

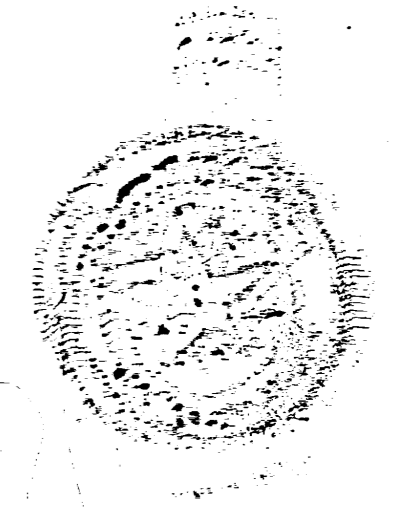
THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 18

BEING 5.227 ACRES OUT OF THE JOHN TAYLOR SURVEY,
ABSTRACT 547, MONTGOMERY COUNTY, TEXAS

59 LOTS 9 RESERVES (0.66 ACRES) 7 BLOCKS
SEPTEMBER 13, 2016 JOB NO. 0472-0818P

OWNER
THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
1790 HUGHES LANDING BLVD, SUITE 600
THE WOODLANDS, TEXAS 77380
(281) 719-6100

ENGINEER: **LJA Engineering, Inc.**
2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042 FRN - F-1386



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STATE OF TEXAS
COUNTY OF MONTGOMERY

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH TIM WELBES, AUTHORIZED REPRESENTATIVE OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER, (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 18, 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 GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 18, 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 TIM WELBES, ITS AUTHORIZED REPRESENTATIVE, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 18, HAS 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, 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 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, 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 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, OWNER DOES 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 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, 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 ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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 THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

IN TESTIMONY WHEREOF, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, TIM WELBES, THIS 28 DAY OF September, 2016.

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

BY: [Signature]
TIM WELBES, AUTHORIZED REPRESENTATIVE

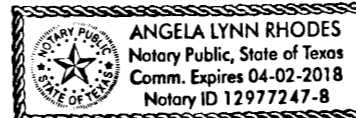
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STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM WELBES, AUTHORIZED REPRESENTATIVE 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 28 DAY OF September, 2016.

[Signature]
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 ACCURATE; 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 (OR OTHER SUITABLE PERMANENT METAL) PIPE OR RODS HAVE 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.

[Signature] 9-2-16
STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

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 GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 18 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 10 DAY OF October, 2016.

[Signature]
BY: MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR

[Signature]
BY: PATRICK WALSH, P.E., 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.

[Signature]
MARK J. MOONEY, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS, THIS 13th DAY OF December, 2016.

[Signature]
MIKE MEADOR
COMMISSIONER, PRECINCT 1

[Signature]
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

[Signature]
CRAIG DOYAL
COUNTY JUDGE

[Signature]
JAMES L. NOACK
COMMISSIONER, PRECINCT 3

[Signature]
JIM CLARK
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 December 13, 2016, AT 4:30 O'CLOCK A.M., AND DULY RECORDED ON December 14, 2016, AT 2:28 O'CLOCK P.M., IN CABINET 2 SHEET 4271-4280, 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.

[Signature]
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

[Signature]
BY: DEPUTY



OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
1790 HUGHES LAND BLVD, SUITE 600
THE WOODLANDS, TEXAS 77380

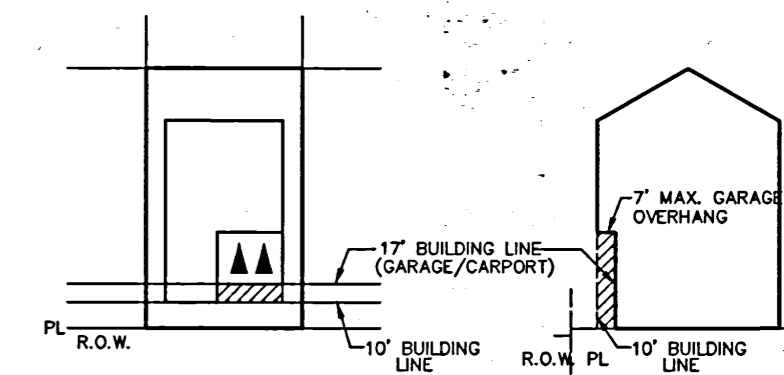
THE WOODLANDS
VILLAGE OF GROGANS MILL
LAKE WOODLANDS EAST SHORE
SEC 18

SHEET 2 OF 4

LEGEND

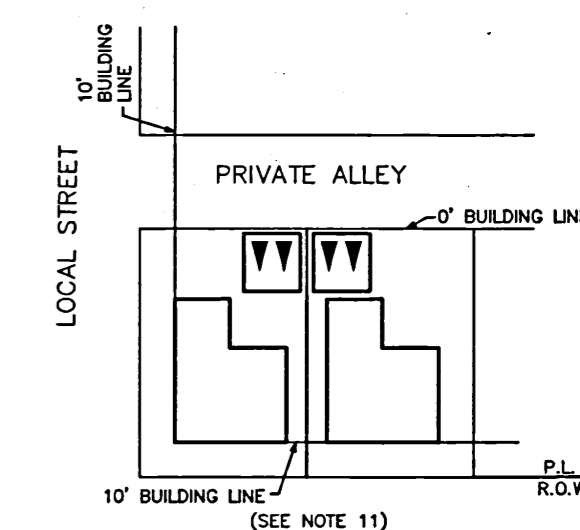
- B.L. INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- F.N. INDICATES FILE NUMBER
- M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
- 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.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- P.L. INDICATES PROPERTY LINE
- R.O.W. INDICATES RIGHT-OF-WAY
- INDICATES STREET NAME CHANGE
- S.N. INDICATES SEE NOTE
- TEMP. E.E. INDICATES TEMPORARY ELECTRICAL EASEMENT
- P.V.T. INDICATES PRIVATE
- PAE/P.U.E. INDICATES PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

MC 16
PARTIAL REPLAT NO. 1
CAB. "U" SHT. 26

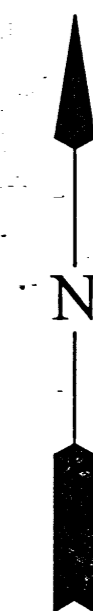


AS TO THE LOT TYPICAL ANY LOTS WITH A 10' W.L.E. SHALL HAVE A MINIMUM 15' FRONT BL. ANY LOTS WITH A 15' W.L.E. SHALL HAVE A MINIMUM 20' FRONT BL. PER CHAPTER 42.156, ALL LOTS SHALL HAVE A 10' SIDE LOT BL FOR LOTS ADJACENT TO A COLLECTOR OR LOCAL STREET.

LOCAL STREET / TYPE 1 P.A.E./P.U.E. APPLIES TO LOTS: 1-18 BLOCK 3



LOCAL STREET / TYPE 1 P.A.E./P.U.E. APPLIES TO LOTS: 1-10 BLOCK 1
1-23 BLOCK 4
1-6 BLOCK 5



50 25 0 50
SCALE: 1"=50'

M.U.D. 7
F.N. 8352491
0.8700 ACRES

SLOPE ESMT.
F.N. 2006041408
0.227 ACRES

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

RESERVE "A"
THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
SEC. 17
CAB. "Z", SHEETS 3469
M.C.M.R.

RESERVE "A"
NORTH BAY PLACE
CAB. "Z", SHT. 1084
M.C.M.R.

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
SEC. 4 AND 7 REPLAT NO.1
CAB. "Z", SHEET 2063
M.C.M.R.

THE WOODLANDS VOGM LAKE
WOODLANDS EAST SHORE SEC 18
CONC. MONUMENT WITH BRASS DISC
ELEV. = 138.79 (NGVD 29, '64 ADJ.)

OWNERS: THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
1790 HUGHES LAND BLVD, SUITE 600
THE WOODLANDS, TEXAS 77380

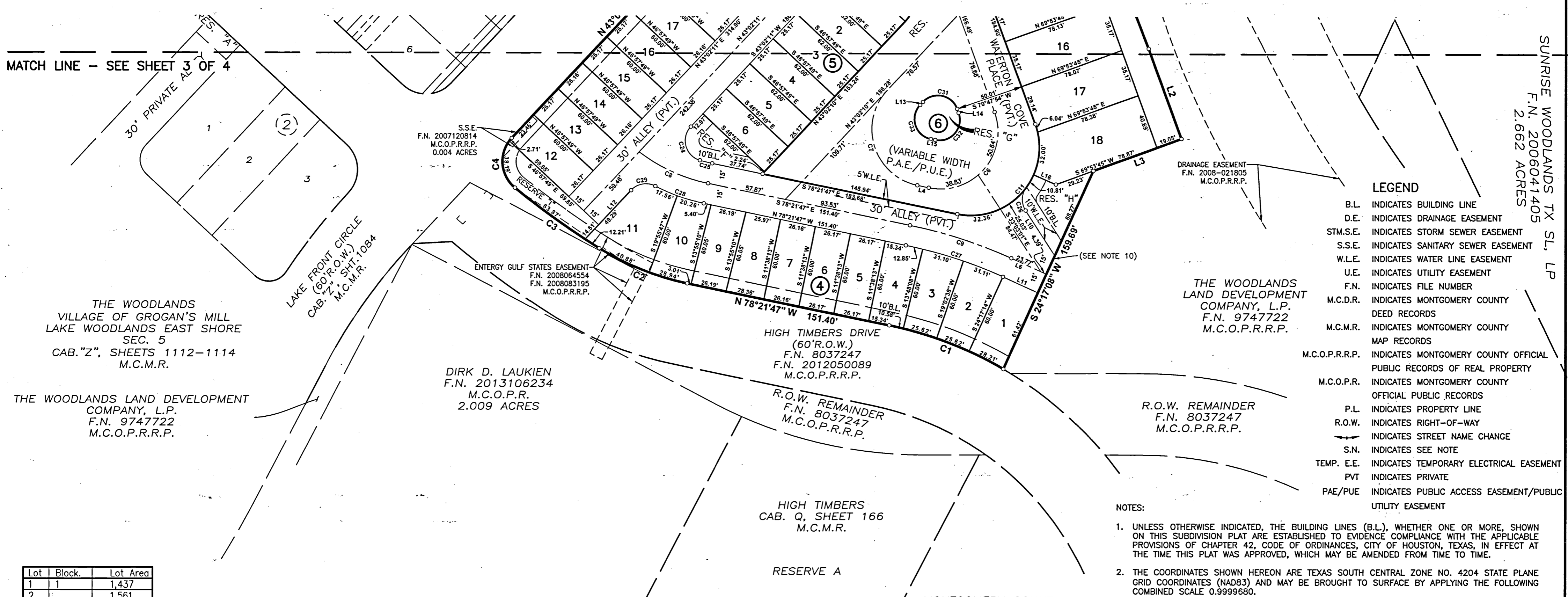
THE WOODLANDS
VILLAGE OF GROGAN'S MILL
LAKE WOODLANDS EAST SHORE
SEC 18

SHEET 3 OF 4

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MATCH LINE - SEE SHEET 3 OF 4



- 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
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 - S.N. INDICATES SEE NOTE
 - TEMP. E.E. INDICATES TEMPORARY ELECTRICAL EASEMENT
 - PVT INDICATES PRIVATE
 - PAE/PUE INDICATES PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

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

DIRK D. LAUKIEN
F.N. 2013106234
M.C.O.P.R.
2.009 ACRES

HIGH TIMBERS
CAB. Q, SHEET 166
M.C.M.R.

R.O.W. REMAINDER
F.N. 8037247
M.C.O.P.R.R.P.

MONTGOMERY COUNTY, TEXAS
F.N. 8030584
M.C.O.P.R.R.P.
2.9940 ACRES

THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC. 5
CAB. "Z", SHEETS 1112-1114
M.C.M.R.

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

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 SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999680.
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 PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS -OF-WAY. THE CITY OF HOUSTON 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 INT HIS SUBDIVISION.
8. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
9. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.
10. ACCESS DENIED TO PRIVATE STREET UNTIL SUCH TIME AS ADJACENT PROPERTY IS SUBDIVIDED INTO A RECORDED PLAT.
11. LOTS 1-10, BLOCK 1, LOTS 1-23, BLOCK 4 AND LOTS 1-6, BLOCK 5 (INTERIOR LOTS) ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE. VEHICULAR ACCESS TO EACH LOT IS PROVIDED BY A PRIVATE ALLEY. VEHICULAR ACCESS IS DENIED TO THE STREET. REFERENCE ABOVE TYPICAL LOT LAYOUT. PROPERTY LOCATED AT THE INTERSECTION OF TWO STREETS SHALL CONFORM TO THE VISIBILITY TRIANGLE REQUIREMENTS REQUIRED BY SEC 42-162 OF CHAPTER 42 OF THE CITY OF HOUSTON, CODE OF ORDINANCES.
12. HARRIS MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT 67 WILL MAINTAIN ALL STORM SEWERS SERVING THIS PROJECT

COMPENSATING OPEN SPACE REQUIREMENT TABLE

A. TOTAL NUMBER OF LOTS LESS THAN 5,000 SQ.FT. = 59
B. TOTAL AREA OF LOTS LESS THAN 5,000 SQ.FT. = 117,853 SQ.FT.
C. AVERAGE LOT SIZE LESS THAN 5,000 SQ.FT.(B DIVIDED BY A) = 1,998 SQ.FT.
D. COMPENSATING OPEN SPACE REQUIRED (PER LOT) = 720 SQ.FT.
E. COMPENSATING OPEN SPACE REQUIRED = 42,480 SQ.FT.
F. COMPENSATING OPEN SPACE PROVIDED WITHIN SEC. 18 = 27,820 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) = 45,781 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. PARENT SUBDIVISION C.O.S. USED BY VGMLWES SEC. 18 = 14,660 SQ.FT. (31%)
6. TOTAL PARENT SUBDIVISION C.O.S. USED = 35,360 SQ.FT. (76%)

RESERVES

RESERVE	ACREAGE	SQ. FT.	TYPE
A	0.03	1,151	RESTRICTED TO COMPENSATING OPEN SPACE
B	0.07	3,014	RESTRICTED TO COMPENSATING OPEN SPACE
C	0.36	15,572	RESTRICTED TO COMPENSATING OPEN SPACE
D	0.03	1,092	RESTRICTED TO COMPENSATING OPEN SPACE
E	0.04	1,750	RESTRICTED TO COMPENSATING OPEN SPACE
F	0.03	1,140	RESTRICTED TO COMPENSATING OPEN SPACE
G	0.02	850	RESTRICTED TO COMPENSATING OPEN SPACE
H	0.04	1,589	RESTRICTED TO COMPENSATING OPEN SPACE
I	0.04	1,662	RESTRICTED TO COMPENSATING OPEN SPACE
TOTAL	0.66	27,820	

LINE TABLE

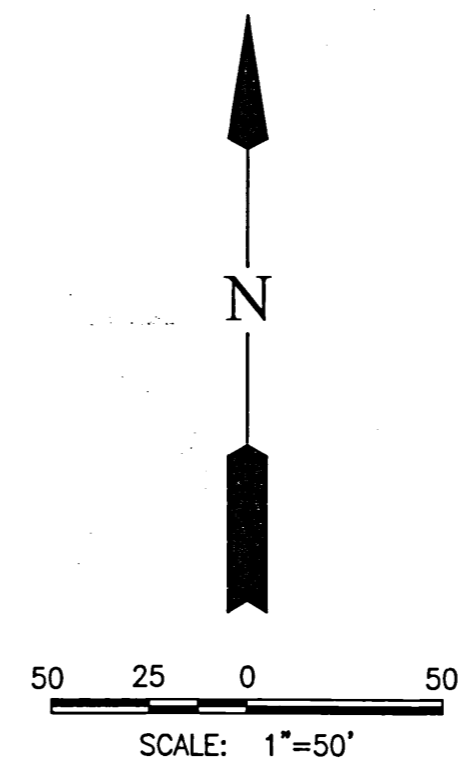
LINE	BEARING	DISTANCE
L1	S 38°28'46" E	25.82'
L2	S 20°05'00" E	70.39'
L3	S 69°53'45" W	68.72'
L4	N 78°03'01" W	8.65'
L5	N 69°39'14" E	38.70'
L6	S 65°42'51" E	28.16'
L7	S 43°02'11" W	35.87'
L8	N 54°26'47" E	16.99'
L9	S 54°26'47" W	0.17'
L10	S 33°03'01" E	39.27'
L11	N 65°42'51" W	28.16'
L12	S 43°02'11" W	34.78'
L13	N 43°02'10" E	3.04'
L14	S 20°06'15" E	3.05'
L15	N 78°21'47" W	3.19'
L16	S 66°31'05" E	17.76'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	280.00'	18°25'20"	90.03'	89.64'	N 69°09'07" W
C2	200.00'	20°00'15"	69.83'	69.47'	N 68°21'40" W
C3	570.00'	7°38'50"	76.08'	76.02'	N 54°32'07" W
C4	25.00'	93°44'53"	40.91'	36.49'	N 03°50'16" W
C5	1200.00'	15°26'58"	323.57'	322.59'	N 27°49'44" W
C6	42.00'	122°03'14"	89.47'	73.49'	N 40°55'22" E
C7	42.00'	121°05'12"	88.76'	73.14'	S 17°30'25" E
C8	125.00'	25°39'03"	55.96'	55.50'	S 65°32'15" E
C9	355.00'	12°38'56"	78.37'	78.21'	N 72°02'19" W
C10	1225.00'	15°26'58"	330.31'	329.31'	S 27°49'44" E
C11	50.00'	121°44'28"	106.24'	87.35'	S 40°45'59" W
C12	25.00'	63°08'26"	27.55'	26.18'	N 11°27'58" E
C13	1175.00'	2°43'12"	55.78'	55.77'	N 21°27'51" W
C14	25.00'	114°08'22"	49.80'	41.97'	N 79°53'38" W
C15	25.00'	71°44'29"	31.30'	29.30'	N 07°09'56" E
C16	1175.00'	6°50'55"	140.45'	140.36'	N 32°07'45" W
C17	15.00'	78°35'23"	20.57'	19.00'	S 86°15'31" E

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	25.00'	90°00'00"	39.27'	35.36'	N 09°26'47" E
C19	25.00'	91°58'22"	40.13'	35.96'	N 79°34'02" W
C20	15.00'	101°24'37"	26.55'	23.22'	S 03°44'29" W
C21	10.00'	163°15'10"	28.49'	19.79'	N 51°24'36" E
C22	15.00'	90°00'00"	23.56'	21.21'	N 01°57'49" W
C23	15.00'	116°51'34"	30.59'	25.56'	N 78°32'02" W
C24	15.00'	116°35'19"	30.52'	25.52'	S 15°15'29" E
C25	110.00'	4°48'39"	9.24'	9.23'	S 75°57'28" E
C26	15.00'	68°55'12"	18.04'	16.97'	S 01°24'35" W
C27	340.00'	12°38'56"	75.06'	74.91'	N 72°02'19" W
C28	140.00'	15°28'40"	37.82'	37.70'	N 70°37'27" W
C29	15.00'	74°04'42"	19.39'	18.07'	S 80°04'32" W
C30	15.00'	64°59'47"	17.02'	16.12'	N 10°32'17" E
C31	15.00'	116°51'34"	30.59'	25.56'	S 78°32'02" E
C32	15.00'	121°44'28"	31.87'	26.21'	S 40°45'59" W
C33	15.00'	121°23'57"	31.78'	26.16'	N 17°39'48" W



OWNERS
THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
1790 HUGHES LAND BLVD, SUITE 600
THE WOODLANDS, TEXAS 77380

THE WOODLANDS VILLAGE OF GROGAN'S MILL LAKE WOODLANDS EAST SHORE SEC 18

Lot	Block	Lot Area
1	1	1,437
2		1,561
3		1,561
4		1,561
5		1,561
6		1,561
7		1,561
8		1,561
9		1,561
10		1,561
1	2	2,020
2		2,531
1	3	2,979
2		2,750
3		2,754
4		2,779
5		2,813
6		2,813
7		2,754
8		2,749
9		2,814
10		2,813
11		2,836
12		2,806
13		2,753
14		2,751
15		2,749
16		2,747
17		2,745
18		3,411
1	4	1,703
2		1,702
3		1,702
4		1,623
5		1,570
6		1,570
7		1,570
8		1,630
9		1,571
10		1,729
11		2,430
12		1,570
13		1,570
14		1,570
15		1,570
16		1,570
17		1,570
18		1,570
19		1,570
20		1,570
21		1,570
22		1,570
23		1,570
1	5	1,560
2		1,560
3		1,560
4		1,560
5		1,560
6		1,560
TOTAL		117,853