

**THE WOODLANDS
VILLAGE OF GROGAN'S MILL SECTION 66
AND
A PARTIAL REPLAT OF RESERVE "E"
WITHIN VILLAGE OF GROGAN'S MILL - SECTION 44**

MONTGOMERY COUNTY, TEXAS
2 BLOCKS 4 RESERVES 27 LOTS
(RESERVES TOTALING 3.0971 ACRES)

A SUBDIVISION CONTAINING 18.9762 ACRES
OUT OF THE
JOHN TAYLOR SURVEY, A- 547

AND
A PARTIAL REPLAT OF RESERVE "E" VILLAGE OF GROGAN'S MILL
SECTION 44 CONTAINING 0.0865 ACRES

JULY, 1992
OWNER

THE WOODLANDS CORPORATION
ROGER L. GALATAS, PRESIDENT
G. DAVID BUMGARDNER, SECRETARY

2201 TIMBERLOCH PLACE THE WOODLANDS, TEXAS 77380

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 18.9762 ACRE AND 0.0865 ACRE TRACTS DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS, VILLAGE OF GROGAN'S MILL, SECTION 66 AND A PARTIAL REPLAT OF RESERVE "E" WITHIN VILLAGE OF GROGAN'S MILL, SECTION 44, 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.

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 66 AND A PARTIAL REPLAT OF RESERVE "E" WITHIN VILLAGE OF GROGAN'S MILL, SECTION 44, HAVE COMPLIED OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE MONTGOMERY COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS.

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 ON 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 OR 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).

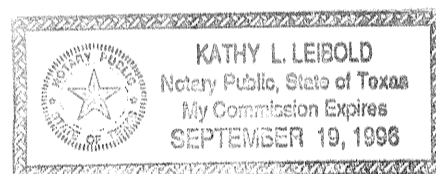
FURTHER, OWNERS DO HEREBY CERTIFY THAT IT IS THE OWNER OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF THE WOODLANDS VILLAGE OF GROGAN'S MILL SECTION 66 AND A PARTIAL REPLAT OF RESERVE "E" WITHIN VILLAGE OF GROGAN'S MILL SECTION 44 WHERE BUILDING SETBACK LINES 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 26 DAY OF March, 1993.

THE WOODLANDS CORPORATION
ROGER L. GALATAS, PRESIDENT 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 26 DAY OF March, 1993.



Kathy L. Leibold
PRINTED NAME: Kathy L. Leibold
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

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 (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.



John G. Davidson
PRINT NAME: JOHN G. 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 66 AND A PARTIAL REPLAT OF RESERVE "E" WITHIN VILLAGE OF GROGAN'S MILL, SECTION 44, AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 13th DAY OF April, 1993.

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

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.

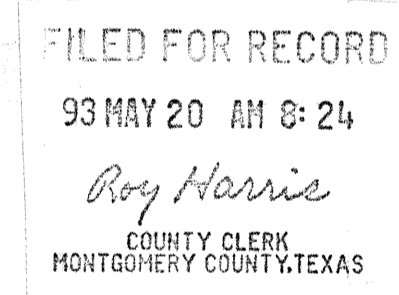
J.D. Blanton
J.D. BLANTON, COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 17th DAY OF MAY, 1993.

Mike Meador Malcolm Purvis
MIKE MEADOR, COMMISSIONER, PRECINCT 1 MALCOLM PURVIS, COMMISSIONER, PRECINCT 2

Alan B. Sadler
ALAN B. SADLER, COUNTY JUDGE

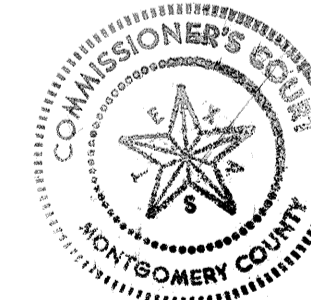
Ed Chance Charles Hayden
ED CHANCE, COMMISSIONER, PRECINCT 3 CHARLES HAYDEN, COMMISSIONER, PRECINCT 4



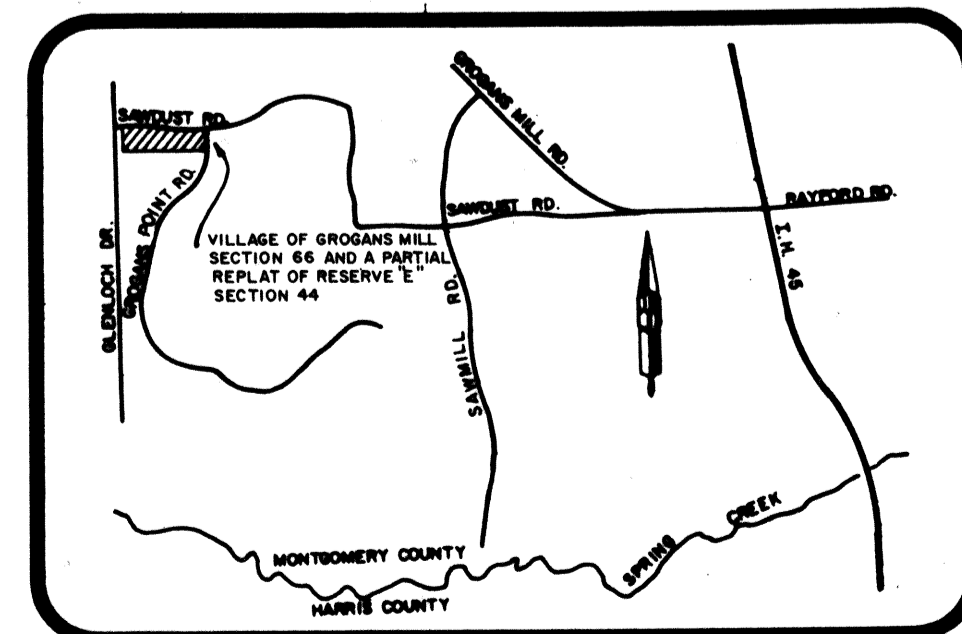
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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 MAY 17th, 1993 AT 4:00 O'CLOCK (A.M. OR P.M.) AND DULY RECORDED ON 121A, AT 1:14 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: _____, DEPUTY



VICINITY MAP

ESPA CORP

ENGINEERS, SURVEYORS, PLANNERS & ASSOCIATES
HOUSTON, TEXAS

ESPA CORP
SHEET 1 OF 3
ORIGINAL

CAB. G SHEET 121A File # 9325346

NUMBER	DELTA	RADIUS	LENGTH	CHORD BRG	CHORD	TANGENT
100	23°47'49"	25.00	10.38	N09°23'25"E	10.31	5.27
101	91°29'25"	35.00	35.89	N48°54'10"W	50.14	35.92
102	0°38'42"	2545.00	28.84	S82°35'59"W	28.84	14.32
103	0°48'28"	3605.00	50.83	S82°40'52"W	50.83	25.41
104	1°05'22"	3605.00	68.54	N87°25'51"W	68.54	34.27
105	3°25'44"	470.00	28.13	N88°36'02"W	28.12	14.07
106	38°54'35"	100.00	67.91	S70°13'48"W	66.61	35.32
107	9°08'24"	100.00	15.89	S46°13'19"W	15.88	7.96
108	53°53'57"	50.00	47.04	N21°45'43"W	45.32	25.42
109	58°28'18"	50.00	51.00	N34°24'25"E	48.82	27.97
110	28°38'53"	50.00	23.25	N78°57'00"E	23.05	11.84
111	10°38'28"	100.00	18.57	N84°57'13"E	18.54	9.31
112	5°51'31"	530.00	54.19	N82°33'45"E	54.17	27.12
113	7°37'20"	530.00	70.51	N80°18'10"E	70.45	35.31
114	10°41'11"	3545.00	66.18	S87°25'15"E	66.18	33.09
115	12°21'03"	25.00	5.39	N82°07'46"E	5.38	2.71
116	78°27'47"	25.00	34.24	N36°43'24"E	31.82	20.41
117	88°48'53"	25.00	39.17	N47°23'56"W	35.29	24.90
118	93°28'30"	35.00	57.10	S36°38'53"W	50.98	37.19
119	1°06'30"	2805.00	50.40	S82°48'53"W	50.40	25.20
120	0°27'53"	3545.00	28.75	S82°30'35"W	28.75	14.37
121	0°04'30"	3545.00	4.85	S86°38'25"W	4.85	2.32
122	90°48'50"	25.00	39.63	N47°54'53"W	35.61	25.36
123	66°25'14"	25.00	28.98	N54°29'59"E	27.39	16.37

NUMBER	LENGTH	BEARING
1	2.96	S00°33'08"E
2	20.55	S87°42'38"W
3	9.90	N02°30'30"W
4	37.87	N87°42'38"E
5	20.00	S02°30'30"E
6	40.00	S87°42'38"W
8	21.03	S85°21'08"W
9	19.87	S85°21'08"W
10	31.70	S08°07'23"E
11	12.96	S85°21'08"W
12	22.73	S85°21'08"W
13	16.63	N13°39'06"W
14	21.30	N85°21'08"E

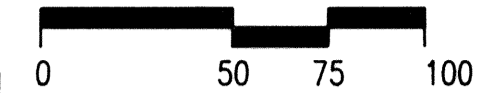
NOTES:

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. SMR. 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. ONE (1) FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE (1) FOOT RESERVE SHALL THEREUPON BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES, AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
8. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
9. 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.
10. LOTS ADJACENT TO RESTRICTED OPEN SPACE RESERVES ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.

ACREAGE

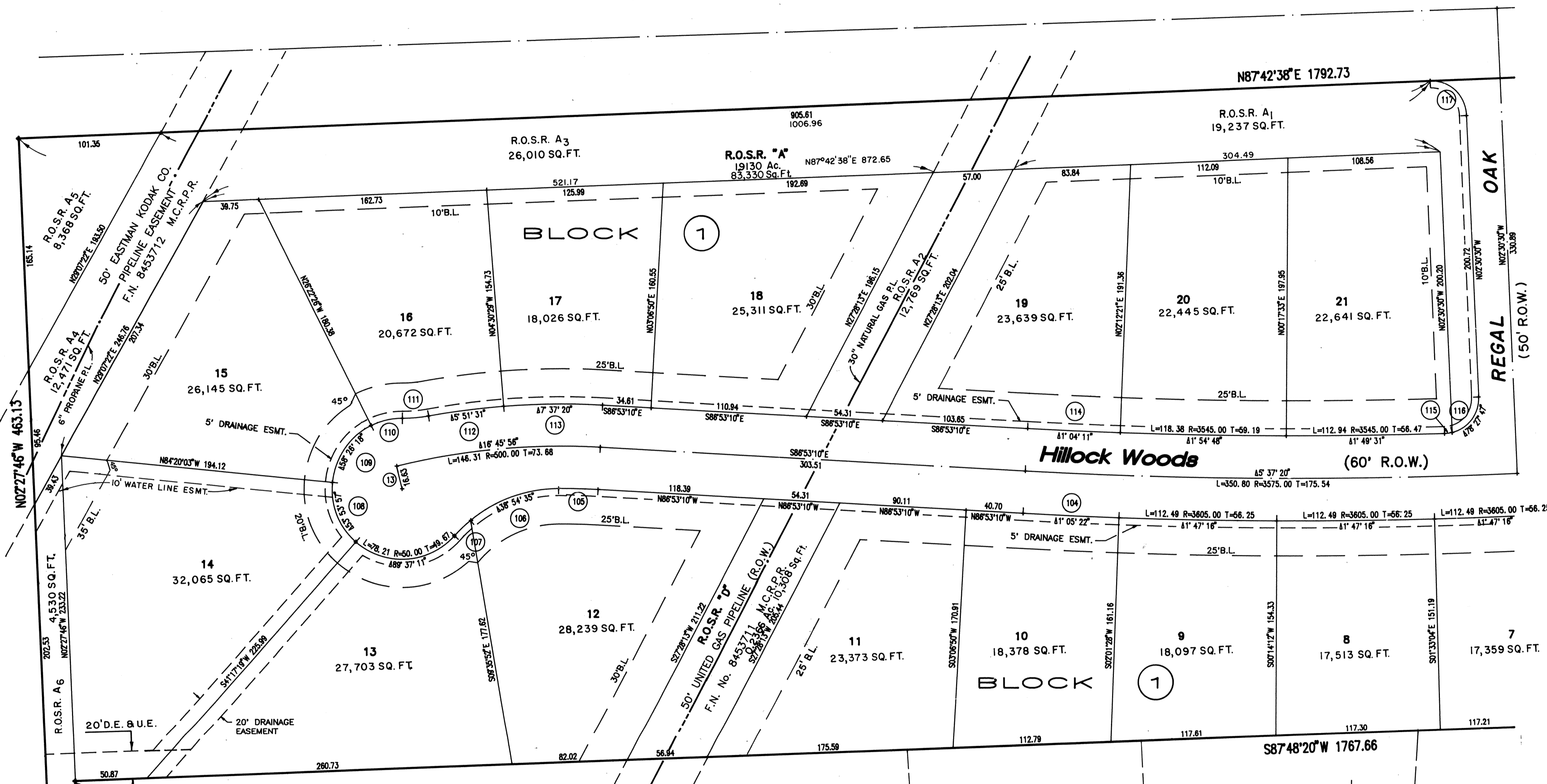
SAWDUST ROAD (100' R.O.W.)



Alignment Tic

Timber Lakes Section 2

Volume 9, Page 8 M.C.M.R.



Village of Grogan's Mill Section 44

Cab. "D" Sht. 25-B M.C.M.R.

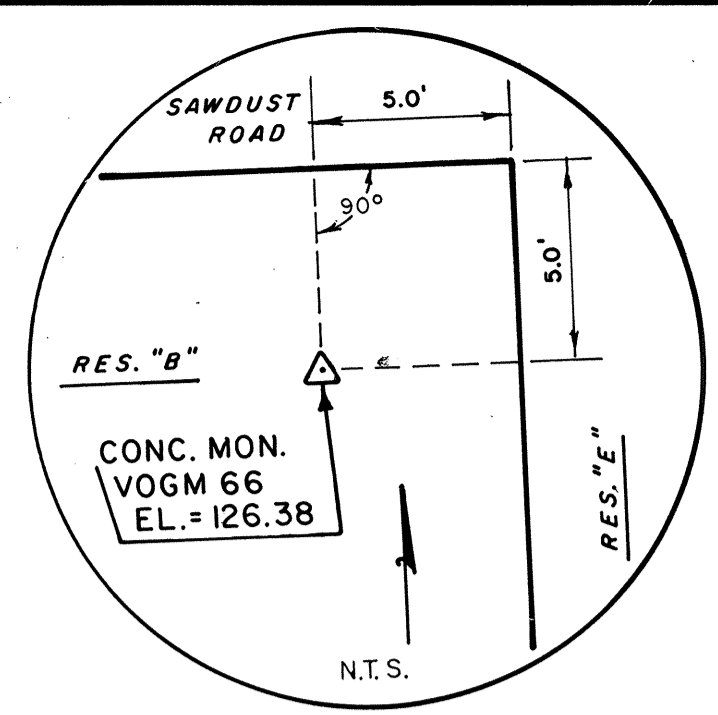
VILLAGE OF GROGANS MILL SECTION 66 AND A PARTIAL REPLAT OF RESERVE "E" VILLAGE OF GROGANS MILL SECTION 44

ESPA CORP SHEET 2 OF 3

CAB G SHEET 121B File# 9325346

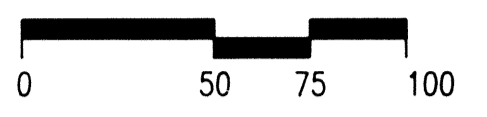
NUMBER	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG	CHORD	TANGENT
100	23°47'49"	25.00	10.38	N09°23'25"E	10.31	5.27	
101	91°29'25"	35.00	55.89	N48°54'10"W	50.14	35.92	
102	0°38'42"	2545.00	28.64	S82°35'59"W	28.64	14.32	
103	0°48'28"	3605.00	50.83	S82°40'52"W	50.83	25.41	
104	1°05'22"	3605.00	68.54	N87°25'51"W	68.54	34.27	
105	3°25'44"	470.00	28.13	N88°36'02"W	28.12	14.07	
106	3°54'35"	100.00	67.91	S70°13'48"W	66.61	35.32	
107	9°06'24"	100.00	15.89	S48°13'19"W	15.88	7.96	
108	53°53'57"	50.00	47.04	N21°45'43"W	45.32	25.42	
109	58°28'18"	50.00	51.00	N34°24'25"E	48.82	27.97	
110	26°38'53"	100.00	23.25	N78°57'00"E	23.05	11.84	
111	10°38'26"	100.00	18.57	N84°57'13"E	18.54	9.31	
112	5°51'31"	530.00	54.19	N82°33'45"E	54.17	27.12	
113	7°37'20"	530.00	70.51	N89°18'10"E	70.45	35.31	
114	1°04'11"	3545.00	66.18	S87°25'15"E	66.18	33.09	
115	12°21'03"	25.00	5.39	N82°07'49"E	5.38	2.71	
116	78°27'47"	25.00	34.24	N36°43'24"E	31.62	20.41	
117	88°48'53"	25.00	39.17	N47°23'56"W	35.29	24.90	
118	93°28'30"	35.00	57.10	S38°36'53"W	50.98	37.19	
119	1°08'30"	2805.00	50.40	S82°49'33"W	50.40	25.20	
120	0°27'53"	3545.00	28.75	S82°30'35"W	28.75	14.37	
121	0°04'30"	3545.00	4.65	S86°36'25"W	4.65	2.32	
122	90°48'50"	25.00	39.63	N47°54'55"W	35.61	25.36	
123	66°25'19"	25.00	28.98	N54°29'59"E	27.39	16.37	

NUMBER	LENGTH	BEARING
1	2.96	S00°33'08"E
2	20.55	S87°42'35"W
3	9.90	N02°30'30"W
4	37.87	N87°42'38"E
5	20.00	S02°30'30"E
6	40.00	S87°42'38"W
8	21.03	S85°21'08"W
9	19.87	S85°21'08"W
10	31.70	S08°07'23"E
11	12.96	S85°21'08"W
12	22.73	S85°21'08"W
13	16.63	N13°39'08"W
14	21.30	N85°21'08"E



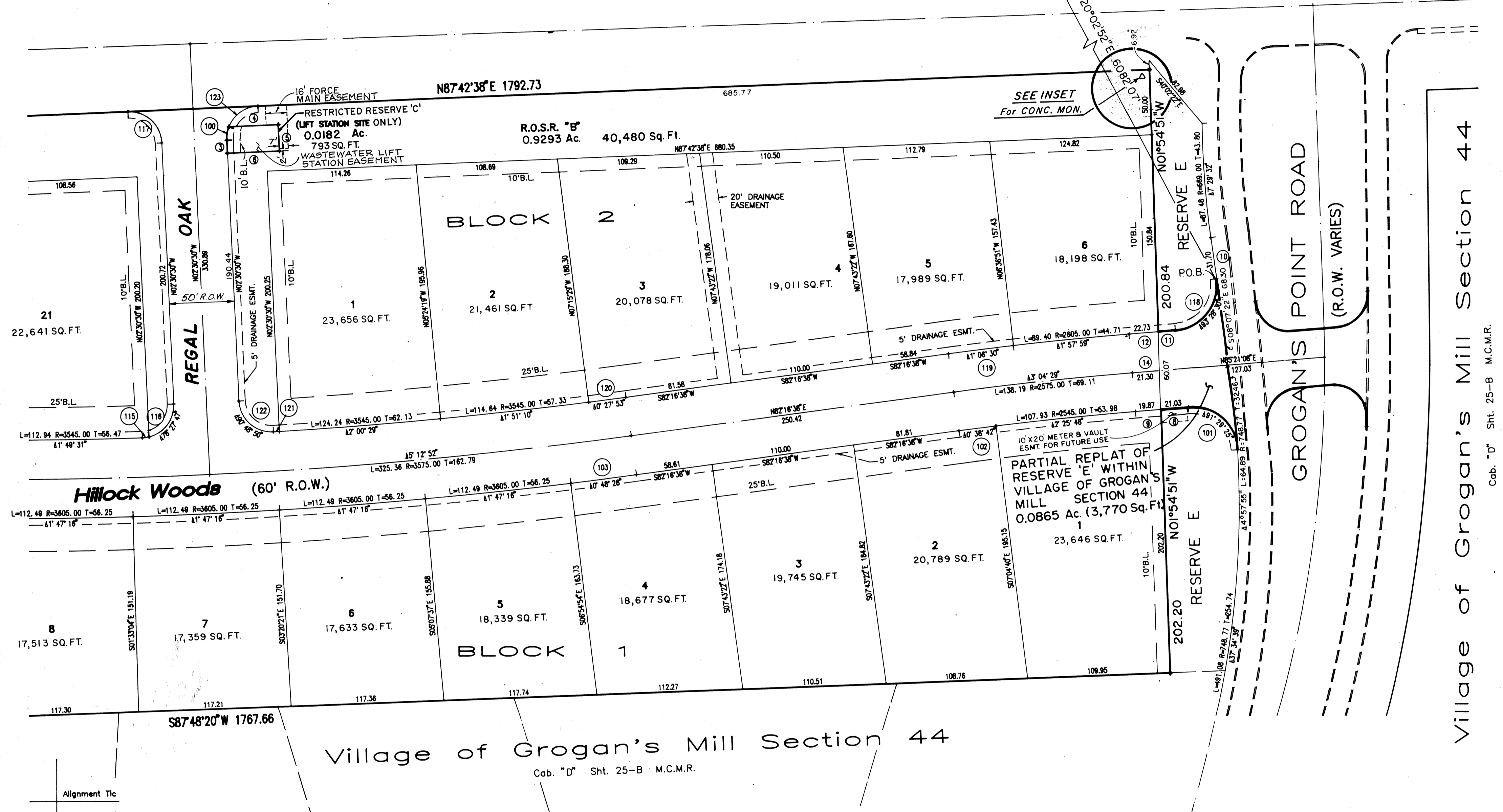
ACREAGE

TIE TO G.W. WAGERS & J.A. KNIGHT SURVEY A-765 S.E. CORNER



INSET

SAWDUST ROAD (100' R.O.W.)



Village of Grogan's Mill Section 44

Cab. "D" Sht. 25-B M.C.M.R.

VILLAGE OF GROGANS MILL SECTION 66 AND A PARTIAL REPLAT OF RESERVE "E" VILLAGE OF GROGANS MILL SECTION 44

ESPA CORP SHEET 3 OF 3

CAB G SHEET 122A File# 9325346