

CURVE DATA				
Curve No.	Radius	Delta	Arc Length	Tangent
C1	1,200.00'	18°59'56"	356.02'	179.33'
C2	349.04'	23°15'48"	218.86'	110.89'
C3	1,145.00'	19°12'53"	383.99'	193.83'
C4	1,000.00'	22°59'56"	401.41'	203.45'
C5	2,000.00'	03°59'37"	139.40'	69.55'
C6	1,145.00'	16°59'56"	339.71'	171.11'
C7	1,255.00'	16°59'56"	372.34'	187.55'
C8	306.73'	18°11'52"	97.42'	49.13'
C9	906.54'	05°03'56"	80.15'	40.11'
C10	479.04'	23°15'48"	194.50'	98.55'
C11	1,200.00'	19°12'53"	404.11'	203.99'
C12	1,085.00'	19°12'53"	363.87'	183.68'
C13	1,055.00'	22°59'56"	423.48'	214.64'
C14	945.00'	02°59'56"	379.33'	192.26'
C15	2,055.00'	03°59'37"	143.24'	71.48'
C16	1,945.00'	03°59'37"	135.57'	67.64'

STATE OF TEXAS X
 COUNTY OF MONTGOMERY X

WE, R. D. LEONHARD, SENIOR VICE PRESIDENT, AND BRIAN L. READE, ASSISTANT SECRETARY, BEING OFFICERS OF WOODLANDS COMMERCIAL DEVELOPMENT COMPANY, AND EDWARD DREISS, PRESIDENT, AND BRIAN L. READE, ASSISTANT SECRETARY, BEING OFFICERS OF MITCHELL DEVELOPMENT CORPORATION OF THE SOUTHWEST, OWNERS OF THE 10.4445-ACRE TRACT DESCRIBED IN THE ABOVE FOREGOING MAP OF THE STREET RIGHTS-OF-WAY OF PINECROCK DRIVE AND GROVETON PARK DRIVE, DO HEREBY MAKE AND ESTABLISH SAID DEDICATION 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, EASEMENT 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 DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBTAINED 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 HEREIN.

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 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, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE FACILITY AND THAT SUCH OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING 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, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY R. D. LEONHARD, ITS SENIOR VICE PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS ASSISTANT SECRETARY, BRIAN L. READE, AND EDWARD DREISS, PRESIDENT, AND BRIAN L. READE, ASSISTANT SECRETARY OF MITCHELL DEVELOPMENT CORPORATION OF THE SOUTHWEST, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 16th DAY OF May, 1984.

WOODLANDS COMMERCIAL DEVELOPMENT COMPANY
 By: *R. D. Leonard* R. D. LEONHARD, SENIOR VICE PRESIDENT
 Attest: *Brian L. Reade* BRIAN L. READE, ASSISTANT SECRETARY

MITCHELL DEVELOPMENT CORPORATION OF THE SOUTHWEST
 By: *Edward Dreiss* EDWARD DREISS, PRESIDENT
 Attest: *Brian L. Reade* BRIAN L. READE, ASSISTANT SECRETARY

STATE OF TEXAS X
 COUNTY OF MONTGOMERY X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED R. D. LEONHARD AND BRIAN L. READE, SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF WOODLANDS COMMERCIAL DEVELOPMENT COMPANY, AND EDWARD DREISS AND BRIAN L. READE, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF MITCHELL DEVELOPMENT CORPORATION OF THE SOUTHWEST TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY ENTERED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND WITH THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACTS OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF May, 1984.

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

KIBBEE R. ALLEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT; WAS PREPARED FROM THE ACTUAL SURVEY OF THE PROPERTY AND THE UNOBTAINED SUBDIVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, CURVE DATA, 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 EIGHTH (1/8) 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.

KIBBEE R. ALLEN
 891
 REGISTERED PUBLIC SURVEYOR
 TEXAS REGISTRATION NO. 891

THIS IS TO CERTIFY THAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS 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 22nd DAY OF May, 1984.

By: *Burdette Keiland* BURDETTE KEILAND, CHAIRMAN
 Attest: *Efrain S. Garcia* EFRAIN S. GARCIA, SECRETARY

I, J. D. BLANTON, COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS STREET RIGHT-OF-WAY 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 STREET RIGHT-OF-WAY COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION SURVEY AS ADOPTED BY COMMISSIONER'S COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS STREET RIGHT-OF-WAY ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

J. D. Blanton
 J. D. BLANTON, COUNTY ENGINEER

KNOW ALL MEN BY THESE PRESENTS:

THAT I, KIBBEE R. ALLEN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF SHENANDOAH, TEXAS.

Kibbee R. Allen
 KIBBEE R. ALLEN
 REGISTERED PUBLIC SURVEYOR
 TEXAS REGISTRATION NO. 891

I, THE UNDERSIGNED, ENGINEER FOR THE CITY OF SHENANDOAH, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

W. R. Standy
 CITY ENGINEER - SHENANDOAH

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING COMMISSION AND THE CITY COUNCIL OF THE CITY OF SHENANDOAH, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION AND COUNCIL.

DATED THIS 22nd DAY OF June, 1984.

ATTEST:
Mary Reagan MARY REAGAN, CITY SECRETARY
J. R. Moore Jr. J. R. MOORE JR., CHAIRMAN PLANNING COMMISSION

APPROVED BY THE COMMISSIONER'S COURT OF MONTGOMERY COUNTY, TEXAS, THIS 16th DAY OF May, 1984.

Bo Calfee BO CALFEE, COMMISSIONER PRECINCT 1
Carolyn Shelton CAROLYN SHELTON, COMMISSIONER PRECINCT 2
Jimmie C. Edwards, III JIMMIE C. EDWARDS, III, COUNTY JUDGE
Weldon Locke WELDON LOCKE, COMMISSIONER PRECINCT 3
A. V. Sallas A. V. SALLAS, COMMISSIONER PRECINCT 4

STATE OF TEXAS X
 COUNTY 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 May 22, 1984, AT 11:00 O'CLOCK, P.M., AND FULLY RECORDED ON June 5, 1984, IN O.C.L.O.N. P.M., IN CABINET 310, SHEET 310, OF RECORD OF SAID COUNTY.

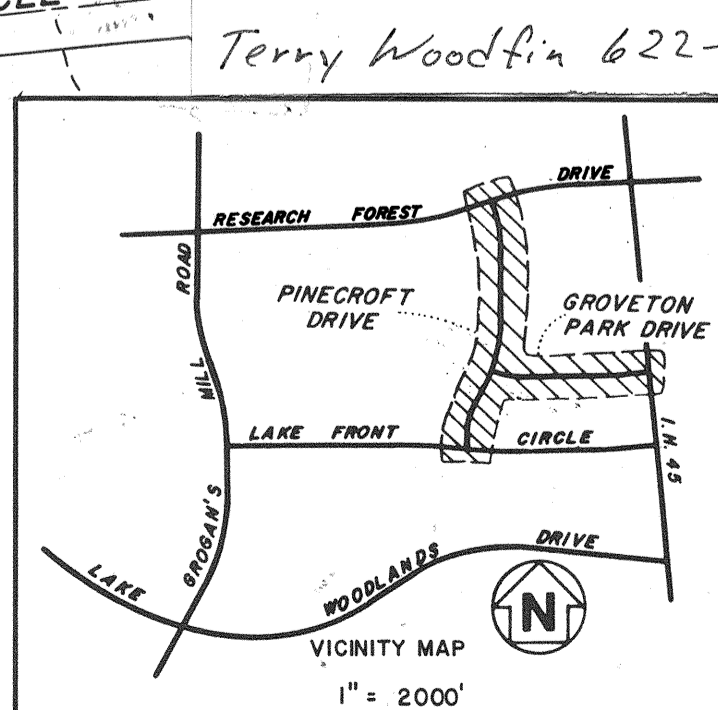
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, THE DAY AND DATE LAST ABOVE WRITTEN.

Roy Harris
 ROY HARRIS, CLERK, COUNTY COURT MONTGOMERY COUNTY, TEXAS

NOTES

- "One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets which 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 rest 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. 89-1978, because a City Survey Marker has not been established within 2,000 feet of this property.

	ACREAGE BREAKDOWN		
	WITHIN CITY OF HOUSTON ETJ	BETWEEN HOUSTON ETJ AND SHENANDOAH CITY LIMITS	WITHIN CITY OF SHENANDOAH
Pinecrock Drive	1.0641 AC	1.2734 AC	4.3330 AC
Groveton Park Drive		3.7447 AC	0.0293 AC
Totals	1.0641 AC	5.0181 AC	4.3623 AC



THE WOODLANDS
 PINECROCK DRIVE 6.6705 ACRES
 GROVETON PARK DRIVE 3.7740 ACRES
 STREET DEDICATION

A TOTAL OF 10.4445 ACRES OUT OF THE MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-350 AND THE WALKER COUNTY SCHOOL LAND SURVEY, A-599 MONTGOMERY COUNTY, TEXAS

DEVELOPER: WOODLANDS COMMERCIAL DEVELOPMENT COMPANY & MITCHELL DEVELOPMENT CORPORATION OF THE SOUTHWEST
 ENGINEER: BERNARD JOHNSON INCORPORATED

MARCH, 1983 1" = 200'

8427432
 CABINET SHEET 31-13