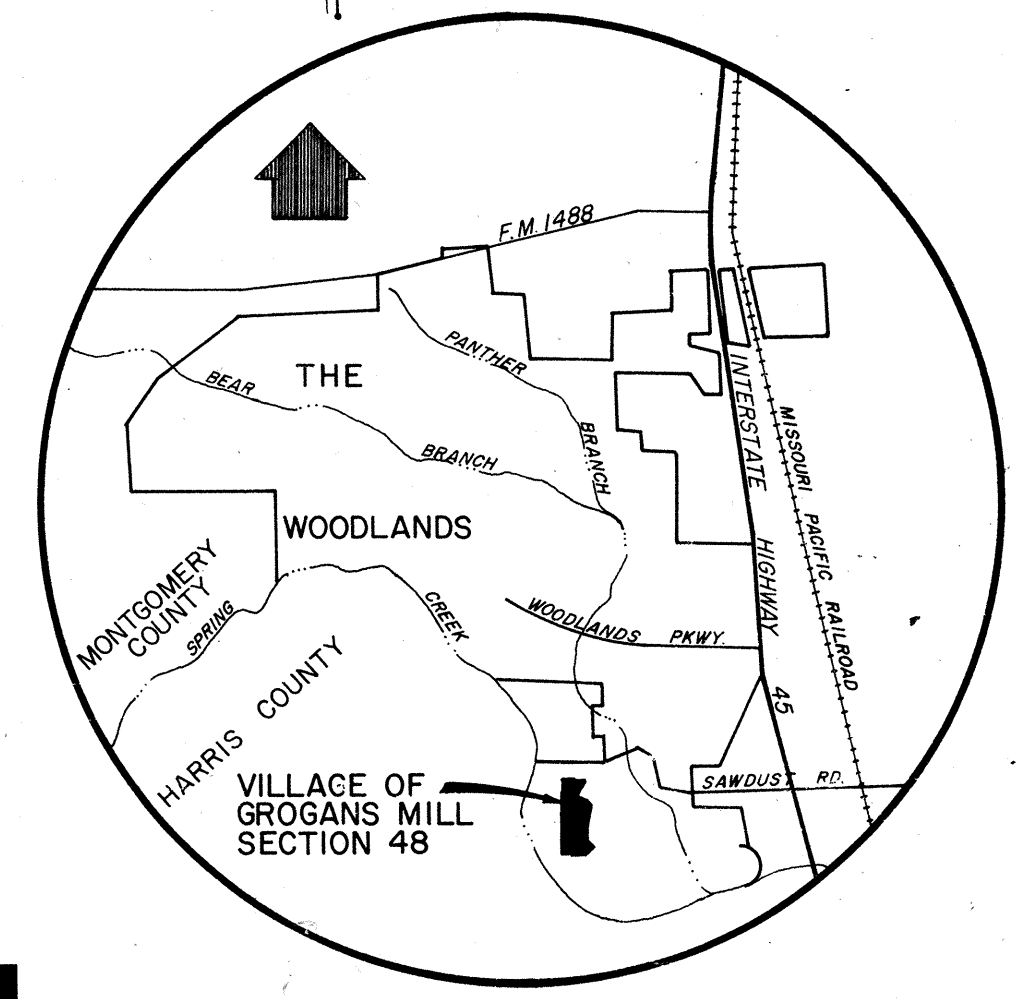


VILLAGE OF
GROGANS MILL
SECTION 44

VILLAGE OF
GROGANS MILL
SECTION 45



KEY MAP
N.T.S.

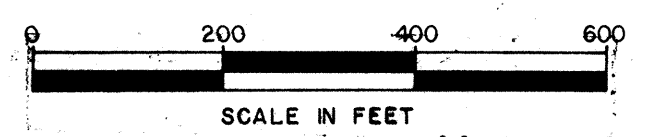
THE WOODLANDS VILLAGE OF GROGANS MILL SECTION FORTY - EIGHT

A SUBDIVISION OF 53.88 ACRES OF LAND BEING
LOCATED IN THE JOHN TAYLOR SURVEY A-547
MONTGOMERY COUNTY, TEXAS

OWNER: WOODLANDS COMMERCIAL DEVELOPMENT COMPANY

3 BLOCKS 58 LOTS
3 RESERVES
2.69 ACRES IN RESERVE

SCALE: 1" = 200'



ENGINEERS:

WINSLOW & ASSOCIATES, INC.
Consulting Engineers, Hydrologists & Surveyors
HOUSTON • AUSTIN

DATE: OCTOBER 1983

FILED FOR RECORD
1983 NOV 16 PM 3:08
Roy Harris
COUNTY CLERK

8356065
8356065
Cabinet 174-B
Sheet 1 of 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, ROGER L. GALATAS AND BRIAN L. READE, SENIOR VICE-PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY OF WOODLANDS COMMERCIAL DEVELOPMENT COMPANY, OWNER OF THE 53.88 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GROGANS MILL SECTION FORTY-EIGHT (48), 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 (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

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.

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 OR 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.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, CULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, MONTGOMERY COUNTY OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

IN TESTIMONY WHEREOF, WOODLANDS COMMERCIAL DEVELOPMENT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER L. GALATAS, ITS SENIOR VICE-PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS ASSISTANT SECRETARY, BRIAN L. READE, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 13th DAY OF MAY, 1983

WOODLANDS COMMERCIAL DEVELOPMENT COMPANY

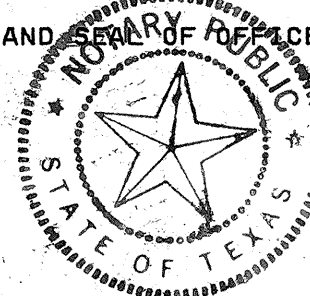
BY: Roger L. Galatas
ROGER L. GALATAS
SENIOR VICE-PRESIDENT

ATTEST: Brian L. Reade
BRIAN L. READE
ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

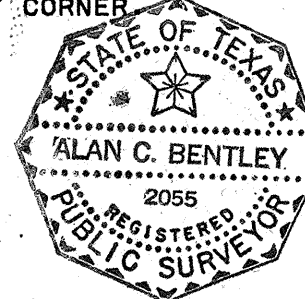
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROGER L. GALATAS AND BRIAN L. READE, SENIOR VICE-PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, OF WOODLANDS COMMERCIAL DEVELOPMENT COMPANY KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE 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 MAY, 1983.



Kathleen Meyer
NOTARY PUBLIC IN AND FOR
MONTGOMERY COUNTY, TEXAS
MY COMMISSION EXPIRES 8-25-84
KATHLEEN MEYER

I, ALAN C. BENTLEY, 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 (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS (3/8)" AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.



Alan C. Bentley
ALAN C. BENTLEY
REGISTERED PUBLIC SURVEYOR
LICENSE NO. 2055

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF GROGANS MILL SECTION FORTY-EIGHT (48) 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 THE _____ DAY OF _____, 1983.



BY: Burdette Keeland
BURDETTE KEELAND
CHAIRMAN

ATTEST: Efrain S. Garcia
EFRAIM S. GARCIA
SECRETARY

I, J.D. BLANTON, 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 TO THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

J.D. Blanton
J.D. BLANTON
MONTGOMERY COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY, TEXAS
THIS _____ DAY OF _____, 1983.

J.H. Calfee
J.H. CALFEE
COMMISSIONER PRECINCT 1

Carolyn G. Shelton
CAROLYN G. SHELTON
COMMISSIONER PRECINCT 2

Jimmie C. Edwards III
JIMMIE C. EDWARDS III
COUNTY JUDGE

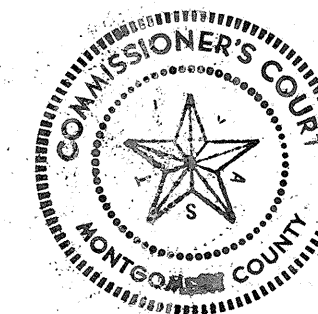
Weldon Locke
WELDON LOCKE
COMMISSIONER PRECINCT 3

Albert V. Sallas
ALBERT V. SALLAS
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 _____, 1983, AT _____ O' CLOCK _____ M., AND DULY RECORDED ON _____, 1983 AT _____ O' CLOCK _____ M., CABINET _____, SHEET _____, OF THE MAP RECORDS OF MONTGOMERY COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, THE DAY AND DATE LAST ABOVE WRITTEN.



Roy Harris
ROY HARRIS
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

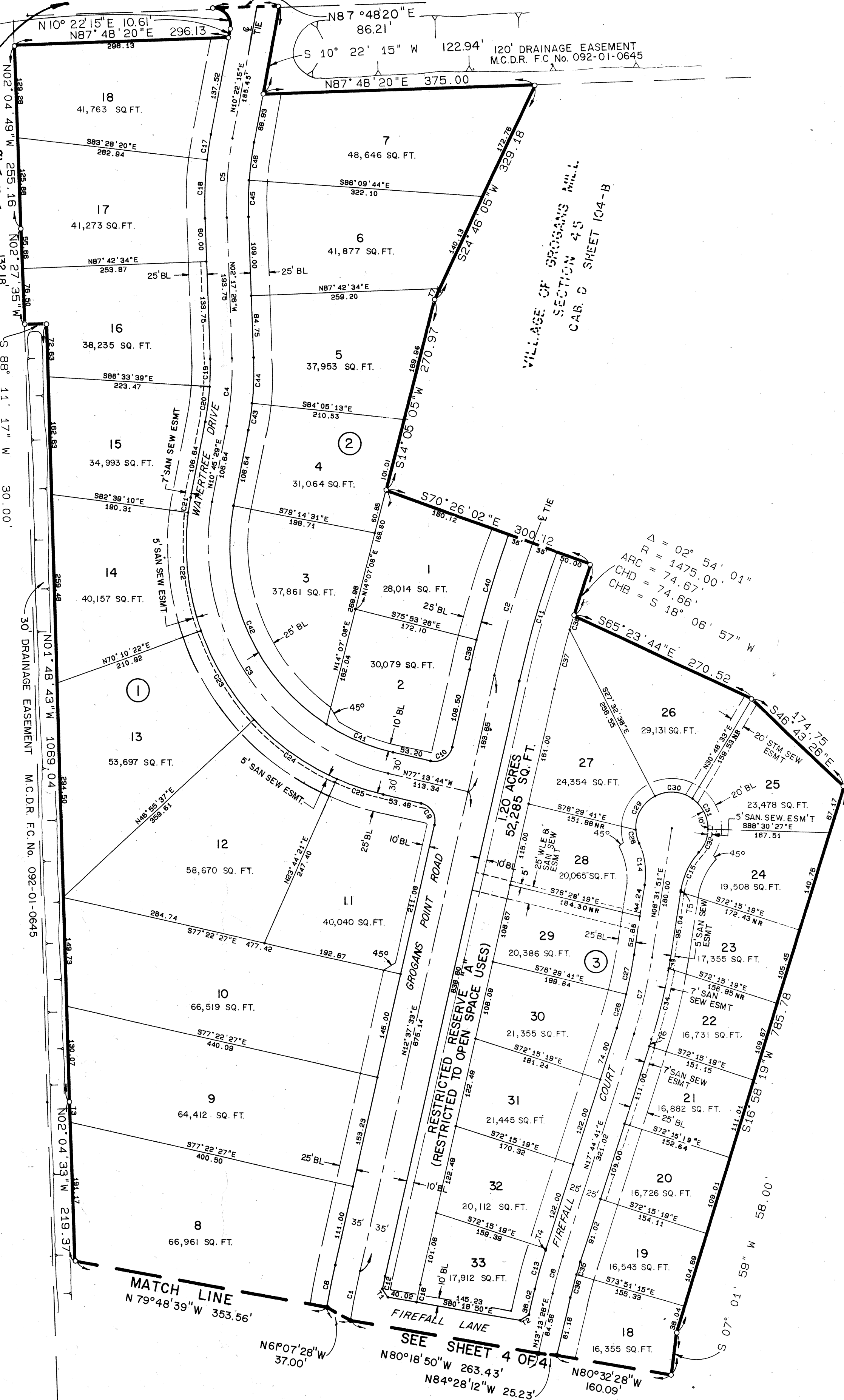
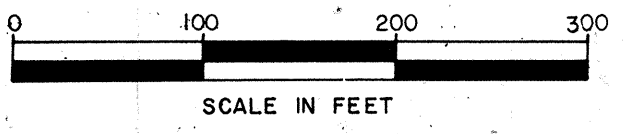
VILLAGE OF GROGANS MILL
SECTION 48

SHEET 2 OF 4

Cabinet
Sheet
175-A
D

$\Delta = 88^{\circ}02'43''$
 $R = 25.00'$
 $ARC = 38.42'$
 $CHD = 34.75'$
 $CHB = N33^{\circ}39'07''W$

VILLAGE OF GROGANS
 MILL SECTION 44
 CAB. D SHEET 25-B
 26-A
 26-B
 27-A



CURVE DATA (FOR SHEET 3 OF 4 ONLY)

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N11°09'22"E	69.26	2°56'23"	1350.00	69.27	34.64
C2	N16°05'52"E	188.94	6°56'37"	1560.00	189.06	94.64
C3	N33°14'07"W	444.53	8°59'12"	320.00	491.41	308.95
C4	N04°14'01"E	93.17	13°02'55"	410.00	93.37	46.89
C5	N04°14'01"E	110.27	12°39'41"	500.00	110.49	55.47
C6	N05°29'05"E	52.84	4°31'12"	670.00	52.86	26.44
C7	N13°08'18"E	107.63	9°12'50"	670.00	107.74	53.99
C8	N11°24'27"E	58.90	2°26'12"	1385.00	58.90	29.45
C9	N32°18'05"W	35.31	89°51'17"	25.00	39.24	24.94
C10	N57°41'55"E	35.40	90°08'43"	25.00	39.24	25.06
C11	S16°05'49"W	184.67	6°56'32"	1525.00	184.79	92.50
C12	S12°14'44"W	17.46	0°45'39"	1315.00	17.46	8.73
C13	N15°29'05"E	54.82	4°31'12"	695.00	54.83	27.43
C14	N08°14'52"W	57.74	33°33'26"	100.00	58.57	30.15
C15	S25°18'34"W	57.74	33°33'26"	100.00	58.57	30.15
C16	N12°03'43"E	24.90	1°07'40"	1265.00	24.90	12.45
C17	S08°26'57"W	35.54	3°50'35"	530.00	35.55	17.78
C18	S02°07'07"W	81.49	8°49'06"	530.00	81.57	40.87
C19	S00°34'27"W	37.99	5°43'47"	380.00	38.00	19.02
C20	S07°05'55"W	48.51	7°19'08"	380.00	48.54	24.30
C21	S09°03'10"W	20.83	3°24'38"	350.00	20.83	10.42
C22	S06°14'24"E	164.45	27°10'28"	350.00	166.00	84.69
C23	S31°27'00"E	141.03	23°14'45"	350.00	142.00	71.99
C24	S54°40'01"E	140.68	23°11'16"	350.00	141.65	71.81
C25	S71°44'41"E	66.90	10°58'05"	350.00	67.00	33.60
C26	N15°37'30"E	47.71	4°14'22"	645.00	47.72	23.87
C27	N11°01'05"E	55.98	4°58'28"	645.00	56.00	28.02
C28	N13°45'36"W	19.54	22°31'59"	50.00	19.66	9.96
C29	N29°58'53"E	53.69	64°56'58"	50.00	56.68	31.82
C30	S86°40'25"E	51.31	61°44'26"	50.00	53.88	29.89
C31	S27°09'19"E	47.94	57°17'45"	50.00	50.00	27.32
C32	N21°47'29"E	34.69	40°35'44"	50.00	35.43	18.49
C33	S09°00'57"W	11.76	0°58'12"	695.00	11.77	5.88
C34	S13°37'22"W	99.91	8°14'38"	695.00	100.00	50.09
C35	S16°56'43"W	18.00	1°35'56"	645.00	18.00	9.00
C36	S14°41'06"W	32.89	2°55'16"	645.00	32.88	16.45
C37	N14°15'26"E	83.99	3°15'47"	1475.00	84.00	42.01
C38	N16°16'38"E	20.00	0°46'37"	1475.00	20.00	10.00
C39	N13°22'03"E	41.30	1°29'01"	1595.00	41.30	20.85
C40	N16°50'25"E	151.98	5°27'42"	1595.00	152.04	76.08
C41	N67°24'16"W	98.96	19°38'55"	290.00	99.45	50.22
C42	N23°24'40"W	325.75	68°20'17"	290.00	345.89	196.85
C43	N08°20'08"E	37.19	4°50'42"	440.00	37.21	18.61
C44	N01°48'40"E	62.95	8°12'13"	440.00	63.00	31.55
C45	N00°46'25"E	50.25	6°07'43"	470.00	50.27	25.16
C46	N07°06'16"E	53.56	6°31'59"	470.00	53.59	26.82

LINE TABLE (FOR SHEET 3 OF 4 ONLY)

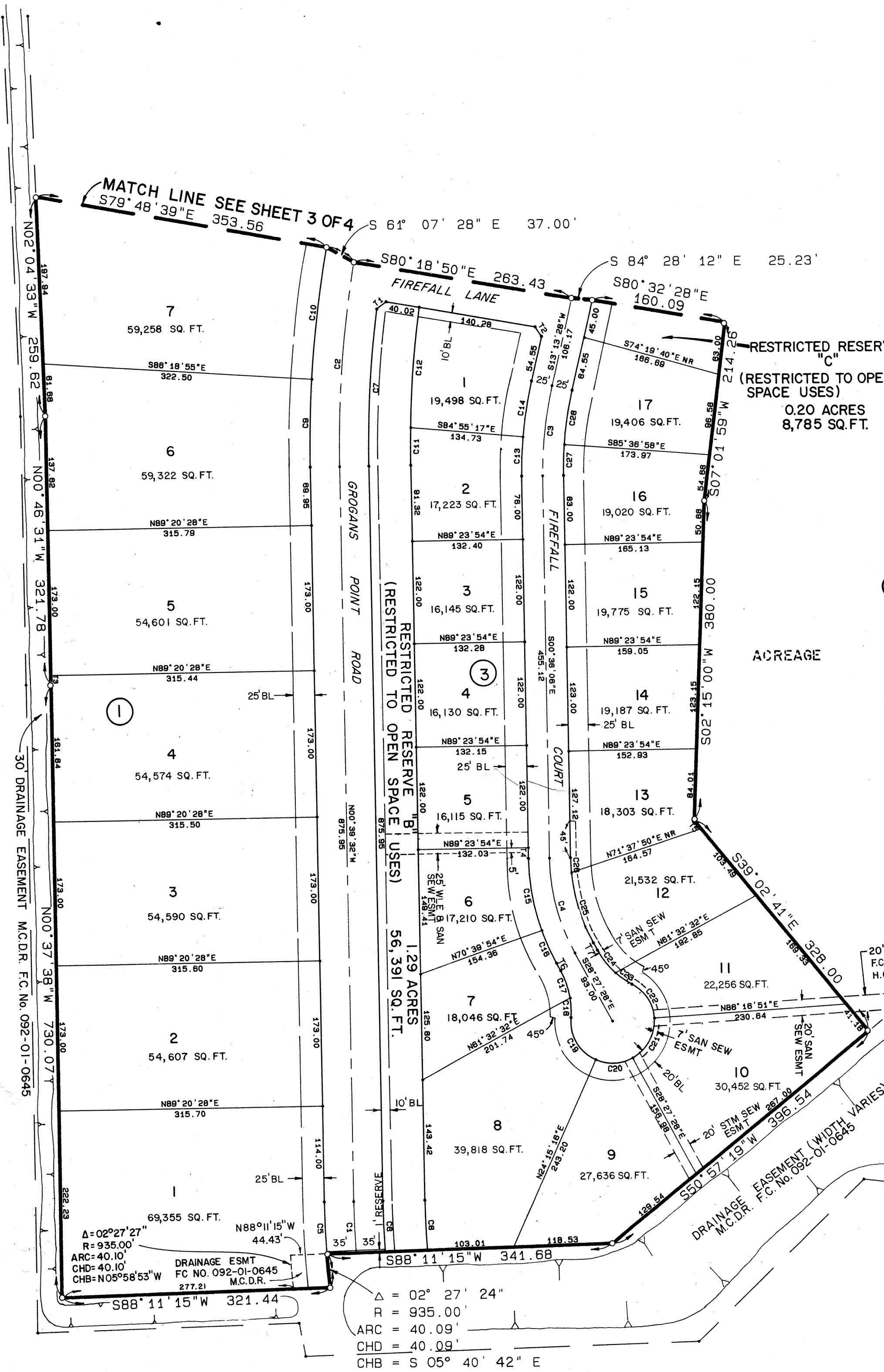
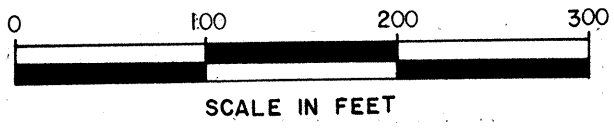
NO.	BEARING	DISTANCE
T1	S34°19'47"E	13.91
T2	N56°27'19"E	14.57
T3	N02°04'33"W	28.20
T4	N17°44'41"E	3.02
T5	S08°31'51"W	2.05
T6	S17°44'41"E	10.00
T7	N24°46'05"E	16.29

GENERAL NOTES (SEE SHEET 4 OF 4)

MATCH LINE
N 79°48'39"W 353.56'

SEE SHEET 4 OF 4
N 80°18'50"W 263.43'
N 84°28'12"W 25.23'

Cabinet
Sheet
175-B



CURVE DATA (FOR SHEET 4 OF 4 ONLY)

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N02°36'21"W	61.15	3°53'38"	900.00	61.16	30.59
C2	N04°30'49"E	243.42	10°20'42"	1350.00	243.75	122.24
C3	S06°18'41"W	108.33	13°49'34"	450.00	108.59	54.56
C4	S14°31'47"E	117.94	27°51'22"	245.00	119.11	60.76
C5	N02°33'16"W	61.86	3°47'28"	935.00	61.87	30.95
C6	N02°39'41"W	60.45	4°00'17"	885.00	60.46	30.24
C7	N03°25'27"E	187.26	8°09'57"	1315.00	187.42	93.87
C8	N02°44'56"W	59.44	4°10'49"	815.00	59.46	29.74
C9	N01°30'47"E	104.97	4°20'37"	1385.00	105.00	52.53
C10	N06°56'13"E	157.15	6°30'16"	1385.00	157.23	78.70
C11	N00°21'40"E	45.03	2°02'23"	1265.00	45.03	22.52
C12	N04°37'39"E	143.28	6°29'36"	1265.00	143.36	71.76
C13	N02°14'19"E	47.07	5°40'48"	475.00	47.09	23.56
C14	N09°09'06"E	67.48	8°08'46"	475.00	67.53	33.82
C15	S09°58'06"E	87.89	18°44'00"	270.00	88.28	44.54
C16	S23°53'47"E	42.94	9°07'22"	270.00	42.99	21.54
C17	S18°32'42"E	34.43	19°49'32"	100.00	34.60	17.48
C18	S01°45'59"E	23.91	13°43'55"	100.00	23.97	12.04
C19	S30°19'23"E	57.96	70°50'43"	50.00	61.82	35.56
C20	N87°53'54"E	44.39	52°42'44"	50.00	46.00	24.77
C21	N28°54'42"E	53.92	65°15'41"	50.00	56.95	32.01
C22	S32°52'02"E	48.71	58°17'45"	50.00	50.87	27.88
C23	S55°08'57"E	23.91	13°43'55"	100.00	23.97	12.04
C24	S38°22'14"E	34.43	19°49'32"	100.00	34.60	17.48
C25	S16°52'25"E	88.35	23°10'08"	220.00	88.96	45.10
C26	N02°56'44"W	17.99	4°41'18"	220.00	18.00	9.01
C27	N01°53'28"E	36.97	4°59'07"	425.00	36.98	18.50
C28	N08°48'15"E	65.51	8°50'27"	425.00	65.58	32.85

LINE TABLE (FOR SHEET 4 OF 4 ONLY)

NO.	BEARING	DISTANCE
T1	N53°42'07"E	13.91
T2	S33°32'41"E	13.70
T3	N00°46'31"W	11.16
T4	N00°36'06"W	13.12
T5	S39°02'41"E	14.00
T6	S28°27'28"E	10.08
T7	S28°27'28"E	10.08

GENERAL 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 ADJACENT ACREAGE TRACT. 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 SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS).
- BL INDICATES BUILDING LINE.
- UE INDICATES UTILITY EASEMENT.
- ALL UTILITY EASEMENTS EXTEND EQUIDISTANT EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE INDICATED.
- ALL SIDE LOT LINES ARE EITHER PERPENDICULAR OR RADIAL TO STREET FRONTAGE UNLESS OTHERWISE NOTED. ALL NON-RADIAL OR NON-PERPENDICULAR LOT LINES ARE MARKED NR.
- 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 OF THIS PROPERTY.
- WLE INDICATES WATER LINE EASEMENT.
- STM SEW ESMT INDICATES STORM SEWER EASEMENT.
- SAN SEW ESMT INDICATES SANITARY SEWER EASEMENT.

$\Delta = 02^{\circ}27'27''$
 $R = 935.00'$
 $ARC = 40.10'$
 $CHD = 40.10'$
 $CHB = N05^{\circ}58'53''W$
 DRAINAGE ESMT
 FC NO. 092-01-0645
 M.C.D.R.

$\Delta = 02^{\circ}27'24''$
 $R = 935.00'$
 $ARC = 40.09'$
 $CHD = 40.09'$
 $CHB = S05^{\circ}40'42''E$

Cabinet
 Sheet
 D
 176-A