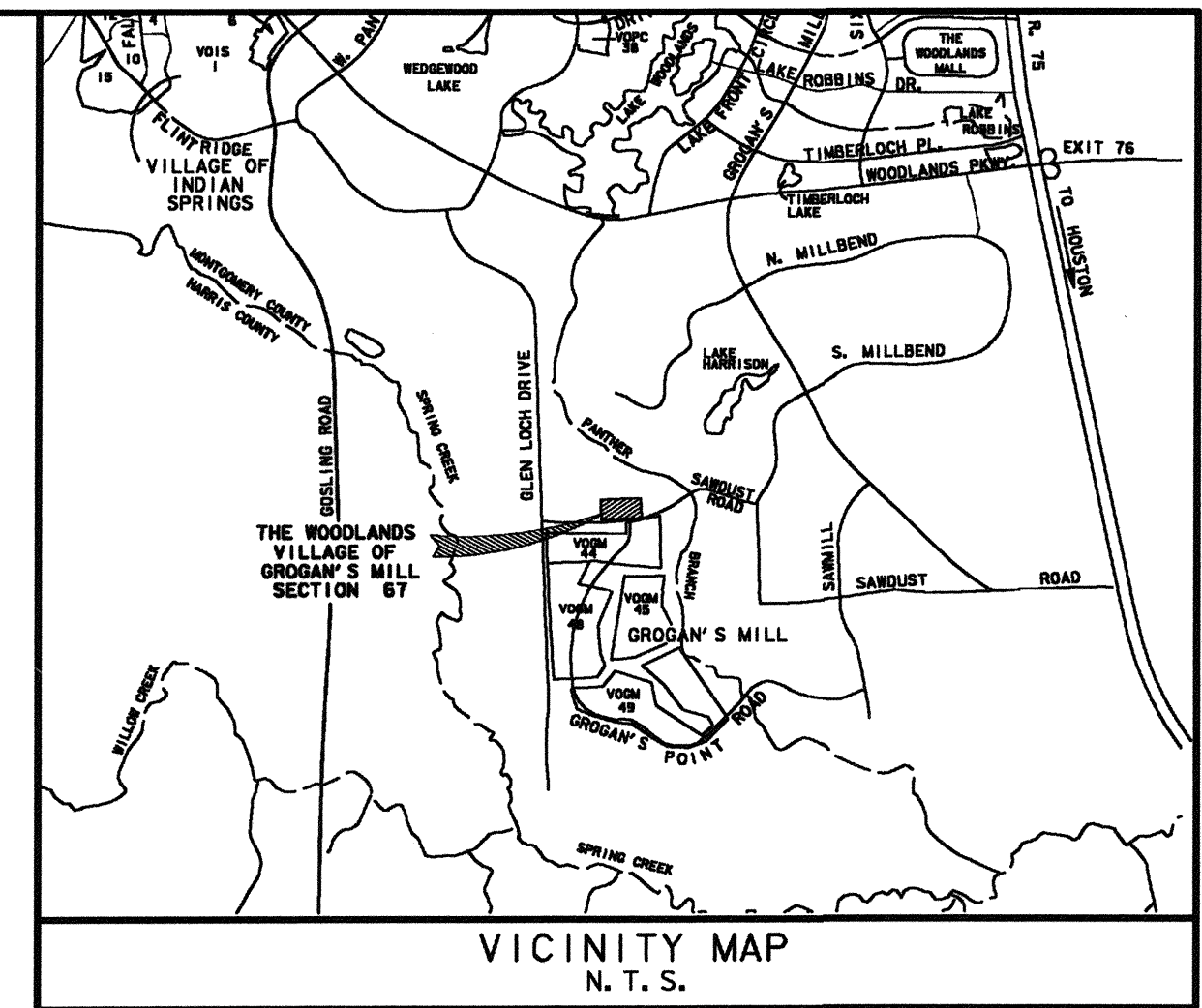
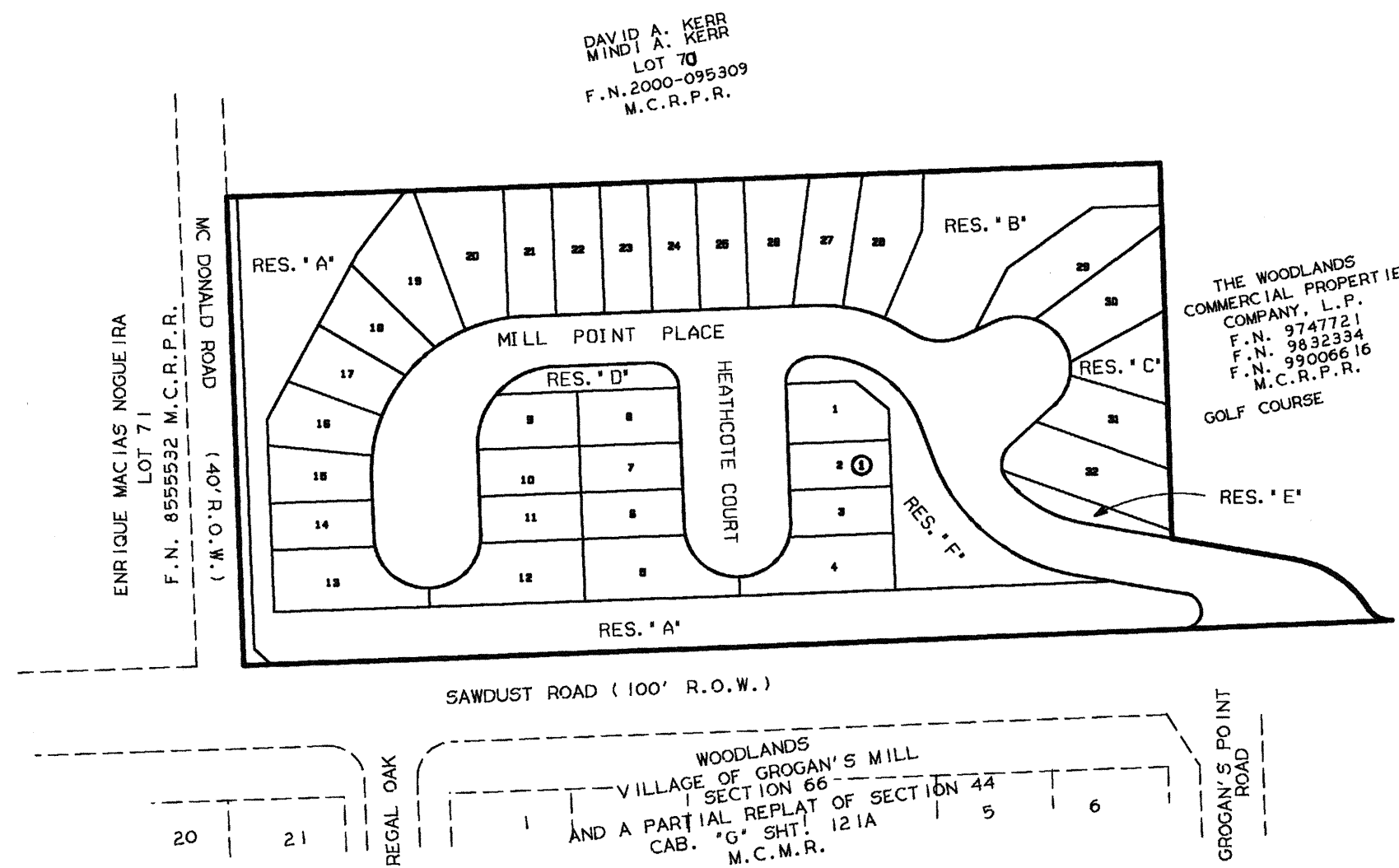




NO SCALE



THE WOODLANDS VILLAGE OF GROGAN'S MILL SEC.67

BEING 9.31 ACRES OUT OF THE
JOHN TAYLOR SURVEY, ABSTRACT 547
MONTGOMERY COUNTY, TEXAS

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L. P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

32 LOTS 1 BLOCK

6 RESERVES

2.58 ACRES IN RESERVE

See #2001-111488

Calc R Sheet 66

ENGINEER:

LJA Engineering & Surveying, Inc.
2929 Briarpark Drive Suite 600 Houston, Texas 77042-3703
Phone 713.953.5200 Fax 713.953.5026

DATE: OCTOBER, 2001

SHEET 1 OF 4

2001 DEC 17 PM 1:02

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACTING HEREIN BY AND THROUGH THE WOODLANDS OPERATING COMPANY, L.P., ITS AUTHORIZED AGENT, ACTING HEREIN BY AND THROUGH ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, MICHAEL H. RICHMOND, OWNER (HEREINAFTER REFERRED TO AS "OWNER") OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 67 DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 67, LOCATED IN THE JOHN TAYLOR SURVEY, ABSTRACT 547, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., 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 THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P. ACTING HEREIN BY AND THROUGH THE WOODLANDS OPERATING COMPANY, L.P., ITS AUTHORIZED AGENT, ACTING HEREIN BY AND THROUGH ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, MICHAEL H. RICHMOND, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 67 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, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES 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 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO 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 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DOES 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 OF 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, OWNER DOES 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 DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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

IN TESTIMONY WHEREOF THE WOODLANDS OPERATING COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP ACTING IN ITS CAPACITY AS AUTHORIZED AGENT OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL H. RICHMOND, ITS PRESIDENT AND CHIEF EXECUTIVE OFFICER, THEREUNTO AUTHORIZED, THIS THE 2nd DAY OF November, 2001.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP

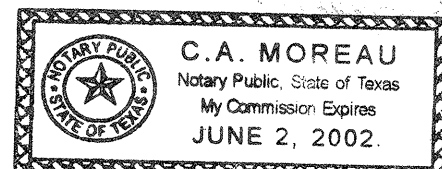
BY: THE WOODLANDS OPERATING COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP,
ITS AUTHORIZED AGENT

BY: *Michael H. Richmond*
NAME: MICHAEL H. RICHMOND
TITLE: PRESIDENT AND
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL H. RICHMOND, PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE WOODLANDS OPERATING COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, AUTHORIZED AGENT OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, 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 AN ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2nd DAY OF November, 2001.



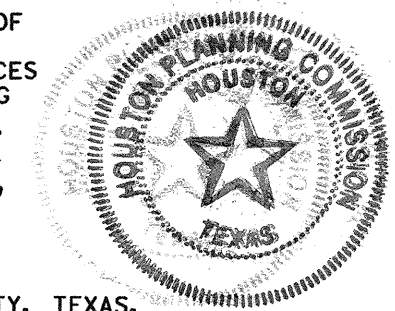
C.A. Moreau
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

I, STEPHEN P. MATOVICH, 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.



Stephen P. Matovich 10-30-01
NAME: STEPHEN P. MATOVICH
TEXAS REGISTRATION: 5347

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 67 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT, THIS 30 DAY OF Nov, 2001.



BY: *M. Marvin Katz* BY: *Robert M. Litke*
M. MARVIN KATZ, ROBERT M. LITKE,
CHAIRMAN SECRETARY

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 TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR 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 17 DAY OF December, 2001.

Mike Meador *Craig Doy*
MIKE MEADOR CRAIG DOY
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

Alan B. Sadler
ALAN B. SADLER
COUNTY JUDGE

Ed Chance *Ed Rinehart*
ED CHANCE ED RINEHART
COMMISSIONER, PRECINCT 3 COMMISSIONER, PRECINCT 4

THE 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 Dec. 17, 2001 AT 9:40 O'CLOCK A.M. AND DULY RECORDED ON 12-17, 2001 AT 1:02 O'CLOCK M., IN CABINET R, SHEETS 66-69, OF RECORD OF 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 OF THE COUNTY COURT
MONTGOMERY COUNTY, TEXAS
BY: *Chis Drake*
DEPUTY



OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

THE WOODLANDS
VILLAGE OF
GROGAN'S MILL
SEC. 67
SHEET 2 OF 4

Ind. # 2001-111488

Sub. R Sheet 67

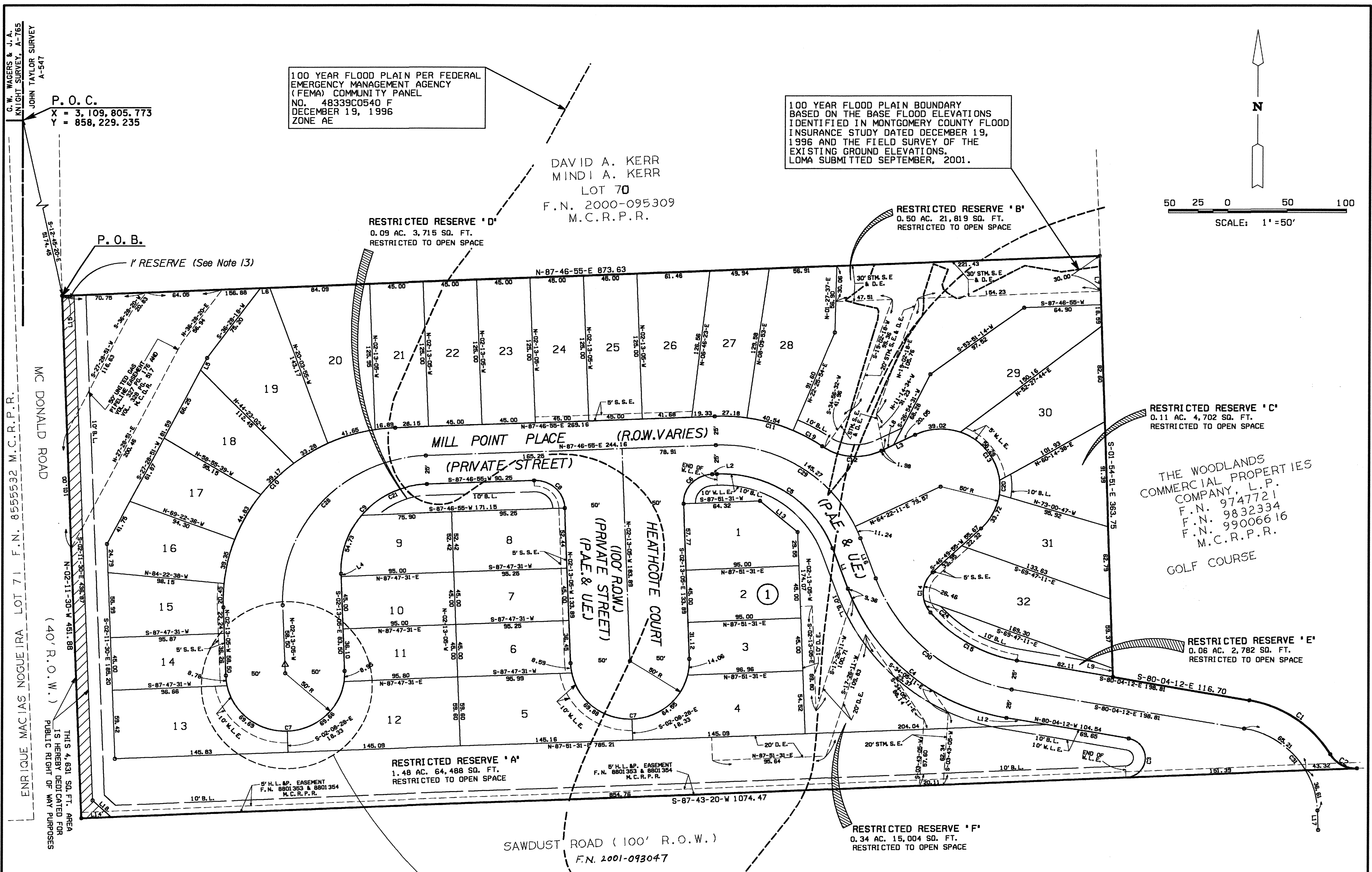
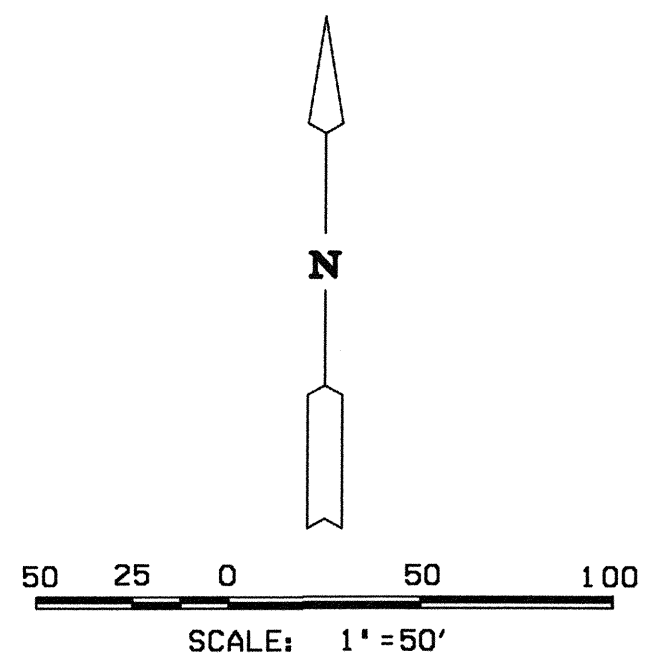
C. W. WAGERS & J. A. KNIGHT SURVEY, A-765 JOHN TAYLOR SURVEY A-547

P. O. C.
X = 3,109,805.773
Y = 858,229.235

100 YEAR FLOOD PLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48339C0540 F DECEMBER 19, 1996 ZONE AE

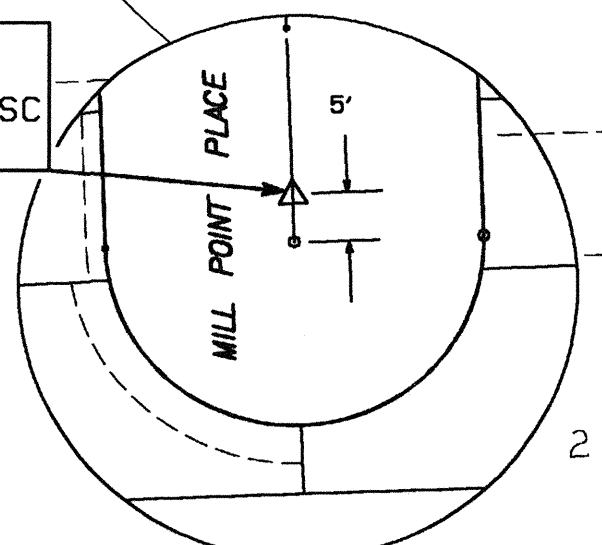
DAVID A. KERR
MINDI A. KERR
LOT 70
F.N. 2000-095309
M.C.R.P.R.

100 YEAR FLOOD PLAIN BOUNDARY BASED ON THE BASE FLOOD ELEVATIONS IDENTIFIED IN MONTGOMERY COUNTY FLOOD INSURANCE STUDY DATED DECEMBER 19, 1996 AND THE FIELD SURVEY OF THE EXISTING GROUND ELEVATIONS. LOMA SUBMITTED SEPTEMBER, 2001.



THE WOODLANDS COMMERCIAL PROPERTIES COMPANY, L.P.
F.N. 9747721
F.N. 9832334
F.N. 99006616
M.C.R.P.R.
GOLF COURSE

VOGM 67
CONC. MON.
WITH BRASS DISC
ELEV. = 127.07



WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 66 AND A PARTIAL REPLAT OF SEC. 44 RES. "E" CAB. "G" SHTS. 121A M.C.M.R.

OWNER: THE WOODLANDS LAND DEVELOPMENT, L.P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

THE WOODLANDS VILLAGE OF GROGAN'S MILL SEC. 67 SHEET 3 OF 4

Job # 2001-111488

Cal. R

Sheet 68

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RESERVES			
RESERVE	ACREAGE	SQ. FT.	TYPE
A	1.48	64,488	RESTRICTED TO OPEN SPACE
B	0.50	21,819	RESTRICTED TO OPEN SPACE
C	0.11	4,702	RESTRICTED TO OPEN SPACE
D	0.09	3,715	RESTRICTED TO OPEN SPACE
E	0.06	2,782	RESTRICTED TO OPEN SPACE
F	0.34	15,004	RESTRICTED TO OPEN SPACE
TOTAL	2.58	112,511	

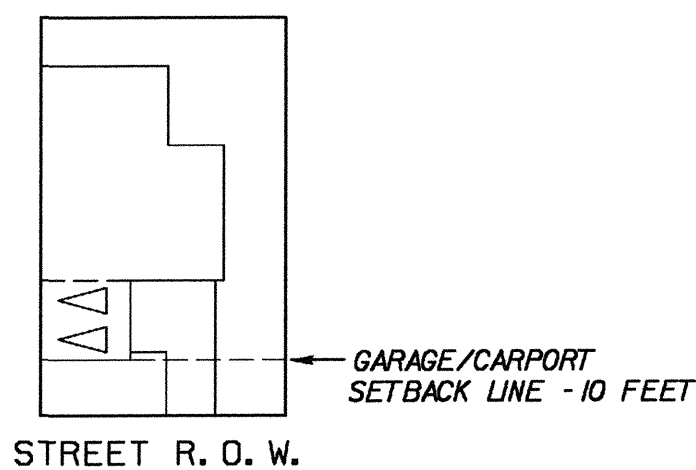
CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	100.00	45.58	82.95	85.54	49°00'36"	S-55-33-54-E
2	25.00	14.79	25.46	26.71	61°13'04"	S-61-40-08-E
3	17.00	158.97	33.81	49.78	167°46'50"	N-03-49-12-E
4	175.00	100.20	173.91	182.01	59°39'29"	N-90-16-30-W
5	100.00	72.31	117.19	125.21	71°44'17"	N-56-20-56-W
6	25.00	25.00	35.36	39.27	90°00'00"	S-42-46-55-W
7	50.00	25.00	100.00	157.08	180°00'00"	S-87-46-55-W
8	25.00	25.00	35.36	39.27	90°00'00"	N-47-13-06-W
9	75.00	75.00	106.07	117.81	90°00'00"	S-42-46-55-W
10	150.00	150.00	212.13	236.62	90°00'00"	N-42-46-55-E
11	150.00	49.59	94.17	95.79	36°38'16"	S-73-55-27-E
12	50.00	28.87	50.00	52.36	60°00'00"	S-85-37-48-E
13	50.00	324.14	98.83	141.77	162°27'44"	S-34-23-57-E
14	25.00	24.08	34.67	38.31	87°47'24"	S-02-56-13-W
15	125.00	44.40	83.68	85.33	39°06'43"	S-60-30-51-E
16	25.00	15.10	25.85	27.17	52°18'53"	S-81-00-39-E
17	18.00	170.24	35.80	52.76	167°59'43"	S-03-53-39-W
18	50.00	28.87	50.00	52.36	60°00'00"	N-85-37-49-W
19	150.00	14.07	28.02	28.06	10°43'06"	N-60-59-22-W
20	50.00	6.42	12.73	12.76	14°37'39"	N-00-52-49-E
21	75.00	33.54	61.24	63.08	48°11'23"	N-59-41-13-E
22	25.00	25.00	35.36	39.27	90°00'00"	S-47-13-08-E
23	125.00	44.40	83.68	85.33	39°06'43"	N-60-30-51-W
24	25.00	6.04	11.74	11.85	27°08'55"	N-27-23-02-W
25	25.00	25.00	35.36	39.27	90°00'00"	N-42-46-55-E
26	100.00	72.31	117.19	125.21	71°44'17"	S-56-20-56-E
27	175.00	100.20	173.91	182.01	59°39'29"	S-90-16-30-E
28	125.00	125.00	176.78	196.35	90°00'00"	N-42-46-55-E
29	125.00	90.38	146.48	156.51	71°44'17"	S-56-20-56-E
30	150.00	85.89	149.07	156.01	59°39'29"	S-90-16-30-E
31	75.00	60.50	94.17	101.81	77°46'50"	S-41-10-47-E

LINE TABLE		
LINE	BEARING	DISTANCE
1	N-20-28-48-W	37.32
2	S-87-46-55-W	3.91
3	N-84-22-11-E	31.37
4	S-02-13-05-E	2.40
5	N-27-28-51-E	11.72
6	N-87-46-55-E	7.52
7	S-01-54-51-E	41.72
8	S-64-22-12-W	11.32
9	S-01-54-51-E	7.28
10	N-87-46-55-E	3.91
11	S-20-28-48-E	37.32
12	S-80-04-12-E	34.88
13	N-49-34-18-W	41.72
14	S-87-43-20-W	25.00
15	N-87-46-55-E	10.00
16	S-20-28-48-E	37.32
17	S-02-17-22-E	17.02
18	N-47-14-06-W	21.20

GENERAL NOTES

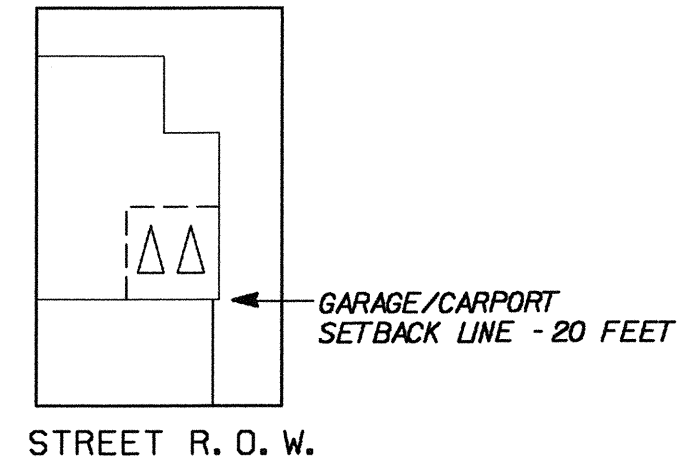
- D. E. INDICATES DRAINAGE EASEMENT. DRAINAGE EASEMENT SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDING, PLANTING AND OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- B. L. INDICATES BUILDING LINES.
- S. S. E. INDICATES SANITARY SEWER EASEMENT.
- STM. S. E. INDICATES 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.
- THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978, BECAUSE A CITY OF HOUSTON SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2,000 FEET OF THIS PROPERTY.
- ALL BEARINGS REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED FOR OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
- 1' ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- P. A. E. & P. U. E. INDICATES PERMANENT ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- THE PRIVATE (P. A. E.) STREETS WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AS DESCRIBED IN RESTRICTIONS FILED SEPARATELY. IT IS NOT IMPLIED OR INTENDED THESE PRIVATE STREETS WILL BE MAINTAINED OR ACCEPTED BY MONTGOMERY COUNTY.
- SUBJECT TO H. L. & P. EASEMENTS, RECORDED IN VOLUME 570, PAGE 567 AND VOLUME 570, PAGE 569, M. C. D. R.
- SUBJECT TO AN EASTMAN KODAK CO. EASEMENT RECORDED IN VOLUME 530, PAGE 328, M. C. D. R.

FIGURE 'B'



WHEN THE GARAGE OR CARPORT ENTRANCE IS PERPENDICULAR TO THE PUBLIC STREET, THE GARAGE OR CARPORT SHALL BE SETBACK A MINIMUM OF 10 FEET FROM THE PUBLIC STREET RIGHT-OF-WAY. (SEE FIGURE 'B')

FIGURE 'A'



WHEN THE GARAGE OR CARPORT FACES THE PUBLIC STREET, IT SHALL BE SETBACK A MINIMUM OF 20 FEET FROM THE PUBLIC STREET RIGHT-OF-WAY LINE. (SEE FIGURE 'A')

COMPENSATING OPEN SPACE ANALYSIS		
A.	TOTAL NUMBER OF LOTS LESS THAN 5,000 SQUARE FEET	11 LOTS
B.	TOTAL AREA OF LOTS LESS THAN 5000 SQUARE FEET	49,392 S. F.
C.	AVERAGE LOT SIZE LESS THAN 5000 SQUARE FEET (B/A)	4,490 S. F.
D.	COMPENSATING OPEN SPACE REQUIRED PER LOT	100 S. F.
E.	COMPENSATING OPEN SPACE REQUIRED	1,100 S. F.
F.	TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED	113,130 S. F.

OWNER: THE WOODLANDS LAND DEVELOPMENT COMPANY, L. P.
2201 TIMBERLOCH PLACE
THE WOODLANDS, TEXAS 77380

THE WOODLANDS
VILLAGE OF
GROGAN'S MILL
SEC. 67
SHEET 4 OF 4

Job # 2007-111488 Cab. R Sheet 69