

A C R E A S E S

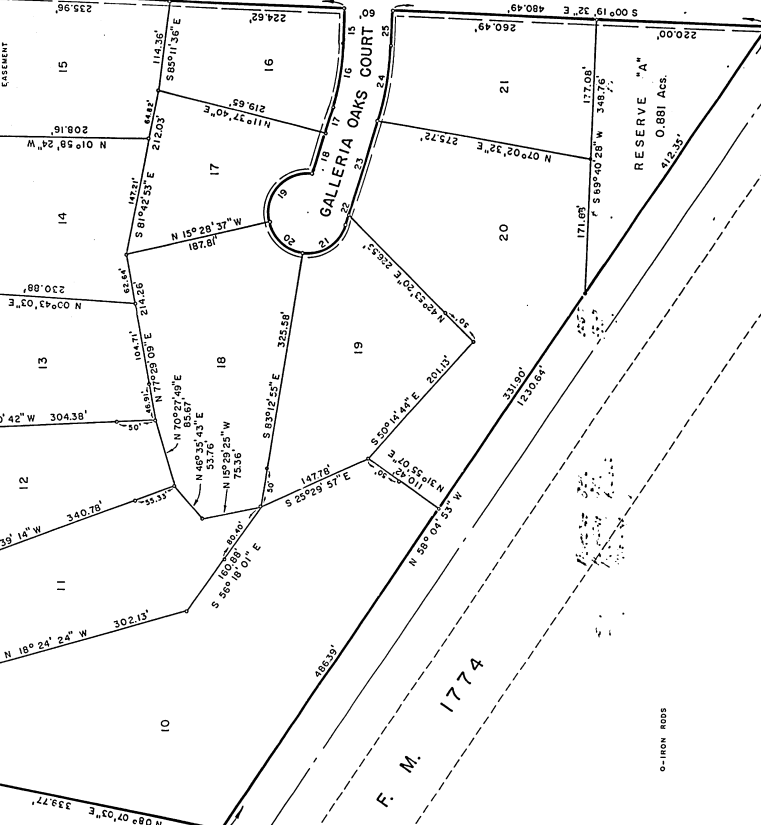
# GALLERIA OAKS ESTATES

## GALLERIA OAKS ESTATES

MISSOURI PACIFIC R.R.

F. M. 1774

CRIPPLE CREEK DRIVE, NORTH



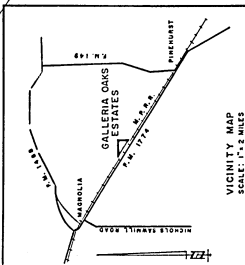
CRIPPLE CREEK (RECORDS) SHEER FOREST DRIVE NORTH

### SUBDIVISION OF RESERVE "A" GALLERIA OAKS ESTATES

A SUBDIVISION OF 16.305 ACRES OF LAND OUT OF  
THE  
WILLIAM GIBSON SURVEY, A-240  
AND  
LEANDER WESCOTT SURVEY, A-615  
MONTGOMERY COUNTY, TEXAS  
12 LOTS 1 RESERVE  
SCALE: 1" = 100'

3162.00

SHEET 1 OF 2 SHEETS



STREET RIGHT-OF-WAY DATA				
BEARING	DISTANCE	RADIUS	ANGLE	DISTANCE
1. N 89° 56' 55" E	51.06'	339.67'	130° 30' 24"	80.00'
2. S 39° 57' 12" E	76.10'	339.67'	120° 50' 48"	76.10'
3. N 03° 35' 43" E	35.62'	276.26'	030° 06' 28"	14.99'
4. S 89° 40' 28" W	53.32'	276.26'	289° 07' 50"	135.64'
5. S 89° 09' 59" E	51.28'	529.22'	160° 16' 57"	150.40'
6. S 89° 09' 59" E	23.72'	339.89'	289° 57' 06"	171.75'
7. S 68° 53' 02" E	10.25'	927.23'	079° 30' 30"	121.51'
8. S 68° 53' 02" E	30.00'	307.62'	150° 15' 15"	81.90'
9. S 89° 40' 28" W	53.32'	50.00'		95.15'
10. S 89° 40' 28" W	53.32'	50.00'		95.15'
11. S 89° 40' 28" W	53.32'	50.00'		95.15'
12. S 89° 40' 28" W	53.32'	50.00'		95.15'
13. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
14. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
15. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
16. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
17. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
18. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
19. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
20. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'
21. N 75° 04' 17" W	34.68'	367.62'	150° 15' 15"	97.87'

7809195

Cabinet B  
Sheet 116

ELMER E. COON  
REGISTERED PUBLIC SURVEYOR  
TEXAS REG. NO. 1675

STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, Wallace L. Keels, and Betty Lee Keels owners of the 16.305 acre tract described on the attached 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, 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby declare 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 same under the terms and conditions of such restrictions filed separately.

FURTHER, we 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, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structure under private driveways shall have a net drainage opening of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways or walkways crossing such drainage facilities.

Wallace L. Keels  
Wallace L. Keels

Betty Lee Keels  
Betty Lee Keels

We, Spring Branch Savings and Loan Association of Harris County, Texas, owners and holders of a lien against the property described in the plat known as Galleria Oaks Estates, said lien being evidenced by instrument of record in Volume 390 page 296 of the Mortgage Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Jimmy H. Singleton  
Jimmy H. Singleton Sr. Vice President

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Wallace L. Keels  
Betty Lee Keels and Jimmy H. Singleton Sr. 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 and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9 day of February, 1978.

Robert L. Carter  
Notary Public in and for Harris County, Texas

My Commission Expires 31 of August 1978

This is to certify that I, Elmer E. Coon, a Registered Public Surveyor, have plotted the above described plat and have marked the corners and points of curvature and other points of reference all boundary corners, block corners and points of curvature and other points of reference have been marked with iron pipes having an outside diameter of not less than one (1) inch and a length of three (3) feet.



Elmer E. Coon  
Elmer E. Coon  
Registered Public Surveyor No. 1679

I, B. H. Cooper, County Engineer of Montgomery County, do hereby certify that the plat of this subdivision, including rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

B. H. Cooper  
B. H. Cooper - County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this 26th day of March, 1978

Robert L. Garner  
Robert L. Garner, Commissioner  
Precinct 1

W. S. Alley  
W. S. Alley, Commissioner  
Precinct 2

R. A. Mickey  
R. A. Mickey, Deason, County Judge

Joe Corley  
Joe Corley, Commissioner  
Precinct 3

D. A. "Red" Wells  
D. A. "Red" Wells, Commissioner  
Precinct 4

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, Roy Harris, Clerk of the County of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of Authentication in my office on March 26th, 1978, at 10:00 o'clock, P.M., and duly recorded on March 26th, 1978, at 10:00 o'clock, P.M., in Cabinet B, Sheet 11a of record of Platts of said county.

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



Roy Harris, Clerk, County Court  
Montgomery County, Texas

By: Lois H. Harris Deputy

SUBDIVISION OF  
RESERVE "A"  
GALLERIA OAKS ESTATES