

THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 16 REPLAT NO 1

REASON FOR REPLAT: TO CREATE 25 SINGLE
FAMILY RESIDENTIAL LOTS AND 2 RESERVES

BEING 23.22 ACRES OUT OF THE JOHN TAYLOR SURVEY,
ABSTRACT 547, MONTGOMERY COUNTY, TEXAS AND ALSO BEING A REPLAT OF THE
WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 16 AS
RECORDED IN CABINET Z, SHEETS 3093-3095 OF MONTGOMERY COUNTY MAP RECORDS.

25 LOTS 2 RESERVES (2.769 ACRES) 1 BLOCK

MARCH 1, 2022 JOB NO. 0472-0816P

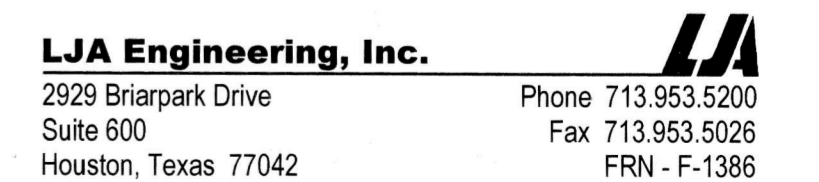
OWNER/SURVEYOR
THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
9950 WOODLOCH FOREST DRIVE, SUITE 1200
THE WOODLANDS, TEXAS 77380

(281) 719-6100

SURVEYOR:



ENGINEER:



DOC # 2022067239
Cabinet 00Z Sheet 8621

SHEET 1 OF 3

JOB NO. 0472-0816P-310

Date: Tue, 08 Mar 2022 12:22pm
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MYLAR CHECK: SURV. DIR.

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE, DANIEL E. KOLKHORST, OWNER; (HEREINAFTER REFERRED TO AS OWNER) OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 16 REPLAT NO 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., 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 LAKE WOODLANDS EAST SHORE SEC 16, LOCATED IN THE JOHN TAYLOR SURVEY, ABSTRACT 547, MONTGOMERY COUNTY, TEXAS, AND ON BEHALF OF SAID THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., AND DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), 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 THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., ACTING HEREIN BY AND THROUGH ITS AUTHORIZED REPRESENTATIVE, DANIEL E. KOLKHORST, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 16, HAVE COMPLIED WITH 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, 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 SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 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. AND 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 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 EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

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:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
- 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).

IN TESTIMONY WHEREOF, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE, DANIEL E. KOLKHORST, THEREUNTO AUTHORIZED THIS THE 9th DAY OF March, 2022.

THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P.
A TEXAS LIMITED PARTNERSHIP

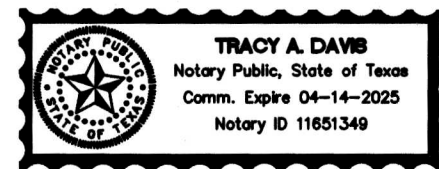
BY: [Signature]
DANIEL E. KOLKHORST, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL E. KOLKHORST, AUTHORIZED REPRESENTATIVE OF THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS AN ACT AND DEED OF SAID LIMITED PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 9th DAY OF March, 2022.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



I, RUSSELL B. TARASIEWICZ, AM AUTHORIZED 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]
RUSSELL B. TARASIEWICZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6575



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE WOODLANDS VILLAGE OF GROGANS MILL LAKE WOODLANDS EAST SHORE SEC 16 REPLAT NO 1 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 28 DAY OF March, 2022.

BY: [Signature]
MARTHA L. STEIN, CHAIR
OR M. SONNY GARZA, VICE-CHAIR



BY: [Signature]
MARGARET WALLACE BROWN, AICP, CNU-A
SECRETARY

I, JEFF JOHNSON, P.E., COUNTY ENGINEER OF MONTGOMERY COUNTY, TEXAS, 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 INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OF SUBDIVISION WITHIN THE WATERSHED.

[Signature]
JEFF JOHNSON, P.E.
COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF MONTGOMERY COUNTY, TEXAS, THIS 28 DAY OF May, 2022.

[Signature]
ROBERT C. WALKER
COMMISSIONER, PRECINCT 1

[Signature]
CHARLIE RILEY
COMMISSIONER, PRECINCT 2

[Signature]
MARK KEOUGH
COUNTY JUDGE

[Signature]
JAMES L. NOACK
COMMISSIONER, PRECINCT 3

[Signature]
JAMES METTS
COMMISSIONER, PRECINCT 4

I, MARK TURNBULL, 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 04, 2022, AT 4:30 O'CLOCK P.M., AND DULY RECORDED ON May 27, 2022, AT 8:22 O'CLOCK A.M., IN CABINET Z SHEET 8621, OF RECORD 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.

[Signature]
MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS



BY: [Signature]
DEPUTY

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.400	17,405	RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITIES
B	2.369	103,206	RESTRICTED TO LANDSCAPE/OPEN SPACE/INCIDENTAL UTILITIES/DRAINAGE
TOTAL	2.769	120,611	

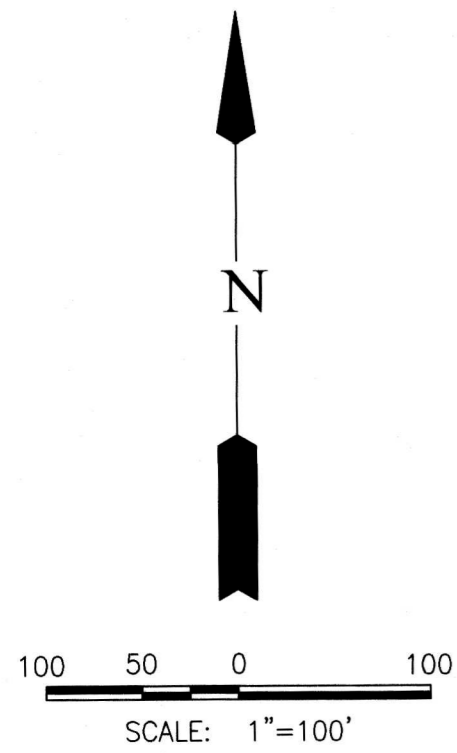
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 43°02'11" W	156.24'
L2	N 46°57'49" W	36.93'
L3	N 46°57'49" W	175.48'
L4	S 88°37'14" W	65.64'
L5	S 76°07'29" W	82.49'
L6	N 73°40'36" W	91.53'
L7	N 05°29'56" W	124.10'
L8	N 18°09'54" E	122.46'
L9	N 33°55'17" E	86.78'
L10	N 68°30'13" E	62.97'
L11	N 86°24'12" E	77.98'
L12	N 52°23'04" E	73.49'
L13	N 14°29'08" E	87.44'
L14	N 43°40'46" W	71.35'
L15	N 53°32'19" W	72.86'
L16	N 03°55'50" W	44.73'
L17	N 24°28'51" E	82.94'
L18	N 41°45'54" E	112.75'
L19	N 65°33'54" E	107.17'
L20	S 80°39'59" E	89.80'
L21	N 66°52'11" E	55.56'
L22	N 25°32'41" E	110.75'
L23	N 25°12'13" W	57.29'
L24	N 41°18'33" W	46.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	N 01°00'00" E	59.97'
L26	N 43°41'43" E	66.18'
L27	N 57°41'01" E	49.83'
L28	N 66°21'35" E	94.85'
L29	S 75°49'58" E	25.30'
L30	N 82°52'50" E	68.54'
L31	S 88°34'09" E	62.00'
L32	S 68°55'17" E	89.68'
L33	S 31°03'18" E	100.18'
L34	S 01°09'48" E	162.87'
L35	S 03°28'03" W	129.25'
L36	S 26°19'06" W	104.66'
L37	S 50°14'22" W	117.92'
L38	S 62°25'19" W	161.98'
L39	S 06°39'18" W	81.35'
L40	S 04°35'47" E	80.68'
L41	S 36°18'07" W	68.35'
L42	S 63°16'50" W	150.41'
L43	S 79°11'24" W	92.29'
L44	S 54°05'20" W	86.71'
L45	S 26°19'10" W	78.54'
L46	S 08°39'29" W	58.64'
L47	S 59°54'58" W	5.15'
L48	S 46°57'49" E	152.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L49	S 46°57'49" E	37.32'
L50	N 18°57'57" W	40.60'
L51	N 18°20'44" E	58.20'
L52	N 50°26'15" E	89.37'
L53	N 02°49'13" E	19.16'
L54	N 72°44'10" W	41.51'
L55	N 58°32'03" W	64.74'
L56	N 18°57'57" W	40.60'
L57	N 72°44'10" W	7.20'
L58	S 72°44'10" E	7.20'
L59	N 18°20'44" E	38.81'
L60	N 58°32'03" W	23.41'
L61	S 58°32'03" E	24.27'
L62	N 50°26'15" E	89.37'
L63	N 14°26'04" E	80.29'
L64	S 50°26'15" W	89.37'
L65	S 18°20'44" W	58.20'
L66	S 18°57'57" E	40.60'
L67	N 79°11'24" E	98.09'
L68	N 36°18'07" E	25.45'
L69	N 04°35'47" W	61.48'
L70	N 50°14'22" E	95.62'
L71	N 26°19'06" E	62.92'
L72	S 80°31'23" E	70.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	90°00'00"	39.27'	N 01°57'49" W	35.36'
C2	53.00'	31°59'38"	29.60'	N 30°58'00" W	29.21'
C3	100.00'	31°59'38"	55.84'	N 30°58'00" W	55.12'
C4	100.00'	31°49'26"	55.54'	S 62°52'32" E	54.83'
C5	53.00'	31°49'26"	29.44'	S 62°52'32" E	29.06'
C6	25.00'	90°00'00"	39.27'	N 88°02'11" E	35.36'
C7	300.00'	27°59'52"	146.60'	N 32°57'53" W	145.14'
C8	130.00'	71°31'04"	162.27'	N 16°47'35" E	151.94'
C9	300.00'	34°12'23"	179.10'	N 35°26'55" E	176.46'
C10	300.00'	32°05'31"	168.03'	N 34°23'29" E	165.85'
C11	300.00'	36°00'12"	188.51'	N 32°26'09" E	185.43'
C12	300.00'	11°36'51"	60.81'	N 08°37'38" E	60.71'
C13	330.00'	27°59'52"	161.26'	N 32°57'53" W	159.66'
C14	160.00'	8°52'39"	24.79'	N 14°31'37" W	24.77'
C15	25.00'	62°38'52"	27.34'	N 41°24'44" W	25.99'
C16	60.00'	180°00'00"	188.50'	N 17°15'50" E	120.00'
C17	25.00'	62°38'52"	27.34'	N 75°56'24" E	25.99'
C18	160.00'	7°56'09"	22.16'	N 48°35'03" E	22.14'
C19	270.00'	34°12'23"	161.19'	N 35°26'55" E	158.81'
C20	25.00'	76°52'47"	33.55'	N 20°05'40" W	31.08'
C21	75.00'	180°00'00"	235.62'	N 31°27'57" E	150.00'
C22	25.00'	73°32'58"	32.09'	N 84°41'27" E	29.93'
C23	330.00'	2°31'17"	14.52'	N 49°10'37" E	14.52'
C24	270.00'	36°00'12"	169.66'	N 32°26'09" E	166.88'
C25	120.00'	38°56'33"	81.56'	N 05°02'13" W	80.00'
C26	60.00'	246°12'31"	257.83'	S 81°24'14" E	100.52'
C27	120.00'	27°15'58"	57.11'	S 28°04'02" W	56.57'
C28	330.00'	36°00'12"	207.36'	S 32°26'09" W	203.97'
C29	270.00'	32°05'31"	151.23'	S 34°23'29" W	149.26'
C30	330.00'	34°12'23"	197.01'	S 35°26'55" W	194.10'
C31	100.00'	71°31'04"	124.82'	S 16°47'35" W	116.88'
C32	270.00'	27°59'52"	131.94'	S 32°57'53" E	130.63'

COPY



THE WOODLANDS
LAND DEVELOPMENT COMPANY, L.P.
F.N. 9747722
M.C.O.P.R.R.P.

APPROXIMATE LIMITS OF 100-YEAR
FLOODPLAIN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) COMMUNITY
PANEL NO. 48339C0540H,
DATED AUGUST 18, 2014
MONTGOMERY COUNTY, TEXAS

JOHN TAYLOR SURVEY, A-547
MONTGOMERY COUNTY SCHOOL LAND SURVEY, A-350
WALKER COUNTY SCHOOL LAND SURVEY, A-599

APPROXIMATE LIMITS OF 100-YEAR
FLOODPLAIN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) COMMUNITY
PANEL NO. 48339C0540H,
DATED AUGUST 18, 2014
MONTGOMERY COUNTY, TEXAS

20' ACCESS, UTILITY,
FLOWAGE, BULKHEAD AND
MAINTENANCE EASEMENT
F.N. 8600794
M.C.O.P.R.R.P.

THE WOODLANDS
LAND DEVELOPMENT COMPANY, L.P.
F.N. 9747722
M.C.O.P.R.R.P.

Lake Woodlands

THE WOODLANDS
LAND DEVELOPMENT COMPANY, L.P.
F.N. 9747722
M.C.O.P.R.R.P.

APPROXIMATE LIMITS OF 100-YEAR
FLOODPLAIN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) COMMUNITY
PANEL NO. 48339C0540H,
DATED AUGUST 18, 2014
MONTGOMERY COUNTY, TEXAS

NAD83 GRID COORDINATES
Y: 10,056,973.35
X: 3,830,709.85

APPROXIMATE LIMITS OF 100-YEAR
FLOODPLAIN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) COMMUNITY
PANEL NO. 48339C0540H,
DATED AUGUST 18, 2014
MONTGOMERY COUNTY, TEXAS

EAST SHORE
COMMUNITY ASSOCIATION
F.N. 2016112089
M.C.O.P.R.R.P.

ARIA ISLE DRIVE (PVT.)
(WIDTH VARIES P.A.E./P.U.E.)

THE WOODLANDS
VILLAGE OF GROGANS MILL
LAKE WOODLANDS
EAST SHORE SEC 11
CAB. "Z", SHEET 1536-1538
M.C.M.R.

DOC # 2022067239
Cabinet 002 Sheet 862:3

INSET "A"
BENCHMARK: THE WOODLANDS VILLAGE OF
GROGANS MILL LAKE WOODLANDS EAST
SHORE SECTION 16 REPLAT NO 1
3" BRASS DISC SET IN A 6" CONC. COLUMN
3" DEEP BURIED FLUSH WITH NATURAL
GROUND, STAMPED "ESL-16 R1"
ELEV. = 134.92' (NAVD 29, 64 ADJ.)

LEGEND

SHT.	INDICATES SHEET
CAB.	INDICATES CABINET
B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
F.N.	INDICATES FILE NUMBER
M.C.D.R.	INDICATES MONTGOMERY COUNTY DEED RECORDS
M.C.M.R.	INDICATES MONTGOMERY COUNTY MAP RECORDS
M.C.O.P.R.R.P.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
M.C.O.P.R.	INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
PL	INDICATES PROPERTY LINE
S.N.	INDICATES SEE NOTE
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
—	INDICATES STREET NAME CHANGE
P.A.E.	INDICATES PERMANENT ACCESS EASEMENT
P.U.E.	INDICATES PUBLIC UTILITY EASEMENT

- NOTES:
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.999962773.
 - BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.
 - THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
 - ALL PIPELINES AND/OR PIPELINE EASEMENTS ARE AS SHOWN.
 - THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:
 - A: PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - B: PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
 - THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS, 10 FOOT FRONT/REAR BOUNDARY LINE EASEMENTS, 5 FOOT SIDE LINE BOUNDARY EASEMENTS AND ANY OTHER EASEMENTS AS RECORDED AT VOLUME 841, PAGE 297, VOLUME 848, PAGE 613, VOLUME 1038, PAGE 51 AND VOLUME 1038, PAGE 90 OF THE DEED RECORDS, AND UNDER COUNTY CLERK'S FILE NOS. 8600794, 9353446, 2004125172, 2009116493, 2012058436, 2014010659, 2014115735, 2014115736 AND 2021027692 OF THE REAL PROPERTY RECORDS, AND AS IMPOSED BY THE MAP AND DEDICATION RECORDED IN CABINET Z, SHEET 3093 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - THIS PLAT IS AFFECTED BY AN EASEMENT IN FAVOR OF GMA DEVELOPMENT, AS SET FORTH AND DEFINED IN INSTRUMENT RECORDED UNDER VOLUME 774, PAGE 632 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE-FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICES.
 - BACK LOT LINES FOR LOTS 1-15 ARE LOCATED IN THE WATER OF LAKE WOODLANDS. THE SIDE LOT LINES ALONG THE PERIMETER OF THE BOUNDARY FOR THESE LOTS WERE MARKED WITH A 5/8-INCH IRON ROD (WITH CAP STAMPED "JONES/CARTER REFERENCE PT.") AT THE INTERIOR LINE OF THE 20' ACCESS, UTILITY, FLOWAGE, BULKHEAD AND MAINTENANCE EASEMENT.

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THE WOODLANDS VILLAGE
OF GROGANS MILL LAKE
WOODLANDS EAST SHORE
SEC 16 REPLAT NO 1
SHEET 3 OF 3