


- Notes:
- 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 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 re-vest in the dedicator, his heirs, assigns, or successors).
  - This survey is not 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.
  - O.S.R. indicates Open Space Reserve
  - B.L. " " Building Line
  - A.U.E. " " Access & Utility Easement
  - W.L.E. " " Water Line Easement
  - D.E. " " Drainage Easement

SUMMARY OF AREAS	
UNRESTRICTED RESERVE & DRAINAGE EASEMENT	2.9944 ac.
STREET RIGHT OF WAYS	2.3084 ac.
LOTS	7.3573 ac.
OPEN SPACE RESERVE "A"	0.4605 ac.
OPEN SPACE RESERVE "B"	0.2990 ac.
OPEN SPACE RESERVE "C"	0.0447 ac.
<b>TOTAL</b>	<b>13.4643 ac.</b>



**THE WOODLANDS**  
**VILLAGE OF GROGAN'S MILL**  
**SECTION 23**

A SUBDIVISION OF 13.4643 ACRES OUT OF  
 THE WALKER COUNTY SCHOOL LAND  
 SURVEY, A-599  
 MONTGOMERY COUNTY, TEXAS

34 LOTS      4 RESERVES      1 BLOCKS  
 SCALE: 1"=100'      APRIL, 1977

OWNER  
 THE WOODLANDS DEVELOPMENT CORPORATION  
 P. VERNON ROBBINS, SENIOR VICE-PRESIDENT  
 ROBERT N. HINTON, SECRETARY

**WILSON WINDLE & ASSOCIATES**  
 CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS

SHEET 1 OF 2 SHEETS

Cabinet B  
 Sheet 81 A  
 7731152

8 18 3322  
B  
Cabinet  
Sheets

STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, P. Vernon Robbins, Senior Vice President and Robert N. Hinton, Jr., Secretary, being officers of WOODLANDS DEVELOPMENT CORPORATION, owner of the 10.4699 acre tract described on the attached map or plat entitled, VILLAGE OF GROGAN'S MILL, SECTION 23, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that 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 in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

IN TESTIMONY WHEREOF, the WOODLANDS DEVELOPMENT CORPORATION has caused these presents to be signed by P. Vernon Robbins, its Senior Vice President, thereunto authorized, attested by its Secretary, Robert N. Hinton, Jr., and its common seal hereunto affixed this \_\_\_\_\_ day of December, 1976.

ATTEST: Robert N. Hinton, Jr.  
Secretary  
WOODLANDS DEVELOPMENT CORPORATION  
BY: P. Vernon Robbins  
Senior Vice President

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared P. Vernon Robbins and Robert N. Hinton, Jr., Senior Vice President and Secretary, respectively, of WOODLANDS DEVELOPMENT CORPORATION, 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 and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24<sup>th</sup> day of December, 1977.  
John M. Stewart  
Notary Public in and for Montgomery County, Texas  
My Commission Expires 6<sup>th</sup> of June 1978

I, Wilson Windle, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that the attached plat is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, block corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than one (1) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

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 the attached plat in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 24<sup>th</sup> day of July, 1977.

ATTEST: Roscoe H. Jones  
Secretary  
BY: C. Jim Stewart  
Chairman

I, B.W. Cooper, County Engineer of Montgomery County, 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.

B.W. Cooper  
B.W. Cooper - County Engineer  
24<sup>th</sup> day of August, 1977.

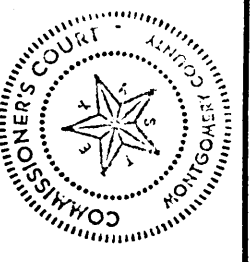
APPROVED by the Commissioners' Court of Harris County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1977.  
Robert L. Garver  
Precinct 1  
Commissioner  
Joe Corley  
Precinct 3  
Commissioner  
Lynn Baker  
County Judge

D.A. Wells  
D.A. "Red" Wells, Commissioner  
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 September 6<sup>th</sup>, 1977, at 2:01 clock, P.M., and duly recorded on September 6<sup>th</sup>, 1977 at 3:0 clock, P.M., in Cabinet B, Sheet 21, of record of PLAT of 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  
BY: Deborah Hapstead Deputy



WOODLANDS  
VILLAGE OF GROGAN'S MILL  
SECTION 23  
MONTGOMERY COUNTY, TEXAS  
34 LOTS  
SCALE: 1"=100'  
3 RESERVES  
OUTLER  
THE WOODLANDS DEVELOPMENT CORPORATION  
P. VERNON ROBBINS - SENIOR VICE PRESIDENT  
ROBERT N. HINTON - SECRETARY  
JULY, 1977  
WILSON WINDLE & ASSOCIATES  
CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS