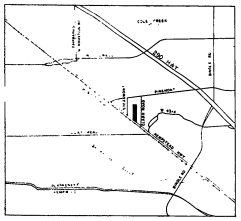
J603112

UNRESTRICTED RESERVE "B" PARK
HEMPSTEAD - PINEMONT INDUSTRIAL
VOL. 156, PG. 32
M. R. H. C. T.



V.C.N.T. MAP

GRAPHIC SCALE

CURVE DATA

C-1 R = 2850.00'
Δ = 00°36'37"
L = 30.36'
LC = N 37°11'44"E
30.36

C-2 R = 2800.00'
Δ = 01°53'10"
L = 92.77'
LC = N 36°33'28"E
92.77'

C-3 R = 3750.00'
Δ = 03°14'53"
L = 198.89
LC = S 38°52'37"W
198.87'

GENERAL NOTES

1. B.L. = BUILDING LINE
2. "ONE FOOT RESERVE" DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUTT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS 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.
3. [illegible]

STATE OF TEXAS:

COUNTY OF HARRIS:

WE, PAYLESS CASHWAYS, INC., acting by and through MICHAEL H. DIDIER, VICE PRESIDENT AND ROB MCCOY, SECRETARY being officers of the PAYLESS CASHWAYS, INC., hereinafter referred to as the owners of the 9.497 acre tract described in the above and foregoing map of FURROW ADDITION do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and reservations shown on the map hereof and designate hereon and do hereby dedicate forever all streets (except those 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements as shown on the plat, the aerial easements being fifteen feet (15') in width for adjoining lots from a plane sixteen feet (16'0") above the ground level adjacent to all public utility easements that are designated with aerial easements (U.E. & Aerial) shown hereon.

FURTHER, we do hereby covenant and agree that all property within the boundaries of this plat shall be restricted to prevent drainage of any septic tanks into any public or private street, road, alley or any drainage ditch either direct or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the centerline 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 governmental agency, the right to enter upon said easement at any and all times for purposes of construction and maintenance of the drainage facilities and structures.

FURTHER, we 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 or other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, PAYLESS CASHWAYS, INC. has caused these presents to be signed by MICHAEL H. DIDIER, VICE PRESIDENT, thereunto authorized, attested by its secretary, ROB MCCOY, and its corporate seal hereunto affixed this 13 day of [illegible], 1984.

PAYLESS CASHWAYS, INC.

By: _____
MICHAEL H. DIDIER, V.P.

ATTEST: _____
ROB MCCOY, SECRETARY

[illegible] a general [illegible] known as [illegible] and acknowledged to me that the same was the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this [illegible] day of March, 1984.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, [illegible], do hereby certify that I am the owner of the State of Texas and practicing in 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 quarter (3/4) inch and a length not less than three (3) feet; and that the plat boundary corners have been tied to the City of Houston Survey Monumentation System.

_____
R. E. FISHER
TEXAS REGISTERED SURVEYOR NO. 1949

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of FURROW ADDITION in conformance with the laws of the State of Texas and the ordinances of the City of Houston, Harris County, Texas, hereto and supersedes the recording of this plat this 13th day of July, 1984.

_____
BURNETTE HEELAND, CHAIRMAN

_____
SYLVESTER GARLAND, SECRETARY

OFFICE OF
ANITA RODEHEAVER
COUNTY CLERK HARRIS COUNTY TEXAS

MAP RECORDS OF COUNTY CLERK

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FURROW ADDITION

THIS IS PAGE 1 OF 1 PAGES

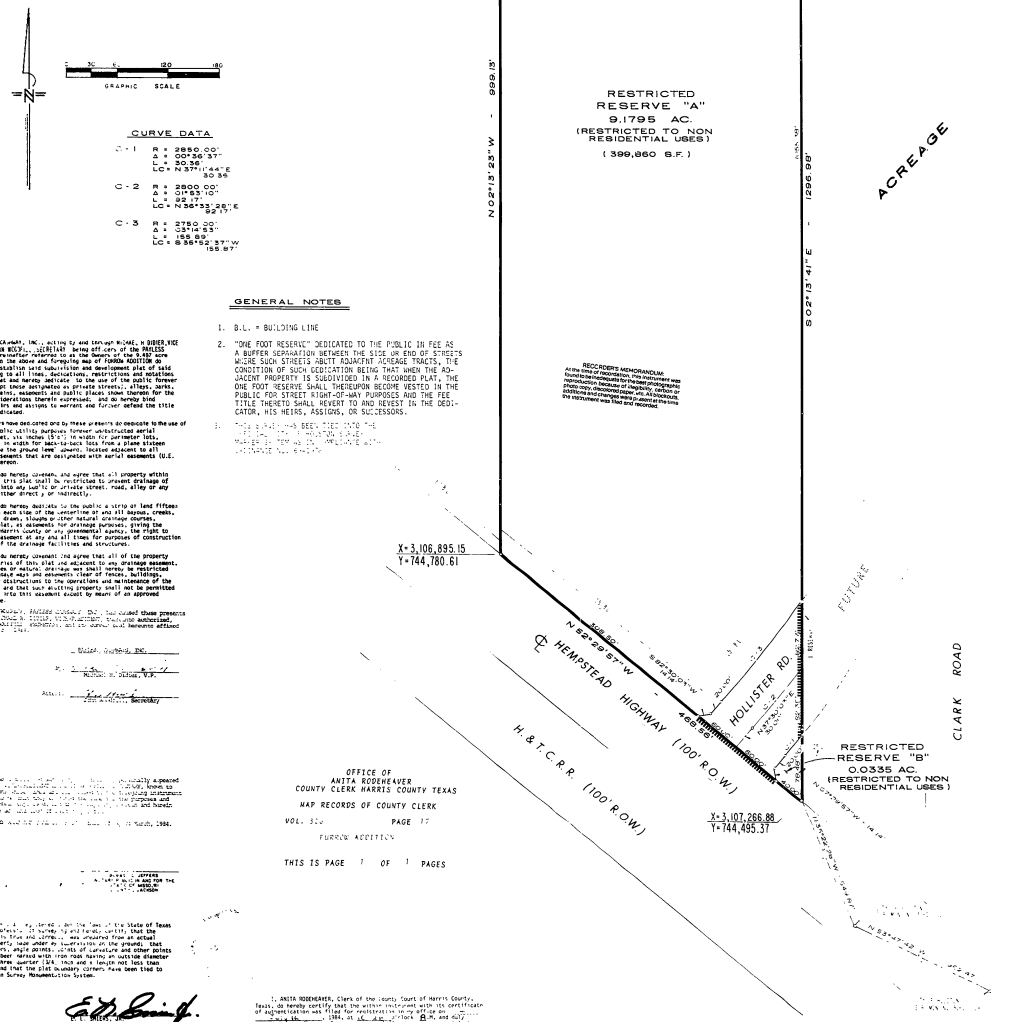
I, ANITA RODEHEAVER, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the [illegible] day of [illegible], 19[illegible], at [illegible] o'clock [illegible] M., and duly recorded on the [illegible] day of [illegible], 19[illegible], at [illegible] o'clock [illegible] M., and in the [illegible] of the Map Records of Harris County for said County.

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

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

ANITA RODEHEAVER, CLERK, COUNTY COURT, HARRIS COUNTY, TEXAS

By: _____
DEPUTY



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

FURROW ADDITION

A PLAT OF
9.497 ACRES
LOCATED IN THE
W.C. WALLACE SURVEY ABSTRACT NO 848
HARRIS COUNTY, TEXAS
TWO BLOCKS TWO RESERVES

SCALE 1" = 60' FEBRUARY, 1984

OWNER: PAYLESS CASHWAYS INC.

SURVEYOR: THE FISHER CO., INC.