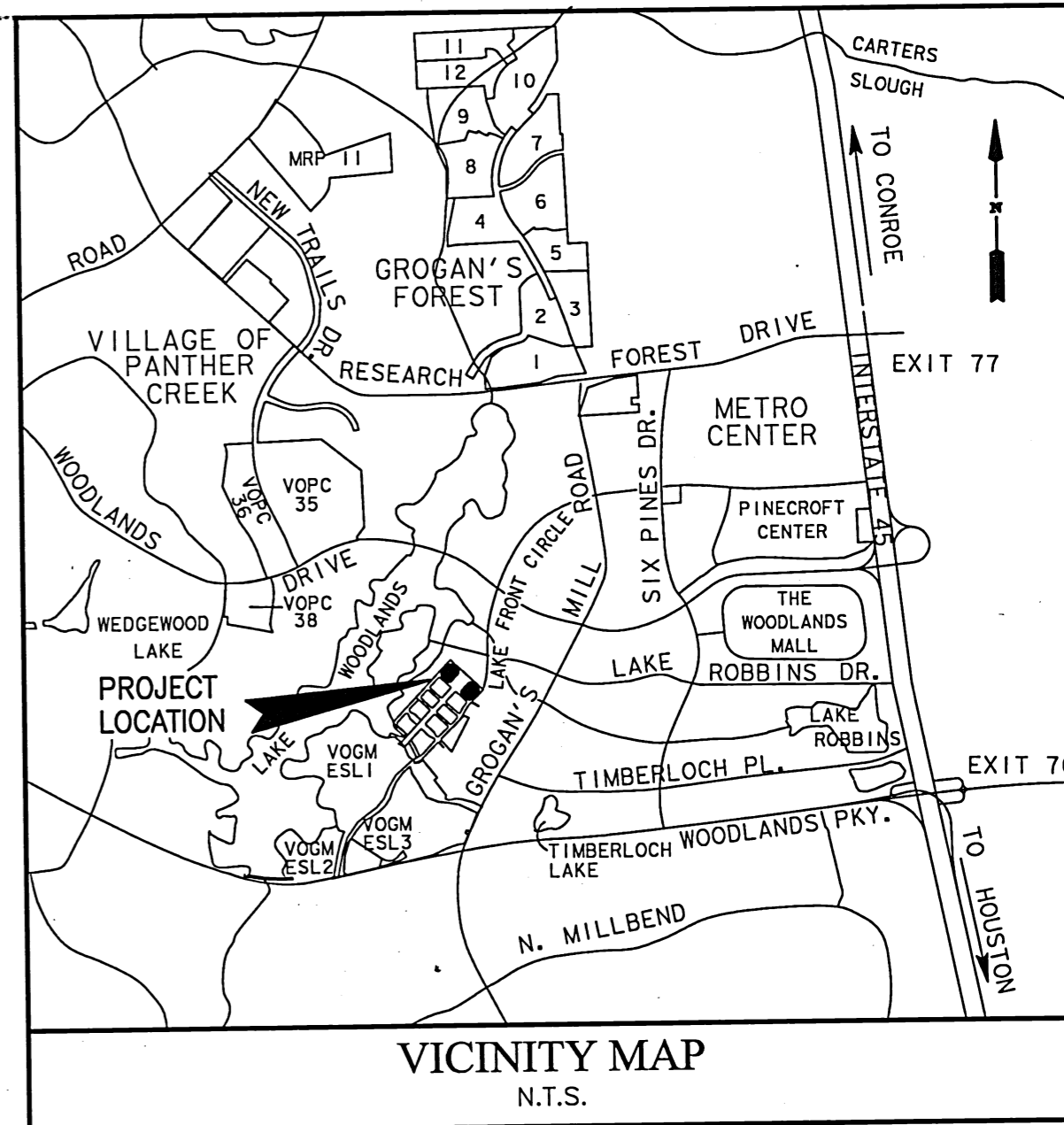
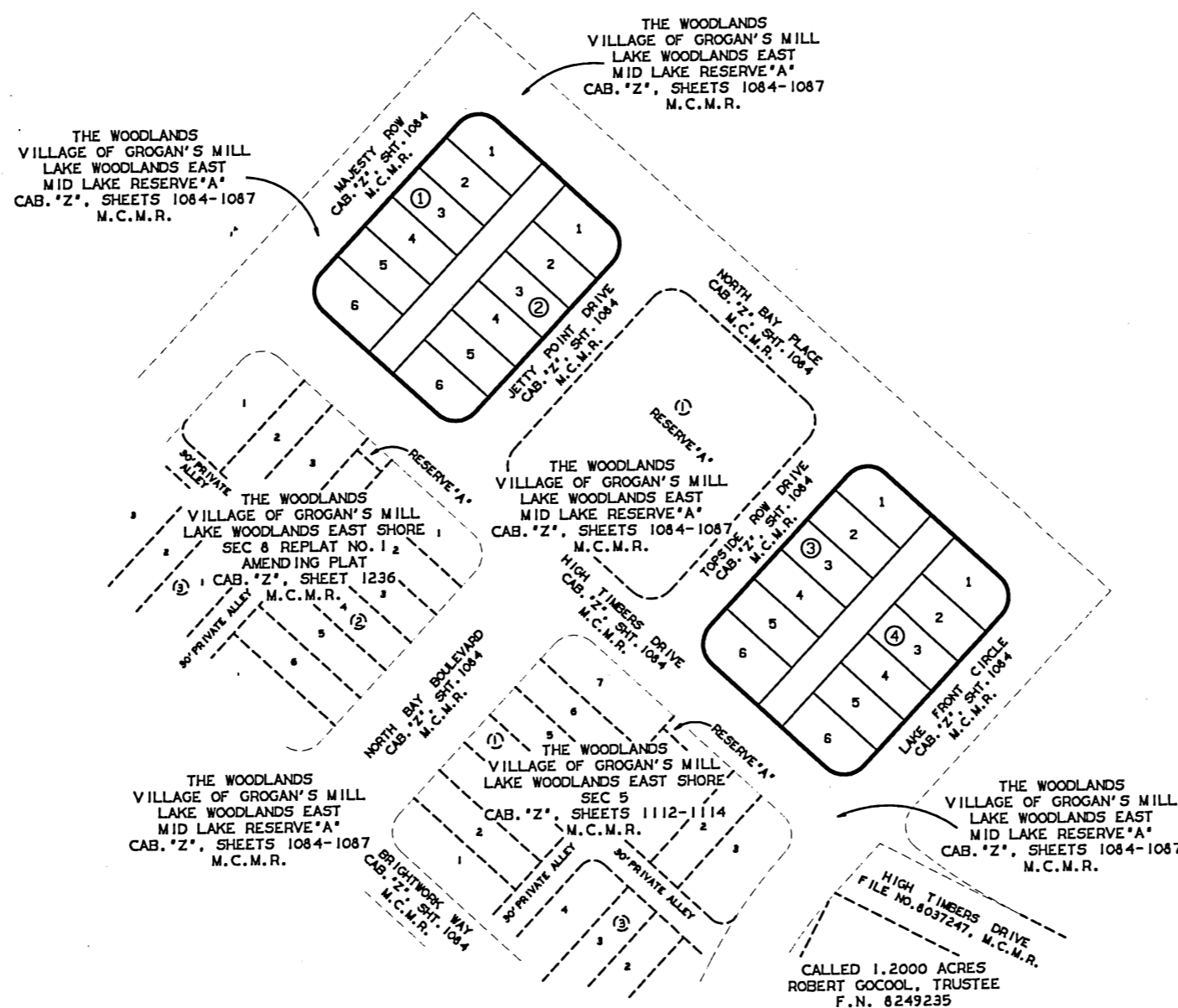




SCALE: 1"=150'



THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC 4 AND 7 REPLAT NO. 1

BEING 2.118 ACRES OUT OF THE JOHN TAYLOR SURVEY, ABSTRACT 547 AND ALSO BEING A REPLAT OF THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC. 4 RECORDED IN CABINET "Z", SHEETS 1115-1117, AND SEC. 7 RECORDED IN CABINET "Z", SHEETS 1118-1120 OF THE MONTGOMERY MAP RECORDS, MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO DIVIDE TWO UNRESTRICTED RESERVES INTO 12 SINGLE-FAMILY LOTS AND ONE PRIVATE ALLEY EACH

OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
24 WATERWAY AVENUE, SUITE 1100 THE WOODLANDS,
TEXAS 77380 (281) 719-6100

24 LOTS
4 BLOCKS
0 RESERVES

EAST SHORE PARTNERS, L.P.
4265 SAN FELIPE, SUITE 720
HOUSTON, TEXAS 77027
(713) 871-8170

ENGINEER:

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026

DATE: AUGUST 1, 2011

SHEET 1 OF 4

File# 2011-081256

Cab. Z Sheet# 2063

STATE OF TEXAS
COUNTY OF MONTGOMERY

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, TIM WELBES, AND EAST SHORE PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH PELICAN BUILDERS, INC., ITS MANAGING MEMBER, ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, ROBERT F. BLAND, OWNER, (HEREINAFTER REFERRED TO AS OWNERS) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC 4 AND 7 REPLAT NO. 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P. AND EAST SHORE PARTNERS, 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 LAKE WOODLANDS EAST SHORE SEC 4 AND 7 REPLAT NO. 1, LOCATED IN THE JOHN TAYLOR SURVEY, ABSTRACT 547, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P. AND EAST SHORE PARTNERS, L.P., AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN THEREON FOREVER, AND DO 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, TIM WELBES AND EAST SHORE PARTNERS, L.P., ACTING HEREIN BY AND THROUGH PELICAN BUILDERS, INC., ITS MANAGING MEMBER, ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, ROBERT F. BLAND, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC 4 AND 7 REPLAT NO. 1, 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 DESIGNED 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 DESIGNED 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, OWNERS DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND 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 SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING MONTGOMERY COUNTY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION 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, OWNERS DO 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 THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

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 TIM WELBES, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS 27 DAY OF July, 2011.

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: Tim Welbes
TIM WELBES, PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM WELBES, PRESIDENT 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 STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27 DAY OF July, 2011.

C. Haddock
C. HADDOX
Notary Public, State of Texas
My Commission Expires 10-23-2013

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

IN TESTIMONY WHEREOF, PELICAN BUILDERS, INC., ACTING IN ITS CAPACITY AS MANAGING MEMBER OF EAST SHORE PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT F. BLAND, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED THIS 18 DAY OF July, 2011.

EAST SHORE PARTNERS, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: PELICAN BUILDERS, INC.,
A TEXAS CORPORATION
ITS MANAGING MEMBER

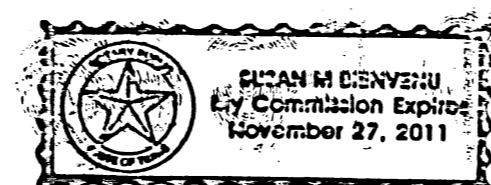
BY: Robert F. Bland
ROBERT F. BLAND, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT F. BLAND, VICE PRESIDENT OF PELICAN BUILDERS, INC., MANAGING MEMBER OF EAST SHORE PARTNERS, 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 STATED, AND AS THE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18 DAY OF July, 2011.

Susan M. Benvenuti 11-27-11
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:



OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
24 WATERWAY AVENUE, SUITE 1100
THE WOODLANDS, TEXAS 77380

EAST SHORE PARTNERS, L.P.
4265 SAN FELIPE, SUITE 720
HOUSTON, TEXAS 77027

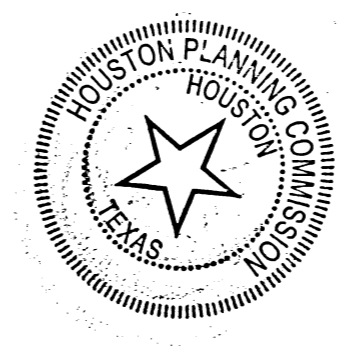


Gary D. Nutter 14 July 2011
GARY D. NUTTER, R.P.L.S.
TEXAS REGISTRATION NO. 5659

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC 4 AND 7 REPLAT NO. 1 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 12 DAY OF August, 2011.

BY: Mark A. Kilkenny
MARK A. KILKENNY, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

BY: Marlene L. Gafrick
MARLENE L. GAFRICK, 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 COMMISSIONERS COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS 12 DAY OF September, 2011.

Mike Meador
MIKE MEADOR
COMMISSIONER, PRECINCT 1

Craig Doyal
CRAIG DOYAL
COMMISSIONER, PRECINCT 2

Alan B. Sadler
ALAN B. SADLER
COUNTY JUDGE

Ed Chance
ED CHANCE
COMMISSIONER, PRECINCT 3

Ed Rhehart
ED RHEHART
COMMISSIONER, PRECINCT 4

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 9-13, 2011, AT 9:30 O'CLOCK A.M., AND DULY RECORDED ON 9-13, 2011, AT 3:12 O'CLOCK P.M., IN CABINET 2 SHEET 2064 OF RECORD OF MONTGOMERY COUNTY 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

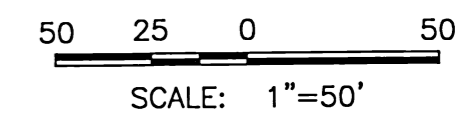
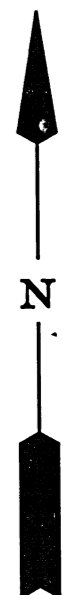
BY: FB Biasetti
DEPUTY



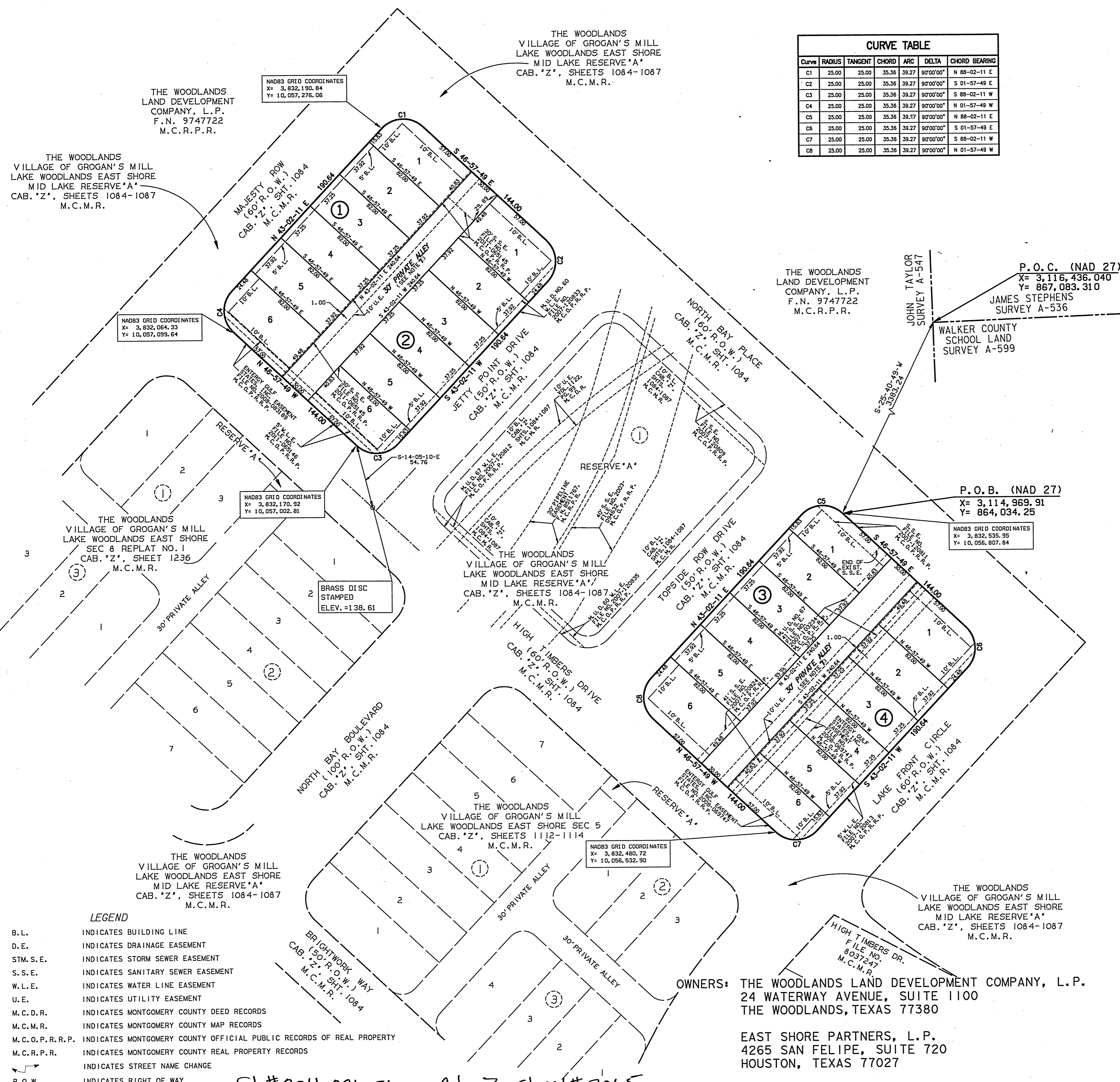
THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
SEC 4 AND 7 REPLAT NO. 1
SHEET 2 OF 4

File# 2011-081256 Cab. Z sheet # 2064

User Name : inejhart
Date Time : Thu, 14 Jul 2011, 2:18pm
Path Name : I:\Profdesk1\0472\FINAL\PLA\FPEL_447_REPLT.dwg



Curve	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	25.00	25.00	35.36	39.27	90°00'00"	N 88-02-11 E
C2	25.00	25.00	35.36	39.27	90°00'00"	S 01-57-49 E
C3	25.00	25.00	35.36	39.27	90°00'00"	S 88-02-11 W
C4	25.00	25.00	35.36	39.27	90°00'00"	N 01-57-49 W
C5	25.00	25.00	35.36	39.27	90°00'00"	N 88-02-11 E
C6	25.00	25.00	35.36	39.27	90°00'00"	S 01-57-49 E
C7	25.00	25.00	35.36	39.27	90°00'00"	S 88-02-11 W
C8	25.00	25.00	35.36	39.27	90°00'00"	N 01-57-49 W



THE WOODLANDS
LAND DEVELOPMENT
COMPANY, L.P.
F.N. 9747722
M.C.R.P.R.

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
MID LAKE RESERVE 'A'
CAB. 'Z', SHEETS 1084-1087
M.C.M.R.

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
MID LAKE RESERVE 'A'
CAB. 'Z', SHEETS 1084-1087
M.C.M.R.

NAD83 GRID COORDINATES
X= 3,832,064.33
Y= 10,057,099.64

NAD83 GRID COORDINATES
X= 3,832,190.84
Y= 10,057,276.06

NAD83 GRID COORDINATES
X= 3,832,170.92
Y= 10,057,002.81

NAD83 GRID COORDINATES
X= 3,832,480.72
Y= 10,056,532.90

P.O.B. (NAD 27)
X= 3,114,969.91
Y= 864,034.25

P.O.C. (NAD 27)
X= 3,116,436.040
Y= 867,083.310

JOHN TAYLOR
SURVEY A-547

WALKER COUNTY
SCHOOL LAND
SURVEY A-599

THE WOODLANDS
LAND DEVELOPMENT
COMPANY, L.P.
F.N. 9747722
M.C.R.P.R.

JAMES STEPHENS
SURVEY A-536

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
SEC 8 REPLAT NO. 1
CAB. 'Z', SHEET 1236
M.C.M.R.

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
MID LAKE RESERVE 'A'
CAB. 'Z', SHEETS 1084-1087
M.C.M.R.

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
MID LAKE RESERVE 'A'
CAB. 'Z', SHEETS 1084-1087
M.C.M.R.

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
MID LAKE RESERVE 'A'
CAB. 'Z', SHEETS 1084-1087
M.C.M.R.

LEGEND

- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- STM. S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- M.C.R.P.R. INDICATES MONTGOMERY COUNTY REAL PROPERTY RECORDS
- INDICATES STREET NAME CHANGE
- R.O.W. INDICATES RIGHT OF WAY

OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
24 WATERWAY AVENUE, SUITE 1100
THE WOODLANDS, TEXAS 77380

EAST SHORE PARTNERS, L.P.
4265 SAN FELIPE, SUITE 720
HOUSTON, TEXAS 77027

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
SEC 4 AND 7 REPLAT NO. 1
SHEET 3 OF 4

File# 2011-081256 Cab. Z sheet# 2065

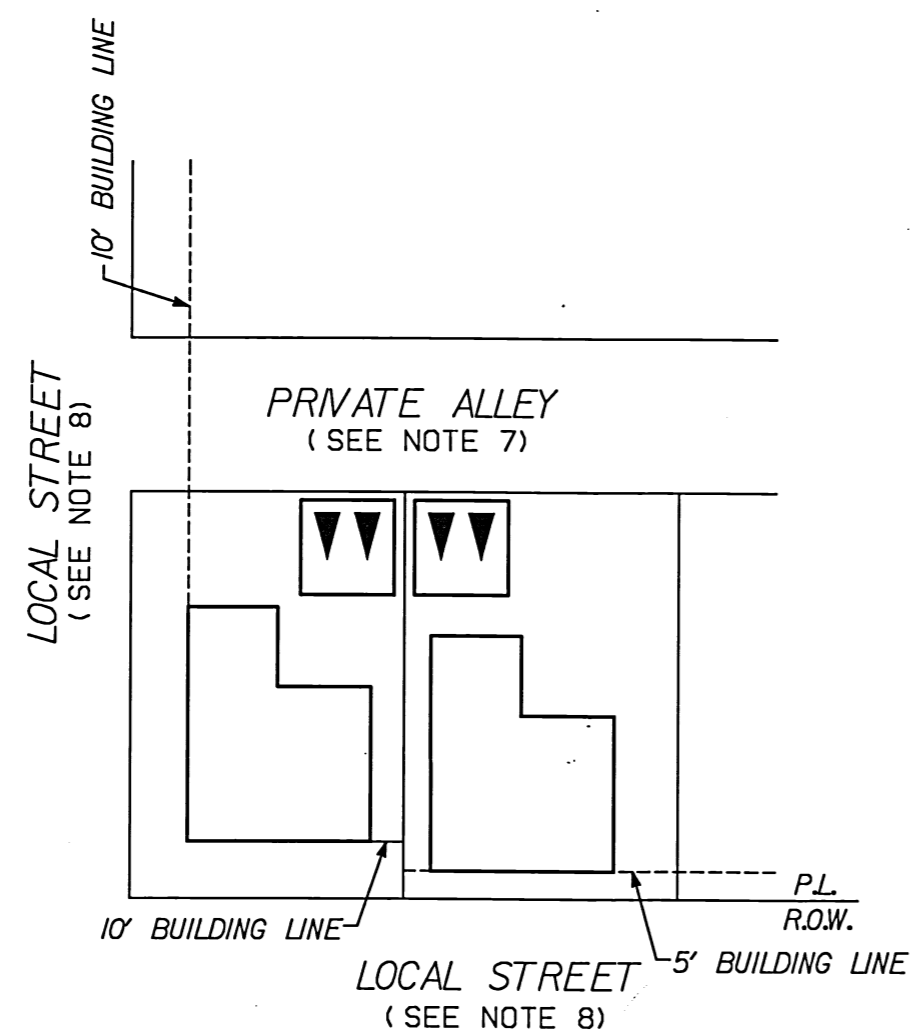
NOTES:

- 1.) 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.
- 2.) THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999860807.
- 3.) 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.
- 4.) EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 5.) ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
- 6.) THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:
 - A: PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - B: PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- 7.) THIS SUBDIVISION CONTAINS ONE OR MORE PAVED PRIVATE ALLEYS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY MONTGOMERY COUNTY OR THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHTS-OF-WAY. MONTGOMERY COUNTY AND THE CITY OF HOUSTON HAVE NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PAVED PRIVATE ALLEYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS.
- 8.) LOTS 1 THROUGH 6 OF BLOCKS 1, 2, 3 AND 4 ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. VEHICULAR ACCESS TO EACH LOT IS PROVIDED BY AN APPROVED PRIVATE ALLEY. VEHICULAR ACCESS IS DENIED TO THE STREET.

LOT	BLOCK	SQ. FT.
1	1	3,214.20
2	1	3,109.16
3	1	3,054.50
4	1	3,054.50
5	1	3,109.17
6	1	3,922.85
1	2	3,922.86
2	2	3,109.16
3	2	3,054.50
4	2	3,054.50
5	2	3,109.17
6	2	3,214.19
1	3	3,214.21
2	3	3,109.16
3	3	3,054.50
4	3	3,054.50
5	3	3,109.17
6	3	3,922.85
1	4	3,922.87
2	4	3,109.16
3	4	3,054.49
4	4	3,054.49
5	4	3,109.16
6	4	3,214.17
TOTAL		77,857.46

COMPENSATING OPEN SPACE REQUIREMENT TABLE	
A.	TOTAL NUMBER OF LOTS LESS THAN 5,000 SQ. FT. = 24
B.	TOTAL AREA OF LOTS LESS THAN 5,000 SQ. FT. = 77,857.46 SQ. FT.
C.	AVERAGE LOT SIZE LESS THAN 5,000 SQ. FT. (B DIVIDED BY A) = 3,244.06 SQ. FT.
D.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 1-5 BLOCK 1 = 400 SQ. FT. (2,000)
E.	COMPENSATING OPEN SPACE REQUIRED FOR LOT 6 BLOCK 1 = 300 SQ. FT.
F.	COMPENSATING OPEN SPACE REQUIRED FOR LOT 1 BLOCK 2 = 300 SQ. FT.
G.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 2-6 BLOCK 2 = 400 SQ. FT. (2,000)
H.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 1-5 BLOCK 3 = 400 SQ. FT. (2,000)
I.	COMPENSATING OPEN SPACE REQUIRED FOR LOT 6 BLOCK 3 = 300 SQ. FT.
J.	COMPENSATING OPEN SPACE REQUIRED FOR LOT 1 BLOCK 4 = 300 SQ. FT.
K.	COMPENSATING OPEN SPACE REQUIRED FOR LOTS 2-6 BLOCK 4 = 400 SQ. FT. (2,000)
F.	COMPENSATING OPEN SPACE REQUIRED = 9,200 SQ. FT.
G.	COMPENSATING OPEN SPACE PROVIDED WITHIN SEC. 4 AND 7 REPLAT = 0 SQ. FT.

COMPENSATING OPEN SPACE PROVIDED TABLE	
A.	TOTAL AREA OF COMPENSATING OPEN SPACE PROVIDED BY PARENT SUBDIVISION (THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE MID LAKE RESERVE A) = 46,781 SQ. FT.
B.	PARENT SUBDIVISION C. O. S. USED BY VGMLWES SEC. 5 = 1,150 SQ. FT. (2%)
C.	PARENT SUBDIVISION C. O. S. USED BY VGMLWES SEC. 6 = 5,500 SQ. FT. (12%)
D.	PARENT SUBDIVISION C. O. S. USED BY VGMLWES SEC. 8 = 950 SQ. FT. (2%)
E.	PARENT SUBDIVISION C. O. S. USED BY VGMLWES SEC. 9 = 3,100 SQ. FT. (7%)
F.	PARENT SUBDIVISION C. O. S. USED BY VGMLWES SEC. 10 = 400 SQ. FT. (1%)
G.	PARENT SUBDIVISION C. O. S. USED BY VGMLWES SEC. 13 = 400 SQ. FT. (1%)
H.	PARENT SUBDIVISION C. O. S. USED BY VGMLWES SEC. 4 AND 7 REPLAT = 9,200 SQ. FT. (20%)
I.	TOTAL PARENT SUBDIVISION C. O. S. USED = 20,700 SQ. FT. (45%)



OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
 24 WATERWAY AVENUE, SUITE 1100
 THE WOODLANDS, TEXAS 77380

EAST SHORE PARTNERS, L.P.
 4265 SAN FELIPE, SUITE 720
 HOUSTON, TEXAS 77027

THE WOODLANDS
 VILLAGE OF GROGAN'S MILL
 LAKE WOODLANDS EAST SHORE
 SEC 4 AND 7 REPLAT NO. 1
 SHEET 4 OF 4

File # 2011-081256

Tab. 2 Sheet # 2066