

VICINITY MAP
N.T.S.

THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SECTION 19

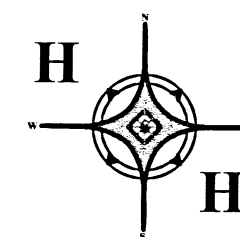
A SUBDIVISION OF 3.89 ACRES IN THE JOHN TAYLOR SURVEY,
ABSTRACT 547, MONTGOMERY COUNTY, TEXAS, ALSO BEING A
REPLAT OF UNRESTRICTED RESERVE "D", IN BLOCK THREE OF THE
WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST
SHORE SEC 3, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN CABINET "X", SHEET 20
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 30 SINGLE FAMILY RESIDENTIAL
LOTS AND 5 RESERVES

OWNERS: CND - EAST SHORE, LLC
1111 N POST OAK ROAD
HOUSTON, TEXAS, 77055
(713) 963-0500

30 LOTS
3 BLOCKS
5 RESERVES
0.440 ACRES IN RESERVES

DOC # 2020010048
Cabinet 00Z Sheet 6286



SURVEYOR:
**PROFESSIONAL
LAND SERVICES**
P. O. Box 1974
Mont Belvieu, TX 77580
Firm No. 10052400

(Office) 281 385-2087 (Fax) 281 385-5792

ENGINEER:

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

DATE: AUGUST 21, 2019

SHEET 1 OF 3

JOB NO. 0863-3100P-310

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STATE OF TEXAS
COUNTY OF MONTGOMERY

CND - EAST SHORE, LLC, A TEXAS LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS SENIOR VICE PRESIDENT, CHRIS WEEKLEY, 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 SECTION 19, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID CND - EAST SHORE, LLC, 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 SECTION 19, LOCATED IN THE JOHN TAYLOR SURVEY, ABSTRACT 547, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID CND - EAST SHORE, LLC, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), 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 CND - EAST SHORE, LLC, ACTING HEREIN BY AND THROUGH ITS SENIOR VICE PRESIDENT, CHRIS WEEKLEY, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SECTION 19, 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, 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 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 EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURES.

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

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 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).

IN TESTIMONY WHEREOF, CND - EAST SHORE, LLC, A TEXAS LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT, CHRIS WEEKLEY, THEREUNTO AUTHORIZED THIS THE 3rd DAY OF SEPTEMBER, 2019.

CND - EAST SHORE, LLC
A TEXAS LIABILITY COMPANY

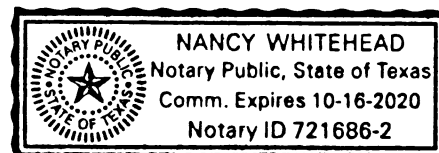
BY: Chris Weekley
CHRIS WEEKLEY, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS WEEKLEY, SENIOR VICE PRESIDENT OF CND - EAST SHORE, LLC, A TEXAS LIABILITY 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 AN ACT AND DEED OF SAID LIABILITY COMPANY.

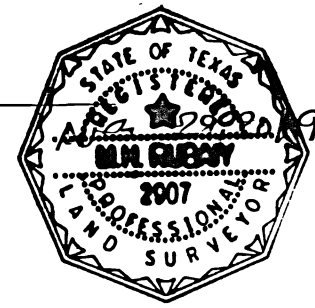
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF September, 2019.

Nancy Whitehead
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, MIKE H. RUBAY, 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.

Mike H. Rubay
MIKE H. RUBAY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2907



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 SECTION 19 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 23rd DAY OF September, 2019.

BY: Martha L. Stein
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR



BY: Margaret Wallace Brown
MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY

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 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.

Jeff Johnson
JEFF JOHNSON, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 24 DAY OF January, 2020.

Mike Meador
MIKE MEADOR
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

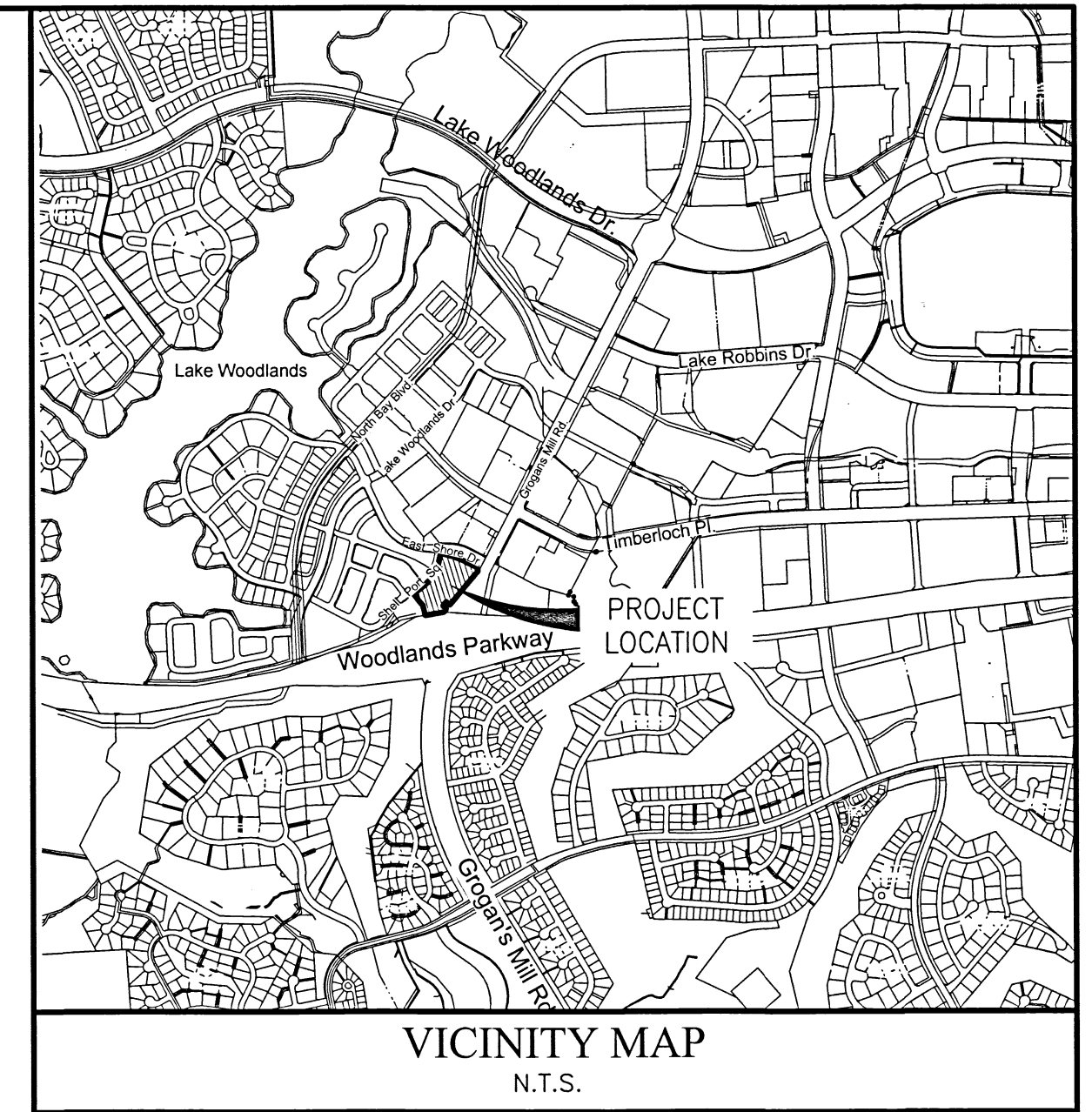
I, MARK TURNBULL, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON January 28, 2020, AT 4:30 O'CLOCK P.M., AND DULY RECORDED ON January 31, 2020, AT 3:36 O'CLOCK P.M. IN CABINET 2 SHEET 1284-88 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: Amber Diddy
DEPUTY

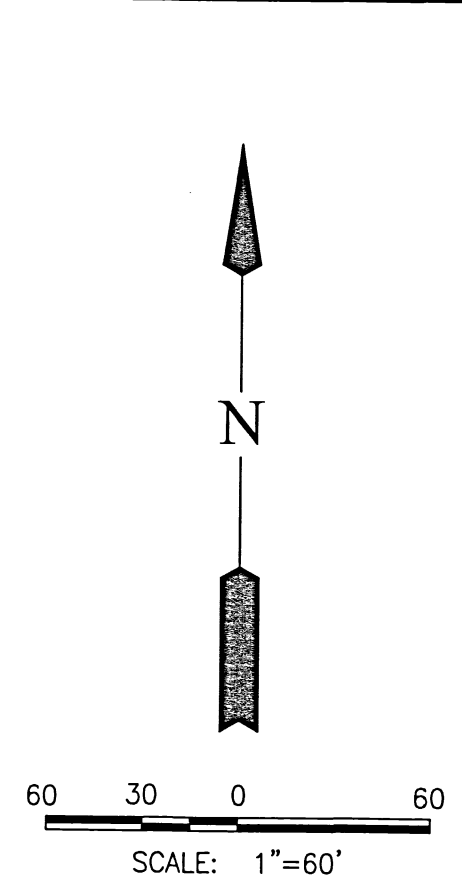
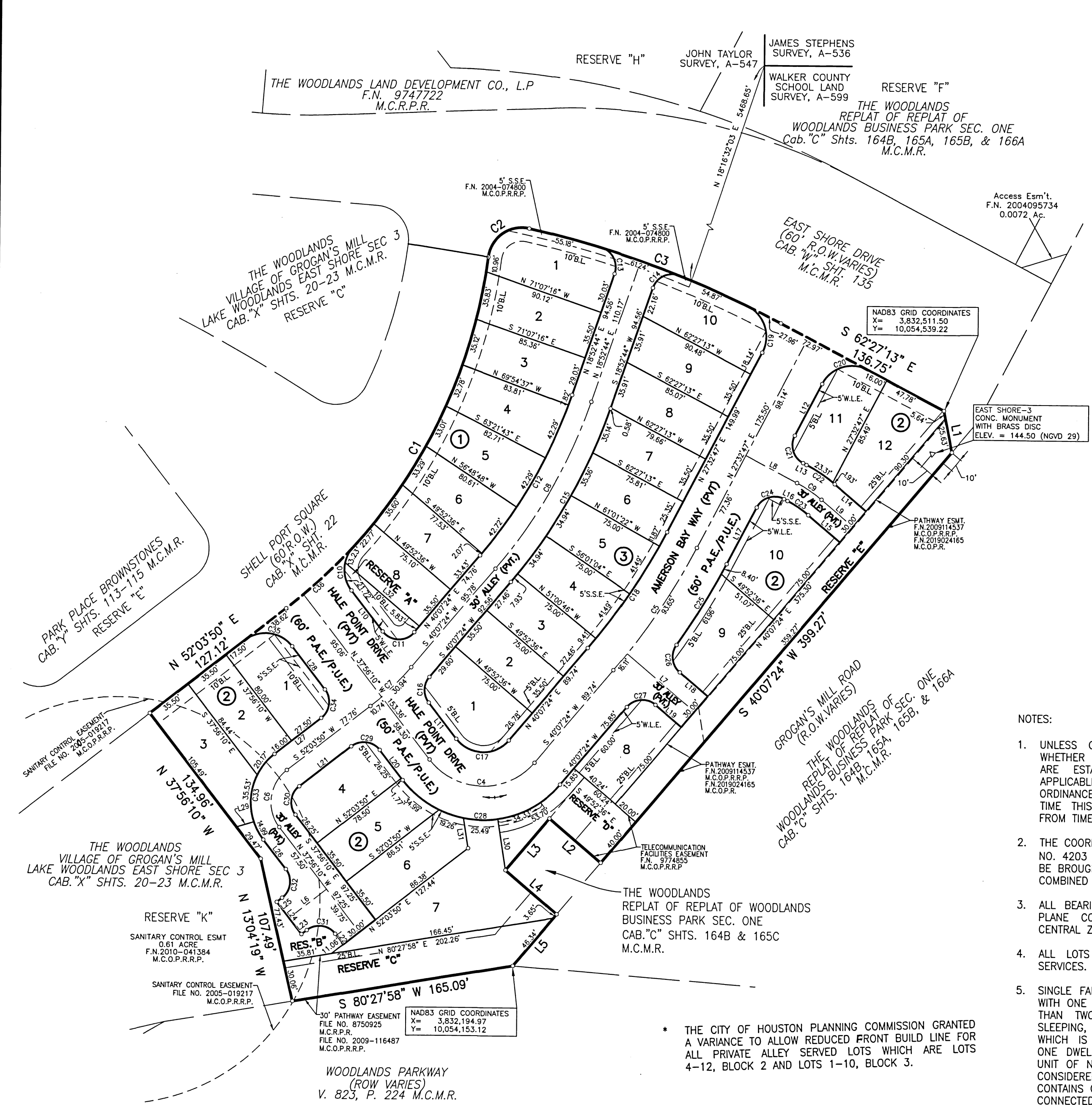


A. TOTAL NUMBER OF LOTS LESS THAN 5,000 SQ.FT. = 29
B. TOTAL AREA OF LOTS LESS THAN 5,000 SQ.FT. = 90,779 SQ.FT.
C. AVERAGE LOT SIZE LESS THAN 5,000 SQ.FT.(B DIVIDED BY A) = 3,130 SQ.FT.
D. COMPENSATING OPEN SPACE REQUIRED (PER LOT) = 400 SQ.FT.
E. COMPENSATING OPEN SPACE REQUIRED = 11,600 SQ.FT.
F. COMPENSATING OPEN SPACE PROVIDED WITHIN SEC. 19 = 19,146 SQ.FT.

Lot	Block	Lot Area
1	1	3,785.16
2		3,104.59
3		3,032.48
4		3,127.29
5		3,074.78
6		3,002.12
7		2,699.57
8		2,655.72
1	2	3,102.91
2		2,862.40
3		3,626.18
4		3,141.55
5		2,874.85
6		3,253.13
7		6,075.86
8		2,969.55

Lot	Block	Lot Area
9		3,349.79
10		4,373.90
11		3,269.59
12		3,646.83
1	3	3,482.68
2		2,662.50
3		2,709.791
4		2,866.29
5		2,866.29
6		2,727.72
7		2,749.99
8		2,923.91
9		3,116.02
10		3,685.55

THE WOODLANDS VILLAGE
OF GROGANS MILL LAKE
WOODLANDS EAST SHORE
SECTION 19



LINE	BEARING	DISTANCE
L1	S 11°09'54" E	31.27'
L2	N 49°52'36" W	50.01'
L3	S 40°07'24" W	50.00'
L4	S 49°52'36" E	50.01'
L5	S 40°07'24" W	49.99'
L6	S 52°03'50" W	35.00'
L7	N 49°52'36" W	65.50'
L8	N 62°27'13" W	42.85'
L9	N 49°52'36" W	30.48'
L10	S 37°56'10" E	38.16'
L11	S 37°56'10" E	33.66'
L12	S 27°32'47" W	43.14'
L13	S 62°27'13" E	2.85'
L14	S 49°52'36" E	30.48'
L15	N 49°52'36" W	30.48'
L16	N 62°27'13" W	2.85'
L17	S 27°32'47" W	47.36'
L18	S 49°52'36" E	27.21'
L19	N 49°52'36" W	25.24'
L20	N 37°56'10" W	28.02'
L21	S 52°03'50" W	48.50'
L22	N 37°56'10" W	9.75'
L23	S 52°03'50" W	5.00'
L24	N 37°56'10" W	30.00'
L25	N 52°03'50" E	5.00'
L26	N 37°56'10" W	27.50'
L27	N 52°03'50" E	43.50'
L28	N 37°56'10" W	40.00'
L29	N 73°05'10" E	13.36'
L30	N 08°51'04" W	37.97'
L31	S 08°51'04" E	22.42'
L32	S 49°52'36" E	72.28'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	390.07'	45°03'42"	306.78'	N 29°31'59" E	298.93'
C2	25.00'	95°19'36"	41.59'	N 54°39'48" E	36.96'
C3	750.00'	15°13'19"	199.26'	S 70°03'52" E	198.67'
C4	50.00'	101°56'26"	88.96'	S 88°54'23" E	77.68'
C5	500.00'	12°34'37"	109.75'	N 33°50'05" E	109.53'
C6	30.00'	90°00'00"	47.12'	S 07°03'50" W	42.43'
C7	200.00'	11°56'26"	41.68'	N 46°05'37" E	41.61'
C8	385.00'	21°14'40"	142.75'	N 29°30'04" E	141.94'
C9	100.00'	12°34'37"	21.95'	N 56°09'55" W	21.91'
C10	25.00'	80°05'51"	34.95'	S 02°06'46" W	32.17'
C11	15.00'	101°56'26"	26.69'	S 88°54'23" E	23.30'
C12	370.00'	21°14'40"	137.19'	N 29°30'04" E	136.41'
C13	15.00'	92°20'21"	24.17'	N 27°17'26" W	21.64'
C14	15.00'	92°20'21"	24.17'	S 65°02'55" W	21.64'
C15	400.00'	21°14'40"	148.31'	S 29°30'04" W	147.47'
C16	15.00'	78°03'34"	20.44'	S 01°05'37" W	18.89'
C17	25.00'	101°56'26"	44.48'	S 88°54'23" E	38.84'
C18	475.00'	12°34'37"	104.27'	N 33°50'05" E	104.06'
C19	25.00'	92°08'10"	40.20'	N 18°31'18" W	36.01'
C20	25.00'	90°00'00"	39.27'	S 72°32'47" W	35.36'
C21	15.00'	90°00'00"	23.56'	S 17°27'13" E	21.21'
C22	115.00'	12°34'37"	25.24'	S 56°09'55" E	25.19'
C23	85.00'	12°34'37"	18.66'	N 56°09'55" W	18.62'
C24	15.00'	90°00'00"	23.56'	S 72°32'47" W	21.21'
C25	525.00'	7°40'44"	70.36'	S 31°23'09" W	70.31'
C26	15.00'	85°06'07"	22.28'	S 07°19'32" E	20.29'
C27	15.00'	90°00'00"	23.56'	S 85°07'24" W	21.21'
C28	75.00'	101°56'26"	133.44'	N 88°54'23" W	116.52'
C29	15.00'	90°00'00"	23.56'	N 82°56'10" W	21.21'
C30	15.00'	90°00'00"	23.56'	S 07°03'50" W	21.21'
C31	15.00'	90°00'00"	23.56'	N 82°56'10" W	21.21'
C32	15.00'	90°00'00"	23.56'	N 07°03'50" E	21.21'
C33	45.00'	90°00'00"	70.69'	N 07°03'50" E	63.64'
C34	15.00'	90°00'00"	23.56'	N 07°03'50" E	21.21'
C35	25.00'	90°00'00"	39.27'	N 82°56'10" W	35.36'
C36	390.07'	9°15'59"	63.09'	N 46°47'41" E	63.02'

NOTES:

- 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. SEE DIAGRAM 1.
- THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.9999860807.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
- 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.
- 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.
- THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:
 - 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.
 - 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.
 - THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS AND PAVED PRIVATE ALLEYS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY MONTGOMERY COUNTY, THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHTS-OF-WAY. MONTGOMERY COUNTY, OR THE CITY OF HOUSTON HAVE NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENTS OR PAVED PRIVATE ALLEYS WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS.
 - VEHICULAR ACCESS TO LOTS 1 THROUGH 8, BLOCK 1; LOTS 1, 2, 3, 11 AND 12, BLOCK 2; AND LOT 10, BLOCK 3 IS PROVIDED BY AN APPROVED PRIVATE ALLEY. VEHICULAR ACCESS IS DENIED TO THE PUBLIC STREET (R.O.W.). VEHICULAR ACCESS TO LOTS 4 THROUGH 10, BLOCK 2; AND LOTS 1 THROUGH 10, BLOCK 3 IS PROVIDED BY AN APPROVED PRIVATE ALLEY AND VEHICULAR ACCESS IS DENIED TO THE APPROVED PRIVATE PERMANENT ACCESS EASEMENT.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY 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 EASEMENT AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TO 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.
 - 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.
 - THIS PLAT IS AFFECTED BY UTILITY EASEMENTS ALONG THE FRONT, REAR AND SIDE PROPERTY LINES OF THE SUBJECT PROPERTY, AS SET FORTH IN INSTRUMENTS RECORDED UNDER COUNTY CLERK'S FILE NOS. 9348561 AND 2004-139318 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

* THE CITY OF HOUSTON PLANNING COMMISSION GRANTED A VARIANCE TO ALLOW REDUCED FRONT BUILD LINE FOR ALL PRIVATE ALLEY SERVED LOTS WHICH ARE LOTS 4-12, BLOCK 2 AND LOTS 1-10, BLOCK 3.

- 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.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
 - P.A.E./P.U.E. INDICATES PERMANENT ACCESS EASEMENT/PUBLIC UTILITY EASEMENT

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.025	1,086	RESTRICTED TO COMPENSATING OPEN SPACE/INCIDENTAL UTILITIES
B	0.044	1,895	RESTRICTED TO COMPENSATING OPEN SPACE/INCIDENTAL UTILITIES
C	0.127	5,510	RESTRICTED TO COMPENSATING OPEN SPACE/INCIDENTAL UTILITIES
D	0.076	3,309	RESTRICTED TO COMPENSATING OPEN SPACE/INCIDENTAL UTILITIES
E	0.169	7,346	RESTRICTED TO COMPENSATING OPEN SPACE/INCIDENTAL UTILITIES
TOTAL	0.440	19,146	

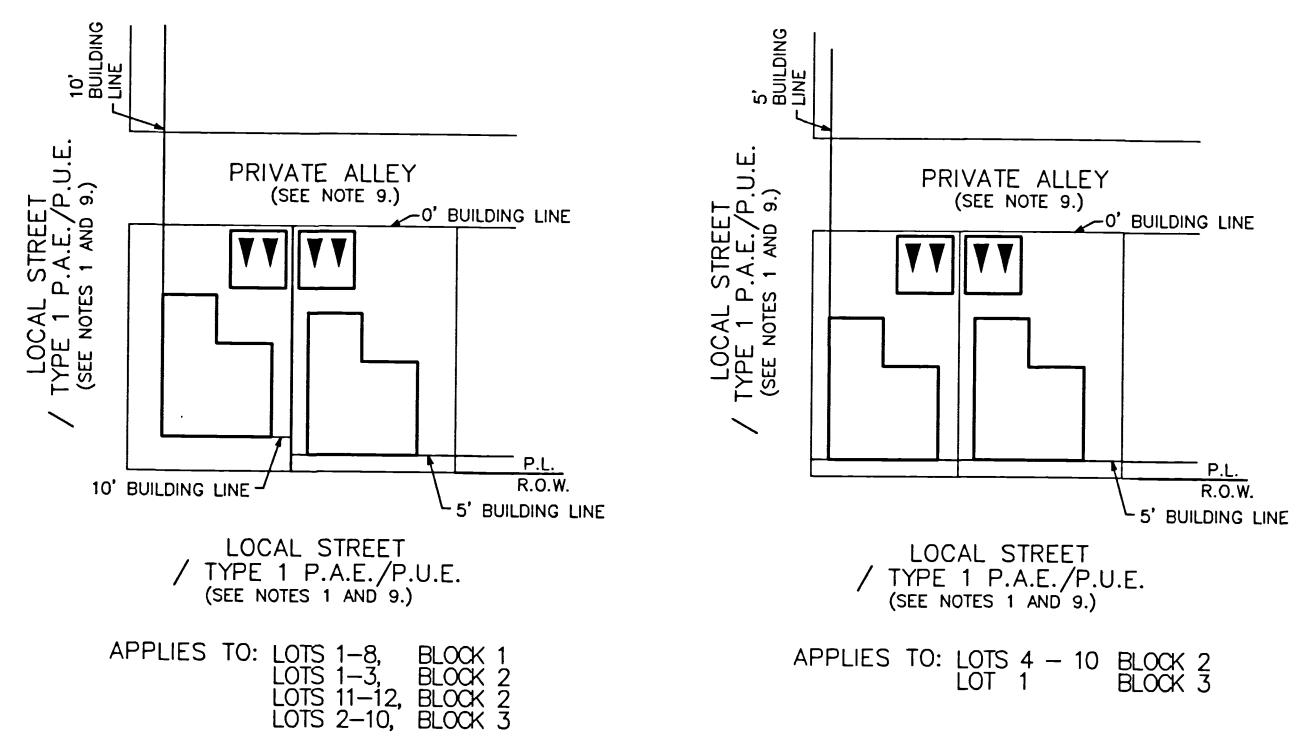


DIAGRAM 1

DIAGRAM 2

DOC # 2020010048
Cabinet 002 Sheet 6288

THE WOODLANDS VILLAGE
OF GROGAN'S MILL LAKE
WOODLANDS EAST SHORE
SECTION 19

Date/Time: Fri, 23 Aug 2019 10:55:58 AM
 Path Name: I:\Projects\PLATTING\0863\INPLT\LWES-19 FP.dwg
 MYLAR CHECK: SURV. DIR.