

**COMPENSATING OPEN SPACE ANALYSIS**

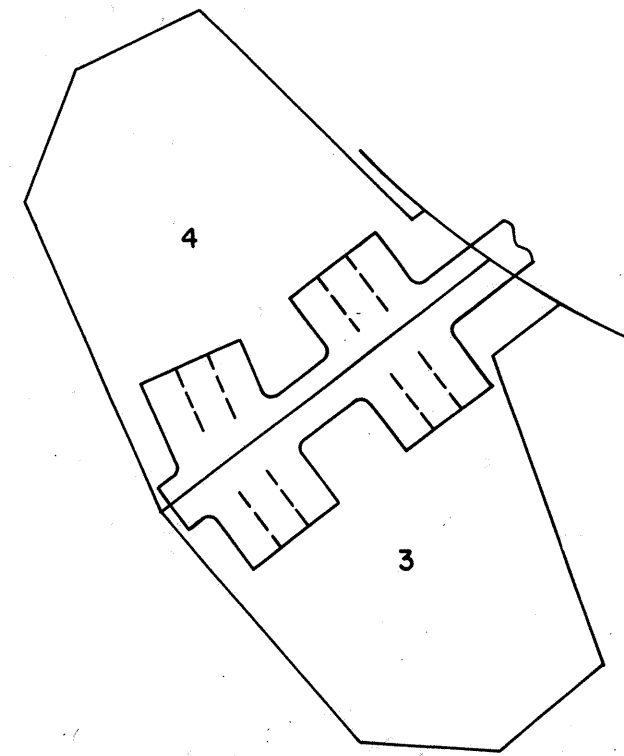
18 Lots x 3 D.U./Lot = 54 Equivalent Lots

Total area in Lots = 3.1836 Ac. = 138,678 S.F.  
Average Area per Equivalent Lot = 138,678 S.F. ÷ 54 Equivalent Lots = 2,568 S.F./Equivalent Lot

Compensating Open Space Required = 500 S.F./Lot  
500 S.F. x 54 Equivalent Lots = 27,000 S.F.  
Compensating Open Space Provided = 97,357 S.F.

**NOTES:**

- 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 2000 feet from this property.
- R.O.S.R. indicates Restricted Open Space Reserve.
- B.L. indicates Building Line.
- U.E. " " Utilities Easement.
- W.L.E. " " Water Line Easement.
- Number of units per lot is 3.
- Total number of units in this plat is 54.
- Off street parking provided is 108 spaces.

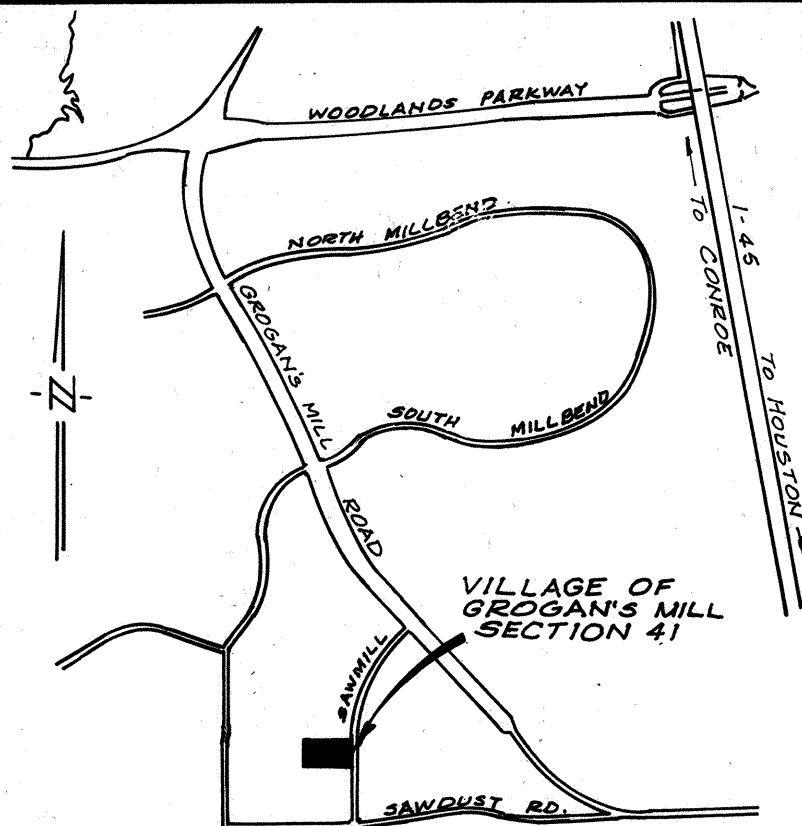


**TYPICAL OFF STREET PARKING**

There are 6 off street parking spaces per lot provided.  
For a total of 108 parking spaces for 18 lots.

**SUMMARY OF AREAS**

LOTS	3.1836 ACRES
R.O.S.R.	2.2350 ACRES
STREET R.O.W.	1.5301 ACRES
TOTAL	6.9487 ACRES



**LOCATION MAP**  
SCALE: 1" = 2000'

**THE WOODLANDS  
VILLAGE OF GROGAN'S MILL  
SECTION 41**

A SUBDIVISION OF 6.9487 ACRES OUT OF THE  
JOHN TAYLOR SURVEY, A-547 AND THE  
WALKER COUNTY SCHOOL LAND SURVEY, A-599  
MONTGOMERY COUNTY, TEXAS  
18 LOTS IN 1 BLOCK

SCALE: 1" = 50'

JAN 1982

**OWNER**  
THE WOODLANDS DEVELOPMENT CORPORATION  
ROGER L. GALATAS, SENIOR VICE PRESIDENT  
DAVID BUMGARDNER, SECRETARY

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

8228970  
CABINET  
SHEET  
D-8

THE STATE OF TEXAS X  
COUNTY OF MONTGOMERY X

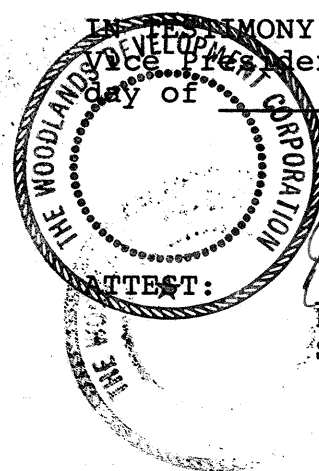
We, Roger L. Galatas, Senior Vice President and David Bumgardner, Secretary, being officers of THE WOODLANDS DEVELOPMENT CORPORATION, owner of the 6.9487 acre tract described in the above and foregoing map of VILLAGE OF GROGAN'S MILL, SECTION 41, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map 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 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 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.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

IN WITNESS WHEREOF, THE WOODLANDS DEVELOPMENT CORPORATION has caused these presents to be signed by Roger L. Galatas, its Senior Vice President, thereunto authorized, attested by its Secretary, David Bumgardner, and its common seal hereunto affixed this 9th day of March, 1982.



ATTEST:

David Bumgardner  
David Bumgardner  
Secretary

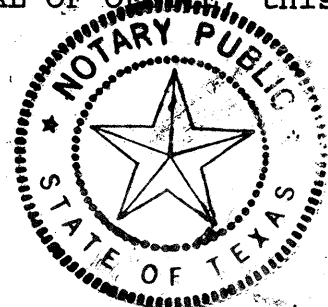
THE WOODLANDS DEVELOPMENT CORPORATION

BY: Roger L. Galatas  
Roger L. Galatas  
Senior Vice President

THE STATE OF TEXAS X  
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned authority, on this day personally appeared Roger L. Galatas and David Bumgardner, 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 9th day of March, 1982.

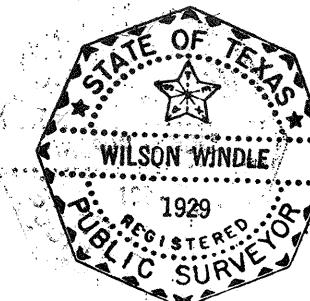


Kathleen Meyer  
Notary Public in and for Montgomery County, Texas  
My Commission Expires the 25th day of August 1984

KATHLEEN MEYER  
Notary Public in and for State of Texas  
My Commission Expires 8/25/84

I, Wilson Windle, am authorized under the laws of the State of Texas to practice the profession of surveying 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; that all boundary 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 five eighths (5/8) 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, Registered Public Surveyor  
No. 1929



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 41 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized and recording of this plat this 22nd day of March, 1982.

ATTEST:

Roscoe H. Jones  
Roscoe H. Jones  
Secretary

BY: C. Jim Stewart  
C. Jim Stewart  
Chairman



I, J.D. Blanton, 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 Commissioner's Court.

J.D. Blanton  
J.D. Blanton, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1982.

J.H. (Bo) Calfee, Commissioner  
Precinct 1

H. D. Alley, Commissioner  
Precinct 2

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

Weldon Locke, Commissioner  
Precinct 3

Albert V. Sallas, Commissioner  
Precinct 4

THE STATE OF TEXAS X  
COUNTY OF MONTGOMERY X

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 4/16, 1982 at 8:30 o'clock, AM, and duly recorded on 4/16, 1982 at 8:30 o'clock, AM, in Cabinet 82, Sheet 103 records of 41 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: 100

THE WOODLANDS  
VILLAGE OF GROGAN'S MILL  
SECTION 41  
MONTGOMERY COUNTY, TEXAS  
18 LOTS IN 1 BLOCK  
JAN 1982  
OWNER  
THE WOODLANDS DEVELOPMENT CORPORATION  
ROGER L. GALATAS, SENIOR VICE PRESIDENT  
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CONSULTING ENGINEERS & PLANNERS - HOUSTON, TEXAS

8228870  
8220000

CABINET  
SHEET

D  
41-A

WILSON WINDLE