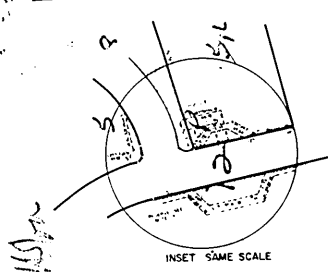


UNRESTRICTED RESERVE 18,819 SQUARE FEET 0.43 ACRES

February 1974
Roy Harris
1974
(VARYING WIDTH)



WOODLANDS

VILLAGE OF GROGANS MILL SECTION ONE

A SUBDIVISION OF 49.0024 ACRES OUT OF JOHN TAYLOR SURVEY, A-547 MONTGOMERY COUNTY, TEXAS

26 LOTS 1 RESERVE 2 BLOCKS
 SCALE: 1"=200' AUGUST, 1973

OWNERS
 THE WOODLANDS DEVELOPMENT CORPORATION
 J. LEONARD IVINS, PRESIDENT
 HOMER J. PENN, SECRETARY

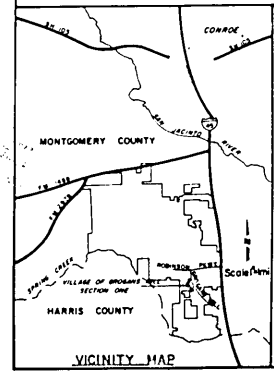
TURNER, COLLIE & BRADEN, INC.
 CONSULTING ENGINEERS
 HOUSTON PORT ARTHUR

SEE SHEET 2 FOR DEDICATION
SHEET 1

Millbend Drive changed to North Millbend Drive and East Wild Ridge Circle changed to South Wildwind Circle by order of Commissioners' Court June 17th, 1974.

*Roy Harris, County Clerk
 Montgomery County, Texas
 Diane McKinley, Deputy*

- NOTES
1. INDICATES UTILITY EASEMENT
 2. INDICATES BUILDING LINE
 3. INDICATES ACCESS EASEMENT
 4. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS 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 THERE-TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
 5. ONE-FOOT RESERVE OUTSIDE OF AND ADJOINING A 60-FOOT STREET RIGHT-OF-WAY DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OF A STREET AS SHOWN WHERE SUCH STREETS ADJACENT ACREAGE TRACTS. THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT THE FEE TITLE TO THE ONE-FOOT RESERVE SHALL THEREUPON REVERT TO THE OWNER OF RECORD OF SAID ADJACENT PROPERTY.
 6. ALL BEARINGS, REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE.
 7. DE INDICATES "DRAINAGE EASEMENT"
 8. WLE INDICATES "WATER LINE EASEMENT"
 9. NO DWELLING OR BUSINESS BUILDING, 300 TO 700 SQUARE FEET OR GREATER SHALL BE CONSTRUCTED ON ANY LOT UNLESS THE LOT IS FIRST SUBDIVIDED INTO LOTS OF 10,000 SQUARE FEET OR MORE. THE CITY PLANNING DEPARTMENT OF THE CITY OF HOUSTON HAS THE DUTY OF THE CITY PLANNING DEPARTMENT OF THE CITY OF HOUSTON TO REVIEW THE APPLICATIONS AND APPROVE ANY CONSTRUCTION IN THE PLATTED AREA IS AT LEAST 10 FEET FROM THE NATURAL SPOONED ELEVATION AT THE SUBDIVISION.



Call J.A. #338337
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Cabinet-A
 Sheet 5

A149a.001

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, J. LEONARD IVINS AND HOMER J. PENN. PRESIDENT AND SECRETARY RESPECTIVELY OF THE WOODLANDS DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF VILLAGE OF GROGANS MILL, SECTION ONE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS DEVELOPMENT CORPORATION, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS VILLAGE OF GROGANS HILL, SECTION ONE, LOCATED IN THE JOHN TAYLOR SURVEY, A-547, MONTGOMERY COUNTY, TEXAS AND ON BEHALF OF SAID THE WOODLANDS DEVELOPMENT CORPORATION; 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.

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). CULVERTS OR BRIDGES MUST BE USED FOR DRIVEWAYS AND/OR WALKS.

WE HEREBY COVENANT AND AGREE THAT ALL LOTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE FOR RESIDENTIAL PURPOSES UNLESS OTHERWISE NOTED.

WE HEREBY COVENANT AND AGREE WITH THE CITY OF HOUSTON AND/OR MONTGOMERY COUNTY AND/OR ANY PROPERTY OWNER THAT NO DWELLING UNIT SHALL BE CONSTRUCTED AND/OR OCCUPIED ON ANY LOT HAVING AN AREA OF LESS THAN SEVEN THOUSAND (7000) SQUARE FEET UNLESS A SANITARY SEWER SYSTEM MEETING THE APPROVAL OF COUNTY AND STATE HEALTH AUTHORITIES SHALL FIRST HAVE BEEN EXTENDED TO THE LOT, PLOT, OR SITE; AND IN NO CASE SHALL ANY DWELLING BE CONSTRUCTED UPON A LOT, PLOT OR SITE OF LESS AREA THAN FIVE THOUSAND (5000) SQUARE FEET OR WITH LESS STREET FRONTAGE THAN FIFTY (50) FEET.

IN TESTIMONY WHEREOF, THE WOODLANDS DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY J. LEONARD IVINS ITS PRESIDENT, THEREUNTO AUTHORIZED ATTESTED BY ITS SECRETARY, HOMER J. PENN., AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 10th DAY OF July, 1973.

THE WOODLANDS DEVELOPMENT CORPORATION

ATTEST:
HOMER J. PENN.
SECRETARY

J. LEONARD IVINS
PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. LEONARD IVINS AND HOMER J. PENN. PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE WOODLANDS DEVELOPMENT CORPORATION, THE CORPORATION ABOVE NAMED, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITIES THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF July, 1973.

NOTARY PUBLIC AND FOR HARRIS COUNTY, TEXAS
C. KAY WARD

THIS IS TO CERTIFY THAT I, PLYNY GALE, A REGISTERED ENGINEER OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE PLAT FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL CORNERS ARE PROPERLY MARKED WITH 5/8" X 3" LONG IRON RODS, AND THAT THE PLAT BOUNDARY OR CORNERS THEREOF HAVE NOT BEEN TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978, BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2000 FEET OF THIS PROPERTY.

PLYNY GALE, PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 4560

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF VILLAGE OF GROGANS MILL, SECTION ONE, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, THIS 10th DAY OF November, 1973.

ROSCOE H. JONES
SECRETARY - ENGINEER

C. JIM STEWART
CHAIRMAN

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, ROY HARRIS, 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 February 5, 1974, AT 11:00 O'CLOCK, P.M., VOL. 12, PAGE 5197, 8, OF RECORD OF Maps FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, THE DAY AND DATE LAST ABOVE WRITTEN.

ROY HARRIS
CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS THIS 14th DAY OF December, 1973

BO CALLEE
COMMISSIONER, PRECINCT 1

ROY HARRIS
COMMISSIONER, PRECINCT 2

GEORGE W. WOOD
COMMISSIONER, PRECINCT 3

A. V. SALLAS
COMMISSIONER, PRECINCT 4

I, B. W. COOPER, 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 THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

B. W. COOPER, COUNTY ENGINEER

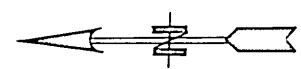
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Sheet 1 of 3

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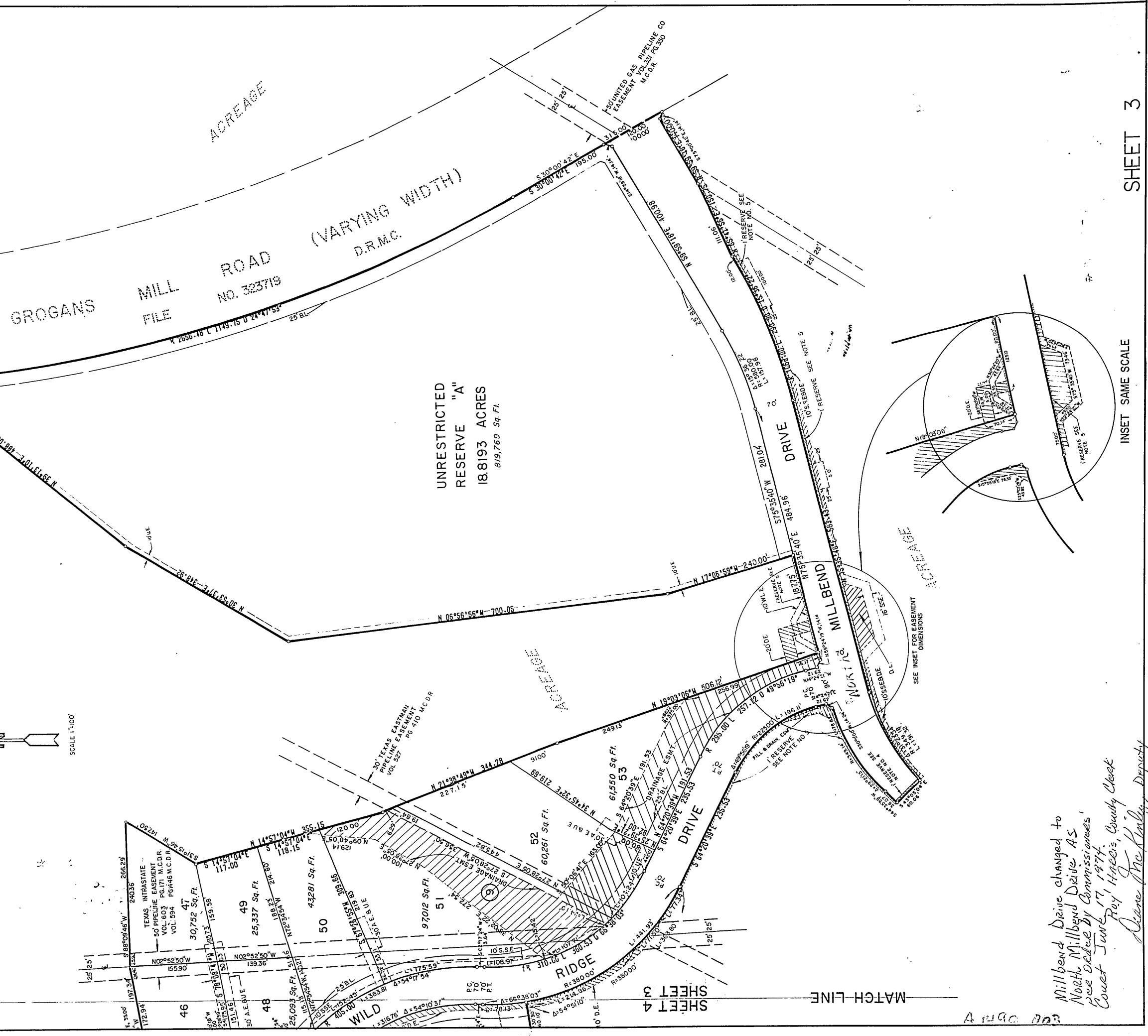


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Gable
V 4
Sheet
1501

15. A



SCALE 1"=100'



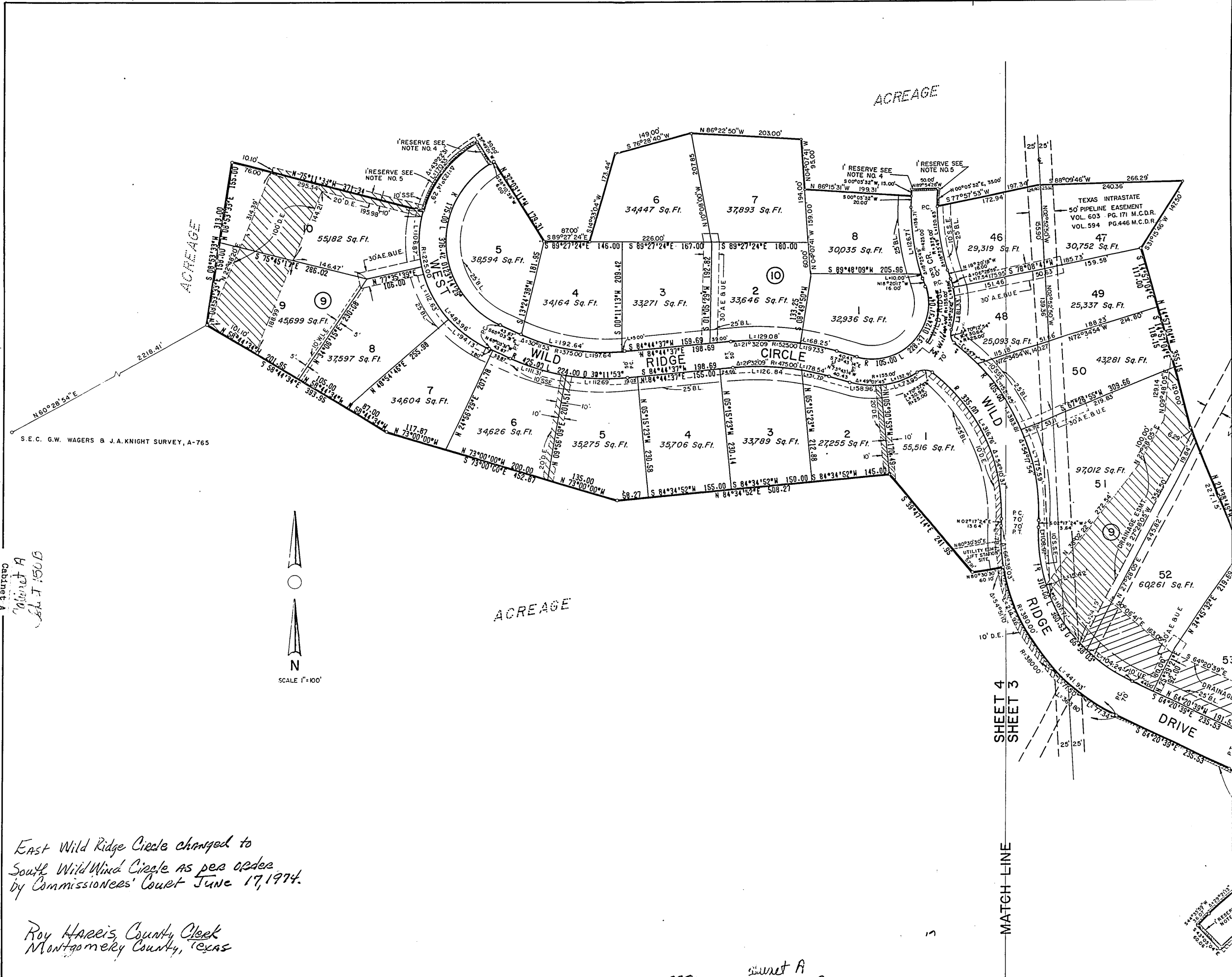
Millbend Drive changed to
 North Millbend Drive AS
 per Deed by Commissioners
 Court June 17, 1974.
Deane McKinley, Deputy

INSET SAME SCALE

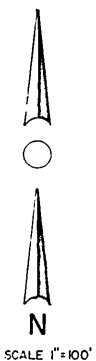
SHEET 4

MATCH LINE

A 190 203



S.E.C. G.W. WAGERS & J.A. KNIGHT SURVEY, A-765



Sheet A
Cabinet A
Sheet 150
B

East Wild Ridge Circle changed to
South Wild Ridge Circle as per order
by Commissioners' Court June 17, 1974.

Roy Hareis, County Clerk
Montgomery County, TEXAS

Diane McKinley, Deputy

Sheet A
Sheet 150-B

SHEET 4

A149a.004