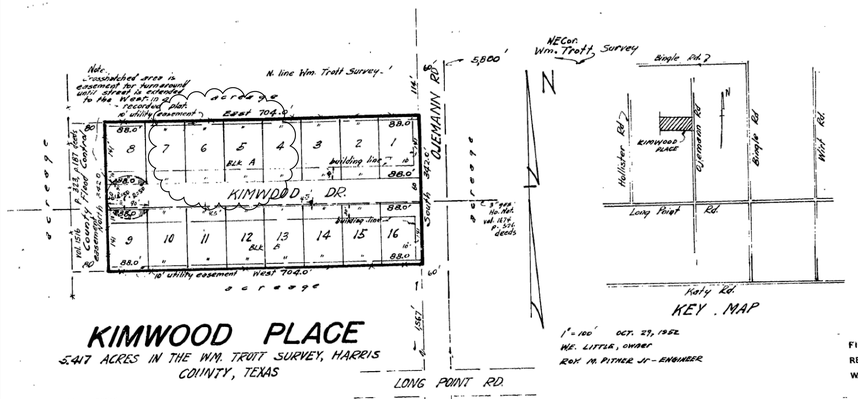
62



KIMWOOD PLACE

5.417 ACRES IN THE WM. TROTT SURVEY, HARRIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

I, Weston E. Little owner of the property subdivided in the above and foregoing map of KIMWOOD PLACE do hereby make public dedication of said property, according to the lines, streets, alleys, parks, building lines and easements therein shown, and designate such subdivision as KIMWOOD PLACE, in the Wm. Trott Survey, Harris County, Texas, and dedicate to public use as such the streets, alleys, parks and easements shown thereon forever and do hereby waive any claim 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

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, I do hereby dedicate forever to the public a strip of land fifteen(15) feet wide on each side of the centerline of any and all bayous, ravines, draws, sloughs, or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of construction and/or maintaining drainage work and structures.

Further, all the property in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property and shall be enforceable at the option of Harris County, by Harris County or any citizens thereof by injunction, as follows:

1. The 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 unobstructed opening area of sufficient size to permit the free flow of water without damming water and shall be a minimum of one and three-quarters(1-3/4) square feet (16" diameter pipe culvert). Culverts, or bridges, must be used for driveways and/or walks.

I, Weston E. Little owner and holder of a lien upon said property, do hereby ratify and confirm said subdivision, dedication, and restrictions, and do hereby in all things subordinate to said subdivision and dedication the lien against said land owned and held by me.

Further, all lots in said addition shall be residence lots. All the residence lots shall be restricted to houses having 900 square feet of floor area exclusive of porches & garages. No outside toilets will be permitted. All residences shall be set back 25 feet from the side lines of its lot.

WITNESS our hands in Houston, Harris County, Texas, this 3rd day of October, A.D. 1952.

Weston E. Little

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned, notary public, on this day personally appeared Weston E. Little, and Virginia Norregaard a widow, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of Oct. A.D. 1952.

Roy M. Pitner Jr.
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

I, Roy M. Pitner, Jr., a Registered Public Surveyor in the State of Texas, have platted the above subdivision from the actual survey on the ground and that all lot corners, angle points, and points of curve are properly marked with 3/4 in. iron rods, and that this map is a true and correct survey by me.

Roy M. Pitner Jr.
Texas Registered Public Surveyor - Licensed State Land Surveyor

FILED FOR RECORD Nov. 24, 1952 AT 12 O'CLOCK N. M
RECORDED Jan. 15, 1953 AT 10:05 O'CLOCK A. M
W.D.MILLER, CLERK COUNTY COURT, HARRIS COUNTY, TEXAS
BY W. R. Wiseman DEPUTY

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Kimwood Place as shown hereon.

IN TESTIMONY WHEREOF witness the official signature of the Chairman and the seal of the City Planning Commission of the City of Houston, Texas, this 30th day of October A.D. 1952.

Robt. S. Ellifritt — Secretary
M. Sewalls — Chairman

This is to certify that the above and foregoing plat complies with all rules and regulations of the Commissioner's Court of Harris County, Texas, in effect this date.

H. A. Jensen — County Engineer

APPROVED by the Commissioner's Court of Harris County, Texas, this 20 day of NOVEMBER A.D. 1952.

W. A. Hofheinz — County Judge
H. A. May — Commissioner
R. D. Parker — Commissioner
B. F. Lyons — Commissioner

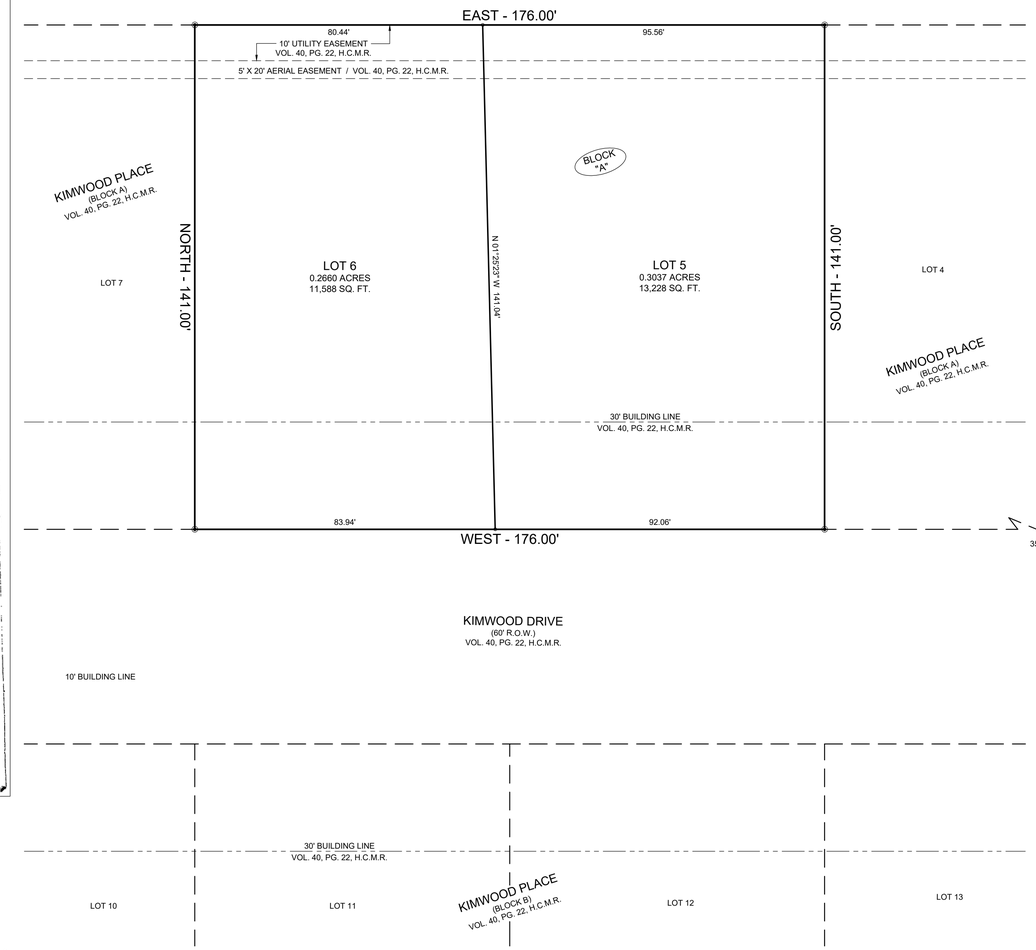
STATE OF TEXAS
COUNTY OF HARRIS

I, W. D. Miller, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 19__, at _____ o'clock ___M., and duly recorded on _____, 19__, at _____ o'clock ___M., in vol. ____ Page ____ of Record of Maps in said County.

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

W. D. Miller Clerk County Court, Harris County, Texas

By _____ Deputy



STATE OF TEXAS

COUNTY OF HARRIS

WE, KATHLEEN M POPE-SANCE, DARYL MARK POPE, MARY EILEEN POPE AND GEROGE BRITT, hereinafter refered to as, owners of the property directly affected by this amending plat being lots 5 and 6, Block "A", as indicated hereon, to hereby consent to this amending plat for the purposes herein expressed.

FURTHER, Owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

WITNESS our hand this ____ day of _____, 2021.

By: _____
Kathleen M Pope-Sance
Owner

By: _____
Daryl Mark Pope
Owner

By: _____
Mary Eileen Pope
Owner

By: _____
George Britt
Owner

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Kathleen M Pope-Sance, Darly Mark Pope, Mary Eileen Pope and George Britt 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 _____ day of _____, 2021

_____
Notary Public in and for the State of Texas

My Commission expires: _____

I Kevin K. Kolb, hereby certify that the following changes were necessary to adjust the lot line between Lots 5 and 6, Block "A", which appear on the plat of the KIMWOOD PLACE, recorded on January 15, 1953, in Volume 40, Page 22, of the Map Records of Harris County, Texas:

This amendment moved the lot line between Lots 5 and 6, Block "A", of Kimwood Place.

_____
Kevin K. Kolb
Texas Registration No. 5269

STATE OF TEXAS
REGISTERED
KEVIN K. KOLB
5269
PROFESSIONAL
LAND SURVEYOR

APPROVED by the Houston Planning Commission this _____, day of _____, 2021.

By: _____
Martha L. Stein (or) M. Sonny Garza
Title Chairman or Vice Chairman

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

I, Teneshia Hudspeth, 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 _____, 20 , at _____ o'clock ___M., and duly recorded on _____, 20___, at o'clock ___M., and at Film Code Number _____ 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.

_____
Teneshia Hudspeth
County Clerk
Of Harris County, Texas

By:_____
Deputy

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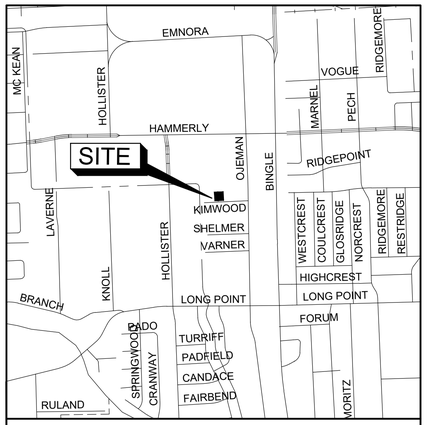
20 0 10 20 60 80

SCALE: 1" = 20'

LEGEND:

1. H.C.M.R.	–	Harris County Map Records
2. H.C.D.R.	–	Harris County Deed Records
3. Vol.	–	Volume
4. Pg.	–	Page
5. Sq.	–	Square
6. Gar.	–	Garage
7. R.O.W.	–	Right-of-way
8. Ft.	–	Feet



VICINITY MAP

N.T.S.

KIMWOOD PLACE AMENDING PLAT NO 1

AN AMENDING PLAT OF LOTS 5 AND 6, BLOCK "A", OF KIMWOOD PLACE, A SUBDIVISION IN HARRIS COUNTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 40, PAGE 22, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

SCALE: 1" = 20'

DATE: JULY, 2021

OWNER(s):

KATHLEEN M. POPE-SANCE

DARYL MARK POPE, MARY EILEEN POPE, GEORGE BRITT POPE

PREPARED BY:

TOTAL SURVEYORS, INC.
4301 CENTER STREET, DEER PARK, TEXAS
PHONE: 281.479.8719 | TOTALSURVEYORS.COM
T.B.P.L.S. FIRM REGISTRATION No. 10075300