Description: Harris,TX Plat Map by Volume - Page 392.23 Page: 1 of 3
Order: 5446693 Comment:

S534699

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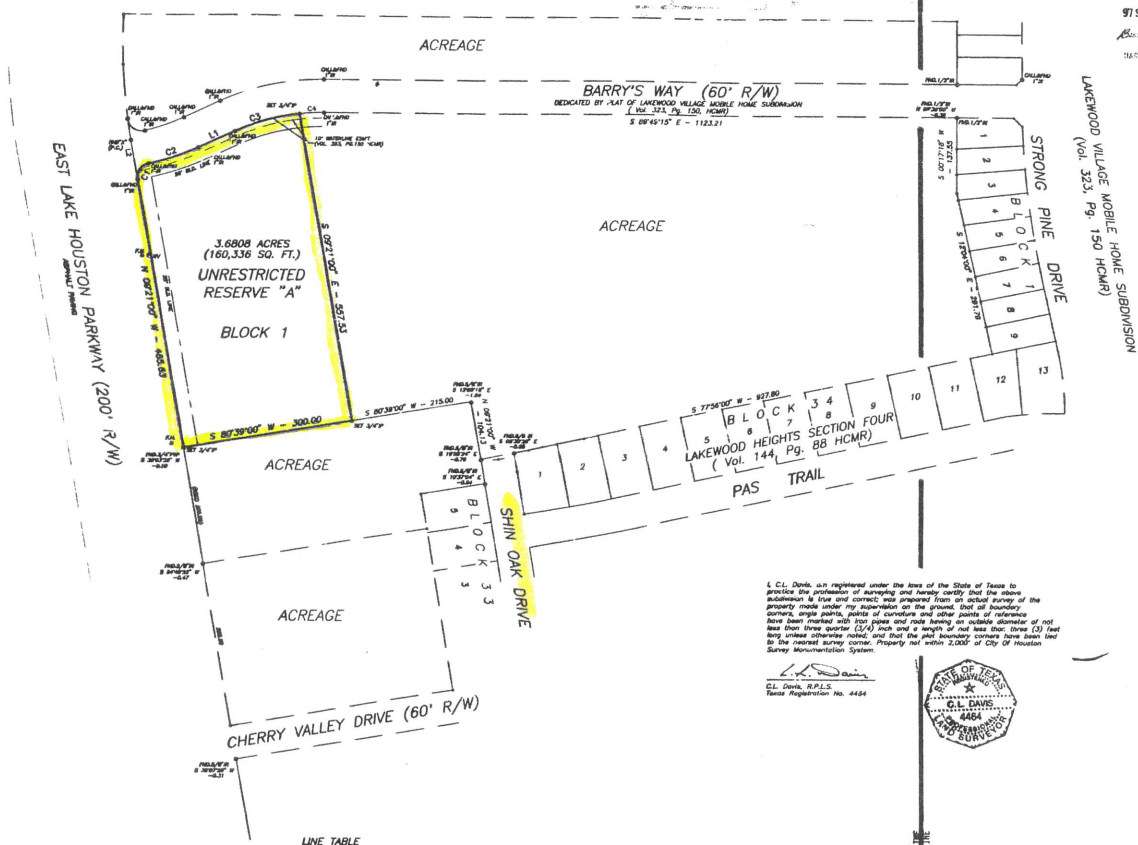
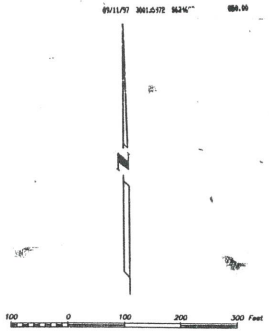
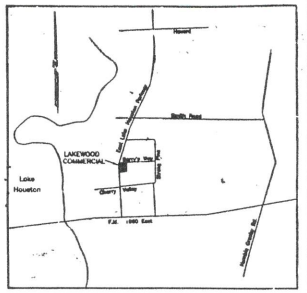
COUNTY CLERK
HARRIS COUNTY, TEXAS







VICINITY MAP
SCALE: 1" = APPROX. 1/2 MILE

STATE OF CALIFORNIA
COUNTY OF

We, Pacifica – Houston, Inc., acting by and through Ashok Ianni, President, and John Harvey, Secretary, being officers of Pacifica – Houston, Inc., owners hereinafter referred to as Owners of the 3.6808 acre tract described in the above and foregoing map of Lakewood Commercial, 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 to 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, 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 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 or alley or city drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, drains, 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 not, ! 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 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, The Pacifica – Houston, Inc. has caused these presents to be signed by Ashok Ianni its President, thereunto authorized, attested by its Secretary, John Harvey, this 15th day of August 1997.

Pacifica – Houston, Inc.
Ashok Ianni, President

Pacifica – Houston, Inc.
John Harvey, Secretary

STATE OF CALIFORNIA
COUNTY OF

BEFORE ME, the undersigned authority on this day personally appeared, Ashok Ianni and John Harvey President and Secretary of Pacific – Houston, Inc. known to me to be the persons whose name is subscribed in the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of August 1997.

DIANA M. HUNNICUTT
COMM. # 1067178
Notary Public – California
SAN DIEGO COUNTY
My Comm. Expires JAN 13, 1998

Notary Public in and for the State of California.
My Commission Expires: 1/13/99

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 SEP 11 1997 at 3:23 o'clock (A.M. or P.M.) and duly recorded on SEP 11 1997 at 3:00 o'clock (A.M. or P.M.) and in Film Code No. 392023 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.

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

By: Deputy
TIM WADE

THIS CERTIFICATE IS VALID ONLY IF TO THE SIGNATURE IS AFFIXED THE ORIGINAL INSTRUMENT, WHICH MUST BEAR THE ORIGINAL SIGNATURE & AFFIXED SEAL ON THE INSTRUMENT AND NOT TO THE EXECUTED INSTRUMENT AS MAY HAVE BEEN ALTERED OR CHANGED AFTER RECORDING

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plat and subdivision of LAKEWOOD COMMERCIAL 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 8th day of August 1997.

M. Marvin Kolz, Chairman

Robert M. Lizik, Secretary

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.

I, C.L. Davis, a.n 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 pipes and rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less that three (3) feet long unless otherwise noted; and that the plat boundary corners have been tied to the nearest survey corner. Property not within 2,000' of City Of Houston Survey Monumentation System.

C.L. Davis, R.P.L.S.
Texas Registration No. 4464

STATE OF TEXAS
REGISTERED
C.L. DAVIS
4464
PROFESSIONAL
LAND SURVEYOR

I certify that this plat lies wholly within the City Limits.

Terry A. Anderson, P.E., COUNTY ENGINEER
By

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 65°07'36" E	70.45
L2	N 09°21'00" W	72.[illegible]

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	86°51'01"	25.00	37.90	23.86	N 34°05'44" E	34.37
C2	12°22'25"	430.00	92.86	46.61	N 71°18'49" E	92.68
C3	18°18'47"	370.00	118.26	59.64	N 74°18'59" E	117.7[illegible]
C4	06°44'22"	370.00	43.52	21.79	N 86°48'34" E	43.50

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 392023

LAKEWOOD COMMERCIAL

THIS IS PAGE 1 OF 3 PAGES

REDUCTION 24x CAMERA DESIGNATION MRG1

KEY MAP

LAKEWOOD COMMERCIAL

A SUBDIVISION OF 3.6808 ACRES
IN THE JOHN MERRY SURVEY, ABSTRACT 49
HOUSTON, HARRIS COUNTY, TEXAS
1 BLOCK 1 LOT 1 RESERVE
SCALE: 1" = 100' AUGUST , 1997

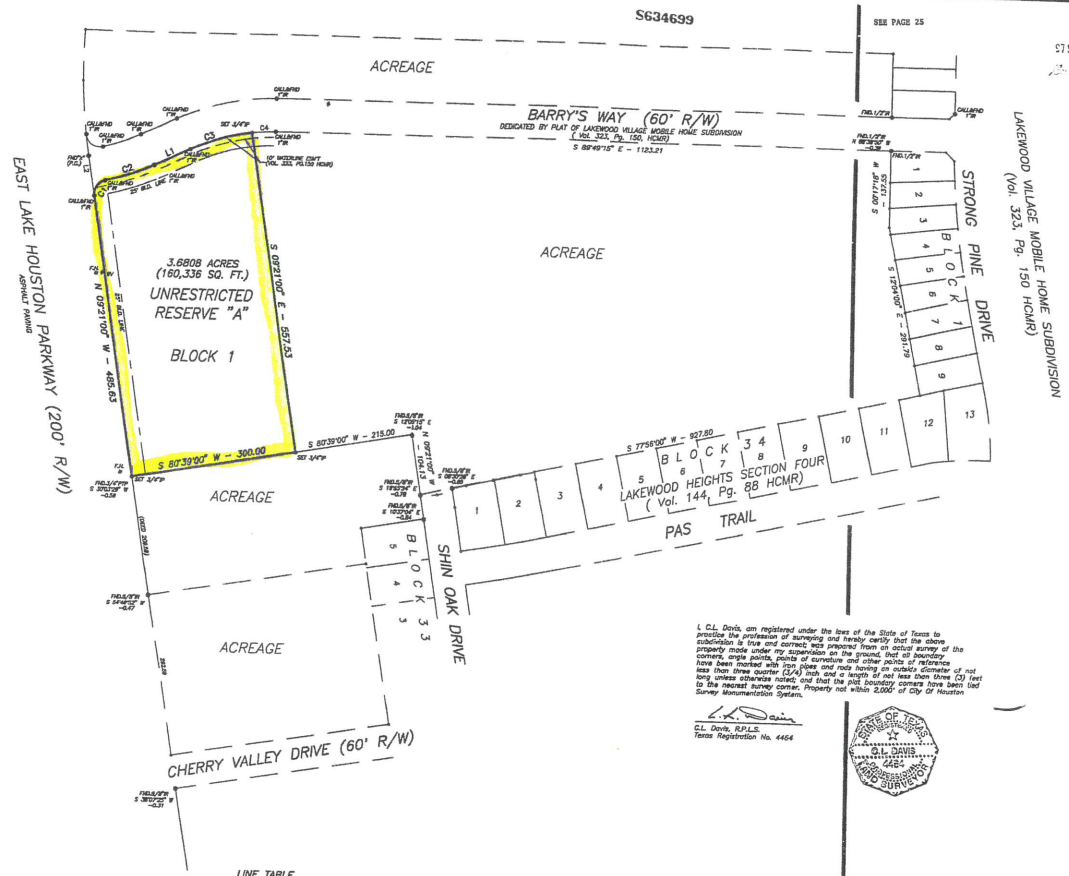
OWNER:
PACIFICA HOUSTON, INC.
2882 BARTON SKYWAY No. 257
AUSTIN, TEXAS 75746

SURVEYOR:
C.L. DAVIS & COMPANY
1506 E. BROADWAY, SUITE 103
PEARLAND, TEXAS 77581
(713) 482-9490

Description: Harris,TX Plat Map by Volume - Page 392.23 Page: 2 of 3
Order: 5446693 Comment:

S634699

SEE PAGE 25



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OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 392024

LAKEWOOD COMMERCIAL

THIS IS PAGE 2 OF 3 PAGES

REDUCTION 20x CAMERA DESIGNATION MRG1