

VICINITY MAP
NTS

THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 60

A SUBDIVISION OF 99.22 ACRES
OUT OF
THE JOHN TAYLOR SURVEY, A-547
MONTGOMERY COUNTY, TEXAS

4 BLOCKS 64 LOTS
4 RESERVES

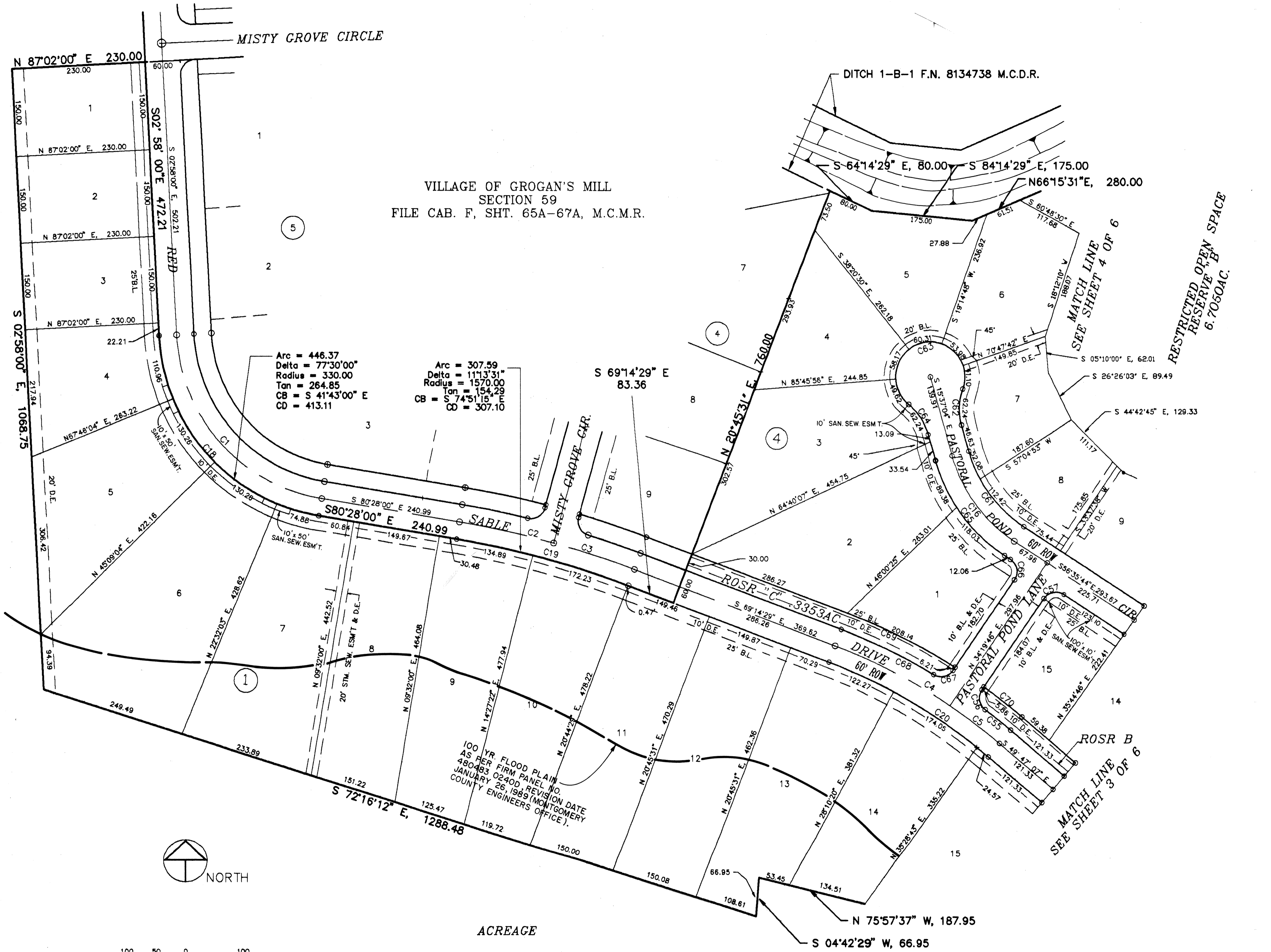
OWNER: THE WOODLANDS CORPORATION
ENGINEER: LANDEV ENGINEERS INC.

DATE: FEBRUARY 1990
Cabinet F Sheet 168A

9051412

CABINET F
SHEET 168A

9051412

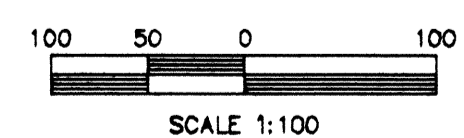


VILLAGE OF GROGAN'S MILL
SECTION 59
FILE CAB. F, SHT. 65A-67A, M.C.M.R.

Arc = 446.37
Delta = 77°30'00"
Radius = 330.00
Tan = 264.85
CB = S 41°43'00" E
CD = 413.11

Arc = 307.59
Delta = 11°13'31"
Radius = 1570.00
Tan = 154.29
CB = S 74°51'15" E
CD = 307.10

100 YR. FLOOD PLAIN
AS PER FIRM PANEL NO.
480483 0240D, REVISION DATE
JANUARY 26, 1989 (MONTGOMERY
COUNTY ENGINEERS OFFICE).



ACREAGE

RESTRICTED OPEN SPACE
RESERVE "B"
6.7050AC.

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
SECTION 60
SHEET 2 OF 6

Cabinet F sheet 168B

9051412

CABINET F
SHEET 168B

9051412

VILLAGE OF GROGAN'S MILL
SECTION 59
FILE CAB. F, SHT. 65A-67A
M.C.M.R.

VILLAGE OF GROGAN'S MILL
SECTION 49
CAB. E SHT. 15-A

ACREAGE

Arc = 63.94
Delta = 05°30'33"
Radius = 665.00
Tan = 32.00
CB = N70°00'58"E
CD = 63.92

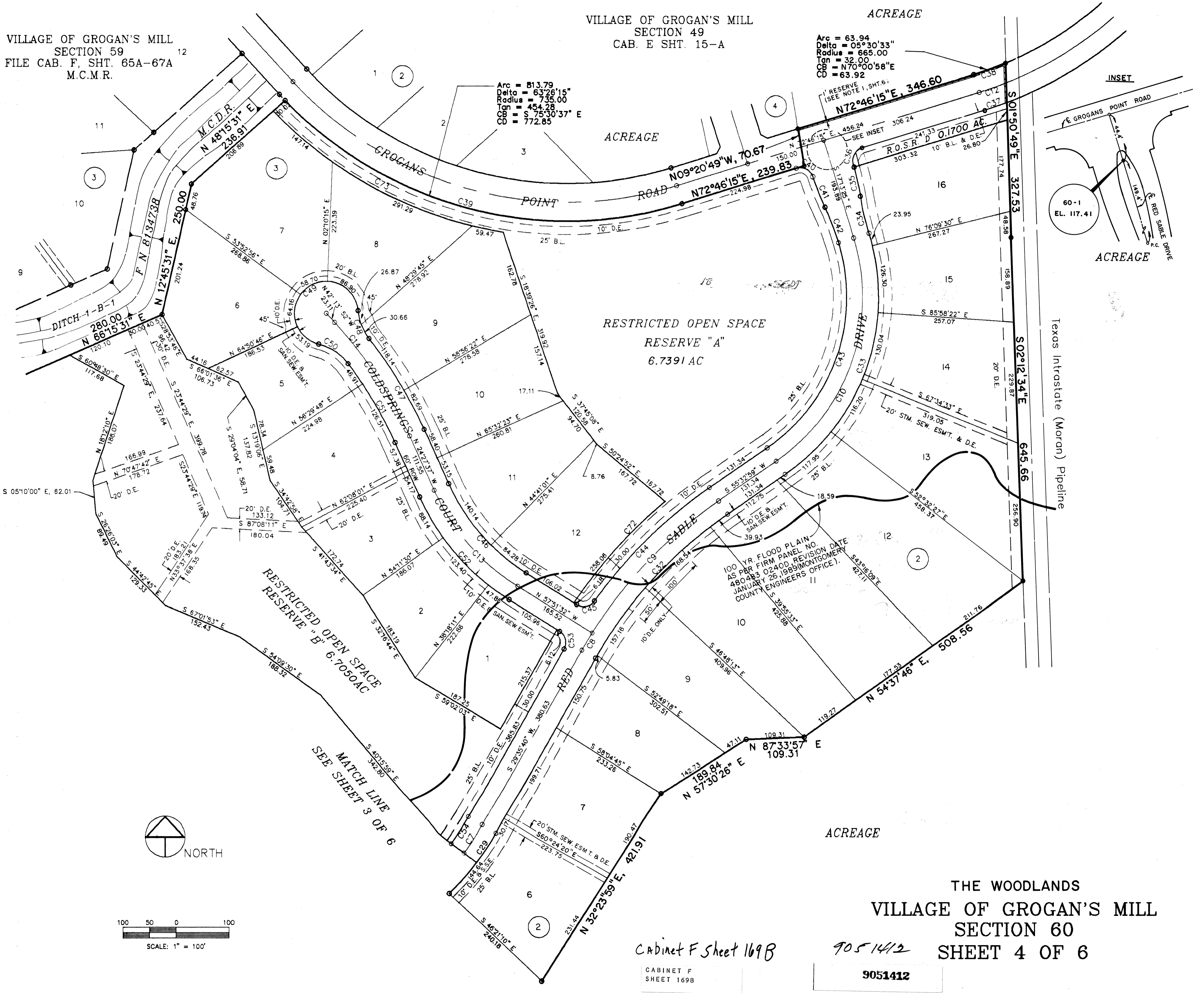
Arc = 813.79
Delta = 63°26'15"
Radius = 735.00
Tan = 454.38
CB = S75°30'37"E
CD = 772.85

RESERVE
(SEE NOTE 1, SHT. 6)

INSET

60-1
EL. 117.41

ACREAGE

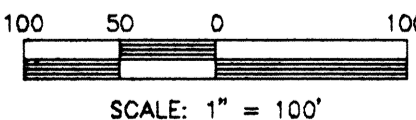
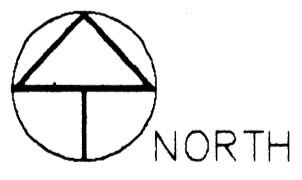


RESTRICTED OPEN SPACE
RESERVE "A"
6.7391 AC

RESTRICTED OPEN SPACE
RESERVE "B" 6.7050 AC

100 YR FLOOD PLAIN
AS PER FIRM PANEL NO.
480483 02400 REVISION DATE
JANUARY 25, 1989 (MONTGOMERY
COUNTY ENGINEERS OFFICE)

SEE MATCH LINE
SHEET 3 OF 6



THE WOODLANDS
VILLAGE OF GROGAN'S MILL
SECTION 60
SHEET 4 OF 6

Cabinet F Sheet 169B

9051412

CABINET F
SHEET 169B

9051412

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 Grogan's Mill, Section 60, 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 Grogan's Mill, Section 60, located in the John Taylor Survey, Abstract 547, Montgomery County, Texas, and on behalf of said The 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 Grogan's Mill, Section 60, 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, Owner has dedicated and by these presents does dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or five feet six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

Further, Owner has dedicated and by these presents does dedicate to the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally and additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or seven feet (7'0") for sixteen (16'0") back-to-back ground easements, from a plane sixteen (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

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 13 day of August, 1990.

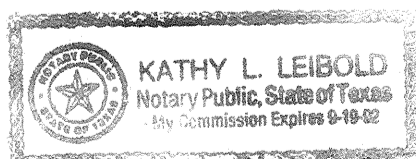
THE WOODLANDS CORPORATION

ATTEST: [Signature]
G. DAVID BUMGARDNER, Secretary
BY: [Signature]
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 13 day of August, 1990.



[Signature]
Kathy L. Leibold
Notary Public in and for the
State of TEXAS
My Commission expires:
9-19-92

I, John G. Davidson, am registered 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 the elevation benchmark reflected on the face of the plat was established as required by regulation, that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'), and that the plat boundary corners have been tied to the nearest survey corner.



[Signature]
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 Grogan's Mill, Section 60, 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 10 day of SEPT, 1990.

ATTEST: [Signature]
Patricia D. Knudson, Secretary
BY: [Signature]
Burdette Keeland, 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.

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.

[Signature]
J. D. BLANTON
County Engineer

APPROVED by the Commissioner's Court of Montgomery County, Texas, this 3rd day of December, 1990.

[Signature]
John Martin
Commissioner, Precinct 1

[Signature]
Malcolm Purvis
Commissioner, Precinct 2

[Signature]
Alvin L. Stahl
County Judge

[Signature]
Ed Chance
Commissioner, Precinct 3

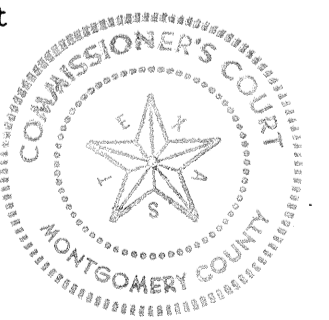
[Signature]
Jim Simmons
Commissioner, Precinct 4

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 Dec. 31, 1990, 1990, at 12:00 o'clock P.M., and duly recorded on Dec. 31, 1990, 1990, at 2:52 o'clock P.M., in cabinet F, sheet 170A-170B of record of 170A for said County.

Witness my hand and seal of office, at Conroe, the day and date last above written.

[Signature]
Roy Harris, Clerk, County Court
Montgomery County, Texas



By: _____
Secretary

Cabinet F Sheet 170A

CABINET F
SHEET 170A

9051412

9051412

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
SECTION 60
SHEET 5 OF 6

CURVE DATA

CURVE:	RADIUS:	DELTA:	ARC:	CHORD BEARING:	DISTANCE:	TAN:
C1	300.00	77°30'00"	405.79	S 41°43'00" E	375.55	240.79
C2	1600.00	05°58'32"	166.87	S 77°28'44" E	166.79	83.51
C3	1600.00	05°14'59"	146.60	S 71°51'59" E	146.55	73.35
C4	975.00	13°09'34"	223.94	S 62°39'42" E	223.44	112.46
C5	975.00	06°17'47"	107.15	S 52°56'01" E	107.09	53.63
C6	475.00	43°01'32"	356.69	S 71°17'53" E	348.37	187.23
C7	475.00	57°35'41"	477.48	N 58°23'31" E	457.63	261.10
C8	850.00	02°32'48"	37.78	N 30°52'04" E	37.78	18.89
C9	850.00	23°24'31"	347.27	N 43°50'44" E	344.86	176.09
C10	375.00	72°21'41"	473.60	N 19°22'03" E	442.75	274.27
C12	700.00	04°25'11"	54.00	N 70°33'40" E	53.98	27.01
C13	415.00	33°23'55"	241.91	N 41°09'34" W	238.50	124.50
C14	831.55	17°46'15"	257.91	N 35°20'44" W	256.88	130.00
C15	475.00	42°00'50"	348.31	S 23°49'04" E	340.56	182.40
C16	260.00	40°58'40"	185.95	S 36°06'24" E	182.01	97.15
C17	325.00	19°32'20"	110.83	S 46°49'34" E	110.30	55.96
C18	330.00	77°30'00"	446.37	N 41°43'00" W	413.11	264.85
C19	1570.00	11°13'31"	307.59	N 74°51'15" W	307.10	154.29
C20	945.00	19°27'22"	320.90	N 59°30'48" W	319.36	162.01
C21	505.00	37°04'29"	326.77	N 68°19'21" W	321.10	169.34
C22	25.00	83°14'30"	36.32	N 45°14'21" W	33.21	22.21
C23	505.00	41°12'23"	363.19	N 24°13'17" W	355.41	189.85
C27	445.00	40°59'48"	318.41	S 24°19'35" E	311.66	166.36
C28	25.00	85°03'14"	37.11	S 38°41'55" W	33.80	22.93
C29	505.00	51°37'52"	455.07	N 55°24'36" E	439.83	244.30
C32	820.00	25°57'19"	371.46	S 42°34'20" W	368.30	188.97
C33	405.00	72°46'46"	514.45	S 19°09'36" W	486.55	296.48
C34	500.00	08°07'19"	70.88	S 13°11'05" E	70.82	35.50
C35	500.00	07°01'02"	61.24	N 12°37'00" W	61.20	30.66
C36	25.00	88°53'46"	38.79	N 28°19'23" E	35.01	24.52
C37	735.00	03°26'25"	44.13	N 70°03'03" E	44.13	22.07
C38	665.00	05°30'33"	63.94	N 70°00'58" E	63.92	32.00
C39	735.00	83°26'15"	813.79	N 75°30'37" W	772.85	454.28
C40	25.00	88°55'06"	38.80	N 62°46'12" W	35.02	24.53
C41	500.00	07°01'42"	61.33	N 21°49'30" W	61.30	30.71
C42	500.00	08°06'34"	70.77	N 21°16'35" W	70.71	35.44
C43	345.00	72°46'41"	438.23	N 19°09'33" E	409.35	254.25
C44	880.00	19°55'28"	306.02	N 45°35'15" E	304.48	154.57
C45	25.00	86°30'57"	37.75	N 78°53'00" E	34.26	23.52
C46	385.00	33°23'55"	224.42	S 41°09'34" E	221.26	115.50
C47	861.55	13°21'22"	200.83	S 31°08'18" E	200.38	100.87
C48	100.00	32°57'40"	57.53	S 21°20'08" E	56.74	29.58
C49	60.00	25°10'54"	262.95	N 49°35'52" E	97.64	83.97
C50	100.00	39°05'34"	68.23	N 56°24'12" W	66.91	35.50
C51	801.55	12°23'48"	173.42	N 30°39'31" W	173.09	87.05
C52	445.00	33°23'55"	259.40	N 41°09'34" W	255.74	133.50
C53	25.00	87°27'12"	38.16	N 14°07'56" W	34.56	23.91
C54	445.00	100°37'12"	781.49	N 79°54'17" E	684.87	536.20
C55	1005.00	03°12'51"	56.38	S 51°23'33" E	56.37	28.20
C56	25.00	87°19'44"	38.10	S 09°20'06" E	34.52	23.86
C57	25.00	89°04'29"	38.87	S 78°52'01" W	35.07	24.60
C58	100.00	45°55'51"	80.16	N 33°37'49" W	78.03	42.38
C59	60.00	24°34'41"	259.26	S 45°32'46" W	99.73	89.66
C60	100.00	21°38'51"	37.78	S 67°25'09" E	37.56	19.12
C61	230.00	40°58'40"	164.50	S 36°06'24" E	161.01	85.94
C62	100.00	35°39'33"	62.24	S 02°12'42" W	61.24	32.16
C63	60.00	25°19'05"	263.18	N 74°22'56" E	97.50	83.62
C64	100.00	35°39'33"	62.24	N 33°26'51" W	61.24	32.16
C65	290.00	40°58'40"	207.41	N 36°06'24" W	203.02	108.36
C66	25.00	90°55'30"	39.67	N 11°07'59" W	35.64	25.41
C67	25.00	86°32'57"	37.76	N 77°36'15" E	34.27	23.54
C68	1005.00	10°07'12"	177.51	S 64°10'53" E	177.28	88.99
C69	1035.00	11°31'20"	208.14	N 63°28'49" W	207.79	104.42
C70	1035.00	04°36'43"	83.31	N 52°05'28" W	83.29	41.68
C71	415.00	93°03'22"	674.02	S 83°41'12" W	602.34	437.75
C72	910.00	16°14'53"	258.06	N 42°09'16" E	257.20	129.90
C73	765.00	37°17'27"	497.90	N 62°21'24" W	489.16	258.13
C74	425.00	47°40'52"	353.68	N 68°39'55" W	343.56	187.81
C75	375.00	47°40'52"	312.07	N 68°39'55" W	303.15	165.71
C76	475.00	47°40'52"	395.29	N 68°39'55" W	383.98	209.90

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).
- B.L. INDICATES BUILDING LINE.
- U.E. INDICATES UTILITY EASEMENT.
- ALL UTILITY EASEMENTS EXTEND EQUIDISTANT EITHER SIDE OF PROPERTY LINE 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.
- W.L.E. INDICATES WATER LINE EASEMENT.
- STM. SEW. ESMT INDICATES STORM SEWER EASEMENT.
- SAN. SEW. ESMT INDICATES SANITARY SEWER EASEMENT.
- D.E. INDICATES DRAINAGE EASEMENT.
- DRAINAGE EASEMENTS SHOWN ON THE FACE OF THIS PLAT SHALL BE KEPT CLEAR OF FENCES, BUILDING, PLANTS ANY OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY APPROVED MEANS.

FILED FOR RECORD
 90 DEC -5 PH 2:52
Boyanovic
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS

Cabinet F Sheet 170B

9051412

CABINET F
 SHEET 170B

9051412

THE WOODLANDS
 VILLAGE OF GROGAN'S MILL
 SECTION 60
 SHEET 6 OF 6