

STATE OF TEXAS
COUNTY OF HARRIS

WE, L. BRUCE SMITH AND JAYESH HAZARI, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.6635 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DOWLING AND POLK TOWNHOMES, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND 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 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") PERMETER GROUND EASEMENTS, SEVEN FEET SIX INCHES (7'-6") FOR FOURTEEN FEET (14'-0") PERMETER GROUND EASEMENTS, OR FIVE FEET SIX INCHES (5'-6") FOR SIXTEEN FEET (16'-0") PERMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'-0") ABOVE GROUND LEVEL UPWARDS, 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, EIGHT FEET (8'-0") FOR FOURTEEN FEET (14'-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 UPWARDS, 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 SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON 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 IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

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 OTHER NATURAL DRAINAGE COURSES, 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 OTHER NATURAL DRAINAGE COURSES, 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.

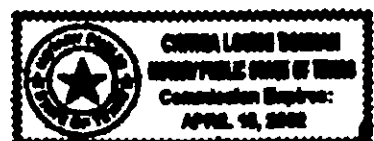
WITNESS OUR HAND IN THE CITY OF HOUSTON, TEXAS, THIS 12th DAY OF June, 2001.

BY: *L. Bruce Smith*
L. BRUCE SMITH
BY: *Jayesh Hazari*
JAYESH HAZARI

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED L. BRUCE SMITH AND JAYESH HAZARI, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION THEREUNTO AUTHORIZED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 12th DAY OF June, 2001.



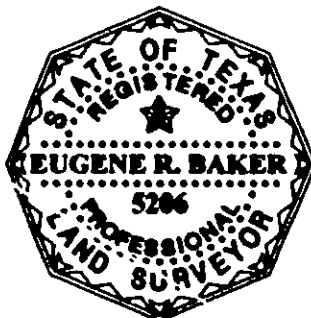
Cynthia Frances Dorman
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
MY COMMISSION EXPIRES April 15, 2002

THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF DOWLING AND POLK TOWNHOMES 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 25th DAY OF June, 2001.

BY: *L. Brown*
M.L.B. BROWN VICE-CHAIRMAN
City of Houston
BY: *Robert M. Luke*
ROBERT M. LUKE
SECRETARY
CITY OF HOUSTON PLANNING COMMISSION

I, EUGENE R. BAKER, 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 THREE QUARTERS OF ONE INCH (3/4") AND A LENGTH OF THREE FEET (3'-0") UNLESS OTHERWISE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE CITY OF HOUSTON SURVEY MARKER SYSTEM.

EUGENE R. BAKER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5206



I, BEVERLY B. KAUFMAN, 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 June 29, 2001, AT 10:07 AM O'CLOCK, AND DULY RECORDED ON June 29, 2001, AT 9:45 AM O'CLOCK, AND IN FILE CODE NUMBER 481121 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THIS 5th DAY OF June, 2001.

BEVERLY B. KAUFMAN
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS
BY: *Tim Wade*
TIM WADE
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.

V142812

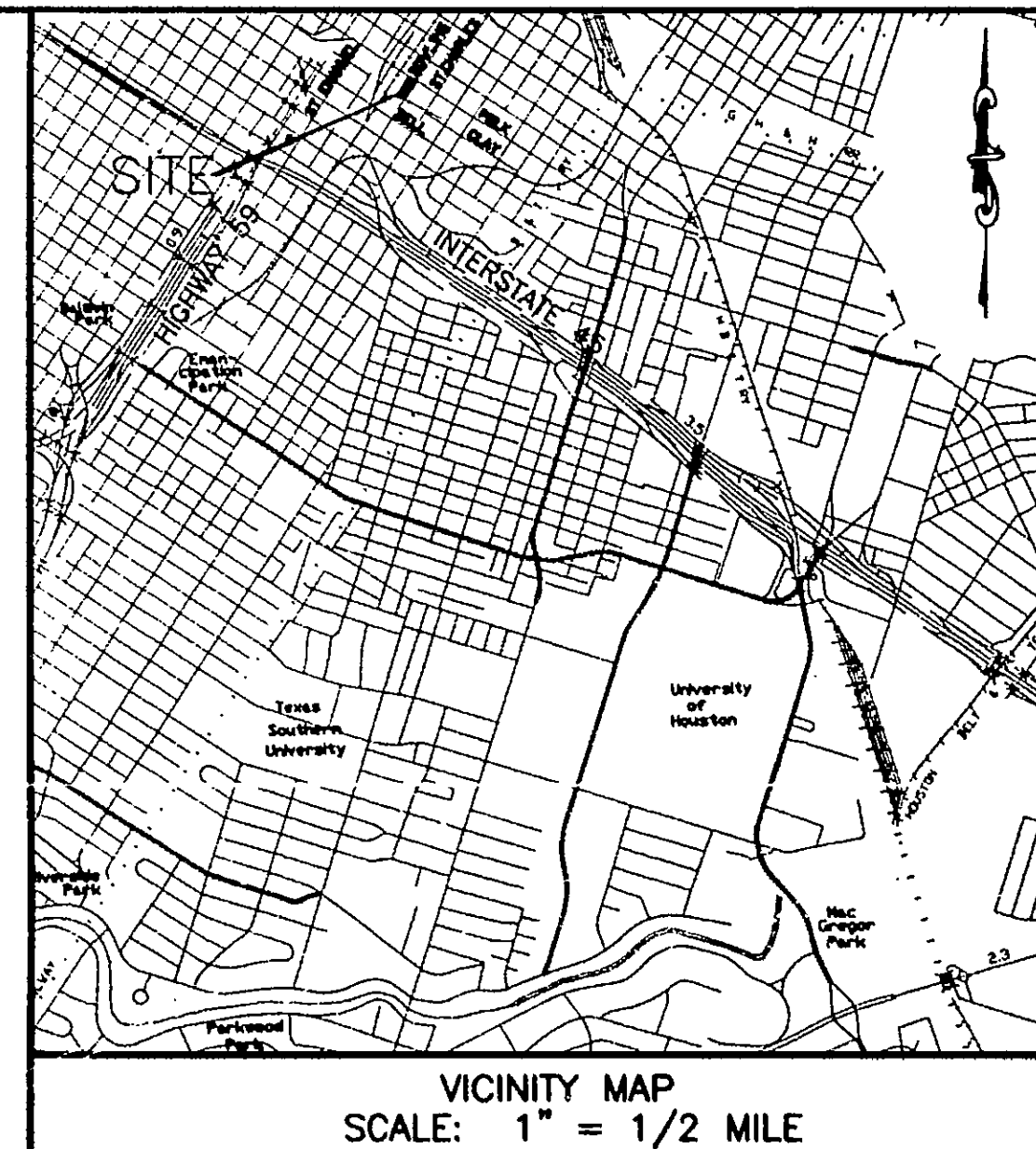
FILED

JUN 29 AM 10:07

Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon copy, photo copy, discolored paper, etc. All blockface, additions and changes were present at the time the instrument was filed and recorded.

SCALE: 1" = 50'



NOTES:

1. B.L. INDICATES: BUILDING LINES, U.E. INDICATES: UTILITY EASEMENT, A.E. INDICATES: AERIAL EASEMENT, S.S.E. INDICATES: SANITARY SEWER EASEMENT, STM. S.E. INDICATES: STORM SEWER EASEMENT, D.E. INDICATES: DRAINAGE EASEMENT, W.L.E. INDICATES: WATER LINE EASEMENT, L.E. INDICATES: LANDSCAPE EASEMENT, P.U.E. INDICATES: PUBLIC UTILITY EASEMENT.
2. ALL BEARINGS AND COORDINATES ARE BASED ON THE CITY OF HOUSTON SURVEY, MONUMENTATION AND MAPPING PROGRAM, TO ADJUST TO GRID MULTIPLY BY A SCALE FACTOR OF .999886645.
3. ALL PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
4. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
5. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
6. SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN, A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
7. THERE IS NO DRIVEWAY ACCESS TO DOWLING STREET.
8. VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY.

9. THIS SUBDIVISION CONTAINS ONE OR MORE SHARED DRIVEWAYS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER 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 SHARED DRIVEWAY WITHIN THIS SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY IN THIS SUBDIVISION.
10. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
11. AT LEAST 150 SQUARE FEET OF PERMEABLE AREA IS REQUIRED PER LOT. (NO. OF LOTS X 150) SQUARE FOOTAGE OF PERMEABLE AREA SHALL BE PROVIDED WITHIN THE BOUNDARY OF THIS SUBDIVISION. REFERENCE 42-1 PERMEABLE AREA DEFINITION.
12. THE NUMBER OF SINGLE-FAMILY RESIDENTIAL DWELLING UNITS THAT CAN BE CONSTRUCTED SHALL NOT EXCEED AN EQUIVALENT DENSITY OF 27 UNITS TO THE GROSS AREA OF ALL LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION PLAT.
12. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
13. EACH LOT SHALL PROVIDE TWO (2) PARKING SPACES PER DWELLING UNIT.
14. THE GARAGE PORTION OF EACH SINGLE-FAMILY RESIDENTIAL UNIT IS SETBACK FROM THE EDGE OF THE SHARED DRIVEWAY AT LEAST FOUR (4) FEET. EACH GARAGE ENTRY IS PARALLEL TO THE SHARED DRIVEWAY.
15. THE BUILDING LINE SHALL CONFORM TO THE VISIBILITY TRIANGLE REQUIREMENTS REQUIRED BY SEC. 42-162 OF CHAPTER 42 OF THE CITY OF HOUSTON CODE ORDINANCES.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILE CODE 481121

DOWLING AND POLK TOWNHOMES

THIS IS PAGE 1 OF 4 PAGES
REDUCTION 24x CAMERA DESIGNATION MRCI

KEY MAP

PERCENTAGE OF LOT COVERAGE			
LOT	LOT SIZE SQUARE FEET	% COVERAGE NOT TO EXCEED	COVERAGE NOT TO EXCEED
1	4693	60% MAX.	2816
2	2367	60% MAX.	1420
3	2367	60% MAX.	1420
4	2367	60% MAX.	1420
5	2367	60% MAX.	1420
6	2367	60% MAX.	1420
7	2367	60% MAX.	1420
8	2367	60% MAX.	1420
9	2367	60% MAX.	1420
10	2367	60% MAX.	1420
11	2904	60% MAX.	1742

Density Table
Number of Dwelling Units 11
Gross Acreage .6635
Density Units 16.59

DOWLING AND POLK TOWNHOMES

BEING A SUBDIVISION OF 0.6635
LOCATED IN THE
JAMES WELLS SURVEY, ABSTRACT 832
SOUTH SIDE BUFFALO BAYOU

HARRIS COUNTY, TEXAS

11 LOTS 1 BLOCK 0 RESERVES

JUNE, 2001

OWNER:
SOUTHERN LEGACY HOMES

ENGINEER:

SURVEYOR:

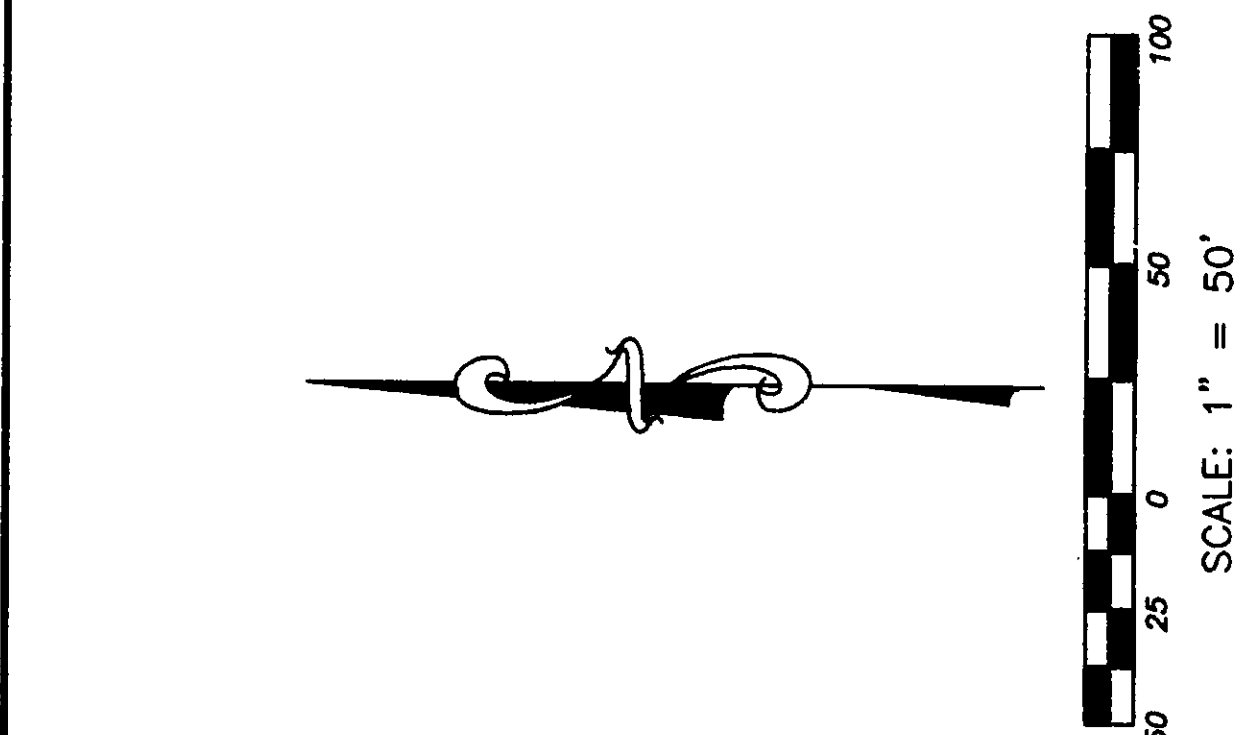
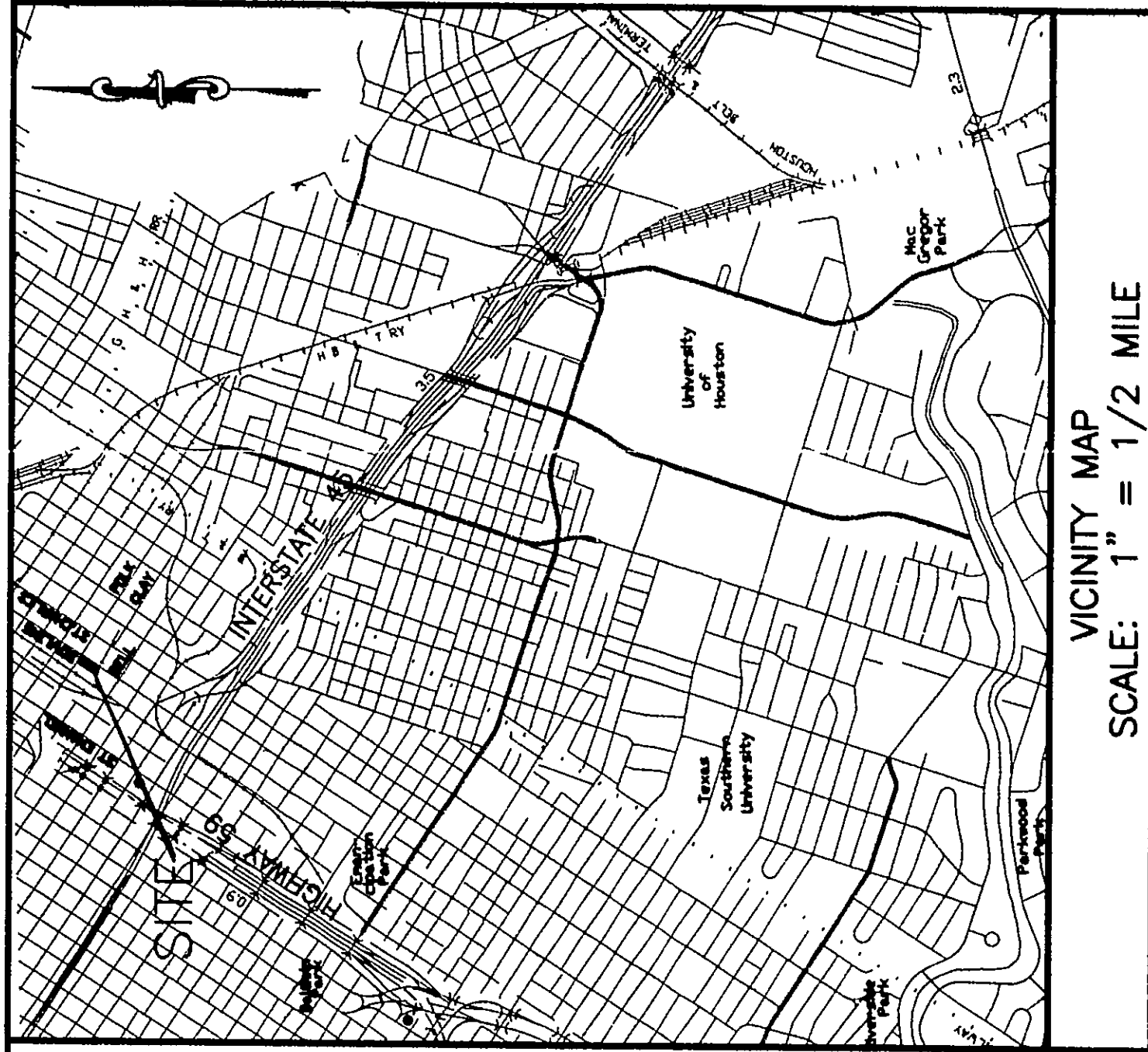
r.g.miller
engineers
since 1966

1313 sherwood forest - houston, texas 77043
PHN: (713) 461-9600



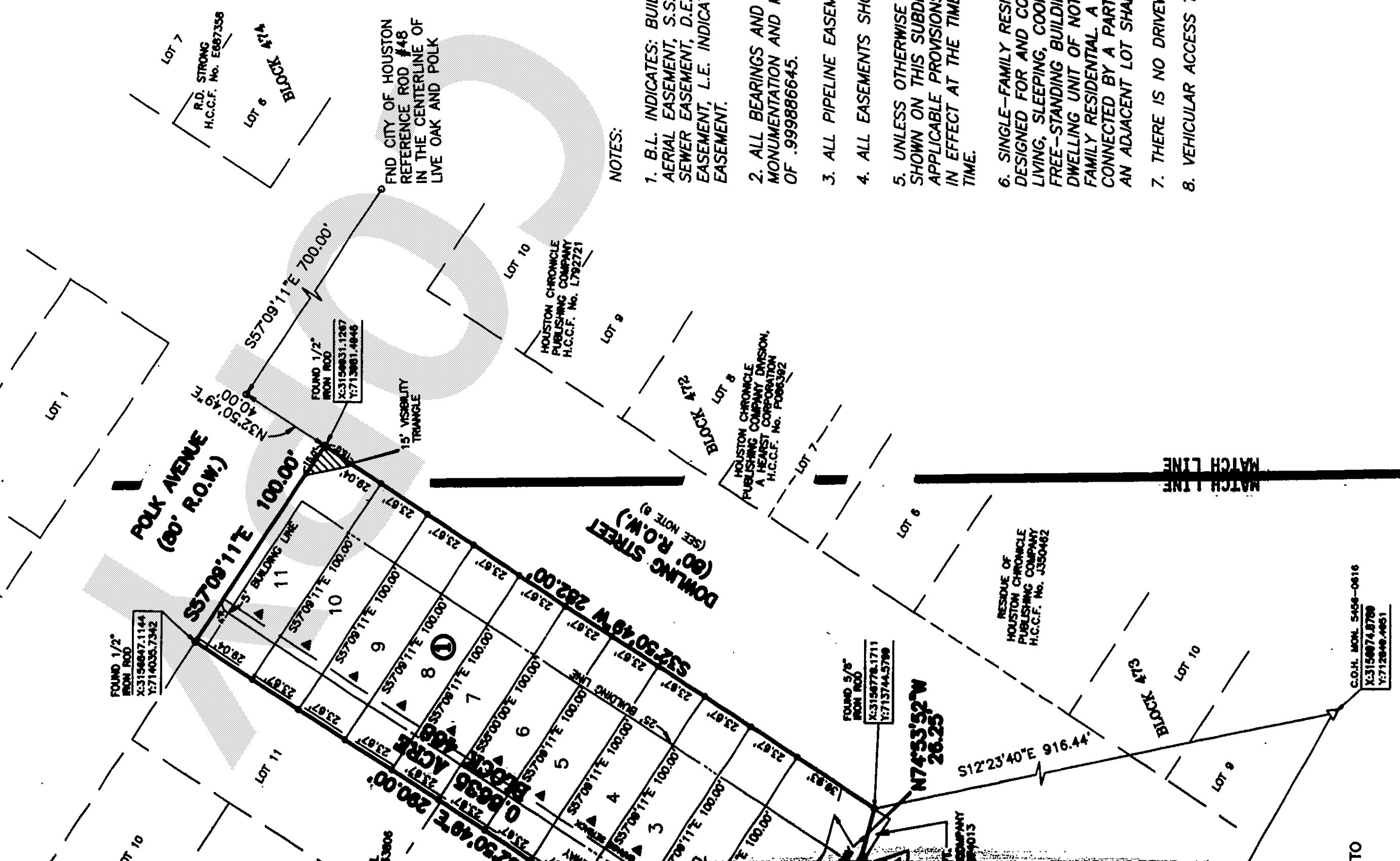
1780 W. SAM HOUSTON PKWY. N.
HOUSTON, TX 77043
PHN: 713.413.1900
FAX: 713.413.1944

SHEET 1 OF 1



FILED
JUL 29 AM 10:07
County of Harris
COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDERS MEMORANDUM:
At the time this plat was recorded, the recorder was not aware of the fact that the plat was found to be in violation of the provisions of the Texas Subdivision Map Act, Chapter 206, which requires that a plat be recorded in the county where the land is located. The recorder is not responsible for the accuracy of the plat, but it is noted that the plat was recorded in the county where the land is located.



- NOTES:
1. B.L. INDICATES: BUILDING LINES, U.E. INDICATES: UTILITY EASEMENT, A.E. INDICATES: AERIAL EASEMENT, S.E. INDICATES: SANITARY SEWER EASEMENT, S.W. INDICATES: STORM SEWER EASEMENT, D.E. INDICATES: DRAINAGE EASEMENT, W.L. INDICATES: WATER LINE EASEMENT, L.E. INDICATES: LANDSCAPE EASEMENT, P.U.E. INDICATES: PUBLIC UTILITY EASEMENT.
 2. ALL BEARINGS AND COORDINATES ARE BASED ON THE CITY OF HOUSTON SURVEY, MONUMENTATION AND MAPPING PROGRAM. TO ADJUST TO GRID MULTIPLY BY A SCALE FACTOR OF .99986664.
 3. ALL PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
 4. ALL EASEMENTS SHOWN ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED.
 5. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 6. SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN, A LOT UPON WHICH IS LOCATED A BUILDING OR BUILDINGS DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE SINGLE-FAMILY RESIDENTIAL UNITS, A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE-FAMILY RESIDENTIAL.
 7. THERE IS NO DRIVEWAY ACCESS TO DOWLING STREET.
 8. VEHICULAR ACCESS TO EACH LOT IS PROVIDED FOR BY A SHARED DRIVEWAY.

DOWLING AND POLK TOWNHOMES

BEING A SUBDIVISION OF 0.6635
LOCATED IN THE
JAMES WELLS SURVEY, ABSTRACT 832
SOUTH SIDE BUFFALO BAYOU
HARRIS COUNTY, TEXAS

11 LOTS 1 BLOCK 0 RESERVES
JUNE, 2001

OWNER:
SOUTHERN LEGACY HOMES

SURVEYOR:

ENGINEER:
r.g.miller
engineers
since 1966

1313 sherwood forest - houston, texas 77043
PHONE: (713) 461-8600



1780 W. SAM HOUSTON PKWY. N.
HOUSTON, TX 77043
PHONE: 713.413.1900
FAX: 713.413.1944

PERCENTAGE OF LOT COVERAGE			
LOT	LOT SIZE SQUARE FEET	% COVERAGE NOT TO EXCEED	COVERAGE NOT TO EXCEED
1	4693	60% MAX.	2816
2	2367	60% MAX.	1420
3	2367	60% MAX.	1420
4	2367	60% MAX.	1420
5	2367	60% MAX.	1420
6	2367	60% MAX.	1420
7	2367	60% MAX.	1420
8	2367	60% MAX.	1420
9	2367	60% MAX.	1420
10	2367	60% MAX.	1420
11	2904	60% MAX.	1742

Density Table
Number of Dwelling Units
Gross Acreage
Density Units



Houston Independent School District

TAX OFFICE

3233 WESLAYAN, SUITE A-100
HOUSTON, TEXAS 77027

OFFICIAL TAX CERTIFICATE
Account No. 0021860000013

Legal LTS 1 THRU 5 & TR 13 BLK 468 Exemptions NONE
SSBB Effective date 05/17/2001

This is to certify that after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalty and interest are due on the described property for the following taxing unit(s):

Year	Levy due	Pen / Int	Fees	Total
------	----------	-----------	------	-------

NO TAXES ARE CURRENTLY DUE

GRAND TOTALS

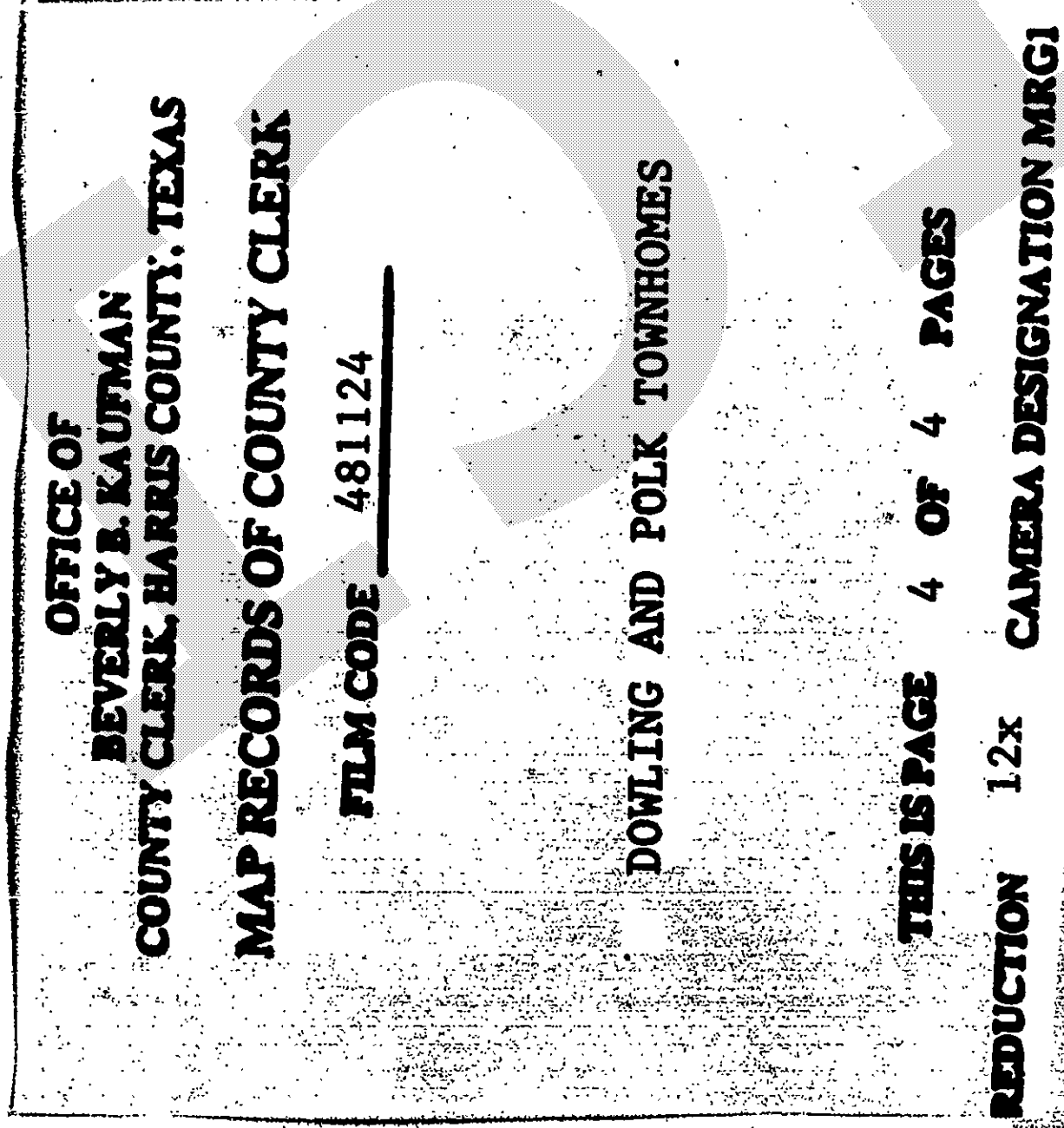
Levy
P & I
Fees

Total

* MACEY LOUIS & TRUSTEE *
* STE #118 *
* 1717 SAINT JAMES PL *
* *
* HOUSTON, TX 770563404 *

A.C. Miller

Signature of Authorized Officer of
Collecting Office



Paul Bettencourt
Harris County Tax Assessor - Collector

No. 302897
May 25, 2001

Tax Certificate

Account 002-186-000-0013
MACEY LOUIS & TRUSTEE
LTS 1 THRU 5 & TR 13 BLK 468
SSBB

I hereby certify that the tax records of Harris County show taxes paid through 2000 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt
By *Paul Bettencourt*