

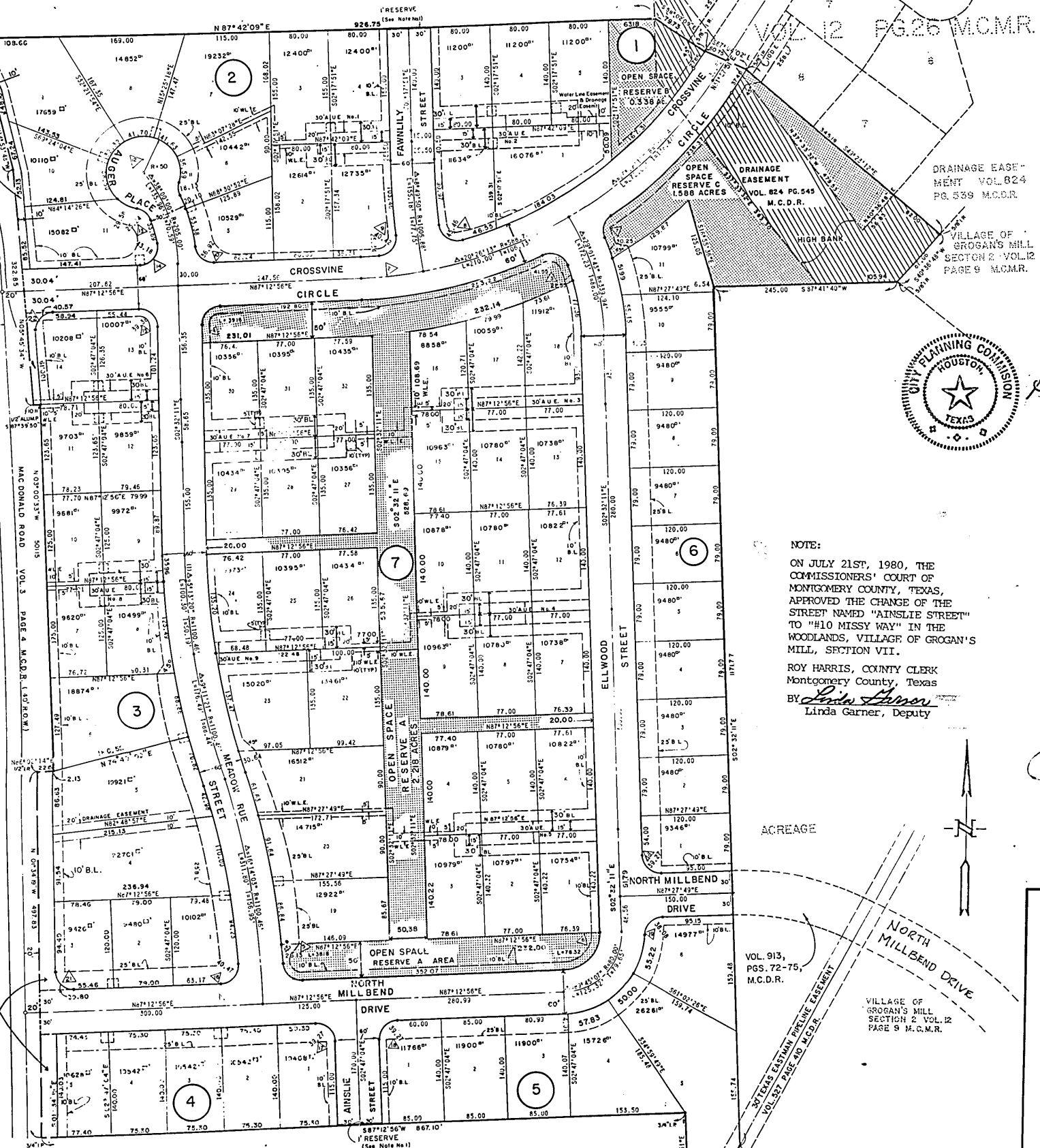
ACREAGE

VILLAGE OF GROGAN'S MILL SECTION 6
VOL. 12 PG. 25 M.C.M.R.

- NOTES:
- ONE-FOOT RESERVE IS DEDICATED TO THE PUBLIC AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLANS WHERE SUCH STREETS ADJACENT ACREAGE TRACT, THE LOCATION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAN, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET FRONT OF ANY PURPOSES (AND THE FEE TITLE THEREIN SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS).
 - 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. 4, THE M.C.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.
 - ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO STRAIGHT SIDE LOT LINE WHERE THE TRANSITIONS OCCUR.
 - B.L. INDICATES "BUILDING LINE".
 - W.L.E. INDICATES "WATER LINE EASEMENT".
 - A.E. INDICATES "ACCESS EASEMENT".
 - D.E. INDICATES "DRAINAGE EASEMENT".
 - U.E. INDICATES "UTILITY EASEMENT".
 - S.E. INDICATES "SEWER EASEMENT".
 - ALL BEARING REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 - TYPICAL LOT SIZES: 78 x 120: 9480 SQUARE FEET.
 - AREA OF LOTS ARE SHOWN IN SQUARE FEET.
 - a) LOTS 1 & 2 BLOCK 1 DENIED DIRECT ACCESS FROM MILL CHASE CIRCLE
b) LOTS 1, 2, 5 & 11 BLOCK 2 DENIED DIRECT ACCESS FROM MILL CHASE CIRCLE.
c) LOTS 13 & 14 BLOCK 3 DENIED DIRECT ACCESS FROM MILL STREET.
 - ELEVATION OF THE FOUNDATION SLAB IN LOTS 3, 4, 5, 6, AND 7 OF BLOCK 3 AND LOT 5 OF BLOCK 4 WILL NOT BE LESS THAN 18" M.S.L.
 - SANITARY SEWER EASEMENT FOR GRINDER PUMPS (TYPICAL 10'x10' GRINDER PUMP CENTERED IN EASEMENT).
 - LOTS BACKING OR SONGON MAC DONALD ROAD ARE DENIED DIRECT ACCESS TO MAC DONALD ROAD.

CURVE NOTES

CURVE NO.	DELTA	SAD.	ARC.	TAN.
1	01°49'22"	1100.46	35.01	17.51
2	08°50'37"	588.74	85.73	42.94
3	35°13'35"	25.00	41.55	27.39
4	89°45'57"	25.00	39.16	24.89
5	87°30'29"	25.00	38.18	23.94
6	89°45'57"	25.00	38.32	49.78
7	77°42'40"	25.00	33.31	20.14
8	99°34'37"	25.00	43.46	29.58
9	52°37'53"	25.00	40.42	26.76
10	84°37'26"	25.00	36.92	22.76
11	41°33'13"	25.00	18.13	9.48
12	27°52'39"	25.00	240.31	-
13	57°50'31"	25.00	25.24	13.81
14	90°57'27"	25.00	43.18	29.25
15	90°14'53"	25.00	37.38	25.11
16	92°45'15"	25.00	40.47	26.23
17	90°10'07"	25.00	39.27	25.00
18	90°10'07"	25.00	39.27	25.00
19	87°15'58"	25.00	38.08	23.84
20	90°10'07"	25.00	39.27	25.00
21	91°02'45"	25.00	39.80	25.53
22	92°58'30"	25.00	40.57	26.33



STATE OF TEXAS
COUNTY OF HARRIS

WE, ROBINSON G. LAPP AND ROBERT N. HINTON, JR., VICE PRESIDENT AND SECRETARY RESPECTIVELY OF THE WOODLANDS DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF VILLAGE OF GROGAN'S MILL, SECTION SEVEN, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS DEVELOPMENT CORPORATION, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS VILLAGE OF GROGAN'S MILL, SECTION SEVEN LOCATED IN THE JOHN TAYLOR SURVEY, A-547, MONTGOMERY COUNTY, TEXAS AND 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 STREETS OR ALLEYS TO CONFORM TO THE DEDICATION, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM 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:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET 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 CONVEYER.) CURVEWAYS OR BRIDGES MUST BE 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 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 ENTERED TO THE LOT, PLOT, OR SITE; AND NO HOUSE SHALL BE CONSTRUCTED UPON A LOT, PLOT OR SITE OF LESS AREA THAN FIVE THOUSAND (5000) SQUARE FEET OR WITH LESS FRONT YARD FRONTALITY THAN FIFTY (50) FEET.

IN TESTIMONY WHEREOF, THE WOODLANDS DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBINSON G. LAPP, ITS VICE PRESIDENT, THEREunto AUTHORIZED ATTESTED BY ITS SECRETARY, ROBERT N. HINTON, JR., AND ITS COMMON SEAL HERETO AFFIXED THIS 21st DAY OF JULY, 1980.

THE WOODLANDS DEVELOPMENT CORPORATION
ATTEST: ROBERT N. HINTON, JR., SECRETARY
WOODLANDS DEVELOPMENT CORPORATION

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBINSON G. LAPP AND ROBERT N. HINTON, JR., VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE WOODLANDS DEVELOPMENT CORPORATION, THE CORPORATION ABOVE MENTIONED, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAD ENTERED INTO 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 21st DAY OF JULY, 1980.



THIS IS TO CERTIFY THAT I, DANIEL D. CLINTON, JR., A REGISTERED ENGINEER OF THE STATE OF TEXAS, HAVE PLANNED THE ABOVE PLAT FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE PROPERLY MARKED WITH IRON PIPES FIRST HAVE BEEN ENTERED TO THE LOT, PLOT, OR SITE; AND NO HOUSE SHALL BE CONSTRUCTED UPON A LOT, PLOT OR SITE OF LESS AREA THAN FIVE THOUSAND (5000) SQUARE FEET OR WITH LESS FRONT YARD FRONTALITY THAN FIFTY (50) FEET.

IN TESTIMONY WHEREOF, THE WOODLANDS DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBINSON G. LAPP, ITS VICE PRESIDENT, THEREunto AUTHORIZED ATTESTED BY ITS SECRETARY, ROBERT N. HINTON, JR., AND ITS COMMON SEAL HERETO AFFIXED THIS 21st DAY OF JULY, 1980.

THE WOODLANDS DEVELOPMENT CORPORATION
ATTEST: ROBERT N. HINTON, JR., SECRETARY
WOODLANDS DEVELOPMENT CORPORATION

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 SEVEN, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITH THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, THIS 21st DAY OF JULY, 1980.

Renald A. Haines, Assistant Director
Chairman

STATE OF TEXAS
COUNTY OF HARRIS

I, B. W. COOPER, COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLETES 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 COMPLETES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' COURT; HOWEVER, NO DEDICATION IS HEREIN 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.

NOTE:
ON JULY 21ST, 1980, THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, APPROVED THE CHANGE OF THE STREET NAMED "AINSLIE STREET" TO "10 MISSY WAY" IN THE WOODLANDS, VILLAGE OF GROGAN'S MILL, SECTION VII.

ROY HARRIS, COUNTY CLERK
Montgomery County, Texas
BY Linda Garner, Deputy

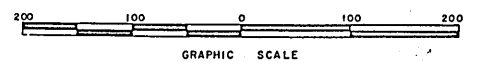
STATE OF TEXAS
COUNTY OF HARRIS

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 JULY 21, 1980 AT 11:00 O'CLOCK A.M., AND WAS RECORDED ON JULY 22, 1980 AT 10:00 O'CLOCK A.M. SHEET 200-B 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

AREA	ACRES
60' RIGHT OF WAY	6.258
50' RIGHT OF WAY	0.289
OPEN SPACE	4.144
SINGLE FAMILY LOTS	22.769
TOTAL	33.460



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Please call Bob Jonas when fee for recording is due.
Phone number: 627-1200



WOODLANDS

THE WOODLANDS IS A NEW COMMUNITY ASSISTED BY THE COMMUNITY DEVELOPMENT CORPORATION OF HUD

VILLAGE OF GROGAN'S MILL

SECTION SEVEN

A SUBDIVISION OF 33.460 ACRES OUT OF THE JOHN TAYLOR SURVEY, A-547 MONTGOMERY COUNTY, TEXAS

84 LOTS 3 RESERVES 7 BLOCKS
SCALE: 1"=100' OCT. 1975

OWNERS
THE WOODLANDS DEVELOPMENT CORPORATION
ROBINSON G. LAPP, VICE PRESIDENT
ROBERT N. HINTON JR, SECRETARY

LOCKWOOD, ANDREWS and NEWMAN, INC.
ENGINEERS-PLANNERS

HOUSTON, TEXAS

Cabinet A
Sheet 200-B

Cabinet A
Sheet 200-B

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