

VICINITY MAP
N. T. S.

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 September 8, 1975 AT 11 O'CLOCK A.M., AND DULY RECORDED ON September 26, 1975 AT 11 O'CLOCK A.M., CABINET 6, SHEET 1, OF RECORD OF Woodlands FOR SAID COUNTY.

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

Roy Harris
ROY HARRIS - CLERK, COUNTY COURT
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, RICHARD P. BROWNE AND ROBERT N. HINTON JR., VICE PRESIDENT AND SECRETARY RESPECTIVELY OF THE WOODLANDS DEVELOPMENT CORPORATION, OWNER OF THE 32.156 ACRE TRACT OF LAND IN THE JOHN TAYLOR SURVEY A-547 AND THE WALKER COUNTY SCHOOL LAND SURVEY A-599, MONTGOMERY COUNTY, TEXAS AS SHOWN ON THE ATTACHED MAP OR PLAT OF VILLAGE OF GROGAN'S MILL SECTION TEN, CERTIFY TO THE FOLLOWING: THE ATTACHED MAP OR PLAT TRULY AND CORRECTLY REPRESENTS THE PROPOSED PLAN AND TYPE OF DEVELOPMENT OF THAT CERTAIN 32.156 TRACT OF LAND AND IT IS DESIRED AND IS THE INTENT TO ESTABLISH AS PRIVATE STREETS, BUT AVAILABLE FOR THE GENERAL USE OF THE PUBLIC, ALL OF THE AREA SHOWN THEREON AS A PRIVATE STREET. AND DO HEREBY DEDICATE TO PUBLIC USE, AS SUCH, ALL DESIGNATED PUBLIC STREETS, ALLEYS AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE PUBLIC STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE PUBLIC STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

"FURTHER, WE, 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 ANY 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 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

IN TESTIMONY WHEREOF, THE WOODLANDS DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD P. BROWNE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED ATTESTED BY ITS SECRETARY, ROBERT N. HINTON, JR. AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 15 DAY OF August, 1975.

ATTEST Robert N. Hinton Jr. THE WOODLANDS DEVELOPMENT CORPORATION
ROBERT N. HINTON JR., SECRETARY BY Richard P. Browne
RICHARD P. BROWNE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD P. BROWNE AND ROBERT N. HINTON JR., VICE 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 15th DAY OF August, 1975.

C. Kay Ward
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS
C. KAY WARD

THIS IS TO CERTIFY THAT I, MICHAEL A. CESKE, A REGISTERED ENGINEER OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE PLAT FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 5/8"x3" 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, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY Michael A. Ceske

MICHAEL A. CESKE, PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 36764

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF VILLAGE OF GROGAN'S MILL, SECTION TEN, AS SHOWN HEREON IN CONFORMANCE WITH PRESENT ORDINANCES RELATIVE TO PROJECTS CONTAINING PRIVATE STREETS IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, THIS 29 DAY OF August, 1975.

Roscoe H. Jones
ROSCOE H. JONES
SECRETARY-ENGINEER

C. J. Stewart
C. J. STEWART
CHAIRMAN

"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.

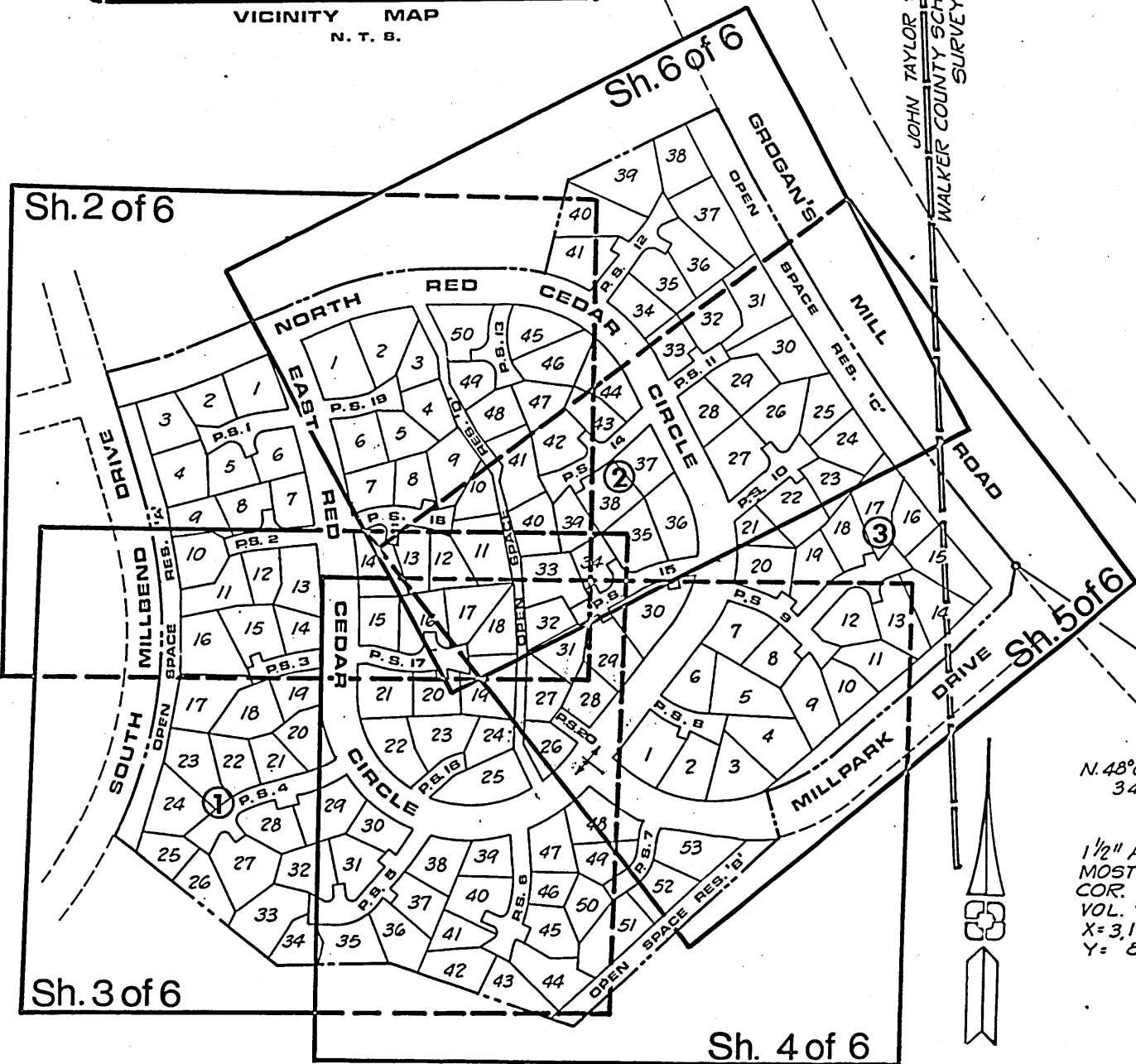
APPROVED BY THE COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS THIS 29th DAY OF September, 1975.

Bo Calfee - COMMISSIONER, PRECINCT 1

H. D. Alley - COMMISSIONER, PRECINCT 2

George N. Wood
GEORGE N. WOOD - COMMISSIONER, PRECINCT 3

D. A. Wells
D. A. WELLS - COMMISSIONER, PRECINCT 4



N. 48°00'18"W
344.904'

1/2" AXLE AT FENCE COR.
MOST WESTERLY SOUTHWEST
COR. VICKSBURG SUBDIVISION
VOL. 7, PG. 100. M.C.M.R.
X=3,119,723.83
Y= 852,029.01

SHEET INDEX
1" = 200'

NOTES

1. ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE
2. ONE (1) FOOT RESERVE IS DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACT, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE (1) 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).
3. ITS AGREED WITH THE CITY OF HOUSTON AND MONTGOMERY COUNTY AND/OR PROPERTY OWNER THAT THE UTILITY EASEMENT, (1) ONE FOOT RESERVE AND BUILDING LINES SHOWN IN THE ADJACENT ACREAGES ARE HEREBY ESTABLISHED AS SHOWN
4. ALL SIDE LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE SHOWN
5. ALL UTILITY EASEMENT (U.E.) ARE EQUAL DISTANCES EITHER SIDE OF LOT LINES UNLESS OTHERWISE SHOWN
6. INDIVIDUAL LOT AREAS ARE SHOWN IN SQUARE FEET, AND NOTED BY PARENTHESIS (S,300).
7. B.L. - INDICATES BUILDING LINE.
8. PRI. ST. - INDICATES PAVED PRIVATE STREET, HAVING A NORMAL R.O.W. OF 30.00 FEET.
9. PK. SP. - INDICATES PARKING SPACE, HAVING A TYPICAL WIDTH OF 9.00 FEET, AND NUMBER OF SPACES AS SHOWN.
10. NO DWELLING OR BUILDING WILL BE CONNECTED TO OR PROVIDED SERVICE BY THE WATER OR SANITARY SEWER SYSTEMS OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 6, THE M.U.D. PROVIDING SERVICES TO THE PROPERTY HEREIN PLATTED, UNLESS AND UNTIL THE ENGINEER FOR SUCH DISTRICT CERTIFIES IN WRITING TO THE DISTRICT AND TO THE DIRECTOR OF PUBLIC WORKS AND THE DIRECTOR OF THE CITY PLANNING DEPARTMENT OF THE CITY OF HOUSTON THAT THE ELEVATION OF THE TOP OF THE FOUNDATION SLAB FOR ANY CONSTRUCTION IN THE PLATTED AREA IS NOT LESS THAN TWELVE (12) INCHES ABOVE THE NATURAL GROUND ELEVATION AT THE SLAB LOCATION.
11. 5' BLUE - ALL PRIVATE STREETS TO HAVE A 5-FOOT BUILDING LINE & UTILITY EASEMENT, PARALLEL PERPENDICULAR, AND CONTIGUOUS WITH THE SIDE LINES SHOWN HEREON.

AREA	ACRES
30' R.O.W. - Pri. St.	2.920
60' R.O.W.	4.350
Maj. Arterial	0
Open Space Res.	2.665
Single Family	
Lots	22,221
	32,156
44 Pk. Sp. at 9' =	396'

THE WOODLANDS

THE WOODLANDS IS A NEW COMMUNITY ASSISTED BY THE COMMUNITY DEVELOPMENT CORPORATION OF H.U.D.
VILLAGE OF GROGAN'S MILL
SECTION TEN

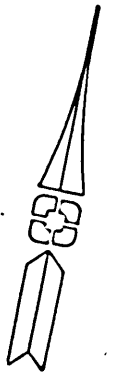
A SUBDIVISION OF 32.156 ACRES OF LAND OUT OF THE JOHN TAYLOR SURVEY A-547 & THE WALKER CO. SCHOOL LAND SURVEY A-599
MONTGOMERY COUNTY, TEXAS
144 LOTS 4 RESERVES 3 BLOCKS
SCALE: 1" = 40' MAY, 1975

OWNER:
THE WOODLANDS DEVELOPMENT CORPORATION
LELAND W. CARTER, PRESIDENT
ROBERT N. HINTON, JR., SECRETARY

MURRAY - McCORMICK, INC.

CABINET 17
Sheet 1-7
7520195





acreage

1 FOOT RESERVE SEE NOTE 2.

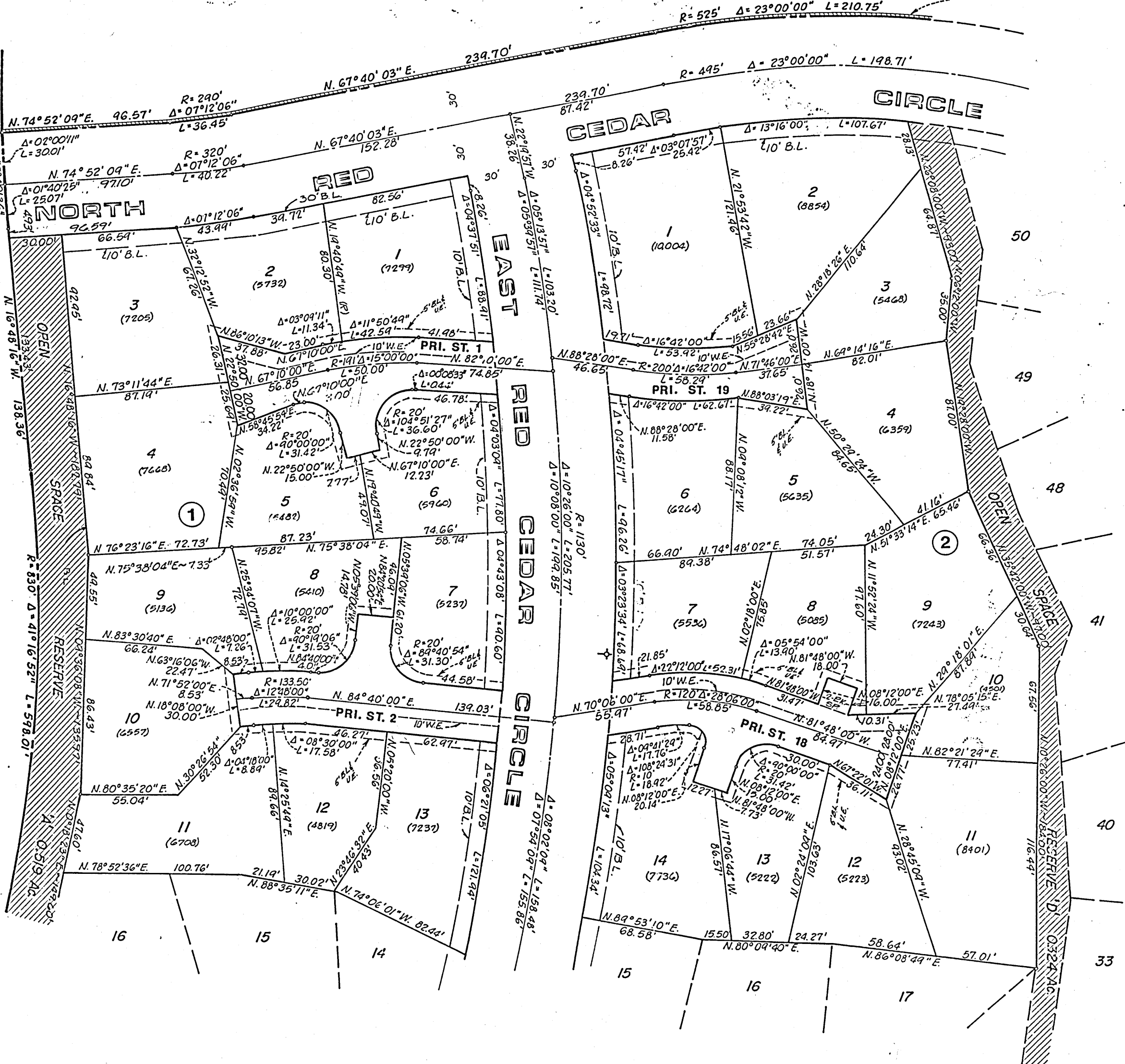
NORTH RED
CEDAR CIRCLE

SOUTH
MILBEND
DRIVE

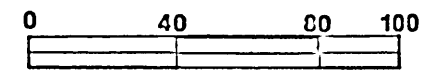
CEDAR CIRCLE

SEE SHEET 6 OF 6

Village of Grogan's
Mill Section 9
Cabinet A, Sheet 192,
M.C.M.R.



SEE SHEET 3 OF 6



VILLAGE OF GROGAN'S MILL
SECTION TEN

SHEET 2 OF 6 SHEETS

CABINET B
Sheet 1-4

Cabinet B
Sheet 1-4

2010.002

7201-001

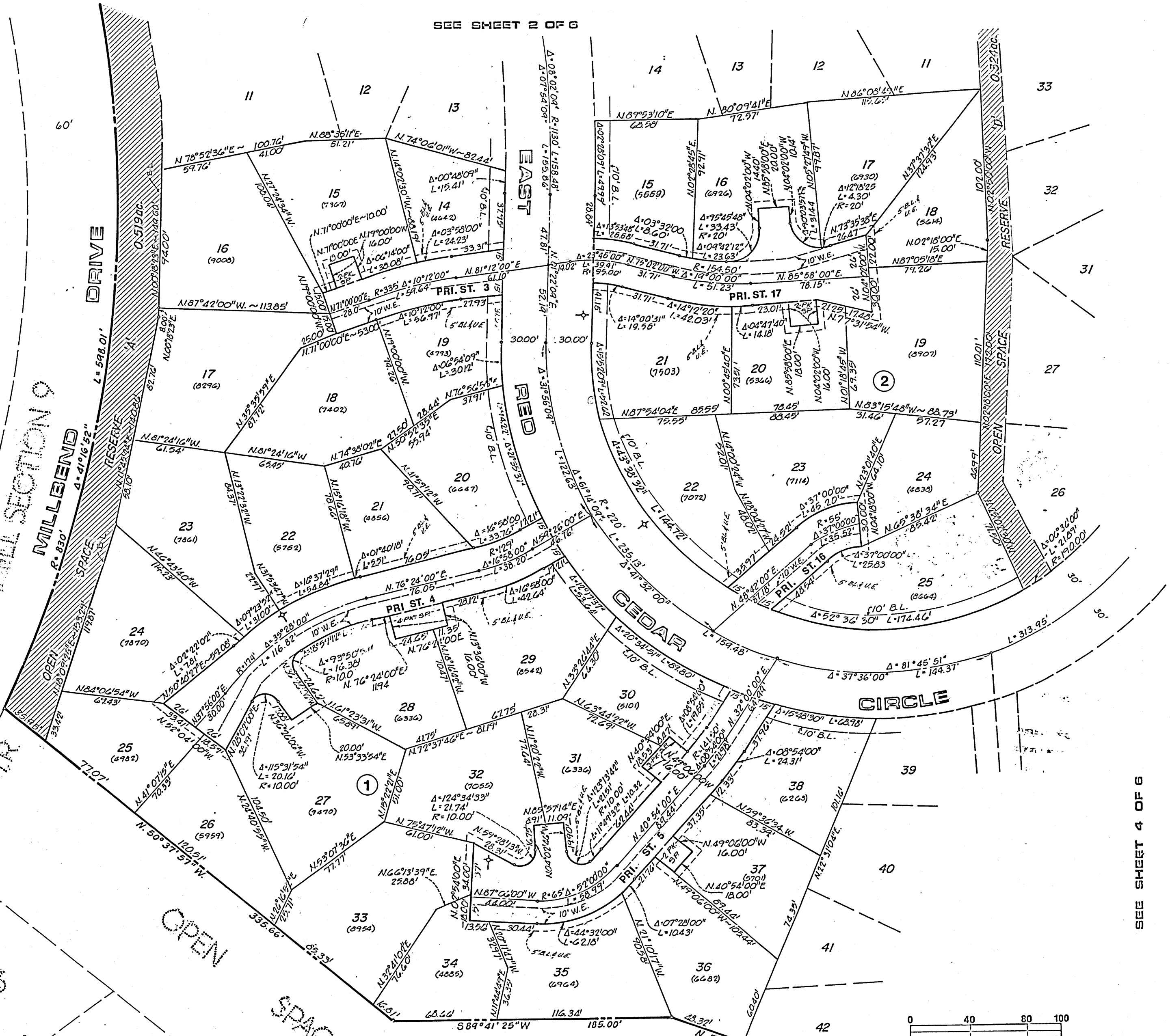
3000.00

SEE SHEET 2 OF 6



CABINET B
Sheet 2 A

VILLAGE OF GROGAN'S MILL SECTION 9
Cabinet A
Sheet 192 MCMP



60'

DRIVE

MILLBEND DRIVE

EAST RED CEDAR CIRCLE

CIRCLE

OPEN SPACE

RESERVE

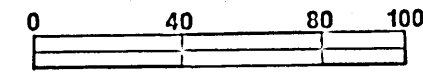
RESERVE

OPEN SPACE

VILLAGE OF GROGAN'S MILL SECTION TEN

SHEET 3 OF 6 SHEETS

SEE SHEET 4 OF 6

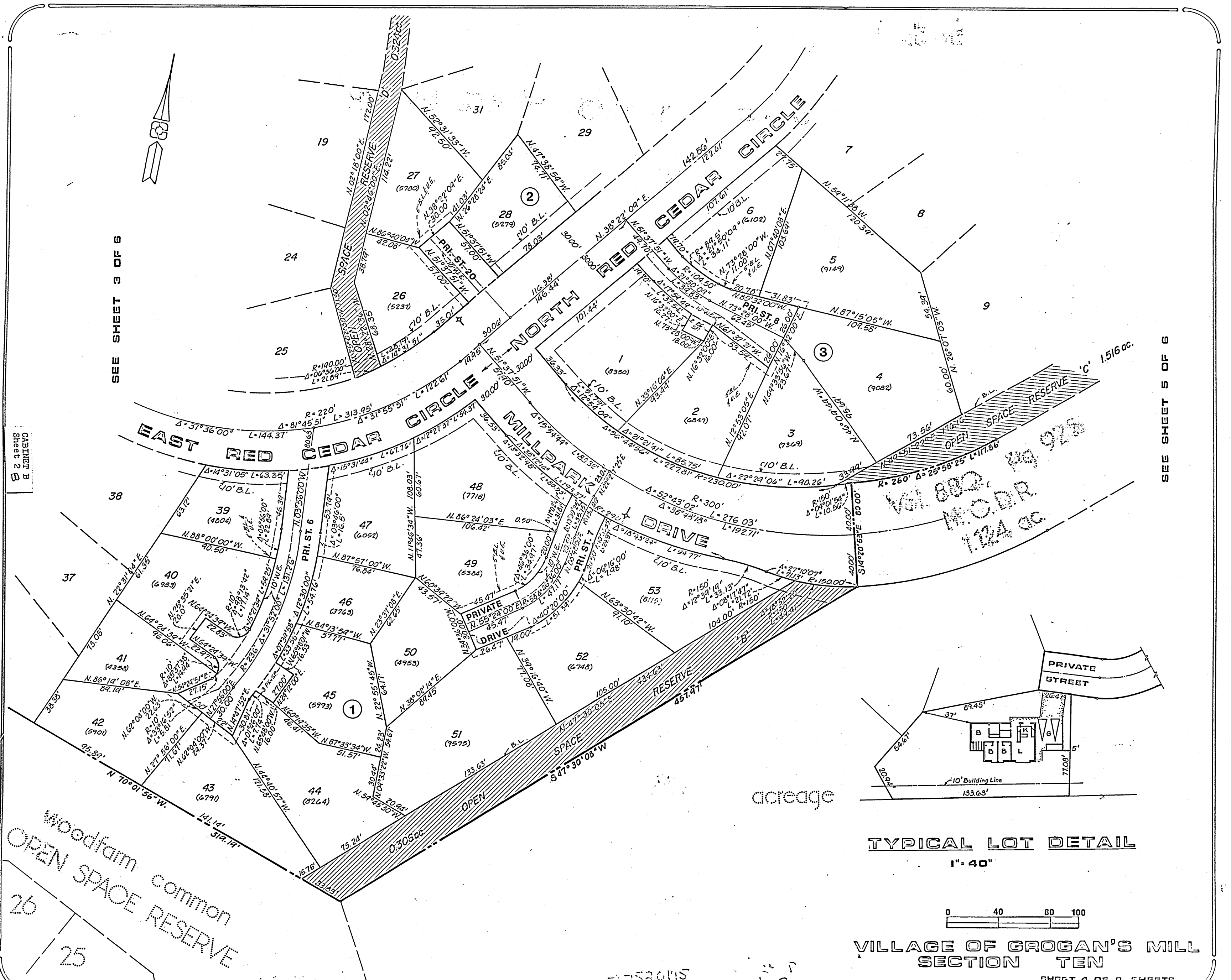


7201-001

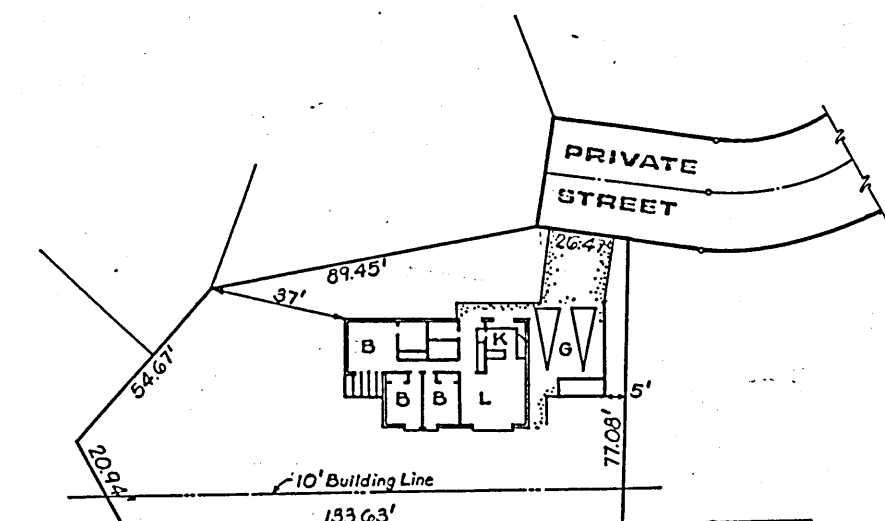
SEE SHEET 3 OF 6

CABINET B
Sheet 2 B

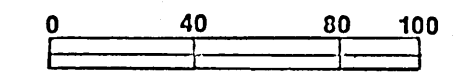
SEE SHEET 5 OF 6



Vol. 800, Pgs. 928
M.C.D.R.
1.24 ac.



TYPICAL LOT DETAIL
1" = 40'



VILLAGE OF GROGAN'S MILL
SECTION TEN

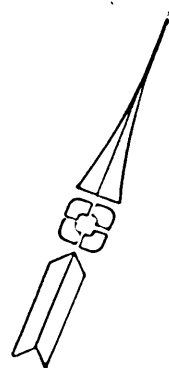
SHEET 4 OF 6 SHEETS

7201-001
B.001a.001

752015



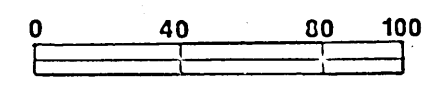
Cabinet B
Sheet 3 A



SEE SHEET 2 OF 6



SEE SHEET 5 OF 6



VILLAGE OF GROGAN'S MILL
SECTION TEN

SHEET 6 OF 6 SHEETS

Cabinet B
Sheet 3 B