T442521

FILED
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STATE OF TEXAS 12/16/98 208132936 T442521 $50.00
COUNTY OF HARRIS

I, Gary Gilbert, an individual, hereinafter referred to as Owners, of the 45.0184-acre tract of land described described in the above and foregoing map of Oak Hill Estates, Section Two Subdivision, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map and 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 therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter ground easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back ground easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back ground easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

FURTHER, Owners 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 (or the placement of mobile home subdivision) and shall be restricted for 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, alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15'-0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located 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, planting and other obstructions to the operations and maintenance of the drainage facilities 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 certify and covenant that they have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature, and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, Gary Gilbert, an individual have caused these presents to be signed this 4th day of December 1998.

Gary Gilbert

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Gary Gilbert, 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 considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of November 1998.

Ralynn Ann Isom
Notary Public in and for the State of Texas
Ralynn Ann Isom
Printed name
My commission expires: 7-10-2002

RALYNN ANN ISOM
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-10-2002

I, David J. Strauss, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than three quarters of an inch (3/4) and a length of not less than three feet (3); and that the plat boundary corners have been tied to the nearest survey corner.

David Strauss, R.P.L.S.
Texas Registration No. 4833

STATE OF TEXAS
REGISTERED
DAVID J. STRAUSS
4833
PROFESSIONAL
LAND SURVEYOR

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Oak Hill Estates, Section Two Subdivision, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 10 day of DEC 1998.

By: M. Marvin Katz
M. MARVIN KATZ CHAIRMAN

By: Robert M. Lillie
Robert M. Lillie, Secretary

I, Arthur L. Storey, Jr., Executive Director of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with the requirements for internal subdivision drainage as adopted by Commissioner's Court; however, no certification 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.

Arthur L. Storey, Jr., P.E.
Executive Director

I, Arthur L. Storey, Jr., P.E., County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioner's Court; and further, that it complies or will comply with the laws included in the Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Arthur L. Storey, Jr., P.E.
County Engineer

Approved by the Commissioner's Court of Harris County, Texas, this 15 day of Dec., 1998.

El Franco Lee
Commissioner, Precinct 1

Jim Fonteno
Commissioner, Precinct 2

Robert Eckels
County Judge

Sue Walker
Commissioner, Precinct 3

Jerry Eversole
Commissioner, Precinct 4

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on this 16 day of DEC., 1998, at 2:08 o'clock P.M., and duly recorded on the 17 day of DEC 1998, at o'clock P.M., and Film Code Number 411113 of the Map Records of Harris County.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, the day and date last above written.

Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

By: Deputy

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

NOTES:

1. THIS PLAT IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 69-1978 BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2000 FEET OF THIS PLAT.
2. U.E INDICATES UTILITY EASEMENT
3. D.E INDICATES DRAINAGE EASEMENT
4. B.L. INDICATES BUILDING LINE
5. W.L.E. INDICATES WATER LINE EASEMENT
6. P.A.E. INDICATES PRIVATE ACCESS EASEMENT
7. H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
8. C.C.F. NO. INDICATES COUNTY CLERK'S FILE NO.
9. A.E. INDICATES AERIAL EASEMENT.
10. ONE FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
11. RECORDATION OF THIS PLAT DOES NOT IN AND OF ITSELF OBLIGATE THE CITY OF HOUSTON, TEXAS OR ANY OTHER GOVERNMENTAL BODY TO PROVIDE WASTEWATER CAPACITY FOR THIS SUBDIVISION. ALL LOTS SHALL BE SERVED BY INDIVIDUAL PRIVATE ON-SITE WASTEWATER TREATMENT/DISPOSAL SYSTEMS AS PERMITTED BY HARRIS COUNTY.
12. ALL WATER SUPPLY & DISTRIBUTION WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE FURNISHED, INSTALLED AND MAINTAINED BY PRIVATE WATER SUPPLY CORPORATION.
13. DOUBLE FRONTED LOTS ARE RESTRICTED TO ONE SINGLE-FAMILY RESIDENTIAL UNIT PER LOT.
14. R.O.W. INDICATES RIGHT OF WAY.
15. UTILITY EASEMENTS ALONG PERMANENT ACCESS EASEMENTS SHALL BE KEPT CLEAR OF ANY AND ALL DRAINAGE FACILITIES WITHIN THAT 14 FEET OF THOSE 25-FOOT UTILITY EASEMENTS ADJACENT TO PERMANENT ACCESS EASEMENTS, BEGINNING AT THE 25-FOOT BUILDING LINE AND EXTENDING TOWARD SAID PERMANENT ACCESS EASEMENTS. ANY ALL DRAINAGE FACILITIES SHALL BE KEPT CLEAR OF SAID 14 FEET RESERVED FOR UTILITIES, EXCEPT FOR STORM SEWERS WHICH ARE ONLY ALLOWED TO CROSS SAID 14 FOOT RESERVED SECTION AT A 90° ANGLE.
16. PRIVATE SANITARY SEWER SYSTEM SHALL CONFORM TO TNRCC STANDARDS AS PER SECTION 317 OF TNRCC DESIGN MANUAL.
17. THIS SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. IT SHALL NOT BE CONNECTED TO A PUBLIC WATER SYSTEM.
18. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT VEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OR PROPERTY IN THIS SUBDIVISION.

OAK HILL ESTATES

A SEPTIC TANK SUBDIVISION

SECTION TWO

A. R. BODMAN SURVEY, A-141
45.0184 ACRES 70 LOTS 5 BLOCKS
HARRIS COUNTY, TEXAS

OWNERS: GARY GILBERT
514 GULF BANK ROAD
HOUSTON, TEXAS 77037

PLAT PREPARED BY:

Sitech ENGINEERING CORP.

"The Site Technology Group"

2202 TIMBERLOCH PLACE SUITE 100
THE WOODLANDS, TEXAS 77380

OFF. # (281) 363-4039 FAX # (281) 292-6851
e-mail: sitech@flex.net

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JOB. NO. 612-003 AUGUST 19, 1998

SHEET 1 OF 1

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

MONTGOMERY COUNTY

SPRING CREEK

HARRIS COUNTY

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 411113

ACREAGE

OAK HILL ESTATES
SECTION 2

THIS IS PAGE 1 OF 3 PAGES

REDUCTION 24x CAMERA DESIGNATION MRG1

KEY MAP

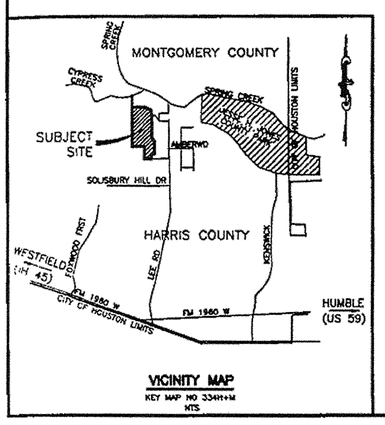
CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	53.00'	25.65'	13.08'	25.40'	S75°42'27"E	27°44'00"
C2	53.00'	43.36'	22.96'	42.18'	S38°24'12"E	46°52'30"
C3	53.00'	14.20'	7.14'	14.15'	S07°17'33"E	15°20'46"
C4	25.00'	39.25'	24.98'	35.34'	S44°35'48"E	89°57'18"
C5	50.00'	11.72'	5.89'	11.69'	N06°19'58"W	13°25'34"
C6	53.00'	12.42'	6.24'	12.39'	N06°19'58"W	13°25'34"
C7	53.00'	12.42'	6.24'	12.39'	S06°19'58"E	13°25'34"
C8	50.00'	11.72'	5.89'	11.69'	S06°19'58"E	13°25'34"
C9	50.00'	40.61'	21.50'	39.50'	N29°28'50"W	46°32'15"
C10	50.00'	89.28'	62.09'	77.89'	N44°56'38"E	102°16'41"
C11	50.00'	79.36'	50.85'	71.30'	S38°25'07"E	90°57'46"
C12	50.00'	40.53'	21.45'	39.43'	S30°17'13"W	46°26'52"
C14	140.00'	52.22'	26.42'	51.92'	N10°48'55"E	21°22'24"
C15	140.00'	58.62'	29.70'	58.23'	N33°03'15"E	23°10'16"
C16	140.00'	29.24'	14.67'	29.19'	N50°37'21"E	11°57'57"
C18	140.00'	121.69'	64.99'	117.90'	N61°30'26"E	49°48'11"
C19	140.00'	17.80'	8.91'	17.78'	S69°57'00"E	07°16'56"
C20	114.00'	222.05'	171.14'	187.43'	N58°53'36"E	113°35'47"
C21	53.00'	33.63'	17.40'	33.07'	N48°07'51"W	36°21'20"
C22	53.00'	19.00'	9.60'	18.89'	N19°41'06"W	20°32'07"
C23	53.00'	9.06'	4.54'	9.05'	N04°31'07"W	09°47'55"
C24	25.00'	29.10'	16.45'	27.48'	N32°57'50"W	66°41'21"

N81°49'59"E 175.25'
N89°03'10"E 212.45'
S66°18'31"E 421.93'
S48°38'00"E 193.25'
S07°00'59"E 210.82'
S00°00'00"E - 1240.88'
N00°00'00"W - 1340.00'
S00°22'51"E - 1340.00'
N89°34'28"W 600.00'
N89°34'28"W - 8.15'
S89°34'28"E - 901.05'
N89°34'28"W - 636.84'
N00°01'58"W 617.82'
S00°22'51"E - 499.12'
S00°22'51"E - 236.00'
N89°34'28"W - 304.92'

10	44,639 SQ. FT.	1.0248 ACRES	
11	54,345 SQ. FT.	1.2500 ACRES	
12	23,897 SQ. FT.	0.5507 ACRES	
13	23,800 SQ. FT.	0.5505 ACRES	
14	23,894 SQ. FT.	0.5506 ACRES	
15	31,264 SQ. FT.	0.7177 ACRES	
9	28,863 SQ. FT.	0.6626 ACRES	
8	24,475 SQ. FT.	0.5619 ACRES	
8	26,590 SQ. FT.	0.6104 ACRES	
9	22,998 SQ. FT.	0.5280 ACRES	
10	22,189 SQ. FT.	0.5094 ACRES	
16	25,322 SQ. FT.	0.5813 ACRES	
17	23,566 SQ. FT.	0.5410 ACRES	
7	24,685 SQ. FT.	0.5667 ACRES	
7	23,522 SQ. FT.	0.5400 ACRES	
6	24,665 SQ. FT.	0.5662 ACRES	
6	23,460 SQ. FT.	0.5386 ACRES	
11	23,650 SQ. FT.	0.5429 ACRES	
5	24,645 SQ. FT.	0.5658 ACRES	
5	23,399 SQ. FT.	0.5372 ACRES	
12	23,650 SQ. FT.	0.5429 ACRES	
1	23,650 SQ. FT.	0.5429 ACRES	
4	24,625 SQ. FT.	0.5653 ACRES	
4	23,339 SQ. FT.	0.5358 ACRES	
13	23,650 SQ. FT.	0.5429 ACRES	
2	23,650 SQ. FT.	0.5429 ACRES	
3	24,605 SQ. FT.	0.5648 ACRES	
3	23,279 SQ. FT.	0.5344 ACRES	
14	23,650 SQ. FT.	0.5429 ACRES	
3	23,650 SQ. FT.	0.5429 ACRES	
2	24,809 SQ. FT.	0.5695 ACRES	
2	23,430 SQ. FT.	0.5379 ACRES	
15	23,866 SQ. FT.	0.5479 ACRES	
4	23,866 SQ. FT.	0.5479 ACRES	
1	24,789 SQ. FT.	0.5691 ACRES	
1	23,369 SQ. FT.	0.5365 ACRES	
16	23,866 SQ. FT.	0.5479 ACRES	
5	23,866 SQ. FT.	0.5479 ACRES	
10' U.E., A.E. & B.L.			
1	22,570 SQ. FT.	0.5181 ACRES	
12	22,854 SQ. FT.	0.5247 ACRES	
13	23,461 SQ. FT.	0.5386 ACRES	
1	23,649 SQ. FT.	0.5429 ACRES	
2	22,646 SQ. FT.	0.5199 ACRES	
11	21,959 SQ. FT.	0.5041 ACRES	
14	22,388 SQ. FT.	0.5140 ACRES	
2	23,650 SQ. FT.	0.5429 ACRES	
3	22,566 SQ. FT.	0.5180 ACRES	
10	21,877 SQ. FT.	0.5022 ACRES	
15	22,305 SQ. FT.	0.5121 ACRES	
3	23,650 SQ. FT.	0.5429 ACRES	
4	22,485 SQ. FT.	0.5162 ACRES	
9	22,283 SQ. FT.	0.5115 ACRES	
16	23,550 SQ. FT.	0.5406 ACRES	
4	22,754 SQ. FT.	0.5224 ACRES	
5	27,971 SQ. FT.	0.6421 ACRES	
8	27,827 SQ. FT.	0.6388 ACRES	
17	33,925 SQ. FT.	0.7788 ACRES	
5' U.E. & A.E.			
5	22,532 SQ. FT.	0.5173 ACRES	
6	26,663 SQ. FT.	0.6121 ACRES	
7	27,354 SQ. FT.	0.6280 ACRES	
18	34,558 SQ. FT.	0.7933 ACRES	
6	24,079 SQ. FT.	0.5528 ACRES	
19	23,651 SQ. FT.	0.5430 ACRES	
7	23,334 SQ. FT.	0.5357 ACRES	
20	21,877 SQ. FT.	0.5022 ACRES	
8	21,985 SQ. FT.	0.5047 ACRES	
21	23,417 SQ. FT.	0.5376 ACRES	
9	23,008 SQ. FT.	0.5282 ACRES	
22	40,964 SQ. FT.	0.9404 ACRES	
23	22,046 SQ. FT.	0.5062 ACRES	

OAK HILL ESTATES ROAD (60' ROW)
MARINA AMORE STREET (60' R.O.W.)
ISLAND LAKE LOOP WEST (28' P.A.E.)
ISLAND LAKE LOOP EAST (28' P.A.E.)
HARVEY'S WAY
TWO CREEKS ROAD (28' P.A.E.)
SPRING CREEK ESTATES CIRCLE EAST
SPRING CREEK ESTATES CIRCLE
LEE ROAD (60' R.O.W.)
REZANOF ROAD (60' R.O.W.)
OAK HILL ESTATES SECTION ONE
MATCH LINE
AMBERWOOD
1' RESERVE SEE NOTE 9
16' U.E. & A.E.
25' B.L. & U.E.
20' D.E.
8' U.E. & A.E.
10' B.L. & U.E. W/25' A.E.
10' U.E., A.E. & B.L.
50'R

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



VICINITY MAP
KEY MAP NO 334H+M
NTS

M:\PROJECT\600\612-003\PPLAT2 Tue Nov 3 08:54:56 1998 P.V.