

STATE OF TEXAS
COUNTY OF MONTGOMERY

We, P. Vernon Robbins, Senior Vice President and Robert M. Hinton, Jr., Secretary, being officers of THE WOODLANDS DEVELOPMENT CORPORATION, owner of the 13.7916 acre tract described in the above and foregoing map of VILLAGE OF GROGAN'S MILL, SECTION 27, 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 of 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 M. Hinton, Jr., and its common seal hereto affixed this 13th day of April, 1978.

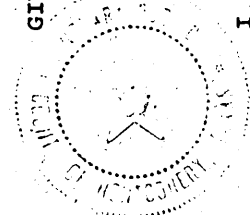
ATTEST: Robert M. Hinton, Jr.
Secretary
BY: P. Vernon Robbins
Senior Vice President

THE WOODLANDS DEVELOPMENT CORPORATION

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared P. Vernon Robbins and Robert M. Hinton, Jr., Senior Vice President and Secretary, respectively, of THE 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 13th day of April, 1978.
John M. DeLoach
Notary Public in and for Montgomery County, Texas
My Commission Expires 10th of Jan. 1980
John M. Osborne



I, Wilson Windle, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; and 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 this plat and subdivision of Village of Grogan's Mill, Section 27 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 17th day of August, 1978

ATTEST: Roscoe H. Jones
Secretary
BY: Burdette Keeland
Vice 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

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 17th day of August, 1978.

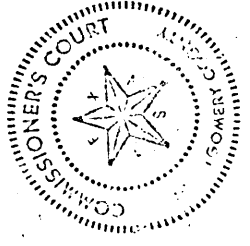
Robert L. Garner
R. L. Garner, Commissioner
Precinct 1
D. A. Wells
D. A. Wells, Commissioner
Precinct 2
R. A. DeLoach
R. A. DeLoach, Jr., County Judge

Joe Corley
Joe Corley, Commissioner
Precinct 3
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 August 17th, 1978, at 4:50 o'clock, P.M., and duly recorded on August 23rd, 1978 at 4:50 o'clock, P.M., in Cabinet B, Sheet 159, of record of PLATS of said county.

WITNESS by hand and seal of office, at Conroe, the day and date last above written.
Roy Harris, Clerk, County Court
Montgomery County, Texas



BY: John M. DeLoach
Deputy

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

We, Provident National Bank, owner and holder of a lien against the property described in the plat known as Village of Grogan's Mill, Section 27, said lien being evidenced by instrument of record in Volume 477, Page 222 of the Deed of Trust Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same by any part thereof.

PROVIDENT NATIONAL BANK

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

BEFORE ME, the undersigned authority, on this day personally appeared William O. Birch and Robert M. Hinton, Jr., respectively, of the Provident National Bank, the corporation named above, 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 17th day of August, 1978.
Notary Public in and for Philadelphia County, Pennsylvania

WILLIAM O. BIRCH
Notary Public, Philadelphia, Pennsylvania
My Commission Expires October 1, 1979



WOODLANDS
VILLAGE OF GROGAN'S MILL
SECTION 27
MONTGOMERY COUNTY, TEXAS
28 LOTS, 5 RESERVES
SCALE: 1" = 100'

OWNER
THE WOODLANDS DEVELOPMENT CORPORATION
P. VERNON ROBBINS, SENIOR VICE PRESIDENT
ROBERT M. HINTON, JR., SECRETARY
WILSON WINDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS

STATE OF TEXAS |
COUNTY OF MONTGOMERY |

We, P. Vernon Robbins, Senior Vice President and Robert N. Hinton, Jr., Secretary, being officers of THE WOODLANDS DEVELOPMENT CORPORATION, owner of the 14.0311 acre tract described in the above and foregoing map of A REPLAT OF THE VILLAGE OF GROGAN'S MILL, SECTION 31, 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 affixed this 12th day of April, 1978.

ATTEST: Robert N. Hinton, Jr.
Secretary
THE 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 THE 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 12th day of April, 1978.

Robert N. Hinton, Jr.
Notary Public in and for Montgomery County, Texas
My Commission Expires 10th of June, 1980

I, Wilson Windle, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground; and 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 this plat and subdivision of A Replat of Village of Grogan's Mill, Section 31, 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 _____ day of _____, 1978.

ATTEST:
Roscoe H. Jones
Secretary



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

APPROVED by the Commissioners' Court of Harris County, Texas, this 24th day of August, 1978.

Robert L. Garner
R. L. Garner, Commissioner
Precinct 1

Doug Alley
Doug Alley, Commissioner
Precinct 2

R. A. Deison, Jr.
R. A. Deison, Jr., County Judge

Joe Gorley
Joe Gorley, Commissioner
Precinct 3

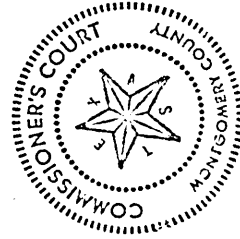
D. A. "Red" Wells
D. A. "Red" Wells, Commissioner
Precinct 4

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 August 24th, 1978 at 4:30 o'clock, P.M., and duly recorded on August 24th, 1978 at 4:30 o'clock, P.M., in Cabinet B, Sheet 160, 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, County Court
Montgomery County, Texas



BY: Roy Harris
Deputy

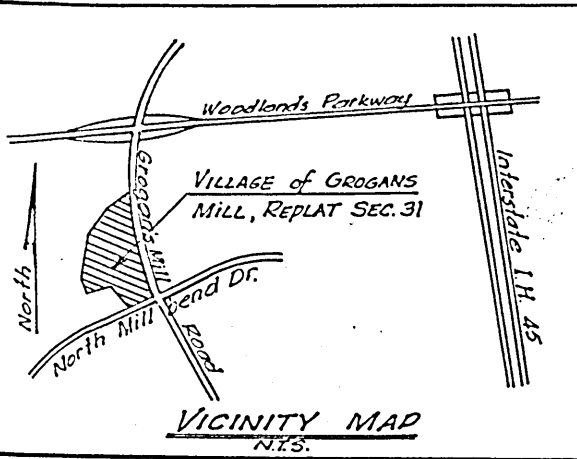
THE WOODLANDS
A REPLAT OF
VILLAGE OF GROGAN'S MILL
SECTION 31
MONTGOMERY COUNTY, TEXAS
55 LOTS
3 RESERVES
MAR. 1978
3 BLOCES

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

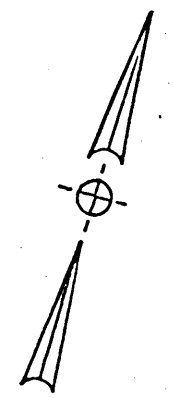
WILSON WINDLE & ASSOCIATES
CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS

7833195

Cabinet B
Sheet 160-B



VICINITY MAP
N.T.S.



- 1) 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.
- 2) Lots backing or siding on North Autumnwood are denied driveway access to said road.
- 3) This easement shall be kept clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and abutting property shall not be permitted to drain directly into this easement except by means of a drainage structure approved by the Director of Public Works or other authorized public drainage or flood control official.
- 4) All access easements shown hereon are intended for the sole use and benefit of the owners of the lots served thereby, their guests, licensees and invitees; all such access easements are hereby established and maintained as private access easements by said owners, their heirs and assigns to property located within the boundaries of this plat and shall always be available for general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times.
- 5) Construction of any building, structure, wall or fence, within the staff portion of flag lots is prohibited and said staff portion is restricted in its use for access only to the flag lot involved.
- 6) Reserves "B" and "C", Block 1, are Restricted Open Space Reserves.

- Notes:
- 7) Lots 1, 2, 3, Block 1, are denied direct driveway access to North Autumnwood Way Drive.
 - 8) B.L. indicates Building Line.
 - 9) W.L.E. indicates Water Line Easement.
 - 10) U.E. indicates Utility Easement.
 - 11) N.T. indicates Nontangent.
 - 12) D.E. indicates Drainage Easement.
 - 13) A.&U.E. indicates Access & Utility Easement.

NO	RADIUS	ARC	TANGENT	DELTA
1	764.00	87.05	43.57	06°31'41"
2	764.00	60.18	30.11	04°30'48"
3	240.00	22.03	11.02	05°15'34"
4	240.00	158.89	82.48	37°55'52"
5	240.00	86.74	43.85	20°42'28"
6	120.00	38.16	19.24	18°13'13"
7	120.00	65.66	33.67	31°21'02"
8	185.00	165.31	88.63	51°11'47"
9	300.00	69.15	34.73	13°12'26"
10	80.00	46.66	24.01	33°25'00"
11	400.00	158.03	80.06	22°38'08"
12	195.00	112.79	58.02	33°08'24"
13	90.00	192.46	164.13	122°31'30"
14	160.00	33.17	16.65	11°52'43"
15	650.00	234.46	118.52	20°40'01"
16	120.00	103.82	55.41	49°34'15"

SUMMARY OF LOT AREAS					
Block	Lot	Sq. Ft.	Block Lot Sq. Ft.		
1	1	9914	2	29	11,291
1	2	10859	30	3012	
1	3	8475	31	10453	
2	1	11236	32	9,009	
2	2	9431	33	7040	
2	3	7874	34	7093	
2	4	6988	35	8694	
2	5	8570	36	8231	
2	6	7683	37	9467	
2	7	7522	38	8228	
2	8	11434	39	10223	
2	9	6916	40	8683	
2	10	7361	41	8182	
2	11	8489	42	8075	
2	12	7635	43	6812	
2	13	7500	44	6770	
2	14	9441	45	10,722	
2	15	6969	46	9105	
2	16	7705	47	9882	
2	17	7902	3	1	8444
2	18	7099	2	8965	
2	19	6376	3	11,787	
2	20	6389	4	8864	
2	21	7209	3	5	8395
2	22	8179			
2	23	9425			O.S.R. "A" 74,765
2	24	8419			O.S.R. "B" 2,259
2	25	8512			O.S.R. "C" 1,496
2	26	9443			
2	27	8396			
2	28	10,247			

SUMMARY OF AREAS	
Lots	10,8590 Ac.
Open Space Reserve "A"	1,7164 Ac.
Open Space Reserve "B"	0,0519 Ac.
Open Space Reserve "C"	0,0344 Ac.
Street R.O.W.	1,3694 Ac.
Total	14,0311 Ac.


* Utility Easements

An Order Abandoning Utility Easements on Lots 9 and 10, Block 2, Approved by Commissioners' Court on Nov. 19, 1979, Volume 29, Page 930 Commissioners' Court Records and recorded on O16-01-2302 thru 2318 Real Property Records.

An Order Abandoning Utility Easements on Lots 33-36 and Lots 34-44, Block 2, Approved by Commissioners' Court Nov. 19, 1979, Volume 29, Page 945 Commissioners' Court Records and recorded on O16-01-2319 thru 2334 Real Property Records.

ROY HARRIS, COUNTY CLERK
Montgomery County, Texas

By: *[Signature]*
Deputy



THE WOODLANDS
VILLAGE OF GROGAN'S MILL
A REPLAT OF SECTION 31
TO REVISE LOTS
A SUBDIVISION OF 14.0311 ACRES OUT OF
THE JOHN TAYLOR SURVEY, A-547
MONTGOMERY COUNTY, TEXAS

55 LOTS 3 RESERVES 3 BLOCKS
SCALE: 1"=100' MAR., 1978

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 110-A

723195

