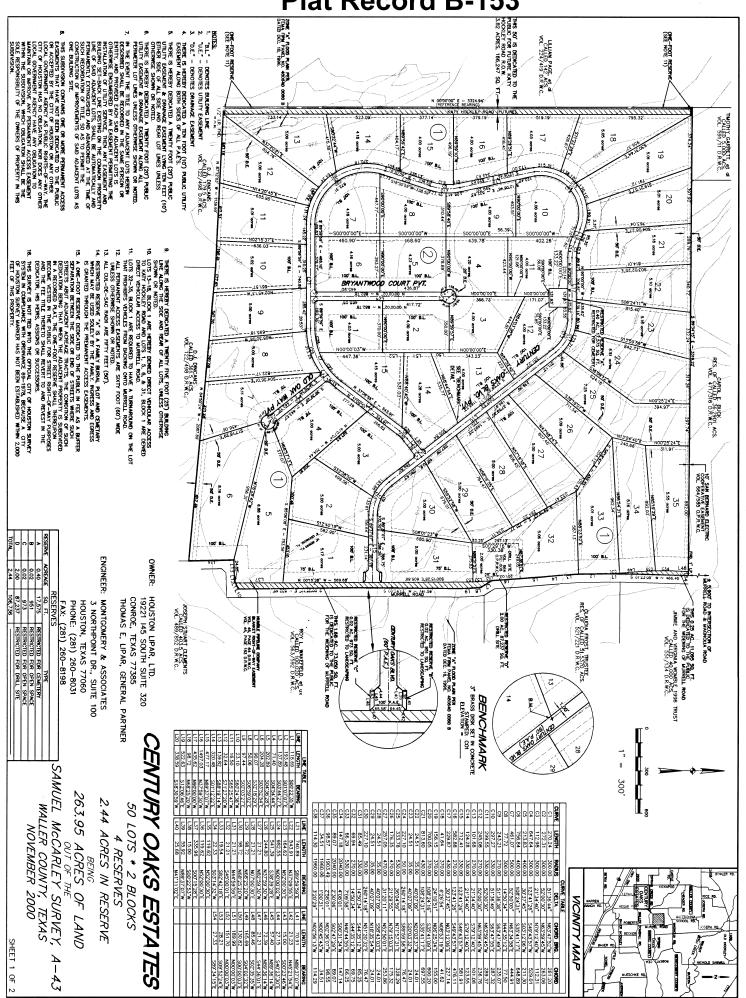


## Plat Record B-153



STATE OF TEXAS



NOTARY PUBLIC STATE OF FLORIDA

APPEARED, WARD II. LANDARD, KNOWN TO ME AS THE AND ACOMOMILEDEED TO ME THAT HE HAS BEEN LIVEDEN MY HAND AND SEAL OF

IC. IN AND FOR COUNTY, FLORIDA

MARC IL LANDAU WOE PRESIDENT PPN BROKERAGE SERVICES, INC.

- CHERN, PETES, CLERK OF THE COUNTY COURT OF WILLIES COUNTY, TOUS, DO LECEN CERTIFY THAT THE WHITH HISTOCHERN, WIN ITS CONTRICATE OF AUTHORIZATION, WAS TALD FOR RECEINANCE IN AT CHARLES ON LAT, AND ULT RECORDED ON LOGAL AT A COUNTY OF LAT O

MITEL COUNTY

2000 A.D.

SHEET 2 OF 2

CENTURY OAKS

COUNTY OF WALLER STATE OF TEXAS Plat Record B-153

STATE OF TEXAS COUNTY OF WALLER

A. I THOMAS E. LIPAR, GENERAL PARTNER, OF HOUSTON LIPAR, LTD., A ITEXAS LIMITED PARTNERSHIP, OMNER OF RECORD OF THE PROPERTY SUBDIVINGEON IN THE ABOVE AND FORECOING PLAT OF CENTURY OAKS ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND OBSERVATE SAID FASKENTIS THEREN SHOWN AND DESIGNATE SAID SUBDIVISION AS CENTURY OAKS ESTATES, LOCATED IN SAMULEL MCCARLEY SURVEY, ABSTRACT 43, WALLER COUNTY, ITEXAS.

B. WE, THE AFOREMENTIONED, HEREBY DEDICATE FOR PUBLIC USE ALL EASEMENTS AND ROADS SHOWN THEREON (EXCEPT THOSE STREITS DESIGNATED AS PRIVATE STREETS, OR FERMANEINT ACCESS EASEMENTS). THERE IS ALSO DEDICATED FOR DITLITIES, AN AERAL EASEMENT FIVE (5) FEET MIDE TAKEN FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND, LOCATED ADJACENT TO ALL UTILITY EASEMENT AND STREETS SHOWN THEREON.

C. FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FORECOMOR PLAT SHALL BE RESTRICTED IN ITS USE, RESTRICTIONS SHALL RIM WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

- THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
- ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
- DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO BERNIT THE FREE FLOW OF WAITER MIHOUT BACKWAITER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR
- PROPERTY OWNERS WILL OBTAIN CLASS "B" BUILDING PERMITS FROM THE COUNTY FLOOD PLAIN, ADMINISTRATOR FOR ALL BUILDING CONSTRUCTION WITHIN THE 100 YEAR FLOOD PLAIN,
- THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFED IN THE SUBDIVISION RESTRICTIONS AS FILED FOR RECORD AT PAGE \_\_\_\_\_\_\_OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID HOUSTON UPAR, LTD., TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
- THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.

D. FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOIDE AS PRIVATE STREETS OR PERMANENH ACCESS EASEMENTS, SHALL BE HERESY ESTRALLISHED AND ASSIGNS TO MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HERE, SUCCESSORS AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS CALL TAND ALMAYS AVIIL MALE FOR THE CHERRAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FREFOHTERS, FIRE FIGHTING EQUIPMENT, FOLICE AND EMERGENCY VERIFICALES OF WHATEVER NATURE AT ALL THES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

GENERAL PARTNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS E. LIPAR, KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS AUTHOR DAY OF LINEARY 2000 A.D. CATHRYN LYNN MOORE
NY COMMISSION EXPIRES
April 7, 2004 A THULK YUNG THE RESERVE IN AND FOR THE RESERVE IN AND FOR THE RESERVE IN THE RES

I, MARRO J, LANDAU, MCE PRESIDENT, OF PPM BROKERAGE SERWICES, INC., OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS CENTURY OAKS ESTHATES, SAID LIENS BEING EMDENCED BY INSTRUMENT OF RECORD IN VOLUME 644, PAGE 587 OF THE O.P. A. OF WALLER COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBONDINATE MY INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND THEREBY COMPRISE HAT I AM THE PRESENT OWNER OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

B ∴

MARC J. LANDAU VICE PRESIDENT PPM BROKERAGE SERVICES, INC.

OFFICIAL NOTARYSEAL
JAMES GRIMES
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC672979
MY COMMISSION EXP. AUG. 18,2001

COUNTY OF HOUSE, AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARC J. LANDAU, KNOWN TO ME AS THE BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSON MICH AND ACXAMMEDISCED TO ME THAT HE HAS PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOING INSTRUMENT AND ACXAMMEDISCED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH, GIVEN UNDER, MY HAND AND SEAL OF OFFICE, THIS DAY OF HEADY AND AND.

STATE OF FLORIDA

NOTARY PUBLIC, IN AND FOR COUNTY, FLORIDA

THIS IS TO CERTIFY THAT I KENNETH A POWERS, SURVEYOR, STATE OF TEXAS, REGISTRATION NUMBER 3484, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACITUAL SURVEY ON THE GROUND, UNDER MY SUPERVISION, AND THAT GALVANIZED IRON PIPES/PINS, NOT LESS THAN 3/4" × 3" IN SIZE, HAVE BEEN SET FOR AÉL LOT CORNERS.



TEXAS REGISTRATION NO. 3484

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF CENTURY DAKS ESTATES, 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 CYTY DAY OF DECEMBER 2000 A.D.



Robus to Kate ROBERT M. LITKE, SECRETARY

APPROVED BY THE COMMISSIONERS' COURT OF WALLER COUNTY, TEXAS, THIS OF \_\_\_\_\_\_\_/2000 A.D.

DAY

JOHN ISOM COMMISSIONER PRECINCT TWO

GLENN TAYLOR COUNTY JUDGE

COMMISSIONER PRECINCT ONE LEROY SINGLETON

COMMISSIONER PRECINCT THREE

LUIS CANALES
COMMISSIONER PRECINCT FOUR

COUNTY OF WALLER STATE OF TEXAS

HEREBY CERTIFY THAT THE WITHIN INSTRUMENT, WITH ITS CERTIFICATE OF AUTHORIZATION, WAS FILED FOR REGISTRATION IN MY OFFICE ON AB. DAY OF DAY. 2000 AD. AT 8:27 O'CLOCK A. M., AND DULY RECORDED ON 28 DAY OF 38.

VOLUME 2794 OF THE DEED RECORDS OF WALLER COUNTY.

WITNESS MY HEAD AND SEAL OF OFFICE, ON THIS 28. DAY OF 28. 2000 A.D.

CENTURY OAKS ESTATES



SEPTIC SYSTEM CERTIFICATION

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26421 CENTURY DANS BUULEVAND	CENIURY DAKE BUULE	CEN ON CANA	201	SAVO ABILINAS	CENTURY DAKS BOULE	CENTURY OAKS BOULE	CENTURY OAKS	CENTURY OAKS BOULE	CENTURY OAKS BOULE	BRYANTWOOD COURT	BRYANTWOOD C	BRYANTWOOD	BRYANIWOOD		BRYAN WOOD	MURRELL RUAL	NO.XX	NOXXIII.	MOXXIII.		CEN UKT DAKE	CENTURY	CENTURY DAKS	CENTURY OAKS	CENTURY DAKS	25500 CENTURY OAKS BUILEVARU	CENTURY DAKE	CENTURY OAKS	CENTURY	CENTURY OAKS	CENTURY	CENTURY OAKS	CENTURY	OAKS	CENTURY OAKS	CENTURY OAKS	CENTURY OAKS	CENTURY OAKS	OLD OAK WAY	D OAK	OLD OAK	OLD OAK	51 CENTURY OAKS	191 CENTURY OAKS	ENTURY OAKS	ADDRESS					

**Filed for Record** 

Dec. 28

8:27 A.D., 2000 at

<u>A.</u><sub>M.</sub>

RECORDED

Dec. 28

3:00

A.D., 2000 at  $$3\!:\!00$$  o'clock \$P\$ . N CHERYL PETERS, County Clerk, Waller County, Texas P.\_M.

## Plat Record B-153



911 RURAL ADDRESSING

SEPTIC SYSTEM CERTIFICATION

CERTIFIED TRUE & CORRECT

CENTURY OAKS ESTATES