



JOHN H. KLEINER, President, Vice-President, General Counsel, Assistant Secretary of  
Mortgage and Trust, Incorporated, Owner and Holder of a lien against the Property  
described in the plat known as Sablechase, Section  
Three said lien being evidenced by instrument recorded in the county clerk's office file  
no. G-618109 in the official public records of real property of Harris County, Texas, do  
hereby in all things subordinate to said plat said lien, and I hereby confirm that we are  
the present owners of said lien and have not assigned the same nor any part thereof.

JOHN H. KLEINER,  
President

BY: J. Dickson Rogers  
Senior Vice-President

ATTEST: Hazel Green  
Assistant Secretary

STATE OF TEXAS  
COUNTY OF HARRIS

Services shown herein are dedicated to the  
addition of such dedication being that  
property is substituted in a recorded plat  
which the original became vested in the  
lot-of-way purposes and the fee title  
to and revert to the dedicatee. His  
utility easement.

other perpendicular or radial to street  
otherwise indicated.  
entered on lot lines, unless otherwise  
otherwise indicated.

ster line easement.

or storm sewer easement.

military sewer easement.

shall be sixteen (16) feet round and  
all (21.5) feet aerial.

and central easement shall be kept clear  
88' plantings and other destructions to  
or maintenance of the drainage facility  
means of an approved drainage structure,

tied into the official city of Houston  
in compliance with ordinance number 69-9-8,  
very marker has not been established within  
property.

king on Walker's road shall be divided direct  
said road.  
the following lots in block ②

39 Tract 1, & 39 Tract 79

SABLECHASE SECTION THREE  
OPEN SPACE ANALYSIS

- 131

\* 40' x 105'

NUMBER  
OF LOTS  
COMMON OPEN  
SPACE REQUIRED PER LOT

NUMBER OF LOTS	COMMON OPEN SPACE REQUIRED PER LOT
1	400
3	300
67	200
15	100
45	0
C.O.S. REQUIRED	
16,200 sq. ft.	
BLK. STREETS = 1.3 Acres	
ACT = 19.1395 Acres	

\* SPACE REQUIRED = 16,200 sq. ft.  
\* SPACES PROVIDED = 23,026 sq. ft.  
and 19 of  
ON THE 1st VOL.  
R., AS SET OUT  
DRAFTED BY H.G.C.F.  
D.R.

Witness my hand and seal of office at Houston, the day and date last above written.  
  
Anita Rodheaver  
Clerk County, Texas  
  
TO THE PERSON TO WHOM THIS INSTRUMENT IS NOT APPLIED  
THIS INSTRUMENT AND COPY THEREOF ARE  
VALID ONLY AS SIGNATURES  
WHICH ACCORDING  
TO THE EXTERIOR CHANGES  
IN THE INSTRUMENT  
ARE NOT APPROPRIATE  
FOR THE PURPOSES  
FOR WHICH IT WAS  
MADE.

BY: Anita Rodheaver  
Clerk County, Texas  
  
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FOR WHICH IT WAS  
MADE.

BEFORE ME, the undersigned authority, on this day personally appeared J. Dickson Rogers, Senior Vice President and Hazel Green, Assistant Secretary of Mortgage and Trust, Incorporated, known to me to be the persons whose names are subscribed to the foregoing instrument, an 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 7th day of March, 1983

J. DICKSON ROGERS  
Hazel Green  
Rhonda H. Klein  
Notary Public in and for Harris County, Texas  
My Commission expires 8/19/86

# SABLECHASE SECTION THREE

A SUBDIVISION OF 19.1395 ACRES

OUT OF THE

3 BLOCKS /31 LOTS

OUT OF THE

JOSEPH FARWELL SURVEY A-262  
HARRIS COUNTY TEXAS  
OWNER

YORK DEVELOPMENT COMPANY

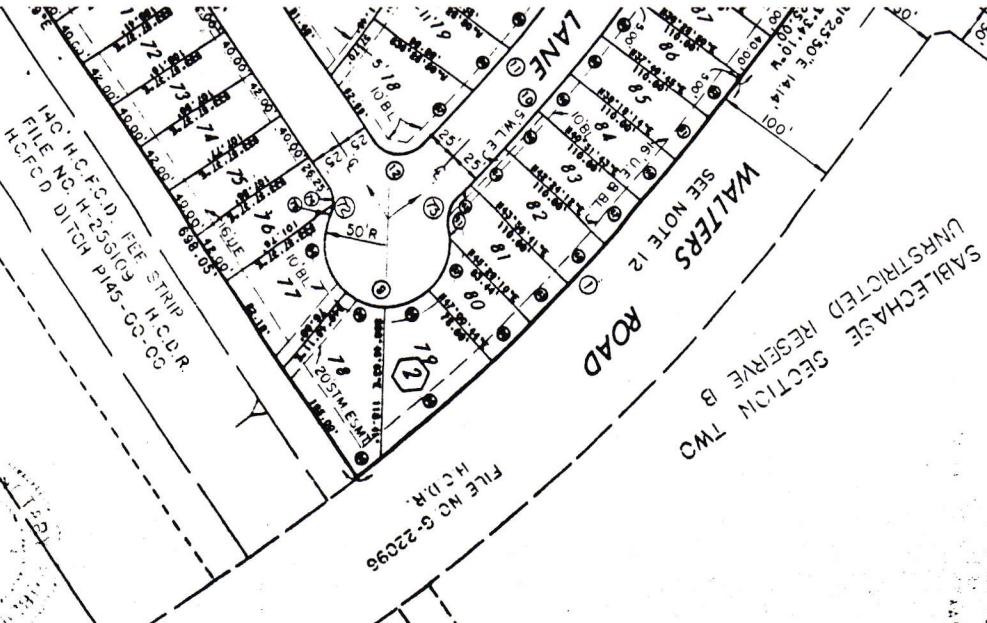
VICE-PRESIDENT: HENRY J. MARTYN III  
MARCH 1983

ESPEY, HUSTON & ASSOCIATES, INC.  
ENGINEERING & ENVIRONMENTAL CONSULTANTS

44-4091  
FILED

JUN 3 11 AM 1983

STATE OF TEXAS  
COUNTY OF HARRIS



We, Charles M. Lusk III, Vice-President and Chris K. Kosznik, Assistant Secretary being officers of York Development Company hereinafter referred to as owners of the 19.195 Acre tract described in the above and foregoing map of Subdivision Section Three, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and limitations on said maps or plats 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 herein expressed and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners do hereby dedicate for public purposes an unobstructed aerial easement five (5) feet in width from a point twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown herein.

FURTHER, Owners do hereby covenant 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 the 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 the public 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 and depicted upon 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 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, plantings and other obstructions to the operations and/or 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, have compiled with or will comply with the existing Harris County Road Law Section 31-C amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations aforesaid to go on file with the Harris County Engineer and adopted by the Commissioners of Harris County, Texas.

IN TESTIMONY WHEREOF, York Development Company has caused these presents to be signed by Charles M. Lusk, III, its Vice-President, whounto authorized and attested by its Assistant Secretary, Chris K. Kosznik and its common seal hereunto affixed this 7th day of March, 1983.

York Development Company

BY: *Charles M. Lusk, III* ATTEST: *Chris K. Kosznik*  
Charles M. Lusk, III Vice-President  
Assistant Secretary

COUNTY OF HARRIS  
STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared Chris K. Kosznik Assistant Secretary and Charles M. Lusk, III, Vice-President of York Development Company, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledge 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 York Development Company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of March, 1983

*Merton H. McDonald Jr.*  
Merton H. McDonald Jr., R.P.E.  
Texas Registration No. 3406

I, Merton H. McDonald Jr., am authorized under the laws of the State of Texas to practice the profession of surveying and certify that the above subdivision plat is true and correct and 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 has not been laid in the manner survey corner becomes a survey corner has not been established within 2000 feet.

This is to certify that the city planning commission of the City of Houston, Texas has approved the above and foregoing plat of Subdivision Section Three, in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as above herein and authorized the recording of this plat 26th day of May, 1983.

By: *C. Jim Stewart, Chairman*  
C. Jim Stewart, Chairman  
Attest: *Kerry R. Gilbert, Asst. Secretary*  
Kerry R. Gilbert, Asst. Secretary

I, Richard P. Dowd, County Engineer of Harris County, do hereby certify that the plat of the subdivision complies with all of the existing rules and regulations of the 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. Dowd*  
Richard P. Dowd  
County Engineer

I, James B. Green, Director of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of the 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 that subdivision on the intersecting drainage artery or parent stream or on any other area or subdivision within the watershed.

*James B. Green*  
Flood Control Director

Approved by the commissioners court of Harris County, Texas, this 7th day of March, 1983.

Tom Bass  
Commissioner, Precinct 1

*Tom Bass*

John Linn  
Commissioner, Precinct 2

*John Linn*

Chris K. Kosznik  
Commissioner, Precinct 3

*Chris K. Kosznik*

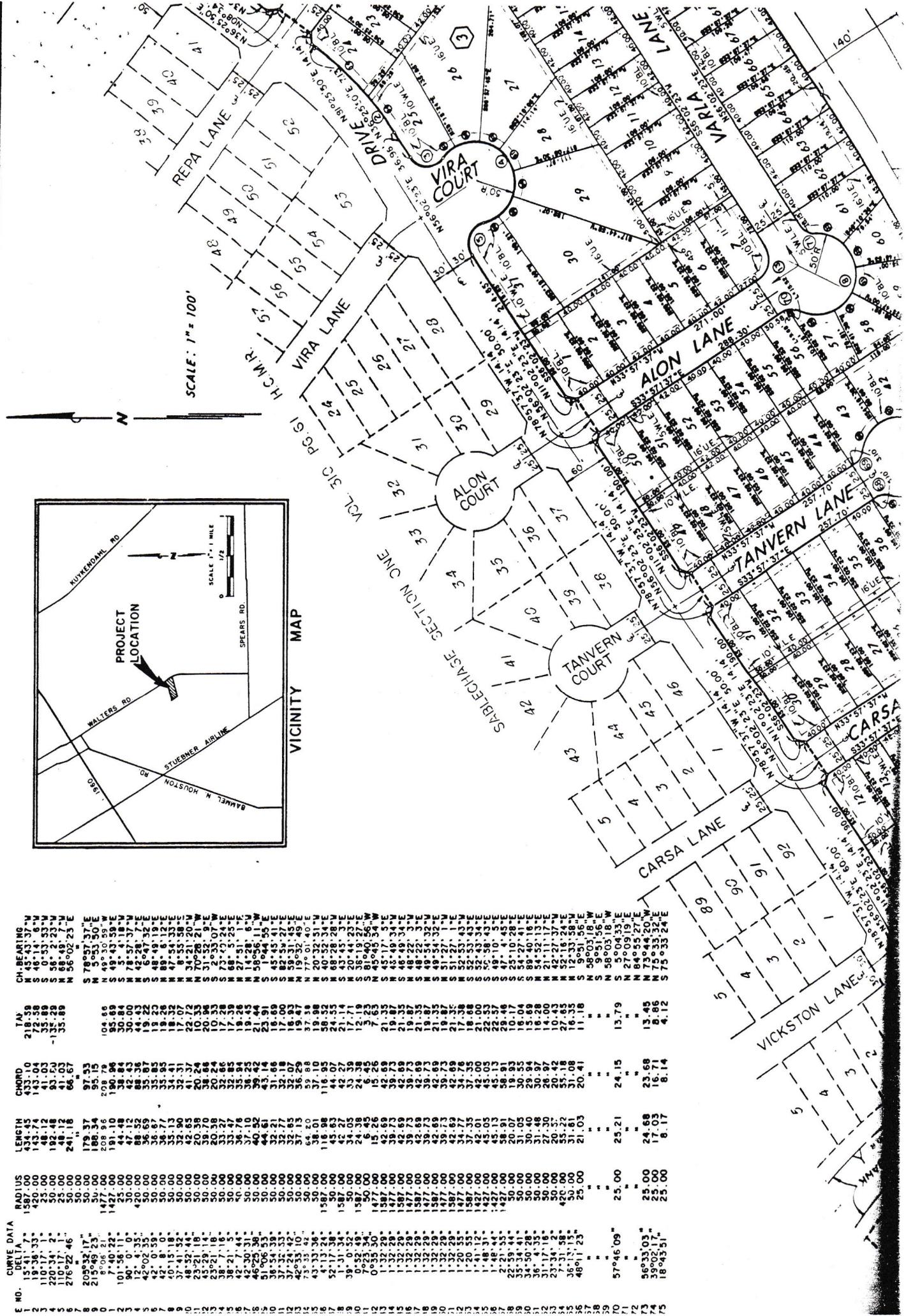
PH. IND. & AUDIT  
JUN 19 1983

Rhonda H. Kondor  
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

MY COMMISSION EXPIRES 6/19/86

R. E. Eckels  
Commissioner, Precinct 3

John Linn  
Commissioner, Precinct 4



SEE NOTE 10

ACREAGE

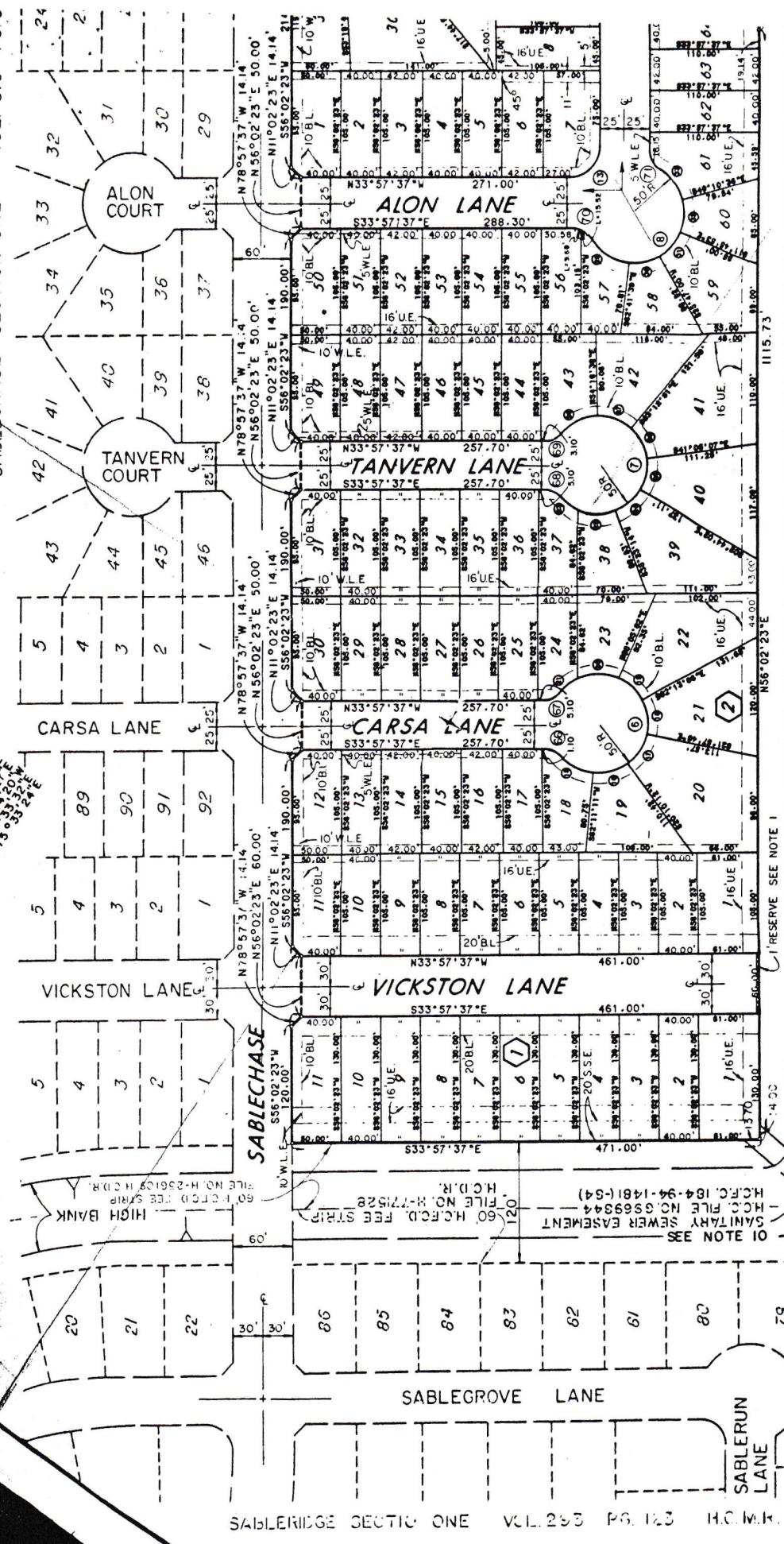
NOTE 10

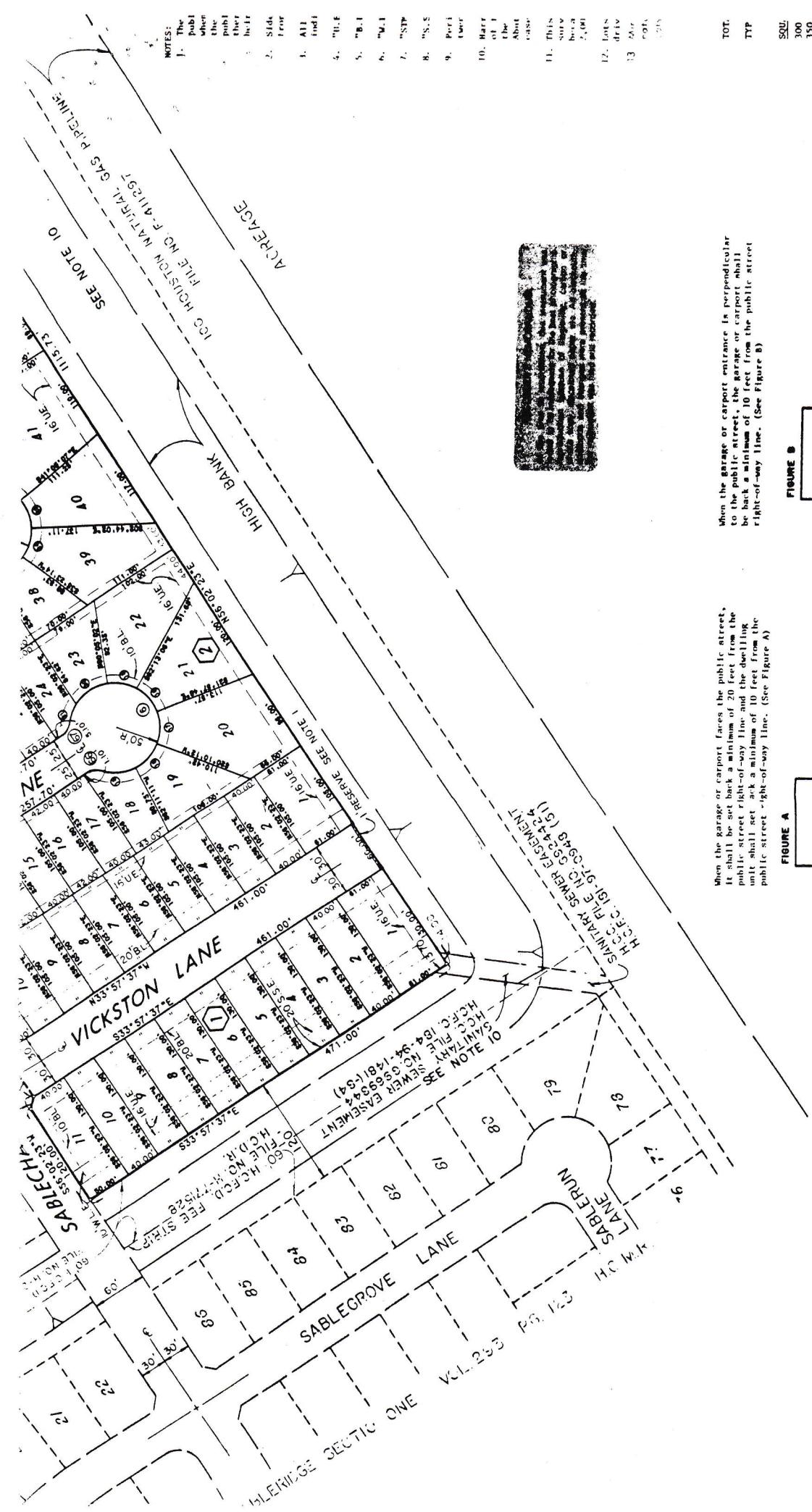
ICG HOUSTON NATURAL GAS PIPELINE  
FILE NO. F-411297

HIGH BANK

SANITARY SEWER EASEMENT  
H.C.C. FILE NO. G924424  
H.C.C. I.G. 97-0943 (51)

SEE NOTE 1





NOTES:

1. The public shall have the public other than buildings.
2. Sides of error.
3. All trees.
4. "N.E. f.
5. "B.I.
6. "W.I.
7. "N.W.P.
8. "S.S.
9. Periodic tree care.
10. Harry et al the owner of the case.
11. This survey was done on April 2, 2001.
12. Lots driv.
13. Tree care.

TOT.  
TYP  
12. Lots driv.

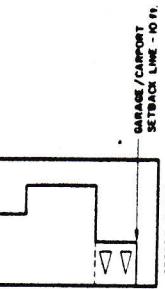
TOT.  
TOT.  
CONT  
COM  
IN I  
S.B.  
110  
IN I  
NO 2.

SOU.



When the garage or carport entrance is perpendicular to the public street, the garage or carport shall be set back a minimum of 10 feet from the right-of-way line. (See Figure B)

FIGURE B



When the garage or carport faces the public street, it shall be set back a minimum of 20 feet from the public street right-of-way line and the dwelling unit shall set back a minimum of 10 feet from the public street right-of-way line. (See Figure A)

FIGURE A



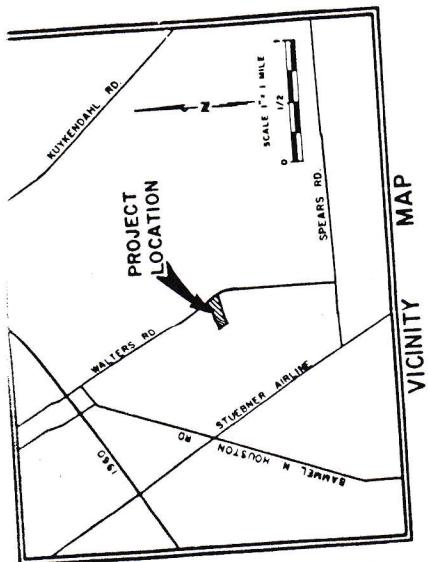
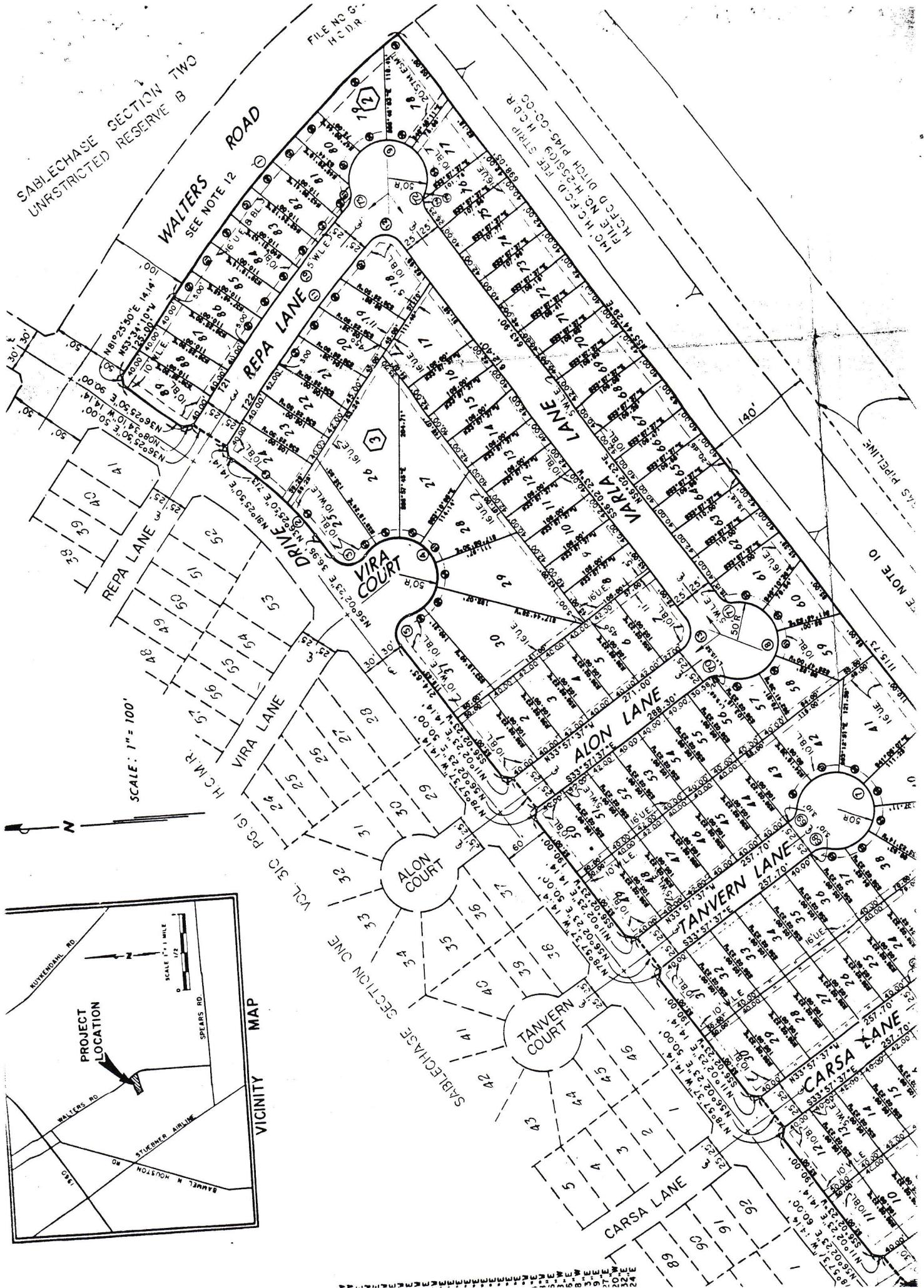
Building set back restrictions of 10 feet are required, however, on the front and side of all corner lots.

SABLECHASE SECTION  
UNRESTRICTED RESERVE TWO

FILE NO. G.  
H.C.D.R.

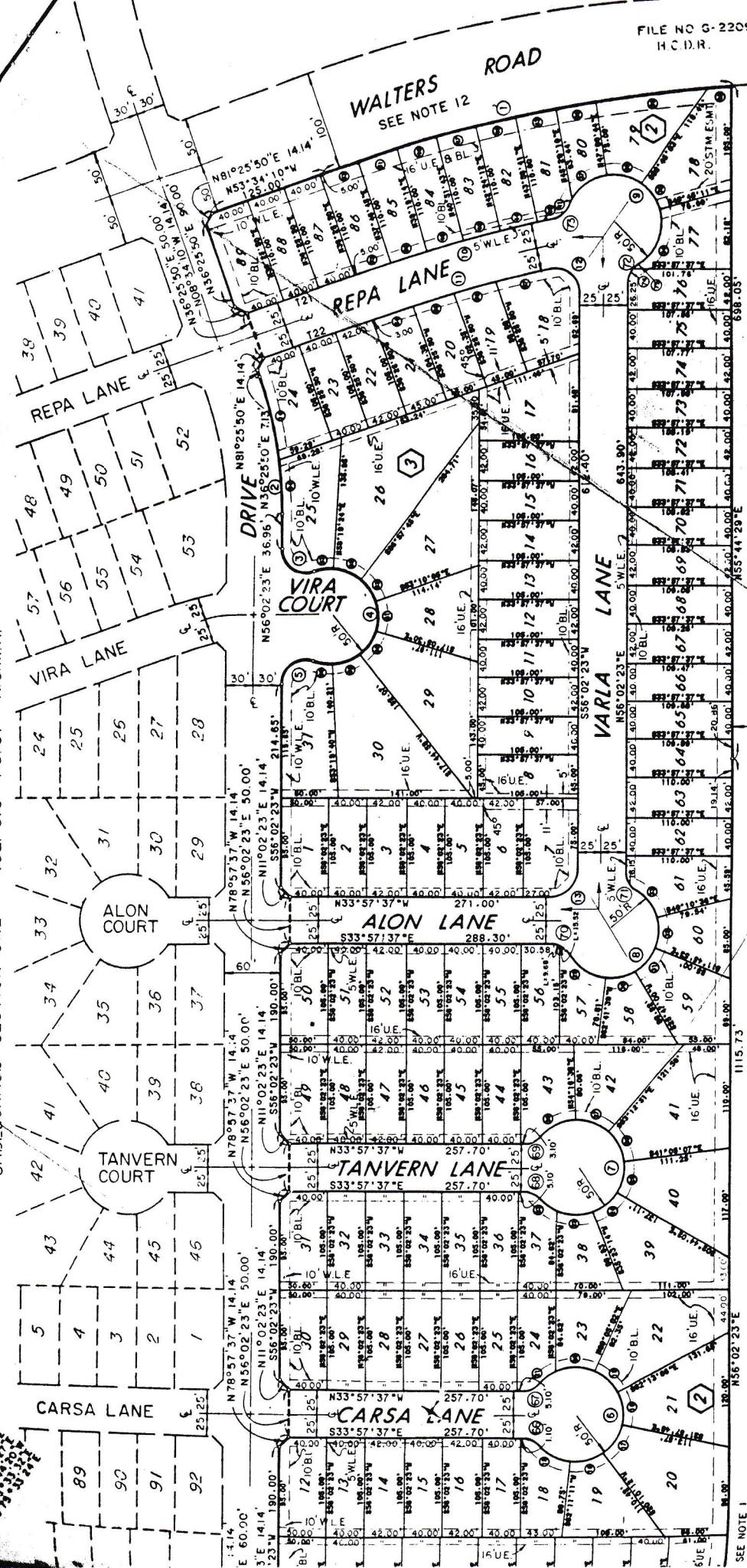
ROAD

WALTERS  
SEE NOTE 12



SCALE: 1" = 100'.

SABLECHASE SECTION ONE VOL. 310 PG. 61 H.C.M.R.



MAP