

THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 54

MONTGOMERY COUNTY, TEXAS

1 BLOCK 4 RESERVES 26 LOTS
0.803 ACRES IN RESERVES

A SUBDIVISION CONTAINING 9.174 ACRES
OUT OF THE
WALKER COUNTY SCHOOL LAND SURVEY A-599

JULY, 1991

OWNER

THE WOODLANDS CORPORATION

ROGER L. GALATAS, PRESIDENT
G. DAVID BUMGARDNER, SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, THE WOODLANDS CORPORATION, ACTING BY AND THROUGH ROGER L. GALATAS AND G. DAVID BUMGARDNER, PRESIDENT AND SECRETARY, RESPECTIVELY OF THE WOODLANDS CORPORATION, OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 9.174 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF GROGAN'S MILL, SECTION 54, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY FOR AND ON BEHALF OF THE WOODLANDS CORPORATION 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO 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, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK TO BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK TO BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (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, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSE LOCATED IN THE 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 EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

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.

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, OWNER DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 54 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DOES HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

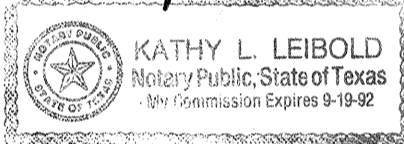
IN TESTIMONY WHEREOF, THE WOODLANDS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROGER L. GALATAS, ITS PRESIDENT THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, G. DAVID BUMGARDNER THIS 24 DAY OF JANUARY, 1992.

BY: Roger L. Galatas THE WOODLANDS CORPORATION
ROGER L. GALATAS, PRESIDENT ATTEST: G. David Bumgardner
G. DAVID BUMGARDNER, SECRETARY

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 SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF JANUARY, 1992.
Kathy L. Leibold
PRINTED NAME: KATHY L. LEIBOLD
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS



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 COMMISSIONERS' COURT.

I FURTHER CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS' 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 OF SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 23RD DAY OF MARCH, 1992.

John Martin Malcolm Purvis
JOHN MARTIN, COMMISSIONER, PRECINCT 1 MALCOLM PURVIS, COMMISSIONER, PRECINCT 2

Alan B. Sadler
ALAN B. SADLER
COUNTY JUDGE

Ed Chance Charles Hayden
ED CHANCE, COMMISSIONER, PRECINCT 3 CHARLES HAYDEN, COMMISSIONER, PRECINCT 4

I, JOHN 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 (OR OTHER SUITABLE PERMANENT METAL) PIPE OR 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.

(AFFIX SEAL) John G. Davidson
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 1792
PRINT NAME: JOHN DAVIDSON
TEXAS REGISTRATION: 1792



THIS IS TO CERTIFY THAT THE HOUSTON PLANNING AND ZONING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS, VILLAGE OF GROGAN'S MILL, SECTION 54, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 4TH DAY OF FEBRUARY, 1992.

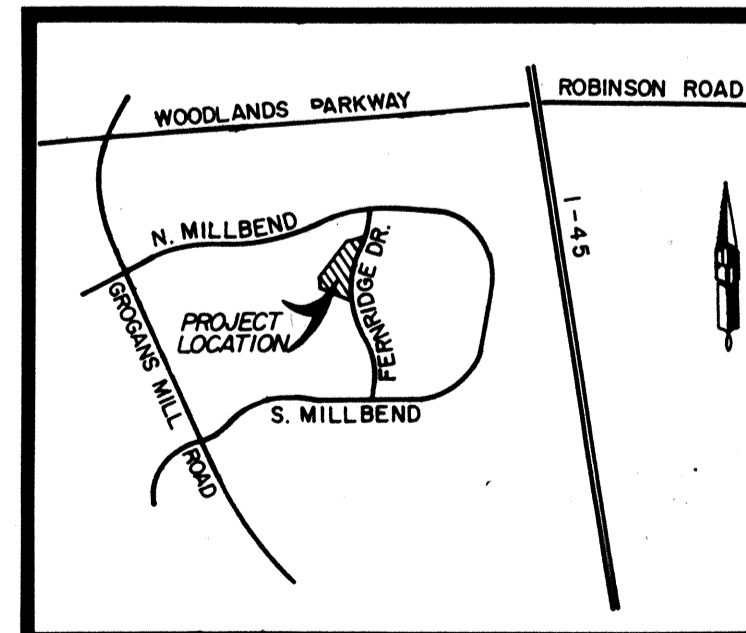
BY: M. Marvin Katz ATTEST: Donna H. Kristaponis
M. MARVIN KATZ, CHAIRMAN DONNA H. KRISTAPONIS, SECRETARY

THE 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 MARCH 23, 1992 AT 9:30 O'CLOCK (A.M. OR P.M.) AND DULY RECORDED ON MARCH 24, 1992 AT 9:20 O'CLOCK (A.M. OR P.M.) AND IN CABINET G SHEET 034B OF THE MAP RECORDS OF MONTGOMERY COUNTY FOR SAID COUNTY.

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

Roy Harris
ROY HARRIS, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
BY: Orth Hammer



VICINITY MAP
MAP REF:
KEY MAP 251 M



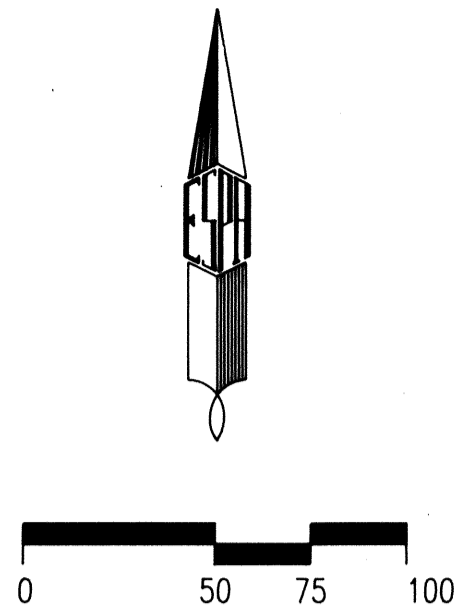
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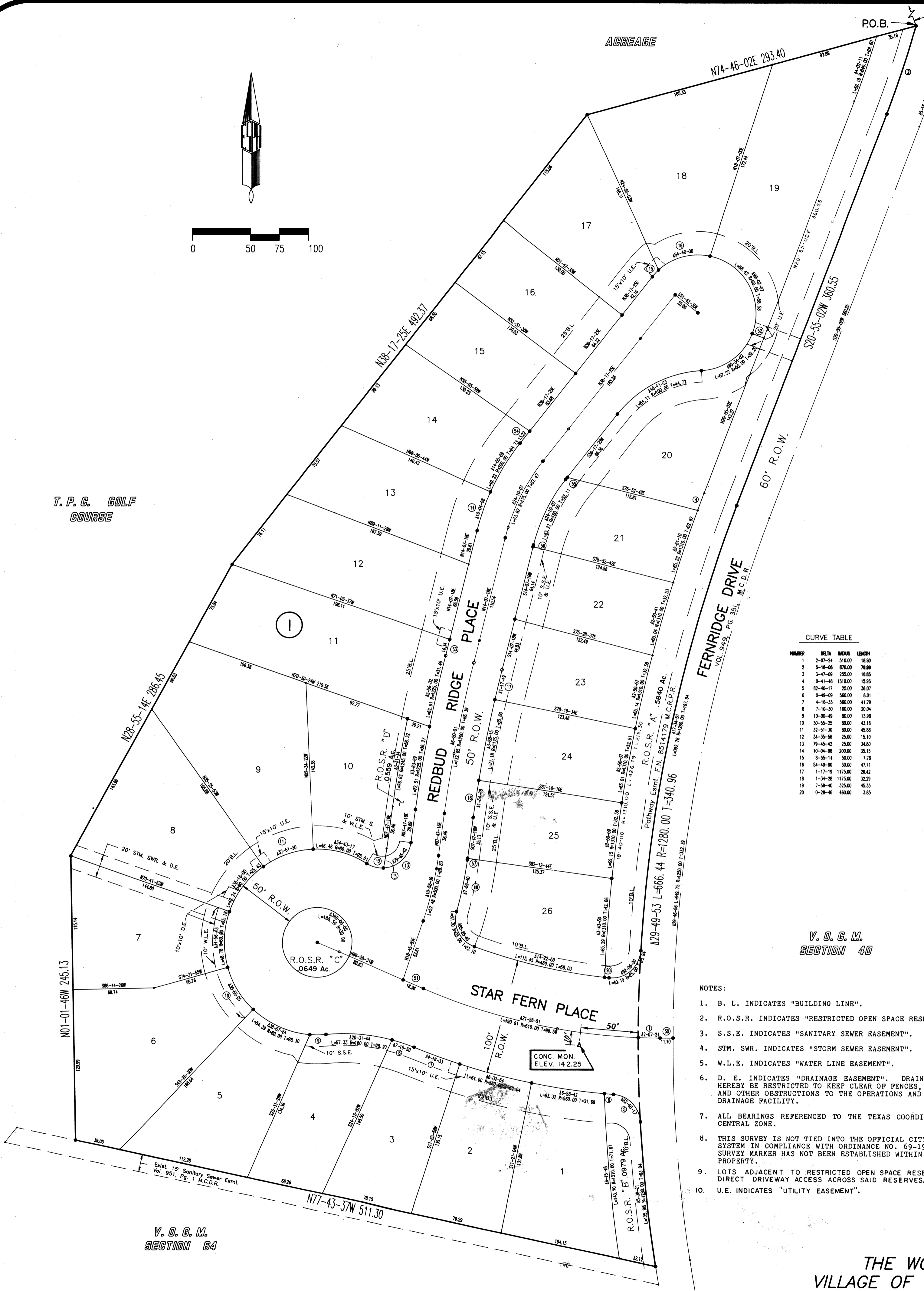
Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

ESPA CORP
ENGINEERS, SURVEYORS, PLANNERS & ASSOCIATES
HOUSTON, TEXAS

ACREAGE



T. P. C. GOLF COURSE



CURVE TABLE			
NUMBER	DELTA	RADIUS	LENGTH
1	2-07-24	510.00	18.90
2	5-16-08	870.00	26.80
3	3-17-09	225.00	16.85
4	0-41-46	1310.00	15.93
5	82-40-17	25.00	36.07
6	0-49-09	500.00	8.01
7	4-16-33	500.00	41.79
8	7-10-30	160.00	23.04
9	10-00-49	80.00	13.98
10	30-55-25	80.00	43.18
11	32-51-30	80.00	45.88
12	34-35-56	25.00	15.10
13	78-45-42	25.00	34.80
14	10-04-06	200.00	35.15
15	8-55-14	50.00	7.78
16	54-40-00	50.00	47.71
17	1-17-19	1175.00	26.42
18	1-34-28	1175.00	32.29
19	7-58-40	325.00	45.35
20	0-28-46	480.00	3.85

TANGENT TABLE		
NUMBER	LENGTH	BEARING
50	11.10	S88-57-14W
51	18.96	N86-28-31W
52	10.81	S89-05-15E
53	14.34	N14-07-18E
54	13.22	N38-17-25W
55	2.22	S38-17-25W
56	1.56	S14-07-18W
57	1.33	S87-47-19W

V. D. C. M.
SECTION 40

- NOTES:
1. B. L. INDICATES "BUILDING LINE".
 2. R.O.S.R. INDICATES "RESTRICTED OPEN SPACE RESERVE".
 3. S.S.E. INDICATES "SANITARY SEWER EASEMENT".
 4. STM. SWR. INDICATES "STORM SEWER EASEMENT".
 5. W.L.E. INDICATES "WATER LINE EASEMENT".
 6. D. E. INDICATES "DRAINAGE EASEMENT". DRAINAGE EASEMENT SHALL HEREBY BE RESTRICTED TO KEEP CLEAR OF FENCES, BUILDING, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
 7. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
 8. 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 2,000 FEET OF THIS PROPERTY.
 9. LOTS ADJACENT TO RESTRICTED OPEN SPACE RESERVES ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
 10. U.E. INDICATES "UTILITY EASEMENT".

V. D. C. M.
SECTION 64

THE WOODLANDS
VILLAGE OF GROGAN'S MILL
SECTION 54