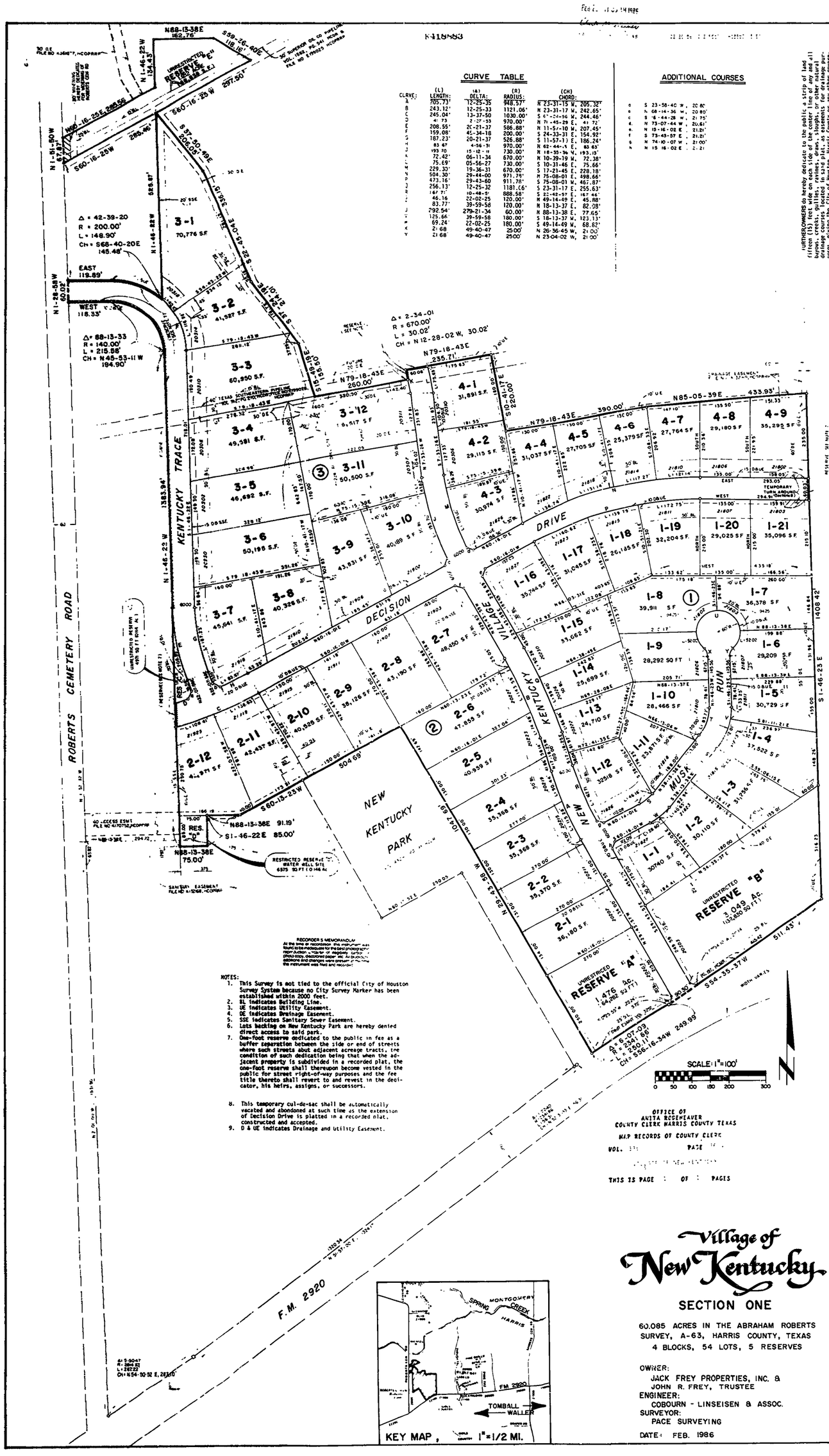
K418883



CURVE TABLE

CURVE:	(L) LENGTH:	(Δ) DELTA:	(R) RADIUS:	(CH) CHORD:
A	705.73'	12-25-35	948.57'	N 23-31-15 W, 205.32'
B	243.12'	12-25-33	1121.06'	N 23-31-17 W, 242.65'
C	245.04'	13-37-50	1030.00'	N 6°-44-26 W, 244.46'
D	[illegible]	2-27-53	970.00'	N 71-45-29 E, 41.72'
E	208.55'	20-21-37	586.88'	N 11-57-10 W, 207.45'
F	159.08'	45-34-18	200.00'	S 24-33-31 E, 154.92'
G	187.23'	20-21-37	526.88'	S 11-57-10 E, 186.24'
H	83.67'	4-56-31	970.00'	N 62-44-45 E, 83.63'
J	193.70'	15-12-11	730.00'	N 18-55-34 W, 193.15'
K	72.42'	06-11-34	670.00'	N 10-39-19 W, 72.38'
L	75.69'	05-56-27	730.00'	S 10-31-46 E, 75.66'
M	229.30'	19-36-31	670.00'	S 17-21-45 E, 228.18'
N	504.30'	29-44-00	971.78'	M 75-08-01 E, 498.66'
P	473.16'	29-43-60	911.78'	S 75-08-01 W, 467.87'
Q	256.13'	12-25-32	1181.06'	S 23-31-17 E, 255.63'
R	167.71'	10-48-51	888.58'	S 23-42-57 E, 167.46'
T	46.16'	22-02-25	120.00'	N 49-14-49 E, 45.88'
U	83.77'	39-59-58	120.00'	N 18-13-37 E, 82.08'
J	292.54'	279-21-34	60.00'	N 88-13-38 E, 77.65'
V	125.66'	39-59-58	180.00'	S 18-13-37 W, 123.13'
W	69.24'	22-02-25	180.00'	S 49-14-49 W, 68.82'
X	21.68'	49-40-47	25.00'	N 26-36-45 W, 21.00'
Y	21.68'	49-40-47	25.00'	N 23-04-02 W, 21.00'

ADDITIONAL COURSES

a	S 23-58-40 W, 20.80'
b	N 68-14-36 W, 20.80'
c	S 6°-44-28 W, 21.75'
d	N 73-07-44 W, 20.61'
e	N 19-16-02 E, 21.21'
f	S 73-43-57 E, 21.21'
g	N 74-10-07 W, 21.00'
h	N 15-16-02 E, 21.21'

FURTHER, OWNERS 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 channels or streams shown upon the plat, as easements for drainage purposes, giving the City of Houston, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

STATE OF TEXAS §

COUNTY OF HARRIS §

WE JOHN R. FREY, TRUSTEE, AND JACK FREY PROPERTIES, INC., ACTING BY AND THROUGH JOHN R. FREY, PRESIDENT, AND ROZANNE BUHRMANN, SECRETARY, HEREIN REFERRED TO AS owners of the 60.085 acre tract described in the above and foregoing map of Village of New Kentucky, 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 purpose 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, OWNERS have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements five feet, six inches (5'6") in width for perimeter lots, seven feet (7'0") in width for back-to-back lots from a plane sixteen feet (16') above the ground level upward, located adjacent to all public utility easements that are designated with aerial easements (U.E. & Aerial) shown hereon.

FURTHER, OWNERS 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, OWNERS 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, OWNERS do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that 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 in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

FURTHER, OWNERS do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, OWNERS certify and covenant that they have complied with or will comply with the existing Harris County Road Law, Section 31-C and 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.

WITNESS my hand in the City of Houston, Texas, this 20th day of Nov, 1985.

John R. Frey, Trustee

IN TESTIMONY WHEREOF, JACK FREY PROPERTIES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN R. FREY, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, ROZANNE BUHRMAN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 20TH DAY OF NOVEMBER, 1985.

JACK FREY PROPERTIES, INC.

BY: John R. Frey
John R. Frey, President

ATTEST: Rozanne Buhrman
Rozanne Buhrman, Secretary

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared John R. Frey as trustee and as President of Jack Frey Properties, Inc., and Rozanne Buhrman, Secretary of Jack Frey Properties, Inc., 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of Nov, 1985.

Notary Public in and for Harris County, Texas
My Commission Expires 4-20-87

STATE OF TEXAS §

COUNTY OF HARRIS §

WE, John R. Frey, Trustee and Allied Spring Bank, owners and holders of liens against the property described in the plat known as Village of New Kentucky, Section One, said liens being evidenced by instruments of the Official Public Records of Real Property, File No.'s J621200 and H730765 respectively, Harris County, Texas, do hereby in all things subordinate to said plat said liens and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

WITNESS my hand in the City of Houston, Texas, this 20th day of Nov, 1985.

John R. Frey, Trustee

IN TESTIMONY WHEREOF, the Allied Spring Bank has caused these presents to be signed by Michael W. Pope, its President, thereunto authorized, attested by its Cashier, Janet Autinger, and its common seal hereunto affixed this 20th day of Nov, 1985.

ALLIED SPRING BANK

BY: Michael W. Pope
Michael W. Pope, President

ATTEST: Janet Autinger
Janet Autinger, Cashier

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared John R. Frey, Trustee, 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.

GIVEN UNDERMY HAND AND SEAL OF OFFICE, this 20th day of Nov, 1985.

Notary Public in and for Harris County, Texas
My Commission Expires 4-20-87

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Pope and Janet Autinger, Cashier, respectively of Allied Spring Bank, 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 bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of Nov, 1985.

Notary Public in and for Harris County, Texas
My Commission Expires 4-20-87

I, Lonnie C. Pace II, an 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 all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4") inch and a length of not less than three (3") feet.

Lonnie C. Pace II
Registered Public Surveyor
Texas Registration No. 1573

This is to certify that the City Planning Commission of the City of Houston, Texas has approved this plat and subdivision of Village of New Kentucky, Section One, 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 ____ day of ____, 1986.

By: Bonnie Kirkland
BURDETTE KIRKLAND, CHAIRMAN

EFRAIN S. GARCIA, SECRETARY

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
County Engineer

I, James Green, Director 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 arteryor parent stream or on any other area or subdivision within the watershed.

James Green
Director

NOTES:

1. This Survey is not tied to the official City of Houston Survey System because no City Survey Marker has been established within 2000 feet.
2. BL indicates Building Line.
3. UE indicates Utility Easement.
4. DE indicates Drainage Easement.
5. SSE indicates Sanitary Sewer Easement.
6. Lots backing on New Kentucky Park are hereby denied direct access to said park.
7. 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.
8. This temporary cul-de-sac shall be automatically vacated and abondoned at such time as the extension of Decision Drive is platted in a recorded plat, constructed and accepted.
9. D & UE indicates Drainage and Utility Easement.

RECORDER'S MEMORANDUM
At the time of recordation this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

OFFICE OF
ANITA ROSENHAVER
COUNTY CLERK HARRIS COUNTY TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. ____ PAGE ____

THIS IS PAGE ____ OF ____ PAGES

Village of New Kentucky

SECTION ONE

60.085 ACRES IN THE ABRAHAM ROBERTS SURVEY, A-63, HARRIS COUNTY, TEXAS
4 BLOCKS, 54 LOTS, 5 RESERVES

OWNER:
JACK FREY PROPERTIES, INC. &
JOHN R. FREY, TRUSTEE
ENGINEER:
COBOURN - LINSEISEN & ASSOC.
SURVEYOR:
PACE SURVEYING

DATE: FEB. 1986

APPROVED by the Commissioners' Court of Harris County, Texas, this 18th day of Feb, 1986.

E. FRANCO LEE
Commissioner, Precinct 1

Jim Fonteno
Commissioner, Precinct 2

Jon Lindsay
County Judge

R. Y. Eckels
Commissioner, Precinct 3

Ben Jones
Commissioner, Precinct 4

I, Anita Rodeheaver, Clerk of the County Court of Harris County do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on ____ at ____ o'clock ____M., and duly recorded on ____ at ____ o'clock ____M. and in Volume 335, page 2 of the map records of Harris County said county.

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

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

Anita Rodeheaver
Clerk of County Court
Harris County

KEY MAP, 1" = 1/2 MI.