

STATE OF TEXAS }
COUNTY OF MONTGOMERY }

WE, Richard P. Browne and Robert N. Hinton, Jr., Vice President and Secretary respectively of WOODLANDS DEVELOPMENT CORPORATION, owners of the property subdivided in the above and foregoing map of VILLAGE OF GROGAN'S MILL, SECTION 19, do hereby make subdivision of said property for and on behalf of said WOODLANDS DEVELOPMENT CORPORATION according to the lines, streets, lots, alleys, parking, building lines and easements thereon shown and designate said County, Town and Precinct of MONTGOMERY COUNTY, TEXAS, as the jurisdictional authority for the purposes of establishing grades as approved for the streets and alleys dedicated to public use, as such, the streets, alleys, parks and easements shown thereon, and to waive any claims for damages occasioned by the establishing of grades 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 injunctions, 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 (3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

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 (7,000) 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 (5,000) square feet with less street frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, WOODLANDS DEVELOPMENT CORPORATION, has caused these presents to be signed by Richard P. Browne, Vice-President, thereunto authorized, attested by its Secretary, Robert N. Hinton, Jr., and its common seal hereunto affixed this 10th day of July, 1976.

BY Robert N. Hinton
Robert N. Hinton
Secretary

WOODLANDS DEVELOPMENT CORPORATION
BY Richard P. Browne
Richard P. Browne
Vice President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Richard P. Browne and Robert N. Hinton, Jr., Vice President and Secretary, respectively, of WOODLANDS DEVELOPMENT CORPORATION, the corporation above named, known to me, 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 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, 1976.

Richard P. Browne
Notary Public in and for Harris County, Texas
MY COMMISSION EXPIRES January 21, 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 354 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
Richard P. Browne
Notary Public in and for Harris County, Texas
MY COMMISSION EXPIRES January 21, 1978

STATE OF NEW YORK }
COUNTY OF NEW YORK }

BEFORE ME, the undersigned authority, on this day personally appeared J. A. Payne 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.

John W. Steinhoff
JOHN W. STEINHOFF
NOTARY PUBLIC, State of New York
Qualified in Montgomery County
Commission Expires March 23, 1977

This is to certify that I, Wilson Windle, a registered engineer of the State of Texas, have plotted 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 bounded 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 2,000 feet of this property.

Wilson Windle
Wilson Windle, Professional Engineer
Texas Registration No. 16352

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 19, 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 23rd day of October, 1976.

Roscoe H. Jones
Roscoe H. Jones
Secretary - Engineer

C. Jim Stewart
C. Jim 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 required by Ordinance No. 69-1978, however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery of parent stream or on any other area of subdivision within the watershed.

B.W. Cooper
B.W. Cooper - County Engineer
Approved by Commissioners' Court of Montgomery County, this 15th day of November, 1976.

Bo Calfee
Bo Calfee, Commissioner
Precinct 1

Doug Alley
Doug Alley, Commissioner
Precinct 2

Lynn Coker
Lynn Coker, County Judge

George Wood
George Wood, Commissioner
Precinct 3

D. J. Wells
D. J. Wells, Commissioner
Precinct 4

THE 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 full certification of authenticity filed for registration in my office on NOVEMBER 23RD of said county, at 10 o'clock, A.M., in Cabinet B, Sheet 47, of record of PLATS of said county.

WITNESS my hand and seal of office, at Conroe, the day and date last above written.

Roy Harris
Roy Harris, Clerk,
Montgomery County, Texas



BY Richard P. Browne Deputy

VILLAGE OF GROGAN'S MILL
SECTION 19

39 LOTS
SCALE: 1" = 100'
MONTGOMERY COUNTY, TEXAS
1 BLOCK
RESERVES
MAY, 1976

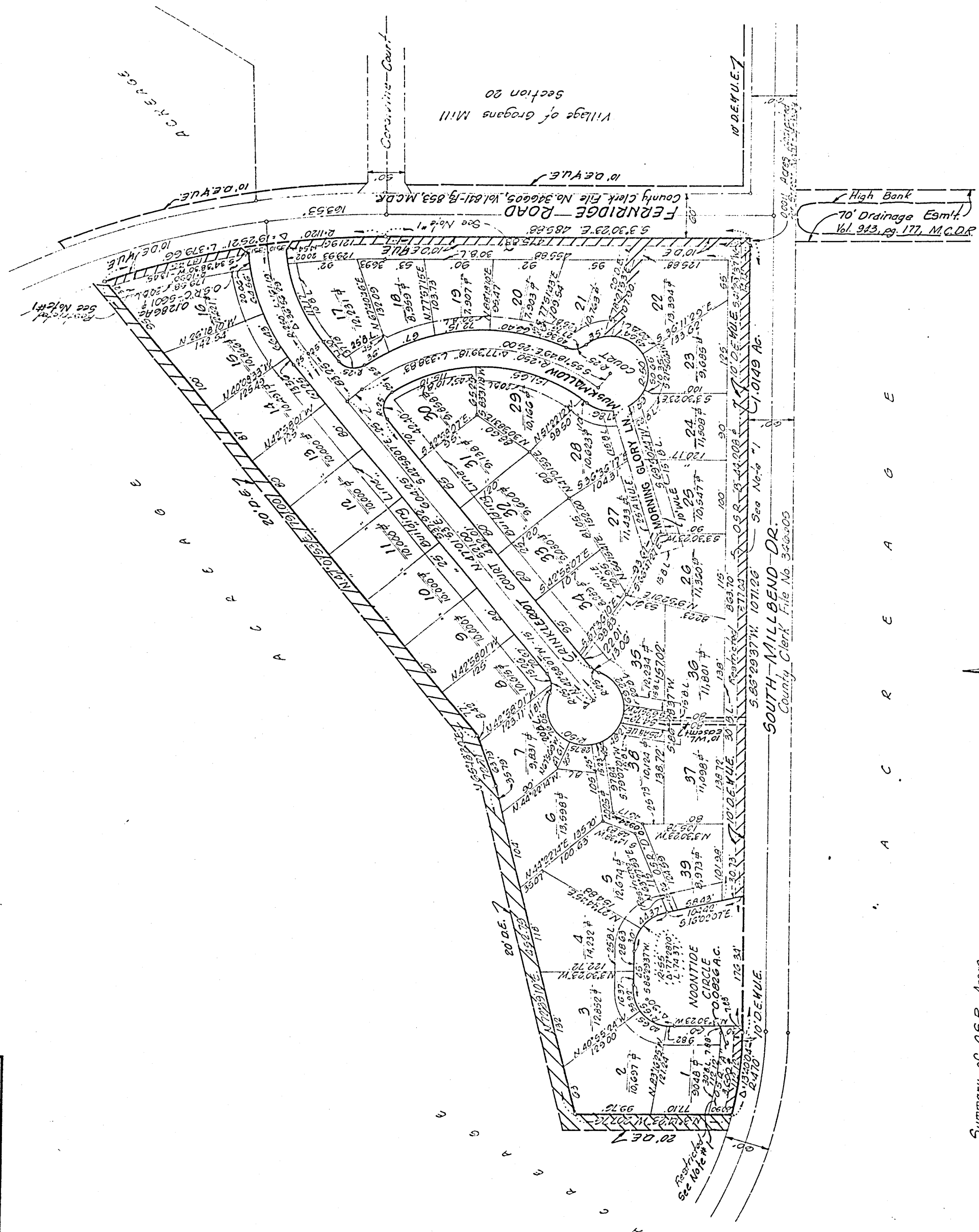
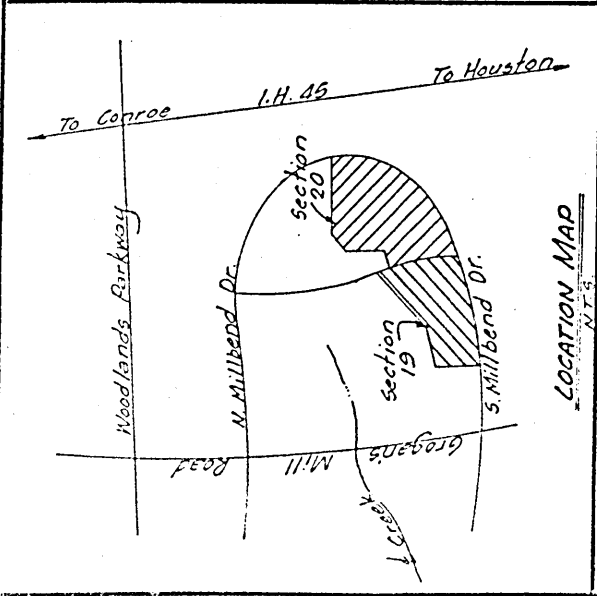
OWNER
THE WOODLANDS DEVELOPMENT CORPORATION
RICHARD P. BROWNE - VICE PRESIDENT
ROBERT N. HINTON - SECRETARY

WILSON WINDLE & ASSOCIATES

CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS

7635162

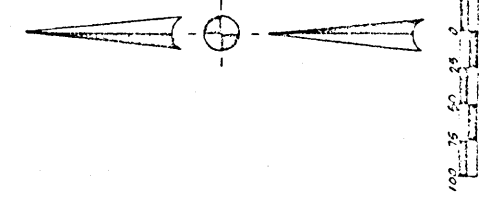
Cabinet B
Sheet 43



Summary of O.S.R. Areas

O.S.R.	Sq. Ft.	Acres
A	3,600	0.0826
B	44,208	1.0149
C	5,601	0.1286
D	4,025	0.0924
TOTAL	57,434	1.3185

A C R E A G E



THE WOODLANDS
VILLAGE OF GROGANS MILL
SECTION 19
 A SUBDIVISION OF 12.8834 ACRES OUT OF
 THE WALKER COUNTY SCHOOL LAND SURVEY, A-599
 MONTGOMERY COUNTY, TEXAS
 39 LOTS 4 RESERVES 1 BLOCK
 SCALE: 1"=100'

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

WILSON WINDLE & ASSOCIATES
 LAND SURVEYING ENGINEERS & PLANNERS
 12000 WEST 10TH STREET, HOUSTON, TEXAS 77033

1. Lot 37 being or being in the possession of and Farming as one Denial Direct Driveway access to said lot.
2. DE. Indivisible Building Line.
3. DE. Indivisible Utility Easement.
4. DE. Indivisible Water Line Easement.
5. DE. Indivisible Access Driveway Easement.

SUMMARY

Area	Acres
All-Right-of-Way	2.0550
Open Space Reserve	1.3165
Single Family Lots	9.5099
Total	12.8834

4. 7635162