TO CONSTRUCTING SLAB.
- UTILITY EASEMENTS AND/OR BUILDING LINES AS SHOWN IN THE PLAT OR MAP OF WOODTRACE SECTION EIGHT-A, A SUBDIVISION RECORDED IN CABINET Z, SHEETS 4623-4626, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
- UTILITY EASEMENTS AND/OR BUILDING LINES AS SHOWN IN THE PLAT OR MAP OF WOODTRACE SECTION EIGHT-B, A SUBDIVISION RECORDED IN CABINET Z, SHEETS 4644-4647, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
- UTILITY EASEMENTS AND/OR BUILDING LINES AS SHOWN IN THE PLAT OR MAP OF WOODTRACE SECTION EIGHT-A, A SUBDIVISION RECORDED IN CABINET Z, SHEETS 6337-6340, MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

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WOODTRACE
SECTION TEN