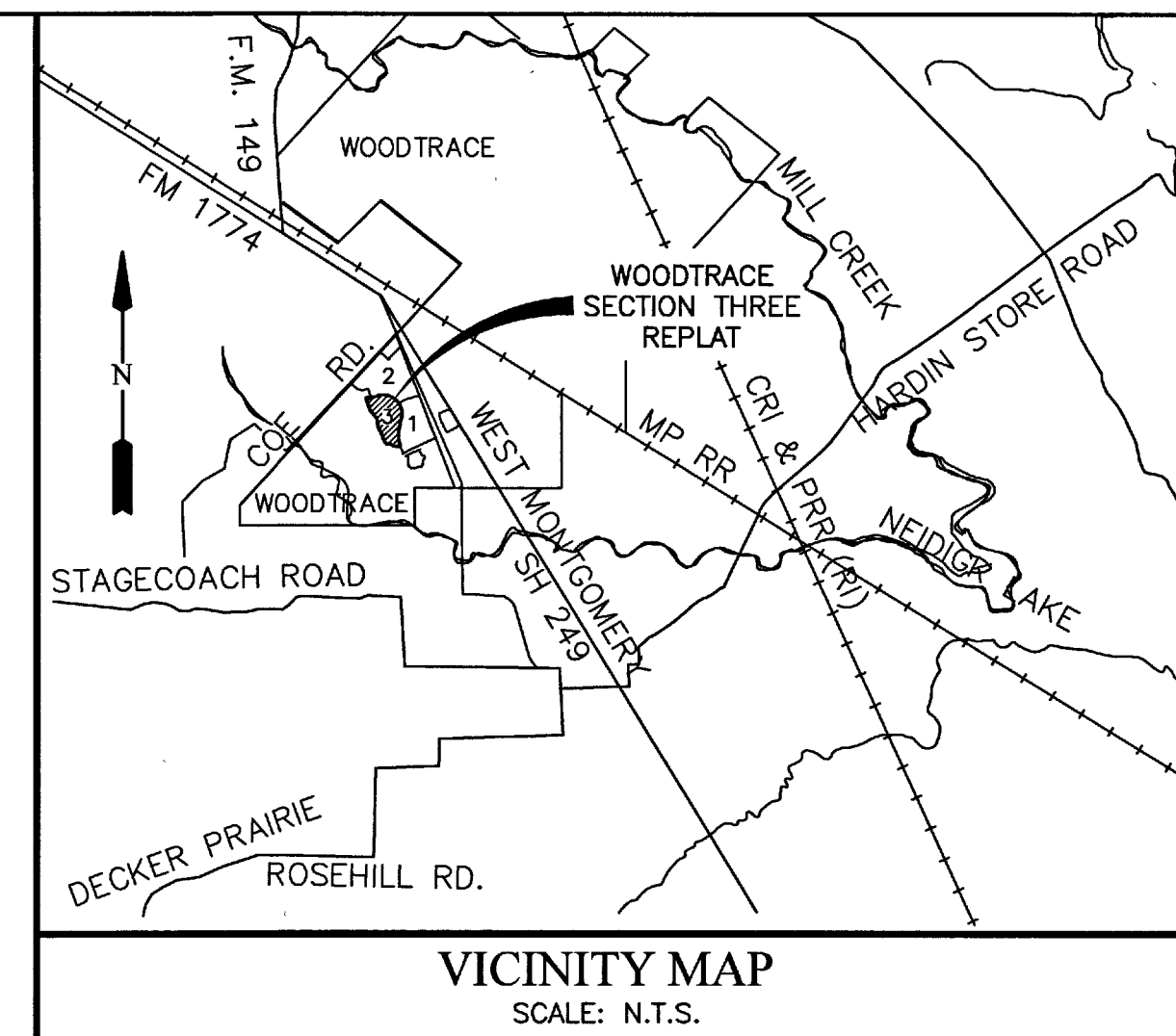
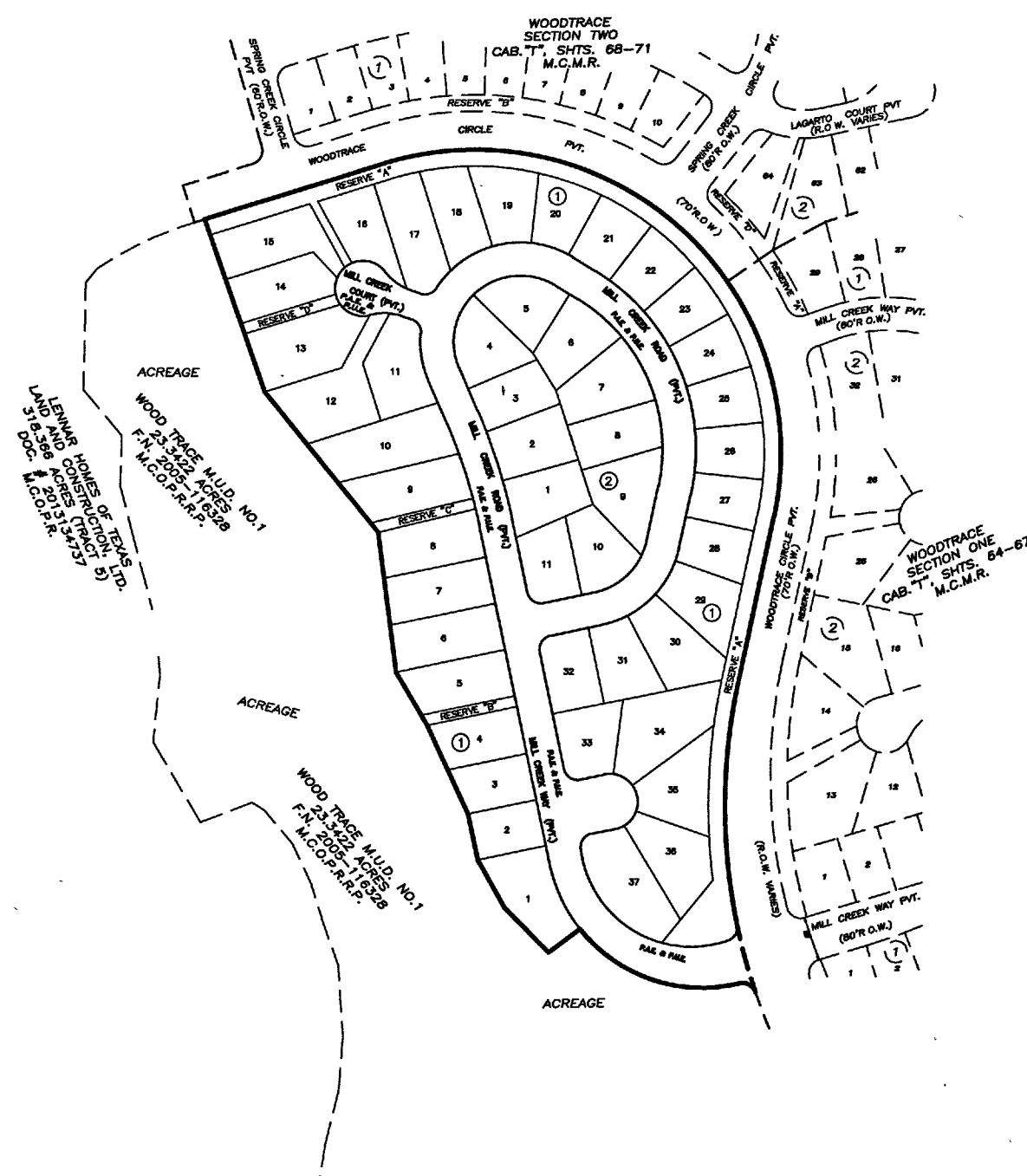
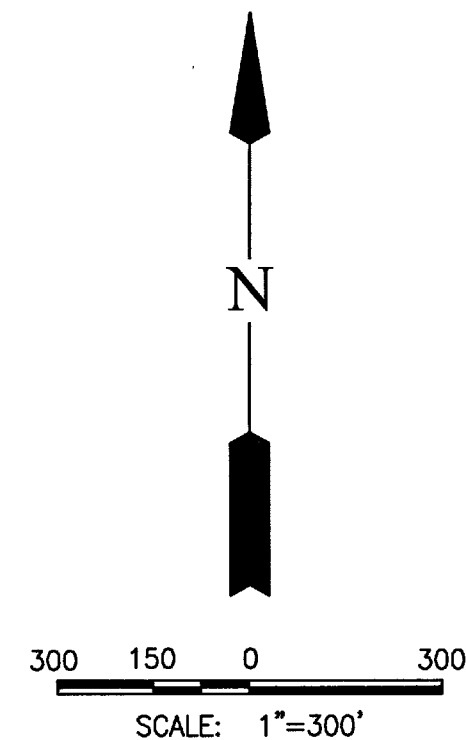




WOODTRACE SECTION THREE REPLAT

A SUBDIVISION OF 22.38 ACRES OUT OF THE
B.B.B. & C. R.R. CO. SURVEY, ABSTRACT 111, MONTGOMERY COUNTY, TEXAS;
BEING A REPLAT OF
WOODTRACE SECTION THREE, AS RECORDED IN CABINET "T",
SHEETS 72 THROUGH 75 OF THE MAP RECORDS
OF MONTGOMERY COUNTY,
MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO CHANGE PUBLIC RIGHT-OF-WAY TO PRIVATE
STREETS, MODIFIED THE FLAG PORTION OF LOT 15, BLOCK 1 AND
REVISE VARIOUS FRONT BUILDING SETBACK LINES FROM 25' TO 20'.

48 LOTS 4 RESERVES (1.97 ACRES) 2 BLOCKS

OWNERS:
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

550 GREEN PARKWAY, SUITE 100,
HOUSTON, TEXAS, 77067
PH: (281) 874-8502

COPY

ENGINEER:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026

JANUARY 09, 2014

SHEET 1 OF 4

JOB NO. 0389-1302-403

Cabinet Z
Sheet No. 2816
File No. 2014-022216

Date: Thu, 13 Feb 2014 - 2:46pm
Path Name: I:\Projects\10386\Final\Plot\FPWOODT3_RP.dwg

MYLAR CHECK: COORD DIR.

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 THREE REPLAT, 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 THREE REPLAT, 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 THREE REPLAT, 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, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

* 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 30th DAY OF December 2014.

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

* 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.

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 30th DAY OF December, 2014.

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 13).

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 10 DAY OF March, 2014.

Mike Meador Craig Doyal
MIKE MEADOR, COMMISSIONER, PRECINCT 1
CRAIG DOYAL, COMMISSIONER, PRECINCT 2

Alan B. Sadler
ALAN B. SADLER
COUNTY JUDGE

James L. Noack Ed Rinehart
JAMES L. NOACK, COMMISSIONER, PRECINCT 3
ED RINEHART, 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 March 10 2014, AT 11:00 O'CLOCK A.M., AND DULY RECORDED ON March 13 2014, AT 1:58 O'CLOCK P.M., IN CABINET maps SHEET 2816-2819 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: Beverly G. Hinds
DEPUTY



OWNERS: 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
550 GREEN PARKWAY, SUITE 100,
HOUSTON, TEXAS, 77067
PH: (281) 874-8502

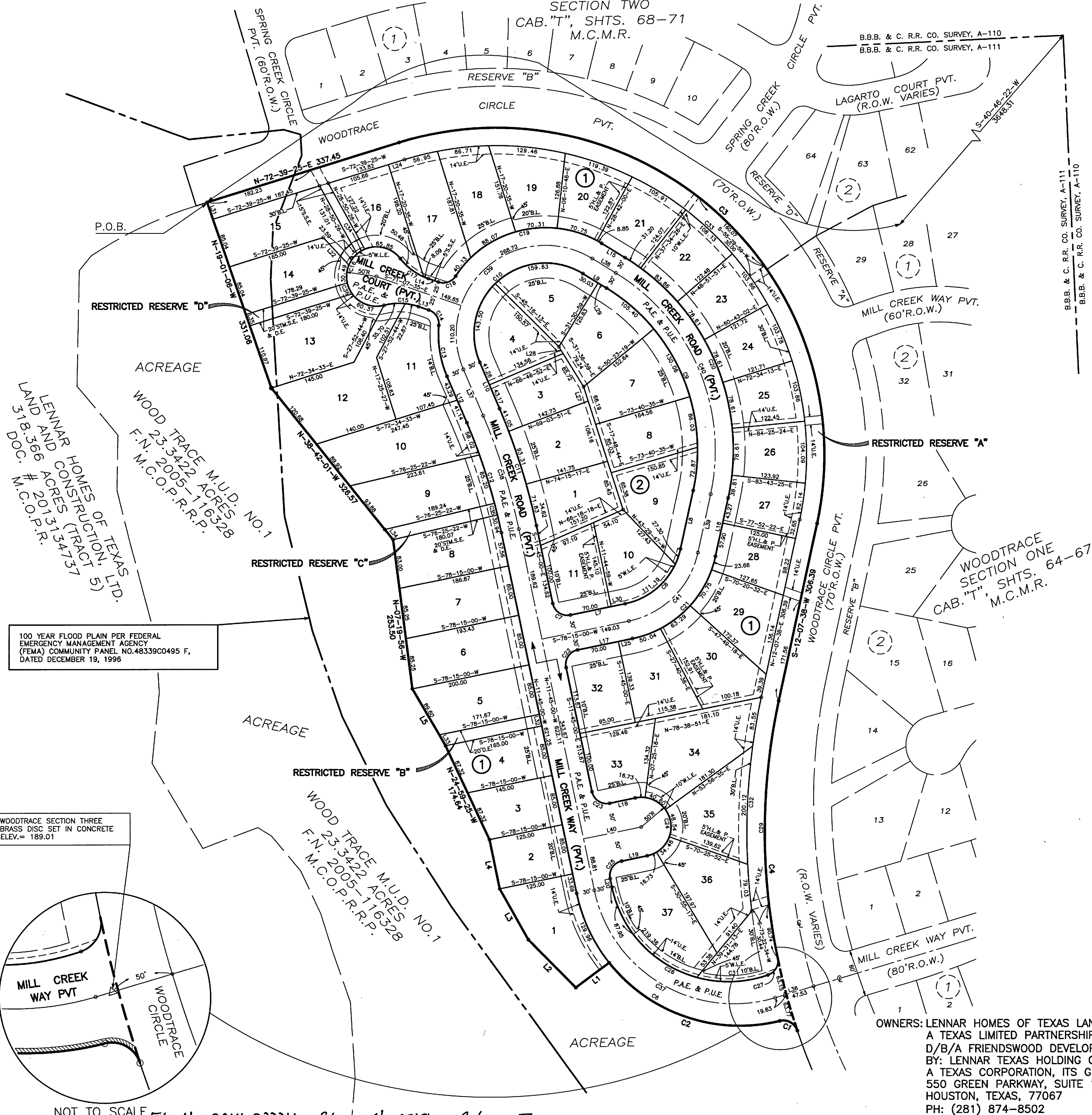
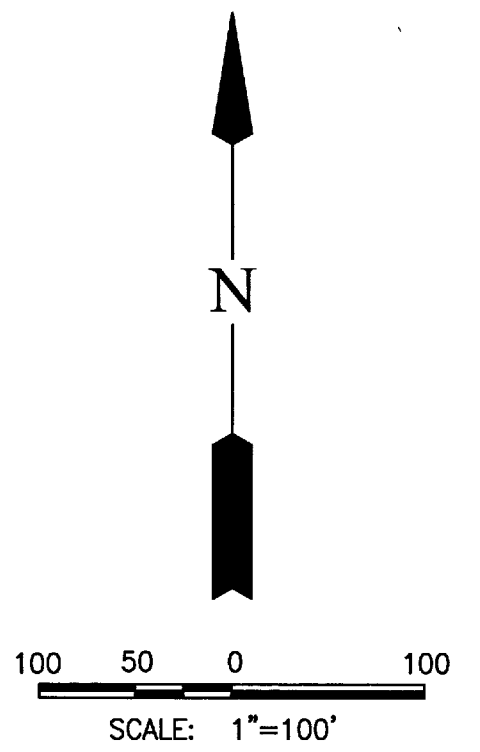
WOODTRACE
SECTION THREE REPLAT
SHEET 2 OF 4

JOB NO. 0389-1302-403

Cabinet Z
Sheer No. 2817
File No. 2014-022216

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Date: Tue, 24 Dec 2013 11:31:01 AM

SECTION TWO
CAB. "T", SHTS. 68-71
M.C.M.R.



COPY

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	25.00	22.98	33.83	37.16	85°10'17"	N-61-11-54-W
2	280.00	179.90	302.70	319.80	85°26'26"	N-71-03-49-W
3	550.00	942.54	950.08	1146.83	119°28'13"	S-47-36-28-E
4	1050.00	288.63	556.61	563.34	30°44'24"	S-03-14-34-E
5	25.00	22.98	33.83	37.16	85°10'17"	N-61-11-54-W
6	280.00	290.12	402.95	449.76	92°02'03"	N-57-46-01-W
7	25.00	25.00	35.36	39.27	90°00'00"	S-56-45-00-E
8	120.00	78.11	130.93	138.49	86°07'22"	N-45-11-19-E
9	320.00	226.62	369.88	394.37	70°36'39"	N-23-10-41-W
10	120.00	377.55	228.72	303.13	144°44'08"	S-49-08-56-W
11	1030.00	103.43	205.83	208.18	11°28'09"	S-17-29-04-E
12	970.00	97.41	193.84	194.17	11°28'09"	N-17-29-04-W
13	180.00	44.84	87.02	87.89	27°58'32"	N-09-13-52-W
14	25.00	18.49	30.74	33.11	75°52'59"	N-33-11-07-W
15	100.00	30.15	57.74	58.57	33°33'26"	N-87-54-18-W
16	50.00	*	83.33	215.65	247°06'53"	N-18-52-25-E
17	100.00	30.15	57.74	58.57	33°33'26"	S-54-20-52-E
18	25.00	18.49	30.74	33.11	75°52'59"	N-70-55-55-E
19	180.00	175.43	251.26	278.11	88°31'34"	N-77-15-13-E
20	380.00	269.11	439.23	468.31	70°36'39"	S-23-10-41-E
21	180.00	117.17	186.39	207.73	66°07'22"	S-45-11-19-W
22	25.00	25.00	35.36	39.27	90°00'00"	S-33-15-00-W
23	25.00	25.00	35.36	39.27	90°00'00"	S-56-44-59-E
24	50.00	*	100.00	157.08	180°00'00"	S-11-44-59-E
25	25.00	25.00	35.36	39.27	90°00'00"	S-33-15-00-W
26	200.00	228.43	300.95	340.66	97°35'36"	S-60-32-47-E
27	25.00	21.86	32.92	35.93	82°20'38"	N-29-29-06-E
28	1050.00	63.54	126.85	128.92	06°55'33"	S-15-08-59-E
29	1050.00	221.40	433.28	436.42	23°48'51"	S-00-13-13-W
30	25.00	21.86	32.92	35.93	82°20'38"	S-29-29-06-W
31	200.00	62.58	119.45	121.30	34°45'03"	S-88-01-56-W
32	1080.00	183.07	361.00	362.70	19°14'30"	N-02-30-23-E
33	520.00	891.13	898.25	1084.28	119°28'13"	N-47-36-28-W
34	50.00	7.60	15.02	15.08	17°16'27"	S-58-48-56-W
35	970.00	10.00	20.00	20.00	01°10'53"	S-14-10-05-E
36	50.00	10.28	20.13	20.27	23°13'39"	S-23-53-19-E
37	240.00	261.34	353.54	397.41	94°52'27"	N-58-11-13-W
38	1000.00	100.42	199.84	200.17	11°28'09"	N-17-29-04-W
39	150.00	471.94	285.91	378.92	144°44'08"	N-49-08-56-E
40	350.00	247.86	404.55	431.34	70°36'39"	S-23-10-41-E
41	150.00	97.64	183.88	173.11	66°07'22"	S-45-11-19-W

LINE TABLE		
LINE	BEARING	DISTANCE
1	S-55-14-43-W	70.00
2	N-44-39-54-W	113.18
3	N-29-20-30-W	98.20
4	N-11-45-00-W	85.00
5	N-30-11-08-W	110.68
6	N-78-14-59-E	60.00
7	N-78-15-01-E	84.03
8	N-12-07-38-E	101.17
9	N-58-29-01-W	46.59
10	S-23-13-08-E	84.43
11	S-78-14-59-W	60.00
12	N-23-13-08-W	84.43
13	N-71-07-34-W	17.93
14	S-71-07-36-E	17.93
15	S-58-29-00-E	46.59
16	S-12-07-38-W	101.17
17	S-78-15-00-W	94.03
18	N-78-15-00-E	43.92
19	S-78-15-01-W	43.92
20	S-11-45-00-E	14.67
21	N-71-07-35-W	17.93
22	S-42-48-53-E	63.44
23	S-71-07-36-E	17.93
24	N-72-39-25-E	28.16
25	S-78-15-00-W	24.03
26	S-11-44-59-E	14.67
27	N-17-48-44-W	24.99
28	N-31-36-59-W	13.52
29	S-58-29-01-E	16.55
30	S-78-15-01-W	24.03
31	N-19-01-08-W	30.01
32	S-11-45-00-E	20.00
33	N-30-11-08-W	21.08
34	N-38-42-01-W	22.09
35	N-19-01-08-W	20.01
36	S-73-22-33-W	67.16
37	N-23-13-09-W	84.43
38	S-58-29-01-E	46.59
39	S-12-07-38-W	101.17
40	N-78-15-00-E	98.92

NOTES:

- D.E. INDICATES DRAINAGE EASEMENT. 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.
- B.L. INDICATES BUILDING LINES.
- S.S.E. INDICATES SANITARY SEWER EASEMENT.
- STM.S.E. INDICATES STORM SEWER EASEMENT. MAINTAIN DRAINAGE BENEATH FENCES (MIN. 5' SQ. FT.) AND AROUND OTHER OBSTRUCTIONS THAT WOULD OTHERWISE INTERRUPT THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- W.L.E. INDICATES WATER LINE EASEMENT.
- U.E. INDICATES UTILITY EASEMENT.
- ALL UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE NOTED.
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.
- ALL LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED FOR OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIDELITY NATIONAL TITLE COMPANY, G.F. NO. FAH13008209-TRACT 3 DATED DECEMBER 17, 2013. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- H. L. & P. INDICATES HOUSTON LIGHTING AND POWER.
- A PORTION OF THIS PLAT LIES WITHIN THE 100-YEAR FLOOD PLAIN.
- 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.
- 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.
- 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.
- ALL BUILDING LINES ARE MEASURED FROM THE PERMANENT ACCESS EASEMENT BOUNDARY OR PUBLIC STREET RIGHT-OF-WAY.
- PROPERTY OWNERS MAY CONSTRUCT A DRIVEWAY AND SIDEWALKS OVER THE PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- P.A.E. & P.U.E. INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- WOODTRACE MUNICIPAL UTILITY DISTRICT NO. 1 WILL MAINTAIN ALL STORM SEWERS SERVICING THIS PROJECT.

COPY

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.73	75,247	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.08	3,367	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.08	3,694	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.08	3,569	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.97	85,877	

OWNERS: 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
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Cabinet Z
Sheet No. 2819
File No. 2014-022216