

Cabinet B  
Sheet 37 A

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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 PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE VILLAGE OF GROGAN'S MILL SECTION EIGHTEEN DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS VILLAGE OF GROGAN'S MILL SECTION EIGHTEEN IN THE JOHN TAYLOR SURVEY A-547, AND THE WALKER COUNTY SCHOOL LAND SURVEY A-599, MONTGOMERY COUNTY, TEXAS, AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATE, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS 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 INDICATED ON THIS PLAT, 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 ROADS, STREETS, ALLEYS, 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 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 THAT LOTS BACKING OR SIDING ON NORTH HILLBEND DRIVE SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO SAID STREET.

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 21st DAY OF July, 1976.

THE WOODLANDS DEVELOPMENT CORPORATION

ATTEST Robert N. Hinton Jr.  
ROBERT N. HINTON, JR., SECRETARY

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 21st DAY OF July, 1976.

Cecilia M. Hard  
NOTARY PUBLIC IN AND FOR MONTGOMERY COUNTY, TEXAS  
MY COMMISSION EXPIRES January 6, 1978

"WE, THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION), TRUSTEE, OF NEW YORK, NEW YORK, OWNER AND HOLDER OF A LIEN AGAINST THE ABOVE DESCRIBED PROPERTY, SAID LIEN BEING EVIDENCED BY INSTRUMENTS OF RECORD IN VOLUME 242, PAGES 318 THROUGH 545, AND VOLUME 364, PAGES 528 THROUGH 554, OF THE MORTGAGE RECORDS OF MONTGOMERY COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID SUBDIVISION AND DEDICATION SAID LIEN, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME OR ANY PART THEREOF".

THE CHASE MANHATTAN BANK (NATIONAL ASSOCIATION), TRUSTEE  
BY J. J. Arney  
J. J. Arney Assistant Secretary

STATE OF NEW YORK  
COUNTY OF NEW YORK

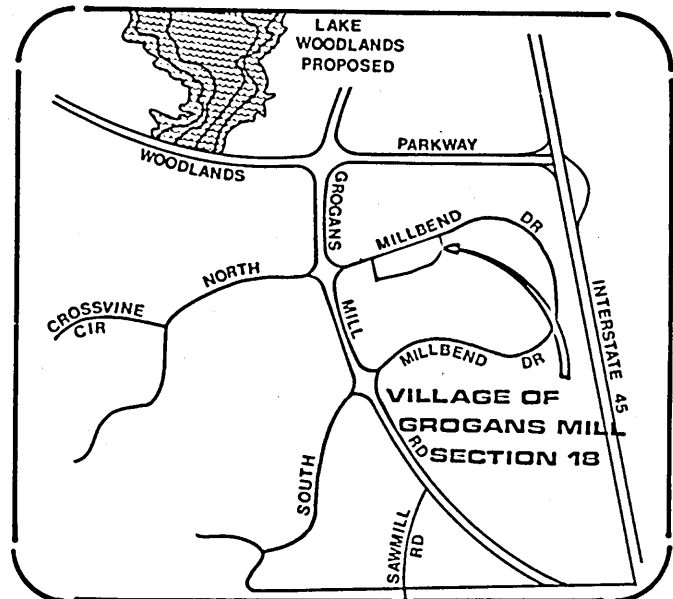
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. J. Payno AND J. J. Arney, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF July, 1976.

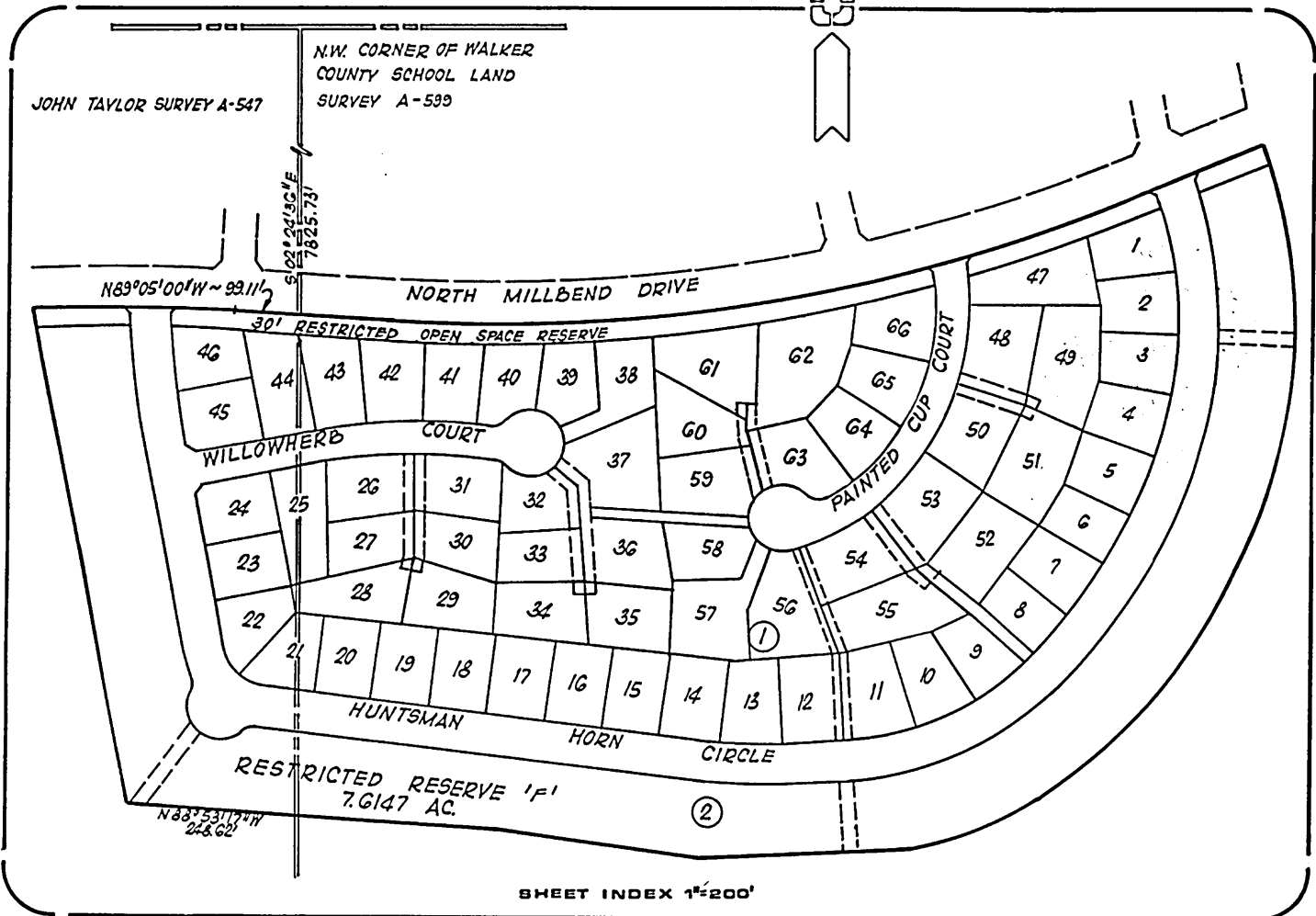
J. J. Arney  
NOTARY PUBLIC IN AND FOR NEW YORK COUNTY, NEW YORK  
MY COMMISSION EXPIRES MAR 5 1977

THIS IS TO CERTIFY THAT I, PETER W. BLOM, A REGISTERED ENGINEER OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE PLAT FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL BLOCK CORNER ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 5/8" X 3 FEET 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 ME.

Peter W. Blom  
PETER W. BLOM, PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 35637



VICINITY MAP N.T.S.



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 EIGHTEEN AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS THIS 24th DAY OF SEPTEMBER, 1976.

Roscoe H. Jones SECRETARY-ENGINEER  
Burdette Keeland, Jr. VICE-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 COMMISSIONER'S COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONER'S COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENTH STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

B. W. Cooper  
B. W. COOPER, MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY, TEXAS, THIS 4 DAY OF October, 1976.

Bo Calfee COMMISSIONER'S PRECINCT 1  
H. P. Alley COMMISSIONER'S PRECINCT 2

Lynn Coker COUNTY JUDGE

George N. Wood COMMISSIONER'S PRECINCT 3  
D. A. Wells COMMISSIONER'S PRECINCT 4

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 October 11th, 1976 AT 4 O'CLOCK P. M., CABINET B, SHEET 37, AND DULY RECORDED ON October 11th, 1976 OF RECORD OF PLAT 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



# THE WOODLANDS

THE WOODLANDS IS A NEW COMMUNITY ASSISTED BY THE COMMUNITY DEVELOPMENT CORPORATION OF H.U.D.

## VILLAGE OF GROGAN'S MILL SECTION EIGHTEEN

A SUBDIVISION OF 31,332 ACRES OF LAND BEING LOCATED IN THE JOHN TAYLOR SURVEY A-547 AND THE WALKER COUNTY SCHOOL LAND SURVEY A-599 MONTGOMERY COUNTY, TEXAS.

66 LOTS 7 RESERVES 2 BLOCKS  
SCALE: 1"= 100'

OWNER:  
THE WOODLANDS DEVELOPMENT CORPORATION  
RICHARD P. BROWNE - VICE PRESIDENT  
ROBERT N. HINTON JR. - SECRETARY

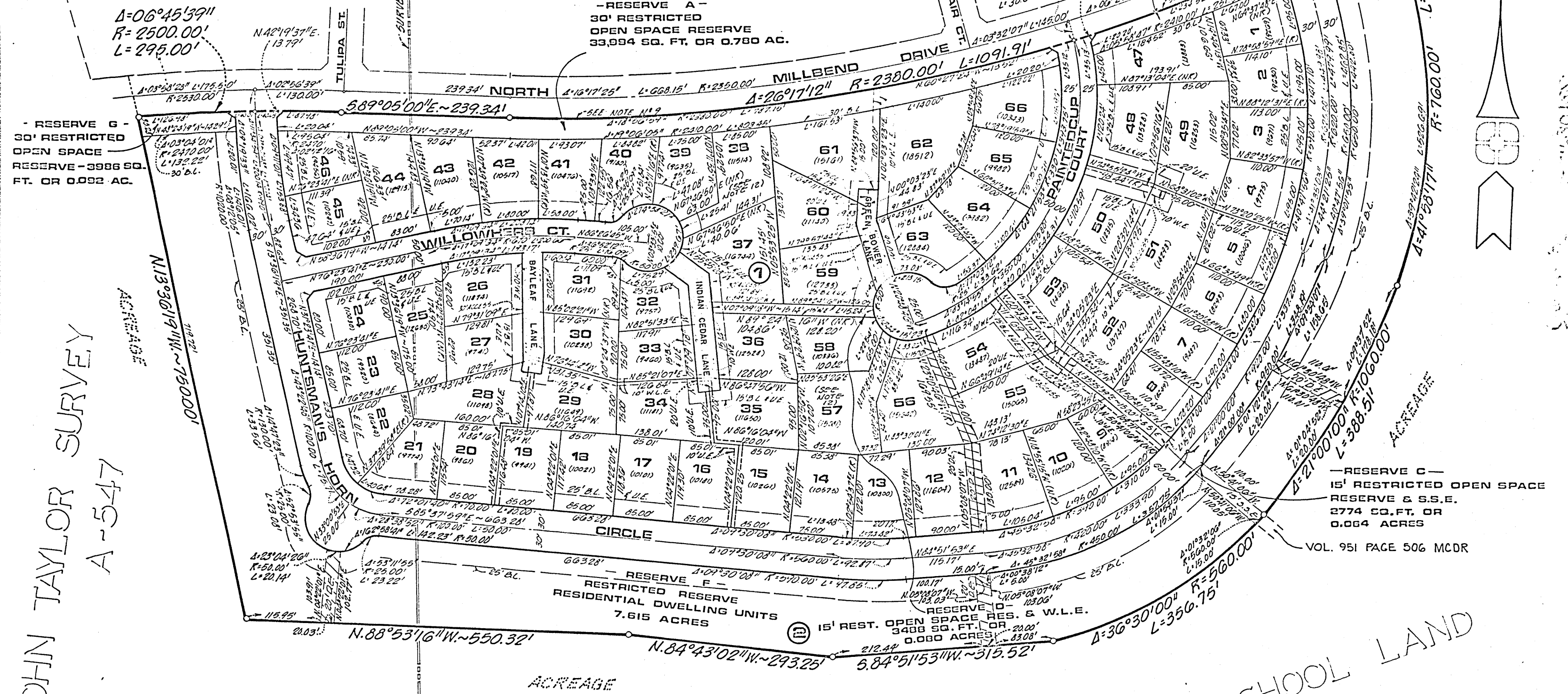
GENGE/MURRAY - McCORMICK, INCORPORATED

50370.001

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JOHN TAYLOR SURVEY  
A-547

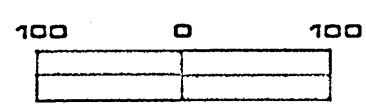
VILLAGE OF GROGANS MILL SECTION 17  
VOL. FB. M.C.M.R.



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- NOTES
1. ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
  2. ALL SIDE LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE SHOWN.
  3. ALL UTILITY EASEMENTS (U.E.) ARE EQUAL DISTANCES EITHER SIDE OF LOT LINES UNLESS OTHERWISE SHOWN.
  4. INDIVIDUAL LOT AREAS ARE SHOWN IN SQUARE FEET, AND NOTED BY PARENTHESES (S, 360).
  5. B. L. INDICATES BUILDING LINE.
  6. NO DWELLING OR BUILDING WILL BE CONNECTED TO OR PROVIDED SERVICE BY THE WATER OR SANITARY SEWER SYSTEM OF MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 36, 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 DIRECTORS 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.
  7. D. E. INDICATES "DRAINAGE EASEMENT". A&E. INDICATES "SANITARY SEWER EASEMENT"
  8. ALL BUILDING LINE TRANSITIONS ARE AT 45° ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITIONS OCCUR AS SHOWN.
  9. ALL LOTS SIDING OR BACKING ON NORTH MILLBEND DRIVE ARE HEREBY DENIED DIRECT DRIVEWAYS ACCESS TO SAID RIGHT-OF-WAY.
  10. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A CUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT 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 THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS).
  11. W. L. E. INDICATES "WATER LINE EASEMENTS".
  12. ALL FLAG LOTS (38 & 57) ARE RESTRICTED TO PREVENT THE CONSTRUCTION OF ANY BUILDING, STRUCTURE, WALL OR FENCE WITHIN THE STAFF PORTION OF SUCH LOT, AND THAT SAID STAFF WILL BE RESTRICTED TO PROVIDE ACCESS TO THAT LOT ONLY. THE NARROWEST PART OF SAID STAFF SHALL BE NO LESS THAN 20' AND NO LONGER THAN 200'.

WALKER COUNTY SCHOOL LAND  
SURVEY A-599



VILLAGE OF GROGANS MILL  
SECTION EIGHTEEN