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FILED
HARRIS COUNTY, TEXAS
Aug 30 2 48 PH 1974
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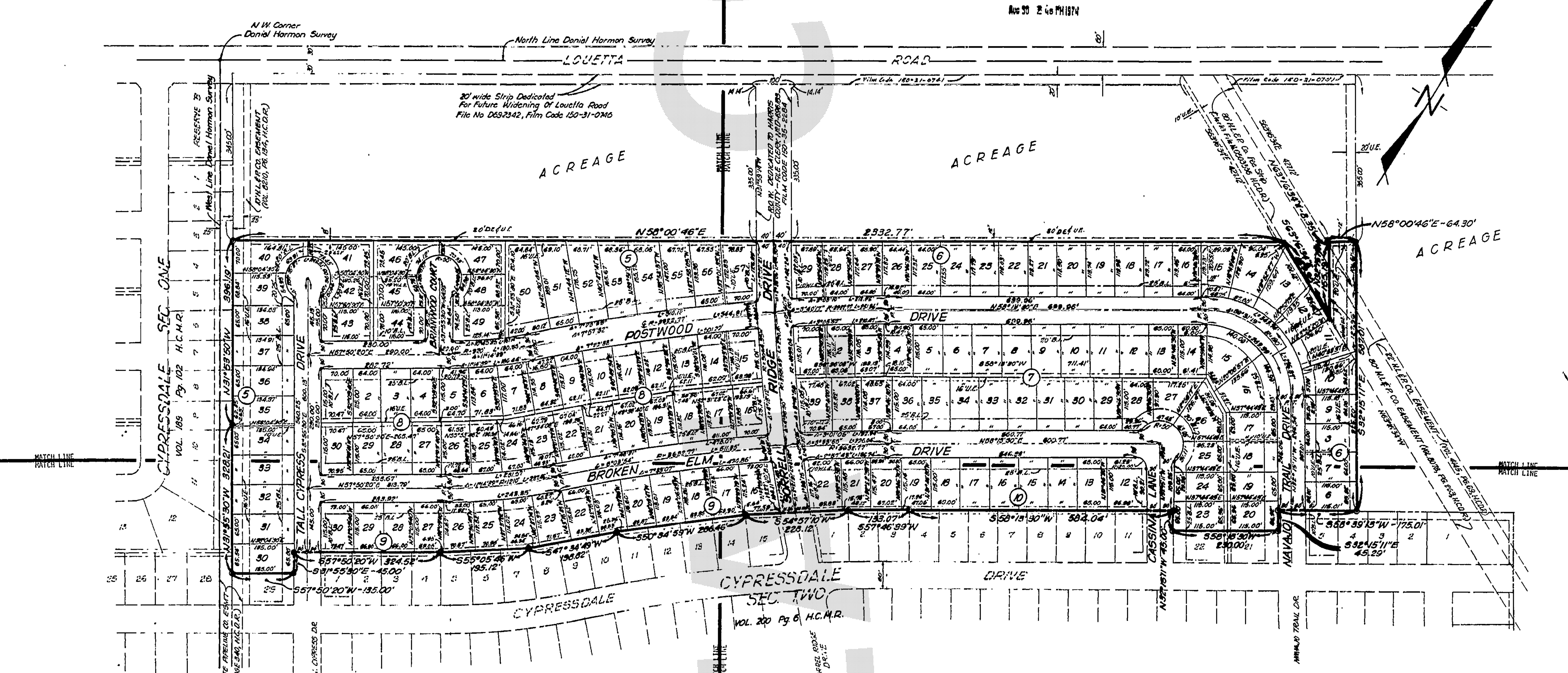


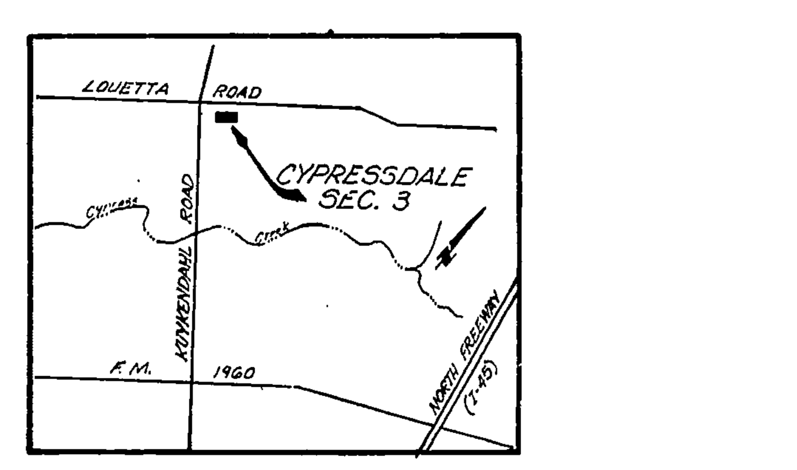
CYPRESSDALE

Section Three

BEING 35.384 ACRES OUT OF THE DANIEL HARMON LEAGUE A-315 HARRIS COUNTY, TEXAS

SCALE: 1" = 100' DATE: MAY, 1974

6 BLOCKS 145 LOTS



KEY MAP

OFFICE OF
R. E. TURRENTINE, JR., P. E. (TEX-4321)
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 219 PAGE 145

CYPRESSDALE SECTION THREE

THIS IS PAGE 1 OF 2 PAGES

KEY MAP

Engineer
FOWLER & MUNGER
Consulting Engineers

Owners
TEXAS CENTRAL MORTGAGE CO.
Wayne D. Eckstine, Assistant Vice President

Planning
CARROL B. BROWN
Land Planner

STATE OF TEXAS §

COUNTY OF HARRIS §

We, Wayne D. Eckstine, and Frances Delling, Assistant Vice President and Assistant Secretary respectively, of the Texas Central Mortgage Company, Owner of the property subdivided in the below and foregoing map of Cypressdale Section Three do hereby make subdivision of said property for and on behalf of said Texas Central Mortgage Company, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown and designate said subdivision as Cypressdale Section Three located in the DANIEL HARMON SURVEY, ABSTRACT 315, Harris County, Texas and on behalf of said Texas Central Mortgage Company, 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, Wayne D. Eckstine and Frances Delling, Assistant Vice President and Assistant Secretary, respectively, of Texas Central Mortgage Company, Owner of the property subdivided in the above and foregoing map of Cypressdale Section Three have complied or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature, and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

We, Friendswood Development Company, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Film Code # 150-85-2297, of the Deed Records of Harris County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and we hereby confirm that we are present owners of said lien and have not assigned the same nor any part thereof.

FURTHER, We, Texas Central Mortgage Company, do hereby dedicate forever to the public a strip 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 Harris County and/or other public agency the right to enter upon said easements at any and all times for the purpose of construction 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 Harris County, by Harris 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). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree with the City of Houston and/or Harris County and/or any property owner that Drainage Easements shown on acreage are hereby established as shown.

We hereby covenant and agree with the City of Houston and/or Harris County and/or any property owner that Utility Easements shown on acreage are hereby established as shown.

IN TESTIMONY WHEREOF, the Texas Central Mortgage Company, has caused these presents to be signed by Wayne D. Eckstine, its Assistant Vice President, thereunto authorized, attested by its Assistant Secretary, Frances Delling, and its common seal hereunto affixed this 14th day of May, 1974.

TEXAS CENTRAL MORTGAGE COMPANY - OWNER

BY: Wayne D. Eckstine
Wayne D. Eckstine, Assistant Vice President

BY: Frances Delling
Frances Delling, Assistant Secretary

FRIENDSWOOD DEVELOPMENT COMPANY - LIEN HOLDER

BY: John B. Turner Jr.
John B. Turner, Jr., President

BY: D. H. Gregg
D. H. Gregg, Secretary

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared, Wayne D. Eckstine and Frances Delling, Assistant Vice President and Assistant Secretary, respectively, of Texas Central Mortgage Company, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to 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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of May, 1974.

Juanita A. Gongora
Notary Public in and for Harris County, Texas
JUANITA A. GONGORA

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared John B. Turner, Jr., and D. H. Gregg, President and Secretary respectively of Friendswood Development Company, 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 company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of June, 1974.

Notary Public in and for Harris County, Texas
CAROLYN STEPHENSON

This is to certify that I, Pat B. Fowler, a registered engineer 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 5/8" in diameter and three (3) feet long or equivalent, and that this plat correctly represents that survey made by me.

Pat B. Fowler
Pat B. Fowler, Texas Registration No. 23381

This is to certify that the City Planning Commission of the City of Houston, Texas has approved this plat and subdivision of Cypressdale Section THREE 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 31 day of July, 1974.

Roscoe H. Jones, Secretary

Burdette Keeland, Vice-Chairman

I, Richard P. Doss, County Engineer of Harris County, do hereby certify that the plat of this subdivision hereon complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd. legislature.

Richard P. Doss, County Engineer

I, T. R. Langford, Flood Control Engineer of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of the 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 any other area of subdivision within the watershed.

T. R. Langford, Flood Control Engineer

APPROVED by the Commissioners' Court of Harris County, Texas this 29th day of August, 1974.

Commissioner, Precinct 1
TOM BASS

Commissioner, Precinct 2
JAMIE BRAY

County Judge
BILL ELLIOTT

Commissioner, Precinct 3
R. Y. ECKELS

Commissioner, Precinct 4
E. A. LYONS, JR.

STATE OF TEXAS §
COUNTY OF HARRIS §

I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Aug. 30th 1974, at 2:48 o'clock, P. M., and duly recorded on Sep. 3rd, 1974, at 9:30 o'clock, A. M., Volume 219 Page 145, of Record of Maps of said County.

WITNESS my hand and seal of office, at Houston, Texas, the day and date last above written.

R. E. Turrentine, Jr., Clerk
County Court, Harris County, Texas

By Kathleen Smith

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING

UNOFFICIAL COPY