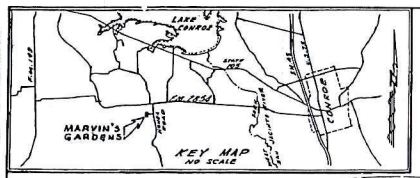
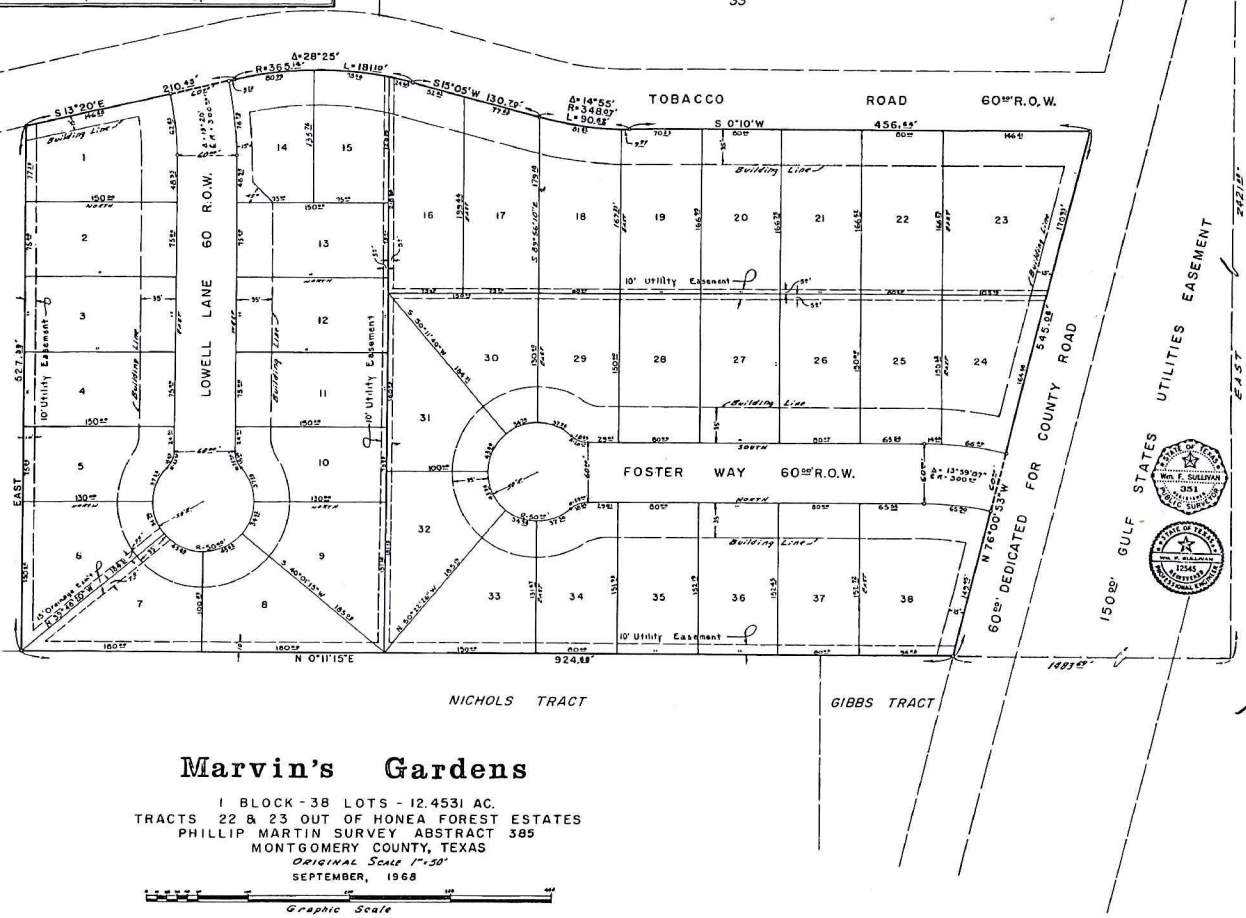
237755





Marvin's Gardens

1 BLOCK - 38 LOTS - 12.4531 AC.
TRACTS 22 & 23 OUT OF HONEA FOREST ESTATES
PHILLIP MARTIN SURVEY ABSTRACT 385
MONTGOMERY COUNTY, TEXAS
ORIGINAL SCALE 1"=50'
SEPTEMBER, 1968

Graphic Scale

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Marvin L. Eaves Jr. owner of the property subdivided in the above and foregoing map of the MARVIN'S GARDENS do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as MARVIN'S GARDENS in the Phillip Martin Survey, Abstract 385 Montgomery County, Texas; 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements shown hereon.

Futher, I, do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

Futher, all the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. The 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.

I hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

WITNESS my hand in Houston, Harris County, Texas this 2nd day of April, 1969.

Charles N. Glass
Lienholder

Marvin L. Eaves Jr.
Owner

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Marvin L. Eaves Jr., 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of April, 1969.

Barry Stephenson
BARRY STEPHENSON
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1969

BEFORE ME, the undersigned authority, on this day personally appeared Charles N. Glass, owner and holder of a lien upon said property, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2nd day of April, 1969.

Barry Stephenson
BARRY STEPHENSON
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1969

This is to certify that I, Wm F. Sullivan, a registered engineer and licensed surveyor 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 3/8" iron rods, 3' long, and that this plat correctly represents that survey made by me.

Wm F. Sullivan
Engineer
Registered Professional Engineer No. 12545
Registered Public Surveyor No. 351

I, F. W. Beard, 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.

F. W. Beard P.E.
County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 16th day of Oct, 1969.

Commissioner, Precinct 1
Commissioner, Precinct 2
County Judge
Commissioner, Precinct 3
Commissioner, Precinct 4

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, , 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 [illegible], 19[illegible], at [illegible] o'clock [illegible] M., and duly recorded on [illegible], 19[illegible], at [illegible] o'clock [illegible] M., in Volume [illegible], page [illegible], of record of [illegible] for said County.

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

, Clerk, County Court,
Montgomery County, Texas
By Roy Harris ~~Deputy~~

I, F. W. Beard, County Engineer of Montgomery County, Texas, do hereby certify that the above subdivision meets all requirements for internal drainage as established by the Commissioners' Court of Montgomery County, but no certification is given as the effect of said subdivision on drainage below or downstream therefrom nor the effect of drainage from above or upstream on said subdivision.

F. W. Beard
F. W. BEARD, P.E.
COUNTY ENGINEER

VOL 9 PAGE 17

Cabinet A, Sheet 9-A

A009a.001