STATE OF TEXAS

COUNTY OF HARRIS

We, DJ Land Development, acting by and through Richard D. Jackson, Manager, being officers of DJ Land Development, owner hereinafter referred to as Owners of the 1.6959 acre tract described in the above and foregoing map of WILSON ROAD INDUSTRIAL COMPLEX PARTIAL REPLAT NO 2, 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, or permanent access easements), 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, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) 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 is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") 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 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.*

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 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.

IN TESTIMONY WHEREOF, the DJ Land Development has caused these presents to be signed by Richard D. Jackson, its manager, thereunto authorized, this 2nd day of December, 2015.

DJ Land Development

By: ____________________
Richard D. Jackson, Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Richard D. Jackson, 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 UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of December, 2015.

____
Notary Public in and for the State of Texas

Print Name: ____________________

My Commission expires: 4/20/16

I, Mark S. Brown, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS REGISTERED MARK S. BROWN 5553 PROFESSIONAL LAND SURVEYOR

____
Mark S. Brown
Texas Registration No. 5553

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Dec 14, 2015 at 3:09 o'clock P. M., and duly recorded on Dec 15, 2015 at 1:50 o'clock P. M., and at Film Code Number 676706 of the Map Records of Harris County for said county.

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

Stan Stanart
County Clerk
Of Harris County, Texas

By: ____________________
Deputy

STATE OF TEXAS

COUNTY OF HARRIS

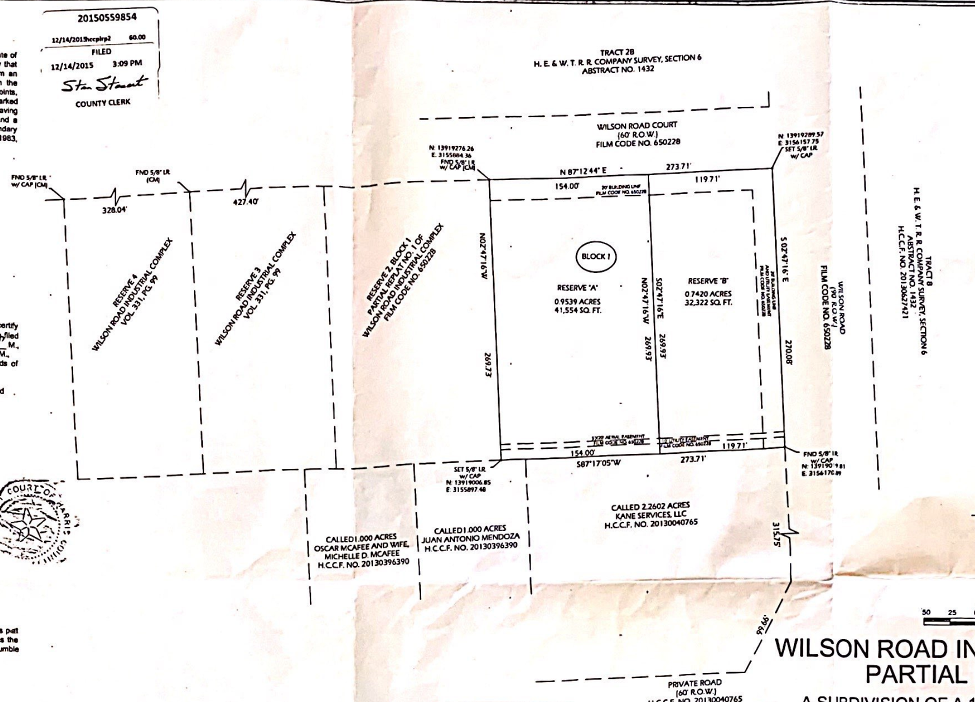
CITY OF HUMBLE

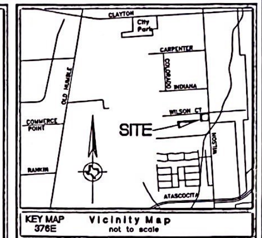
This is to certify that the City of Humble has approved this plat and subdivision, as shown hereon in testimony whereof, witness the official signature of the Mayor and City Secretary of the City of Humble this 14 day of December, 2015.

By: ____________________
Merle Aaron, Mayor

By: ____________________
Jason Stuebe, City Secretary

20150559854
12/14/2015hcpirp2 60.00
FILED
12/14/2015 3:09 PM
Stan Stanart
COUNTY CLERK





LEGEND
R.O.W. - RIGHT OF WAY
SQ. FT. - SQUARE FEET
FND. - FOUND
I.R. - IRON ROD
C.M. - CONTROL MONUMENT
H.C.M.R. - HARRIS COUNTY MAP RECORDS
H.C.C.F. NO. - HARRIS COUNTY CLERK FILE NUMBER

SCALE:
1"=50'
50 25 0 50 100

WILSON ROAD INDUSTRIAL COMPLEX
PARTIAL REPLAT NO 2

A SUBDIVISION OF A 1.6959 ACRE TRACT OF LAND
BEING A REPLAT OF THE PROPOSED
RESERVE 1, BLOCK 1, PARTIAL REPLAT NO 1 OF
WILSON ROAD INDUSTRIAL COMPLEX
A SUBDIVISION IN HARRIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED UNDER FILM CODE 650228
OF THE MAP RECORDS OF HARRIS COUNTY , TEXAS
CITY OF HUMBLE, HARRIS COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE 2 RESERVES

0 LOT 2 RESERVES 1 BLOCK

OWNER:

DJ LAND DEVELOPMENT
P.O. BOX 729
HUMBLE, TEXAS 77347

DATE: DECEMBER, 2015 SCALE: 1" = 50"

OWENS MANAGEMENT SYSTEMS, LLC
P.O. BOX 88331
HOUSTON, TEXAS 77288
713-643-6333

GREENLEAF LAND SURVEYS, LLC
10900 NORTHWEST FWY - STE 129 - HOUSTON, TEXAS 77092
832-668-5003 (OFFICE)
www.greenleaflandsurveys.com

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 676706
WILSON ROAD INDUSTRIAL COMPLEX
PARTIAL REPLAT NO 2
THIS IS PAGE 1 OF 2 PAGES
SCANNER Context IQ4400
KEY MAP

NOTES:

1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 1.000079.
2. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
3. Detention is not required if the developed area is limited to the first 150 feet or the total impervious developed area does not exceed the area calculated by multiplying the 150-foot lot depth by the lot width adjacent to the public road.
4. This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure.