

• KEY MAP •

STATE OF TEXAS
COUNTY OF HARRIS

I, W. Charles Ballzell, owner of the property subdivided in the above and foregoing map of the Pine Oak Forest Addition do hereby make subdivision of said property according to the lines, streets, lots, alleys, parks, building lines and easements therein shown, and designate said subdivision as Pine Oak Forest Addition in the Davis Hammon 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 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 myself, my heirs and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that I, W. Charles Ballzell, has complied with or will comply with the existing Harris County Road Law as amended by House Bill 856, 53rd Legislature, and all other regulations heretofore on file with the Harris County Engineer and approved by the Commissioners Court of Harris County.

I, Henry C. Jovick, owner and holder of title upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the lien against said land owned and held by me.

There is also dedicated for utilities an unobstructed access easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all even corners hereinafter described, I do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gutters, ravines, draws, ditches or other natural drainage courses located in said subdivision, as easements for drainage and for the use of Harris County and/or any other public agency the right to enter upon said easements as a duty for the purpose of constructing and/or maintaining drainage work and/or structures.

Further, all of the property in the above and foregoing map shall be subject to the restrictions shall run with the title of the property, and shall be enforceable at the option of Harris County, by Harris County or any citizen 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 clear top opening area of sufficient size to permit the free flow of water without backwater, and shall be minimum of $1\frac{1}{2}$ and three quarter (1 1/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for openings over roads.
3. Easement and covenants with the City of Houston and/or Harris County that fall within the boundaries of this subdivision are for residential purposes unless otherwise stated.

I hereby covenant and agree with the City of Houston and/or Harris County, and all property owner that no more than one residential building or structure shall be constructed and/or occupied on any lot, and said lot shall not be of less area or street frontage than the original lot as shown on this plat, and that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than 7000 square feet unless a sanitary sewer system meeting the approval of Harris County and State Health Authorities shall first have been extended to the lot, plot, or site and then connected into the dwelling unit.

Witness my hand in Houston, Harris County, Texas, this 28th day of February, 1952.

W. Charles Ballzell
W. Charles Ballzell, Owner

Witness my hand in San Benito, Cameron County, Texas, this 16th day of February, 1952.

Henry C. Jovick
Henry C. Jovick, Owner

STATE OF TEXAS
COUNTY OF HARRIS

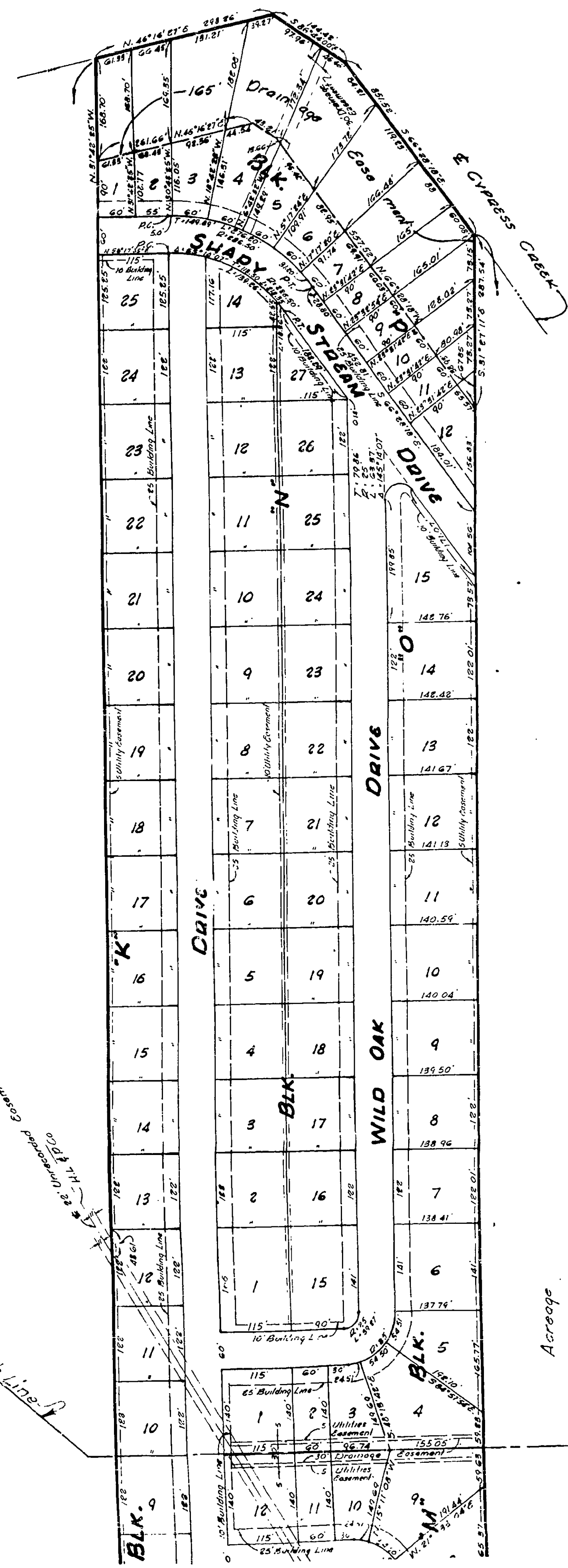
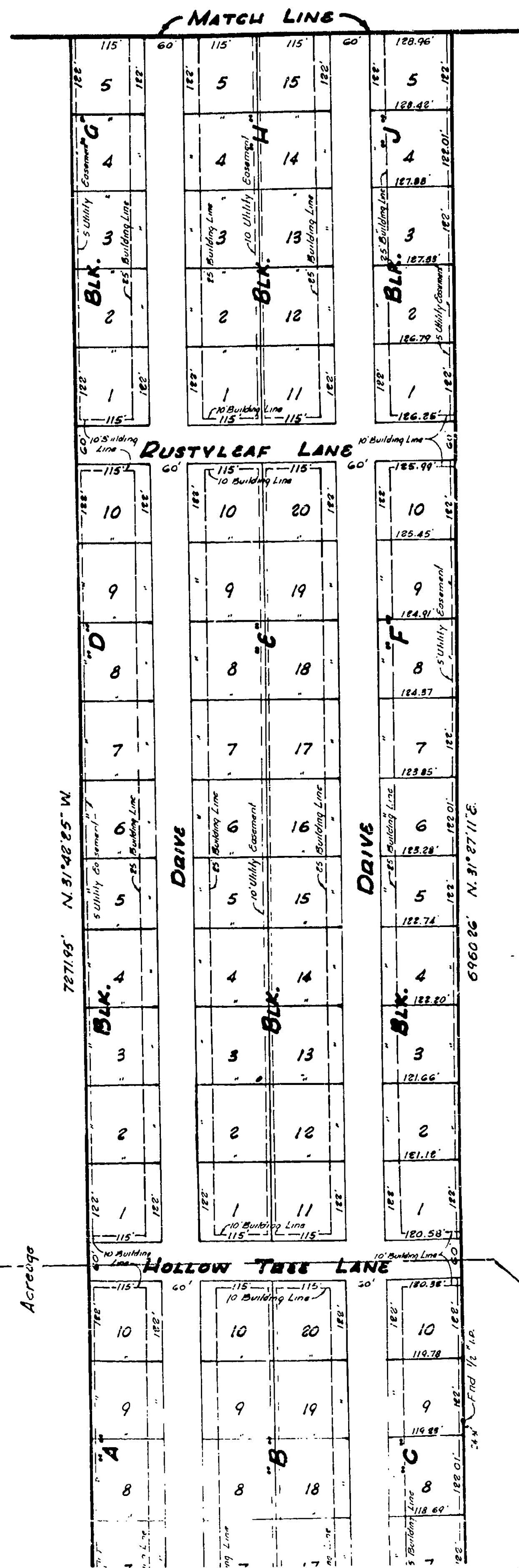
BEFORE ME, the undersigned authority, on this day personally appeared W. Charles Ballzell, known to me to be the person whose name and address are set forth in the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

Given under my hand and seal of office, this 28th day of February, 1952.

Gene G. Howard
Gene G. Howard, Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared W. Charles Ballzell, known to me to be the person whose name and address are set forth in the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth.



Acres

Acres

Acres

Witness my hand in Houston, Harris County, Texas, this 14th day of February 1957

W. Charles Patton
Notary Public in and for Harris County, Texas

Henry C. Quinn
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Henry C. Quinn, 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 consideration therein set forth.

Henry C. Quinn
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF CAMERON

Before me, the undersigned authority, on this day personally appeared Henry C. Quinn, 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 consideration therein set forth.

Henry C. Quinn
Notary Public in and for Cameron County, Texas

Give under my hand and seal of office, this 16th day of February 1957

Osbert R. Cain
Notary Public in and for Cameron County, Texas

This is to certify that I, D.A. Washburn, a licensed surveyor 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 pipes, 3/4" long or equivalent, and that this plat correctly represents that survey made by me.

D.A. Washburn
County Surveyor, Harris County, Texas

I, Hugh W.H. Zapp, County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office, and Requirements for Land Planning as related to Residential Subdivisions as adopted by Commissioners Court, and further, that it complies with all the State laws included in the Harris County Road Law as amended by House Bill 856 of the 53rd Legislature.

Hugh W.H. Zapp
County Engineer

I, H.C. Jensen, Flood Control Engineer of Harris County, Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with requirements for flood control as set out as adopted by Commissioners Court, however, no certification is hereby given as to the effect of the same from this subdivision on the intercepting drainage artery or parent stream, or on any other area or subdivision within the watershed.

H.C. Jensen
Flood Control Engineer

Approved by the Commissioners Court of Harris County, Texas, this 14th day of March 1957

W. H. Rainey
Commissioner Precinct 2

Not Tracy
County Judge

C. E. Jayers
Commissioner Precinct 3

C. E. Jayers
Commissioner Precinct 4

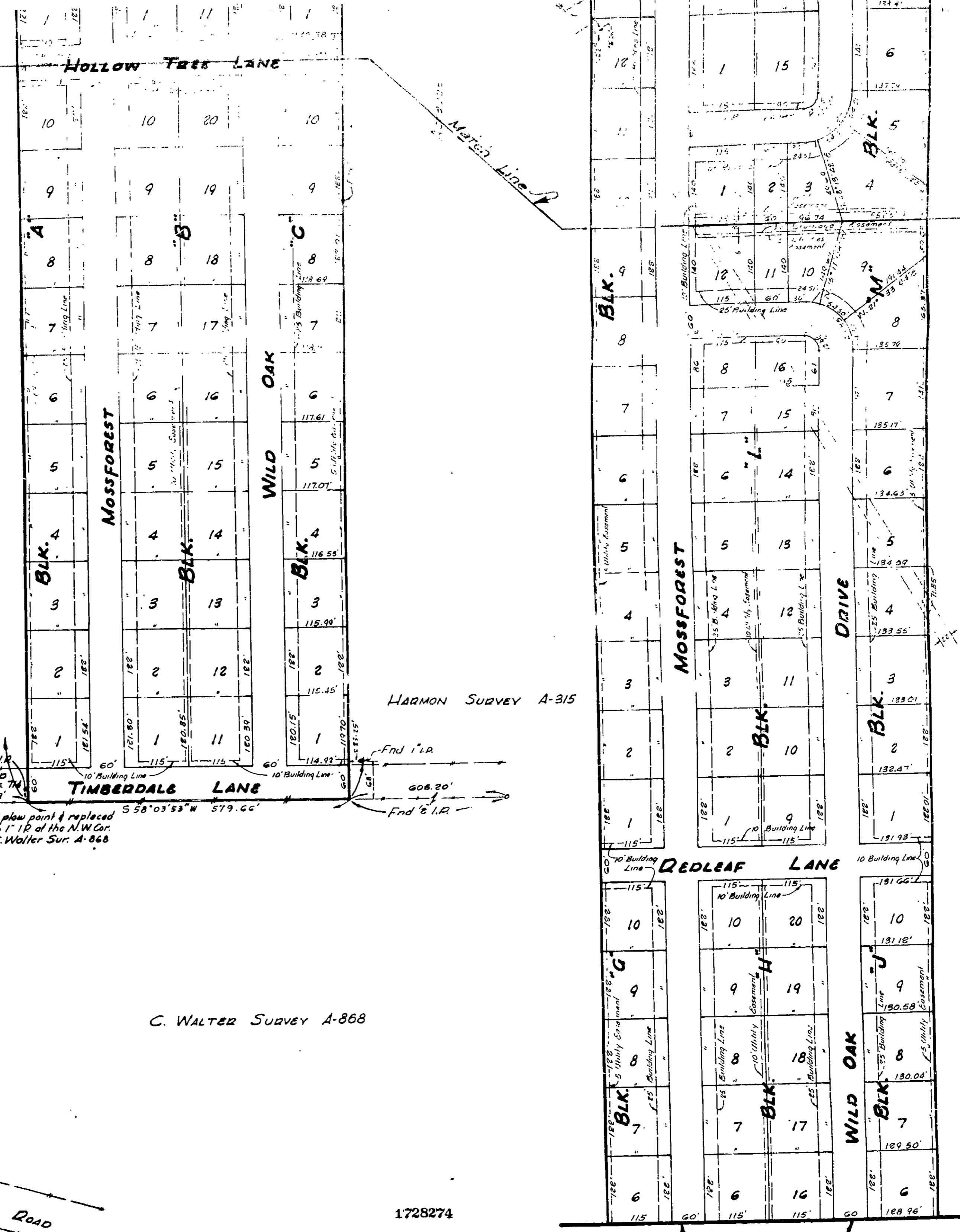
STATE OF TEXAS
COUNTY OF HARRIS

W.D. Milled, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with this certificate of authentication was filed for registration in my office on _____ 1957, at _____ o'clock _____ M., and is recorded on _____ of _____ of record in _____ for said County.

Witness my hand and seal of office, at Houston, the day and date last above written.
W.D. MILLED, Clerk, County Court
Harris County, Texas
By _____ Deputy.

MANUEL TARIN SURVEY A-778

C. WALTER SURVEY A-868



59
Acreage

PINE OAK FOREST ADDITION

BEING A SUBDIVISION OF 98.942 AC. OF LAND OF THE DANIEL HARMON SURVEY A-315, HARRIS COUNTY, TEXAS.

CONTENTS:
15 Blocks
227 Lots

FILED FOR RECORD Mar. 14, 1957 At 12:45 P.M.
RECORDED May 1, 1957 At 1:05 P.M.
W. R. Wiseman

R.A. Washburn
County Surveyor

Scale 1"=100' January 1957

1728274

12:45 P
MAR 14 1957

Witness my hand in Houston, Harris County, Texas, this 14th day of February 1957

W. Charles Patton
Notary Public in and for Harris County, Texas

Henry C. Quinn
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Henry C. Quinn, 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 consideration therein set forth.

Henry C. Quinn
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF CAMERON

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Henry C. Quinn
Notary Public in and for Cameron County, Texas

Give under my hand and seal of office, this 16th day of February 1957

Osbert R. Cain
Notary Public in and for Cameron County, Texas

This is to certify that I, D.A. Washburn, a licensed surveyor of the State of Texas, have platted 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 pipes, 1" pipes, 3" long or equivalent, and that this plat correctly represents that survey made by me.

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STATE OF TEXAS
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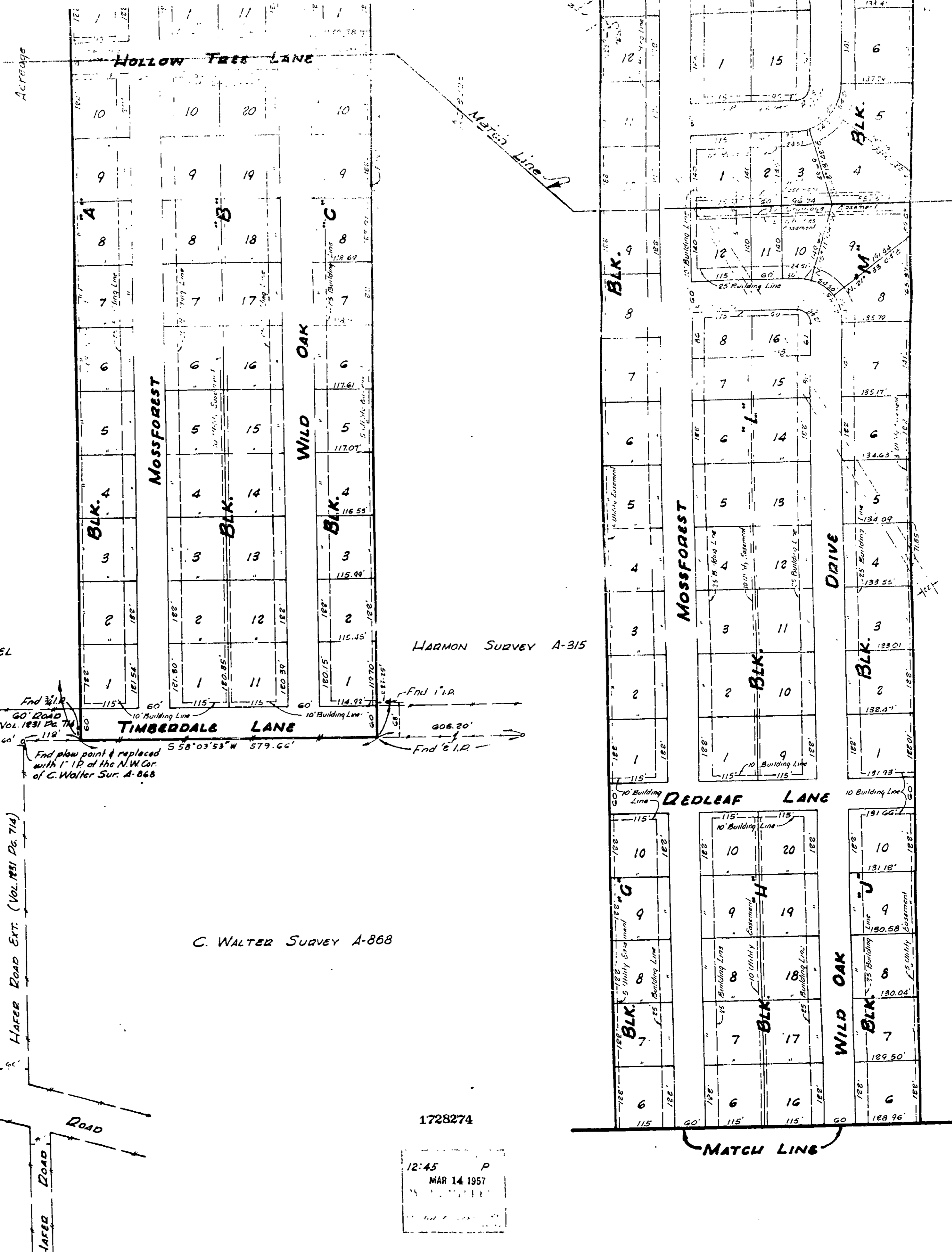
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Harris County, Texas
By _____ Deputy.

MANUEL TARIN SURVEY A-778

C. WALTER SURVEY A-868

JACKRABBIT (BAMMEL) ROAD



1728274

12:45 P
MAR 14 1957

PINE OAK FOREST ADDITION

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