



**NOTES:**  
1. A = 48.37' B = 78.23' C = 78.85' D = 48.05'  
2. G = 5' x 35' Guy Esm't

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

We, Ralph S. Marek and Edgar E. Hancock, President and Secretary, respectively, of Blue Bell Manor Utility Co., Inc. owner of the property subdivided as shown on this map of Oakwood Acres 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 Oakwood Acres Subdivision, located in the John Smith Survey, Abstract 533, Montgomery County, Texas, and on behalf of said 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, Ralph S. Marek and Edgar E. Hancock, President and Secretary, respectively of Blue Bell Manor Utility Co., Inc. owner of the property subdivided as shown on this map of Oakwood Acres Subdivision, have complied with all regulations hereto fore on file with the Montgomery County Engineer and adopted by the Commissioner's Court of Montgomery County, Texas.

I, Margaret W. Carter Luckie, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume 933, Pages 708 - 711, of the Deed Records of Montgomery County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and I hereby confirm that Margaret W. Carter Luckie, the present owner of said lien and have not assigned the same nor any part thereof. The Guaranty Bond State Bank of Tomball, Texas joins in on the dedication.

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, Blue Bell Manor Utility Co., Inc. and Margaret W. Carter Luckie, 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 gullies, ravines, draws, 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, or as shown.

FURTHER, all the property subdivided in the above and foregoing map shall be restricted in its use, which 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 consent 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 Ralph S. Marek, its President, thereunto authorized, attested by its Secretary, Edgar E. Hancock and its common seal hereunto affixed this 16 day of Feb., 1977.

ATTEST:  
*Edgar E. Hancock*  
Edgar E. Hancock, Secretary

BLUE BELL MANOR UTILITY CO., INC.  
BY: *Ralph S. Marek*  
Ralph S. Marek, President

GUARANTY BOND STATE BANK  
BY: *Margaret W. Carter Luckie*  
Margaret W. Carter Luckie

Billie J. Levett  
Notary Public in and for Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared, Ralph S. Marek, President and Edgar E. Hancock, 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 purposes and consideration 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 the 16 day of Feb., 1977.

STATE OF TEXAS  
COUNTY OF HARRIS

Billie J. Levett  
Notary Public in and for Harris County, Texas

BEFORE ME, the undersigned authority, on this day personally appeared, Margaret W. Carter Luckie, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that she executed the same for purposes and consideration 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 the 31 day of FEBRUARY, 1977.

Notary Public in and for HARRIS County, Tex.

This is to certify that I, W. B. Burklin, 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 curves 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. Burklin*  
Registered Engineer  
Texas Registration No. 8491

County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing 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 drainage, as adopted by the Montgomery County Commissioners' Court; however no certificate 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.

County: *Montgomery*  
Engineer: *W. B. Burklin*

APPROVED BY THE Commissioner's Court of Montgomery County, Texas, this 11th day of APRIL, in the year 1977.

*Robert L. Eland*  
Commissioner, Precinct 1

*W. H. Alley*  
Commissioner, Precinct 2

*James C. R...*  
County Judge

*Joe Leal*  
Commissioner, Precinct 3

*Dawdle*  
Commissioner, Precinct 4

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, *Roy Harris*  
Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on APRIL 14th, 1977, and duly recorded on APRIL 14th, 1977 at 9:20 o'clock A.M. in Volume B, Page 57 of Records of PLATS, for said county.

Clerk, County Court of Montgomery County, Texas  
By: *Roy Harris*  
Deputy



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