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COUNTY CLERK HARRIS COUNTY, TEXAS

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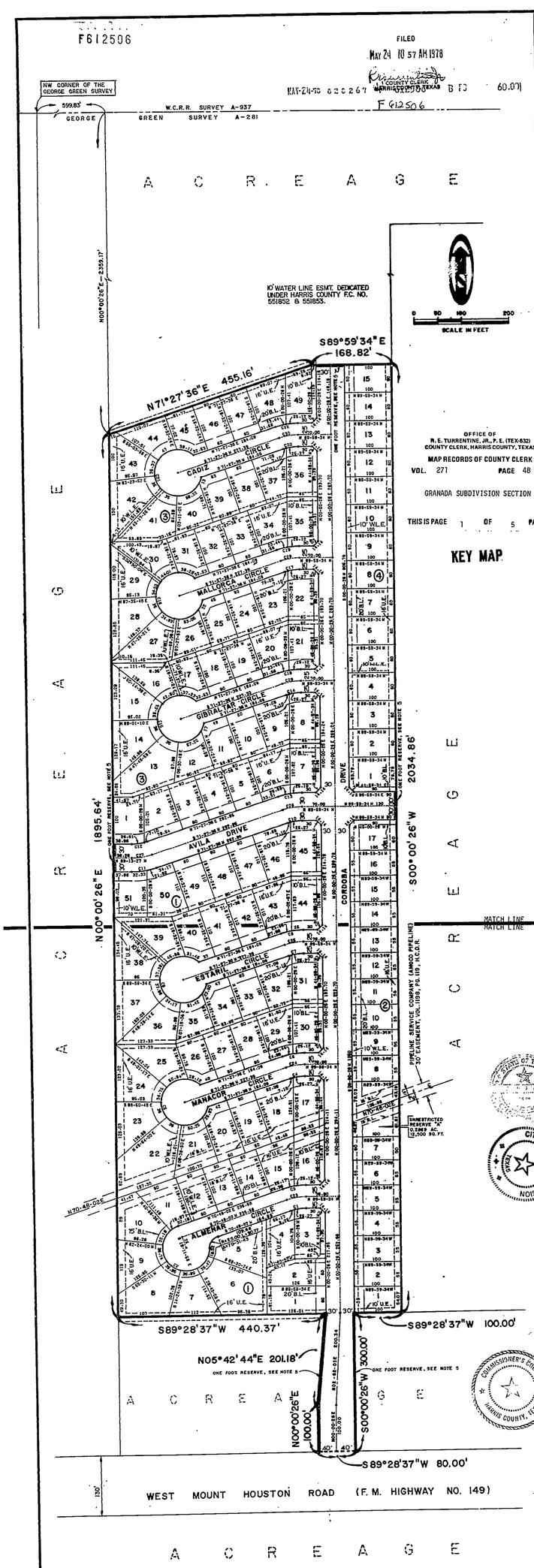


OFFICE OF
R. E. TURRENTINE, JR., P. E. (TEX-6321)
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

VOL. 271 PAGE 48

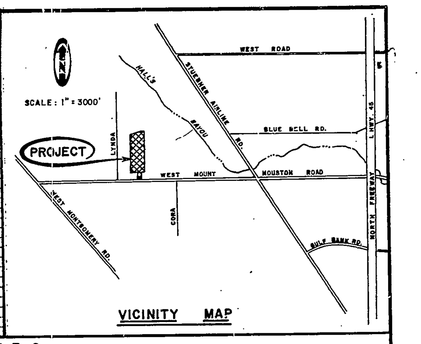
GRANADA SUBDIVISION SECTION ONE

THIS IS PAGE 1 OF 5 PAGES

KEY MAP

CURVE DATA

NOTE	RAD	TAN	CHORD	ARC	DELTA	CH BRG
1	100.00	16.92	33.36	33.62	19-12-23	S 80-24-14 W
2	60.00	70.71	81.65	218.63	250-31-43	N 54-27-49 W
3	150.00	26.38	50.05	50.28	19-12-23	N 80-24-14 E
4	100.00	16.33	32.23	32.37	18-32-50	S 80-44-01 W
5	50.00	28.87	50.00	261.80	300-00-00	N 18-32-24 W
6	150.00	24.49	48.34	48.56	18-32-50	N 80-44-01 E
7	100.00	16.33	32.23	32.37	18-32-50	S 80-44-01 W
8	50.00	28.87	50.00	261.80	300-00-00	N 18-32-24 W
9	150.00	24.49	48.34	48.56	18-32-50	N 80-44-01 E
10	100.00	16.33	32.23	32.37	18-32-50	S 80-44-01 W
11	150.00	27.23	53.69	53.94	19-16-57	S 81-07-05 W
12	100.00	17.02	33.55	33.71	19-16-57	N 81-07-05 E
13	150.00	26.13	51.57	51.79	19-32-50	N 80-44-01 E
14	100.00	16.33	32.23	32.37	18-32-50	S 80-44-01 W
15	50.00	28.87	50.00	261.80	300-00-00	N 18-32-24 W
16	150.00	24.49	48.34	48.56	18-32-50	N 80-44-01 E
17	100.00	16.33	32.23	32.37	18-32-50	S 80-44-01 W
18	50.00	28.87	50.00	261.80	300-00-00	N 18-32-24 W
19	150.00	24.49	48.34	48.56	18-32-50	N 80-44-01 E
20	100.00	16.33	32.23	32.37	18-32-50	S 80-44-01 W
21	50.00	28.87	50.00	261.80	300-00-00	N 18-32-24 W
22	150.00	24.49	48.34	48.56	18-32-50	N 80-44-01 E
23	125.00	21.15	41.71	41.90	19-12-23	S 80-24-14 W
24	125.00	20.41	40.29	40.46	18-32-50	S 80-44-01 W
25	125.00	20.41	40.29	40.46	18-32-50	S 80-44-01 W
26	130.00	21.23	41.90	42.08	18-32-50	S 80-44-01 W
27	130.00	22.12	43.62	43.83	19-18-57	S 81-07-05 W
28	125.00	20.41	40.29	40.46	18-32-50	S 80-44-01 W
29	125.00	20.41	40.29	40.46	18-32-50	S 80-44-01 W
30	125.00	20.41	40.29	40.46	18-32-50	S 80-44-01 W



VICINITY MAP

NOTES

1. B.L. INDICATES BUILDING LINE
2. U.E. INDICATES UTILITY EASEMENT
3. W.L.E. INDICATES WATER LINE EASEMENT
4. ALL WATER, POWER, & UTILITY EASEMENTS SHOWN EXTEND EQUAL DISTANCE ON EITHER SIDE OF COMMON LOT LINE UNLESS OTHERWISE SHOWN.
5. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, 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 THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

STATE OF TEXAS ✕
COUNTY OF HARRIS ✕

WE, A. B. FAIRFIELD AND ROBIN FAGAN, PRESIDENT AND SECRETARY RESPECTIVELY, OF THE FAIRFIELD COMPANY, OWNERS OF 83.81 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF GRANADA, SECTION ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY 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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLACE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

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.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS, 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 DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLEY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABBUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF GRANADA SUBDIVISION SEC. 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDRIES OF THE ABOVE AND FOREGOING AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE, THE FAIRFIELD COMPANY, HAVE COMPLIED WITH 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 HERETOBEFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, THE FAIRFIELD COMPANY HAS CAUSED THEIR PRESENTS TO BE SIGNED BY A. B. FAIRFIELD, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, ROBIN FAGAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 29th DAY OF November, 1977.

ATTEST Robin Fagan — SECRETARY - ROBIN FAGAN

BY A B Fairfield — PRESIDENT - A. B. FAIRFIELD

STATE OF TEXAS ✕
COUNTY OF HARRIS ✕

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A. B. FAIRFIELD AND ROBIN FAGAN, PRESIDENT AND SECRETARY RESPECTIVELY, 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 29th DAY OF November, 1977.

MY COMMISSION EXPIRES 8-31, 1978. Betty J. Essary — NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

WE, JIM BELL, ASSISTANT VICE PRESIDENT AND DIANE S. EVANS, REAL ESTATE OFFICER, OF HOUSTON NATIONAL BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS GRANADA SUBDIVISION SEC. ONE, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORDS UNDER FILM CODE NO. F517513. OF THE O.P.R.O.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME OR ANY PART THEREOF.

BY Jim Bell — ASSISTANT VICE PRESIDENT - JIM BELL

BY Diane S. Evans — REAL ESTATE OFFICER - DIANE S. EVANS

MATCH LINE MATCH LINE

STATE OF TEXAS ✕
COUNTY OF HARRIS ✕

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIM BELL AND DIANE S. EVANS, ASSISTANT VICE PRESIDENT AND REAL ESTATE OFFICER RESPECTIVELY, 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 2nd DAY OF December, 1977.

COMMISSION EXPIRES Sept. 20, 1979, 19__. Scheila D. Guerra — NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

I, PAT B. FOWLER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING 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 ALL BOUNDARY CORNERS, BLOCK CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN ONE (1) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER.

Pat B Fowler
PAT B. FOWLER, P.E., 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 GRANADA SUBDIVISION SEC. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 14th DAY OF APRIL, 1978.

ROSCOE H. JONES - SECRETARY

C. JIM STEWART - CHAIRMAN

I RICHARD P. DOSS, COUNTY ENGINEER OF HARRIS 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 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
RICHARD P. DOSS - COUNTY ENGINEER

I, G. H. SMITH, FLOOD CONTROL ENGINEER OF HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY, TEXAS DO HEREBY 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 OR SUBDIVISION WITHIN THE WATERSHED.

G. H. SMITH - FLOOD CONTROL ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS, THIS 22nd DAY OF May, 1978.

TOM BASS COMMISSIONER, PRECINCT 1 — JON LINDSAY - COUNTY JUDGE — JIM FONTENO - COMMISSIONER, PRECINCT 2

R. Y. ECKELS - COMMISSIONER, PRECINCT 3 — E. A. LYONS, JR. COMMISSIONER, PRINCINCT 4

I, R. E. TURRENTINE, CLERK OF COUNTY COURT OF HARRIS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON 24th DAY OF MAY 1978, AT 10:47 O'CLOCK A.M., AND DULY RECORDED ON 25th DAY OF MAY 1978, AT 9:00 O'CLOCK A.M., AND IN VOLUME 271, PAGE 48 OF THE MAP RECORDS OF HARRIS COUNTY, FOR SAID COUNTY.

Donald Quin Metz
R. E. TURRENTINE - COUNTY COURT CLERK

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT OR WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY WHEN THE INSTRUMENT IS ATTACHED SUCH INSTRUMENT MUST BE NOT ALTERED OR CHANGED IN ANY MANNER WHATSOEVER.

WITNESS MY HAND AND SEAL OF OFFICE, ABOVE WRITTEN.

CLERK COUNTY COURT, HARRIS COUNTY, TEXAS

GRANADA SUBDIVISION SECTION ONE

BEING 27.8704 ACRES OUT OF THE GEORGE GREEN SURVEY, ABSTRACT NO. 281, HARRIS COUNTY, TEXAS

4 BLOCKS — 132 LOTS — ONE RESERVE

DATE: SEPTEMBER, 1977 — SCALE: 1" = 100'

OWNER: The Fairfield Company ; A.B. Fairfield, President — ENGINEER: Fowler & Munger Consulting Engineers