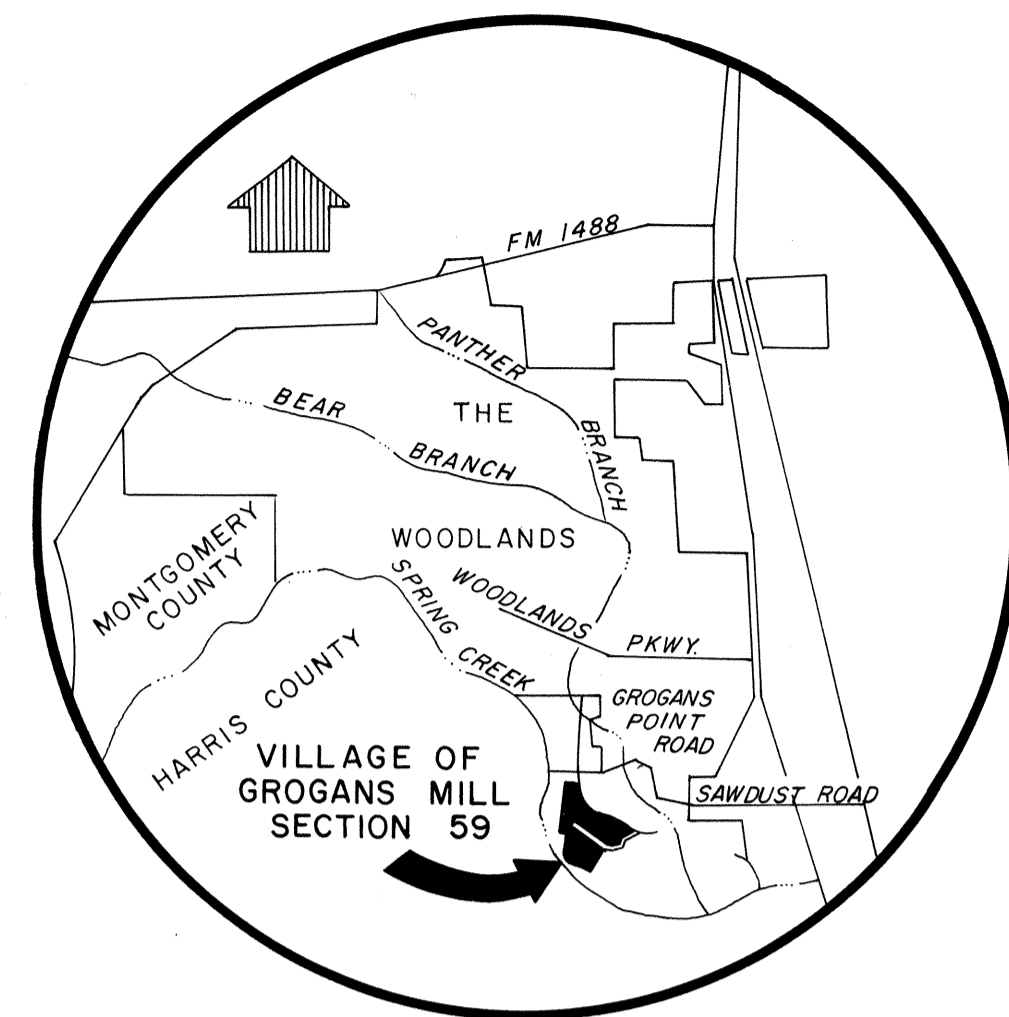
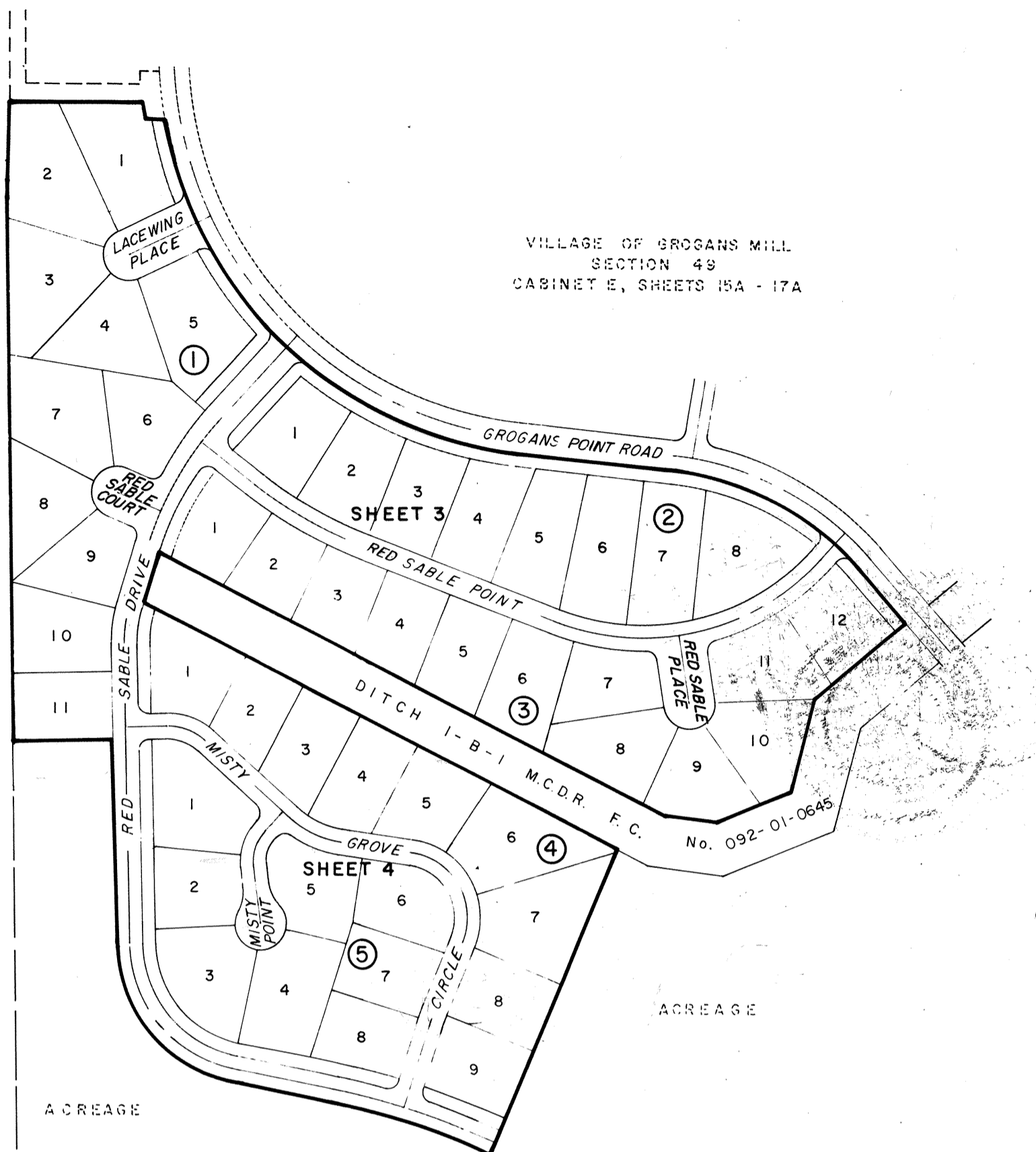


VILLAGE OF GROGANS MILL  
SECTION 48  
CABINET D, SHEETS 174B-176A

TIMBER RIDGE  
SECTION 1  
VOL. 3, Pg. 39

VILLAGE OF GROGANS MILL  
SECTION 49  
CABINET E, SHEETS 15A - 17A

SCALE: 1" = 300'  
1" = 100'



KEY MAP  
N.T.S.

# THE WOODLANDS VILLAGE OF GROGANS MILL SECTION FIFTY NINE

A SUBDIVISION OF 57.96 ACRES OF LAND BEING  
LOCATED IN THE JOHN TAYLOR SURVEY A-547  
MONTGOMERY COUNTY, TEXAS

OWNER: THE WOODLANDS CORPORATION

5 BLOCKS      48 LOTS  
8 RESERVES  
2.94 ACRES IN RESERVE

ENGINEERS:



**LANDEV ENGINEERS, INC.**  
1706 SEAMIST DRIVE  
Houston, Texas 77008

DATE: JANUARY 1989

8920104

Cabinet F  
Sheet: 065A

#8920104

Cabinet F Sheet 065A

DAVID CORBIN  
869-2402

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

We, ROGER L. GALATAS and G. DAVID BUMGARDNER, President and Secretary, respectively, of The Woodlands Corporation, Owner of the property subdivided in the above and foregoing map of The Woodlands, Village of Grogans Mill, Section Fifty Nine, do hereby make subdivision of said property for and on behalf of The Woodlands Corporation, according to the lines, streets, lots, alleys, parks, building lines and easements thereon shown, and designate said subdivision as The Woodlands, Village of Grogans Mill, Section Fifty Nine, located in the John Taylor Survey, Abstract 547, Montgomery County, Texas, and on behalf of said Woodlands Corporation; and dedicate to public use, as such, the streets, alleys, parks and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, ROGER L. GALATAS and G. DAVID BUMGARDNER, President and Secretary, respectively, of The Woodlands Corporation, owner of the property subdivided in the above and foregoing map of The Woodlands, Village of Grogans Mill, Section Fifty Nine, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioner's Court of Montgomery County, Texas.

Further, we, The Woodlands Corporation, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof by, injunction, as follows:

1. That drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. 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 shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

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, unless otherwise noted.

In testimony whereof, The Woodlands Corporation has caused these presents to be signed by ROGER L. GALATAS, its President, thereunto authorized attested by its Secretary, G. DAVID BUMGARDNER, this 21st day of MARCH, 1989.

THE WOODLANDS CORPORATION

ATTEST: G. David Bumgardner  
G. DAVID BUMGARDNER, Secretary

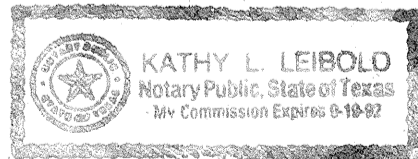
BY: Roger L. Galatas  
ROGER L. GALATAS, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority on this day personally appeared ROGER L. GALATAS, President and G. DAVID BUMGARDNER, Secretary of The Woodlands 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21st day of March, 1989.



Kathy L. Leibold  
Notary Public in and for the State of TEXAS

My Commission expires:

9-19-92

FILED FOR RECORD  
89 MAY 15 PM 2:23  
Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

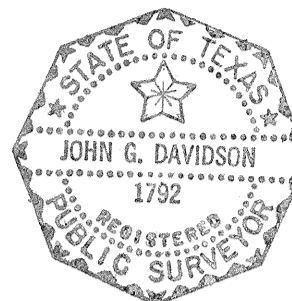
8920104

Cabinet: F  
Sheet: 065B

#8920104

Cabinet F, Sheet 065B

This is to certify that I, John G. Davidson, a licensed surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods of minimum 5/8" diameter and 3' long, and that this plat correctly represents that survey made by me.



John G. Davidson  
John G. Davidson, Registered  
Public Surveyor

Texas Registration No. 1792

This is to certify that the City Planning Commission of the City of Houston, Texas has approved this plat and subdivision of The Woodlands, Village of Grogans Mill, Section Fifty Nine, as shown thereon.

In testimony whereof, witness the official signature of the chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 5 day of April, 1989.



ATTEST: Michael S. Marcotte  
Michael S. Marcotte, P.E.,  
Acting Secretary

BY: M. Marvin Katz  
M. Marvin Katz

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.

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 on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. D. Blanton  
J. D. BLANTON  
County Engineer

APPROVED by the Commissioner's Court of Montgomery County, Texas, this 8th day of May, 1989.

John Martin  
John Martin  
Commissioner, Precinct 1

Malcolm Purvis  
Malcolm Purvis  
Commissioner, Precinct 2

Alvin L. Stahl  
Alvin L. Stahl  
County Judge

Ed Chance  
Ed Chance  
Commissioner, Precinct 3

Albert V. Sallas  
Albert V. Sallas  
Commissioner, Precinct 4

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

I, ROY HARRIS, Clerk of the County Court of Montgomery County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 1989, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on May 15, 1989, at 2:23 o'clock P.M., in cabinet F, sheet 065A, B, 066A, B, 067A, of record of Montgomery for 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: \_\_\_\_\_  
Deputy

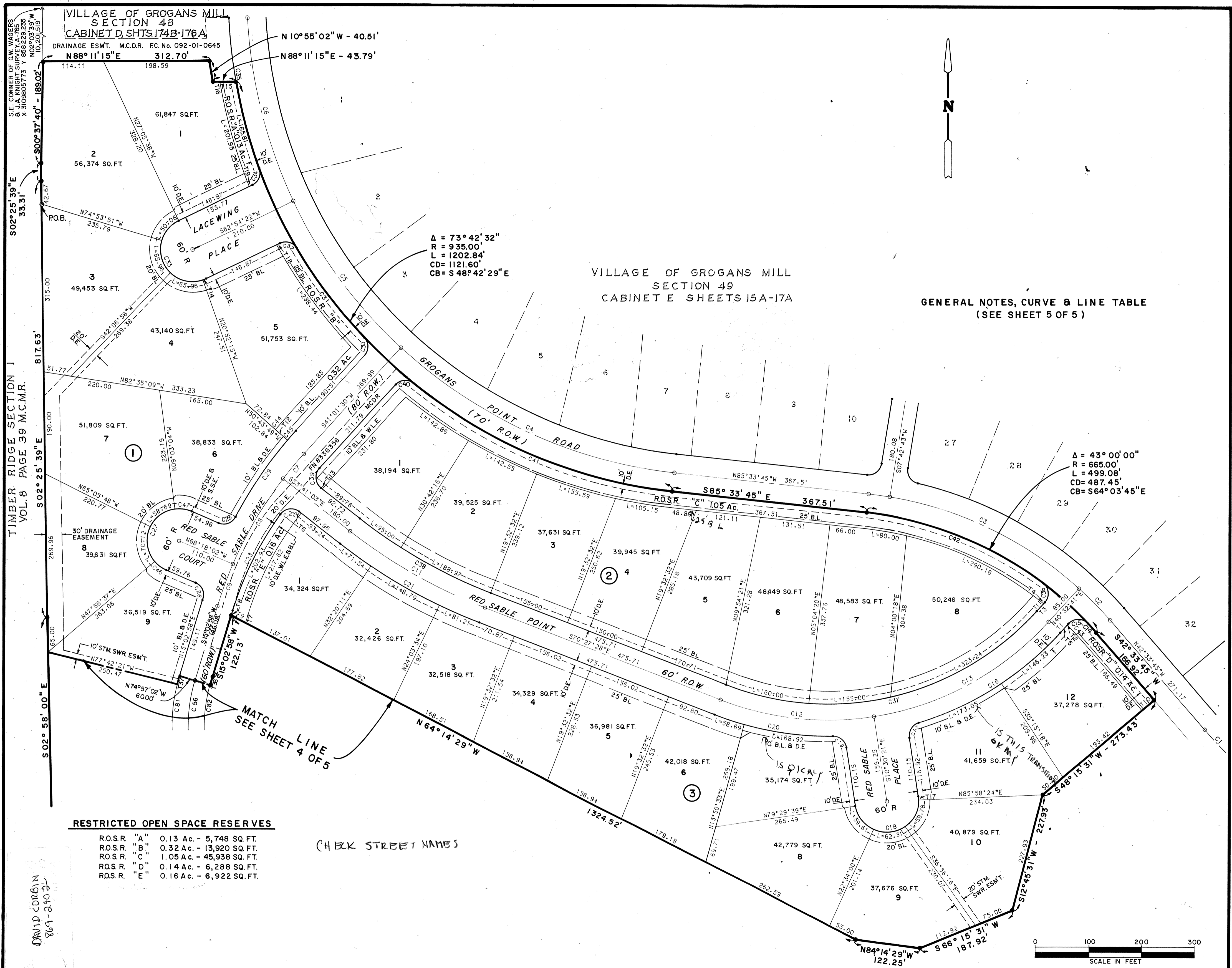
VILLAGE OF GROGANS MILL  
SECTION 59

SHEET 2 OF 5

VILLAGE OF GROGANS MILL  
SECTION 48  
CABINET D, SHTS 174B-176A

DRAINAGE ESM'T. M.C.D.R. FC. No. 092-01-0645

N 10° 55' 02" W - 40.51'  
N 88° 11' 15" E - 43.79'



VILLAGE OF GROGANS MILL  
SECTION 49  
CABINET E SHEETS 15A-17A

GENERAL NOTES, CURVE & LINE TABLE  
(SEE SHEET 5 OF 5)

$\Delta = 73^\circ 42' 32''$   
 $R = 935.00'$   
 $L = 1202.84'$   
 $CD = 1121.60'$   
 $CB = S 48^\circ 42' 29'' E$

$\Delta = 43^\circ 00' 00''$   
 $R = 665.00'$   
 $L = 499.08'$   
 $CD = 487.45'$   
 $CB = S 64^\circ 03' 45'' E$

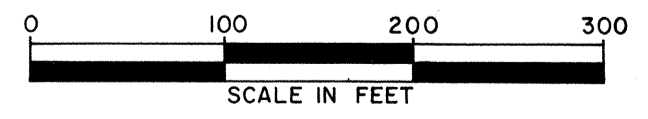
TIMBER RIDGE SECTION 1  
VOL. 8 PAGE 39 M.C.M.R.

MATCH LINE  
SEE SHEET 4 OF 5

**RESTRICTED OPEN SPACE RESERVES**

R.O.S.R. "A"	0.13 Ac. - 5,748 SQ. FT.
R.O.S.R. "B"	0.32 Ac. - 13,920 SQ. FT.
R.O.S.R. "C"	1.05 Ac. - 45,938 SQ. FT.
R.O.S.R. "D"	0.14 Ac. - 6,288 SQ. FT.
R.O.S.R. "E"	0.16 Ac. - 6,922 SQ. FT.

CHECK STREET NAMES



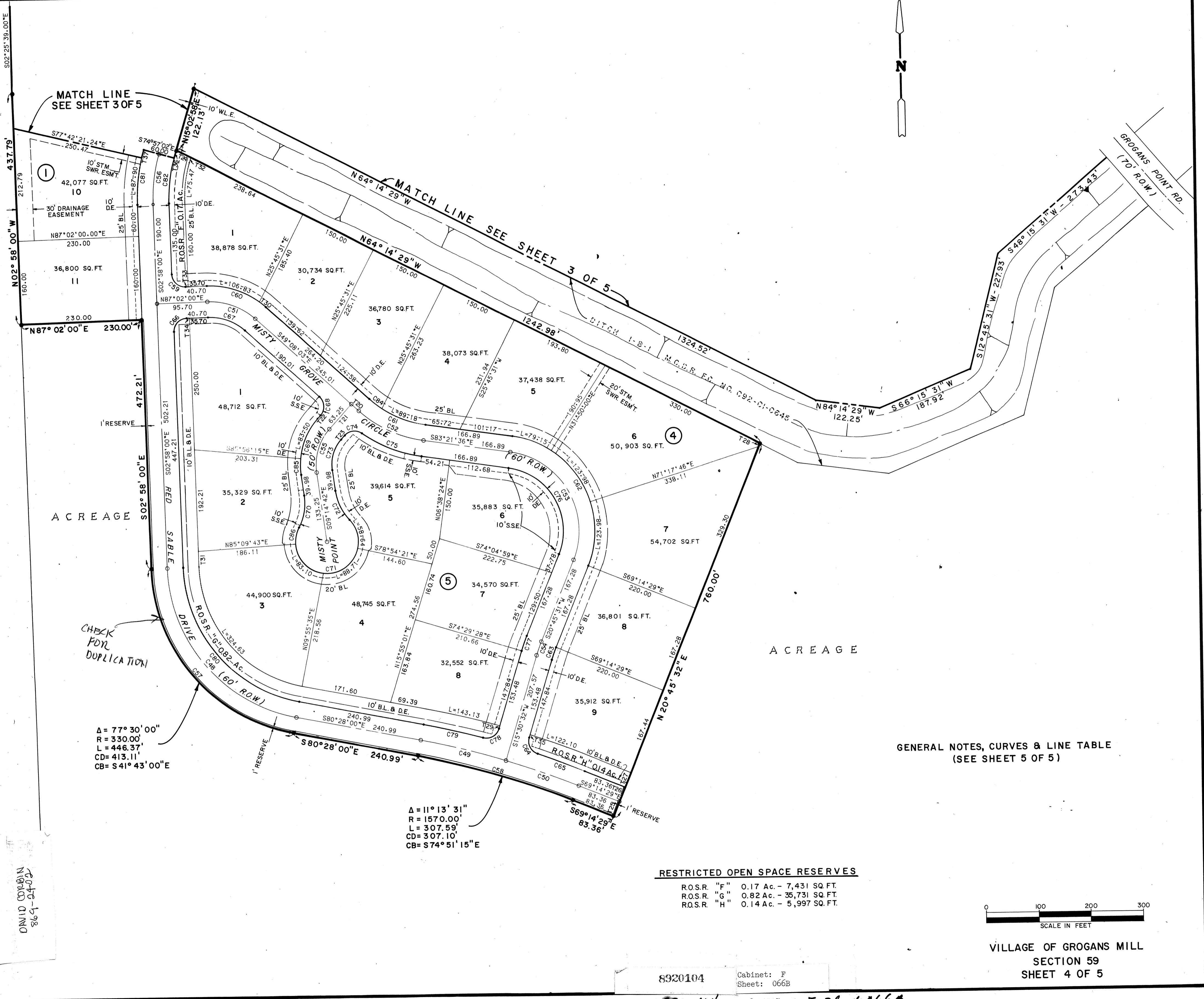
VILLAGE OF GROGANS MILL  
SECTION 59  
SHEET 3 OF 5

8920104

Cabinet: F  
Sheet: 066A

# 8920104 Cabinet F, Sheet 066A

DANIEL CORBIN  
869-3402



MATCH LINE  
SEE SHEET 3 OF 5

MATCH LINE  
SEE SHEET 3 OF 5



ACREAGE

ACREAGE

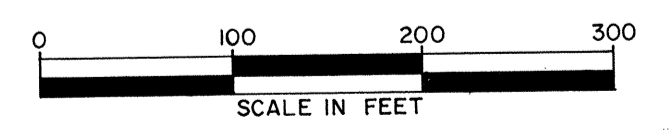
Δ = 77° 30' 00"  
R = 330.00'  
L = 446.37'  
CD = 413.11'  
CB = S41° 43' 00" E

Δ = 11° 13' 31"  
R = 1570.00'  
L = 307.59'  
CD = 307.10'  
CB = S74° 51' 15" E

GENERAL NOTES, CURVES & LINE TABLE  
(SEE SHEET 5 OF 5)

**RESTRICTED OPEN SPACE RESERVES**

R.O.S.R. "F"	0.17 Ac. - 7,431 SQ.FT.
R.O.S.R. "G"	0.82 Ac. - 35,731 SQ.FT.
R.O.S.R. "H"	0.14 Ac. - 5,997 SQ.FT.



VILLAGE OF GROGANS MILL  
SECTION 59  
SHEET 4 OF 5

8920104 Cabinet: F  
Sheet: 066B

#8920104 Cabinet F, Sheet 066B

DAVID COVAIN  
869-2403

**CURVE TABLE - SHT. 3**

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N47°28'25"W	119.85	9°49'20"	700.00	120.00	60.15
C2	N46°00'32"W	84.16	6°53'34"	700.00	84.21	42.16
C3	N67°30'32"W	433.87	36°06'26"	700.00	441.13	228.17
C4	N67°16'09"W	564.99	36°35'13"	900.00	574.71	297.53
C5	N38°02'05"W	341.63	21°52'54"	900.00	343.72	173.98
C6	N15°49'24"W	351.79	22°32'27"	900.00	354.07	179.36
C7	S38°40'13"W	59.98	4°42'33"	730.00	60.00	30.02
C8	S29°00'27"W	185.72	14°36'59"	730.00	186.23	93.62
C9	S18°22'28"W	84.68	6°39'00"	730.00	84.73	42.41
C11	S62°04'16"E	291.71	16°46'25"	1000.00	292.75	147.43
C12	S85°28'55"E	290.33	30°02'53"	560.00	293.69	150.30
C13	N60°01'10"E	373.40	38°56'57"	560.00	380.68	198.03
C14	N43°32'38"W	22.78	1°57'46"	665.00	22.78	11.39
C15	S88°00'35"W	36.84	94°55'48"	25.00	41.42	27.25
C16	S56°02'50"W	315.39	31°00'18"	590.00	319.27	163.65
C17	S30°31'19"W	32.82	82°03'20"	25.00	35.80	21.75
C18	S79°29'39"W	120.00	180°00'00"	60.00	188.50	
C19	N51°32'02"W	32.82	82°03'20"	25.00	35.80	21.75
C20	N81°30'35"W	226.20	22°06'14"	590.00	227.61	115.24
C21	N62°04'16"W	300.46	16°46'25"	1030.00	301.54	151.85
C22	S80°22'18"W	35.93	91°53'18"	25.00	40.09	25.84
C23	S24°44'18"W	201.96	19°22'41"	00.00	202.93	102.44
C26	N23°18'02"W	35.36	90°00'00"	25.00	39.27	25.00
C27	N21°41'58"E	120.00	180°00'00"	60.00	188.50	
C28	N68°58'56"E	33.92	85°26'03"	25.00	37.28	23.08
C29	N33°38'42"E	196.52	14°45'35"	765.00	197.07	99.08
C30	N02°02'03"W	34.14	86°07'01"	25.00	37.58	23.36
C31	N38°38'00"W	210.39	12°55'10"	935.00	210.83	105.86
C32	N74°38'02"W	33.75	94°55'13"	25.00	37.05	22.88
C33	N27°05'38"W	120.00	180°00'00"	60.00	188.50	
C34	N20°26'45"E	33.75	84°55'13"	25.00	37.05	22.88
C35	N13°13'56"W	285.50	17°33'50"	935.00	286.62	144.44
C36	S06°55'13"E	36.84	94°55'48"	25.00	41.42	27.25
C37	S75°02'37"W	600.37	68°59'51"	530.00	638.24	364.24
C38	N62°04'16"W	282.96	16°46'25"	970.00	283.97	143.01
C39	N06°19'47"W	36.78	94°42'33"	25.00	41.32	27.14
C40	N84°05'01"E	34.14	86°07'01"	25.00	37.58	23.36
C41	S69°12'37"E	526.48	32°42'16"	935.00	533.70	274.34
C42	S69°58'26"E	357.41	31°10'38"	665.00	361.86	185.53
C46	N55°10'43"W	27.24	26°14'40"	60.00	27.48	13.99
C47	S83°40'33"E	31.82	30°45'01"	60.00	32.20	16.58

**LINE TABLE - SHT. 3**

T1	S40 32 41W	22.63
T2	S40 32 41W	3.34
T3	S40 32 41W	22.63
T4	S40 32 41W	3.34
T5	S40 32 41W	19.29
T6	N53 41 03W	4.72
T7	S15 02 58W	15.05
T8	S15 02 58W	9.37
T9	S64 14 29E	30.53
T10	N48 15 31E	30.00
T11	N40 32 41E	19.29
T12	N50 43 49W	30.00
T13	S53 41 03E	2.96
T14	S66 01 04W	6.51
T15	S88 11 15W	30.45
T16	S88 11 15W	13.34
T17	N07 15 59W	6.78
T18	N62 54 22E	6.90
T19	N62 54 22E	6.90

**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 ABUT 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.

**CURVE TABLE - SHT. 4**

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C48	S41°43'00"E	375.55	77°30'00"	300.00	405.79	240.78
C49	S77°28'44"E	166.79	5°58'32"	1600.00	166.87	83.51
C50	S71°51'58"E	146.55	5°14'59"	1600.00	146.60	73.35
C51	S71°03'01"E	97.05	43°49'57"	130.00	99.45	52.30
C52	S66°14'50"E	135.36	34°13'34"	230.00	137.39	70.81
C53	S31°18'03"E	236.59	104°07'07"	150.00	272.58	192.40
C54	S18°08'02"W	27.48	5°14'59"	300.00	27.49	13.75
C55	S15°48'38"W	84.70	50°06'39"	100.00	87.46	46.75
C56	N06°02'29"E	93.94	18°00'58"	300.00	94.33	47.56
C57	S41°43'00"E	413.11	77°30'00"	330.00	446.37	264.85
C58	S74°51'15"E	307.10	11°13'31"	1570.00	307.59	154.29
C59	S47°58'00"E	35.36	90°00'00"	25.00	39.27	25.00
C60	S71°03'01"E	119.44	43°49'57"	160.00	122.40	64.37
C61	S66°14'50"E	117.70	34°13'34"	200.00	119.47	61.58
C62	S31°18'03"E	283.91	104°07'07"	180.00	327.10	230.88
C63	S18°08'02"W	24.73	5°14'59"	270.00	24.74	12.38
C64	S28°32'20"E	34.76	88°05'44"	25.00	38.44	24.18
C65	S70°54'50"E	95.16	3°20'43"	1630.00	95.17	47.60
C66	N42°02'00"E	35.36	90°00'00"	25.00	39.27	25.00
C67	S71°03'01"E	74.65	43°49'57"	100.00	76.50	40.23
C68	S04°08'03"E	35.36	90°00'00"	25.00	39.27	25.00
C69	S15°48'38"W	110.11	50°06'39"	130.00	113.70	60.77
C70	S08°35'05"W	61.24	35°39'33"	100.00	62.24	32.16
C71	N80°45'18"E	97.50	251°19'05"	60.00	263.18	83.62
C72	N27°04'28"W	61.24	35°39'33"	100.00	62.24	32.16
C73	N15°48'38"E	59.29	50°06'39"	70.00	61.22	32.72
C74	N82°15'23"E	33.06	82°46'51"	25.00	36.12	22.03
C75	S69°51'24"E	121.42	27°00'25"	260.00	122.55	62.44
C76	S31°18'03"E	189.28	104°07'07"	120.00	218.07	153.92
C77	S18°08'02"W	30.23	5°14'59"	330.00	30.24	15.13
C78	S59°33'24"W	34.76	88°05'44"	25.00	38.44	24.18
C79	N78°25'52"W	115.79	4°04'16"	1630.00	115.82	57.93
C80	N41°43'00"W	338.00	77°30'00"	270.00	365.21	216.70
C81	N06°02'29"E	103.34	18°00'58"	330.00	103.77	52.31
C82	N06°02'29"E	84.55	18°00'58"	270.00	84.90	42.80
C84	N53°28'20"W	30.26	8°40'35"	200.00	30.29	15.17
C85	S02°35'28"E	30.13	13°18'27"	130.00	30.19	15.16
C86	S10°47'17"W	32.32	31°15'08"	60.00	32.73	16.78

**LINE TABLE - SHT. 4**

T20	S49 08 03E	19.19
T21	S40 51 57W	63.25
T22	S40 51 57W	8.25
T23	N40 51 57E	10.51
T24	S64 14 29E	30.53
T25	N20 45 31E	30.00
T26	N20 45 31E	30.00
T27	N20 45 31E	30.00
T28	N20 45 31E	5.99
T29	N15 30 32E	5.64
T30	N51 55 22W	15.57
T31	N02 58 00W	30.00
T32	N15 02 50E	9.14
T33	N87 02 00E	5.00
T34	N87 02 00E	5.00
T35	N15 30 32E	5.64
T36	N15 02 50E	14.82
T37	N15 02 50E	14.82

DAVID A. CORBIN  
869-2402

8920104

Cabinet: F  
Sheet: 067A

#8920104

Cabinet F, Sheet 067A

VILLAGE OF GROGANS MILL  
SECTION 59

SHEET 5 OF 5