



**PLAT OF
WALNUT SPRINGS**

A SUBDIVISION OF 59.8339 ACRES OF LAND IN THE GEORGE H. BRINGHURST SURVEY, A-06, MONTGOMERY COUNTY, TEXAS.

SCALE 1" = 200'
114 Lots
6 Blocks

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

We, John L. Marek and Ralph S. Marek, President and Secretary respectively of Blue Bell Manor Utility Co., Inc., owner of the property subdivided in the above and foregoing map of Walnut Springs Subdivision, do hereby make subdivision of said property for and on behalf of said Blue Bell Manor Utility Co., Inc., according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as "Walnut Springs" and on the Subdivision, Blue Bell Manor Utility Co., Inc.; 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 ourselves, our successors and assigns, to warrant and forever defend the title to the land so dedicated.

This is to certify that we, John L. Marek and Ralph S. Marek, President and Secretary respectively of Blue Bell Manor Utility Co., Inc., owner of the property subdivided in the above and foregoing map of Walnut Springs Subdivision, have complied or will comply with all regulations hereon set on file with the Montgomery County Engineer and adopted by the Commissioner's Court of Montgomery County, Texas.

We, Houston Citizens Bank & Trust, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume 251, Page 229, of the Mortgage Records of Montgomery County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and I hereby confirm that Houston Citizens Bank & Trust the present owner of said lien and have not assigned the same nor any part thereof.

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.

FURTHER, we, Houston Citizens Bank & Trust, do hereby dedicate forever to the public strip of land fifteen (15) feet wide on each side of the center line of any and all gutters, ravines, drains, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures, et al. as shown.

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

1. That 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 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.

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

IN TESTIMONY WHEREOF, the Blue Bell Manor Utility Co., Inc. has caused these presents to be signed by John L. Marek, its President, thereunto attested, attested by its Secretary, Ralph S. Marek, and its common seal hereto affixed this 22nd day of May, 1974.

ATTEST:
John L. Marek
Assistant Secretary

ATTEST:
John L. Marek
President

Blue Bell Manor Utility Co., Inc.
BY: *John L. Marek*
President

ATTEST:
Ralph S. Marek
Secretary

ATTEST:
John L. Marek
President

Houston Citizens Bank & Trust
BY: *Alan F. Horn*
Senior Vice President

THE STATE OF TEXAS
BEFORE ME, the undersigned authority, on this day personally appeared Alan F. Horn, Senior Vice President of the Houston Citizens Bank & Trust, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein set out, and as the Act and Deed of said corporation.

GIVEN UNDER MY HAND AND SEAL, this 22nd day of May, 1974.

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared John L. Marek, President, and Ralph S. Marek, Secretary of the Blue Bell Manor Utility Co., 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, and in the capacity therein set out, and as the Act and Deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of May, 1974.

This is to certify that I, W. B. Burkin, a Registered Engineer, of the State of Texas, have plotted 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 iron rods 5/8" in diameter and 3' long, and that this plat correctly represents that survey made by me.

I, *W. B. Burkin*, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the rules and regulations of this office, as adopted by the Montgomery County Commissioners' Court.

I further certify that the plat of this subdivision complies with requirements for Internal Subdivision as set forth in the rules and regulations of the State of Texas, and that the subdivision is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

Approved by the Commissioners' Court of Montgomery County, Texas, this 21st day of October, 1974.

Commissioner, Precinct 1
John L. Marek
Commissioner, Precinct 2
John L. Marek
Commissioner, Precinct 3
John L. Marek
Commissioner, Precinct 4
John L. Marek

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, *John L. Marek*, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within and foregoing instrument was filed in my office on 01/10/74 at 11:00 o'clock A.M., in Volume 1974, Page 1974 of Records of said County.

Clerk, County Court of Montgomery County, Texas
BY: *John L. Marek*

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