

STATE OF TEXAS
COUNTY OF FORT BEND

We, Andrew E. Howard and W. Donald Parr, being officers of Hickory Creek, Inc. (hereinafter referred to as "Hickory Creek"), do hereby certify that the above subdivision is in accordance with the provisions of the 60.6513 acre tract described in the above and foregoing plat of Hickory Creek Section One, and hereby make and establish said subdivision and development plan of said property according to all laws, regulations, restrictions and covenants in said map and plat and hereby dedicate to the use of the public forever, all streets, alleys, paths, 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 do hereby dedicate for public utility purposes an undivided aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown thereon.

FURTHER, we 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 and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, we 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 water lands into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we 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 boulevards, streets, avenues, drives, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Fort Bend 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, we 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 water lands into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of Hickory Creek Section One and we hereby warrant and defend the title to the same and we hereby make and establish all building setbacks and easements shown on this plat and we hereby make and establish all building setbacks and easements shown on this plat and we hereby make and establish all building setbacks and easements shown on this plat.

IN TESTIMONY WHEREOF, the Hickory Creek, Inc. has caused these presents to be signed by Andrew E. Howard, Vice President thereof, attested by W. Donald Parr, Vice President and its common seal hereunto affixed this 11th day of April, 1983.

Hickory Creek, Inc.

By: *Andrew E. Howard*
Andrew E. Howard, Vice President

Attest:
W. Donald Parr, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Andrew E. Howard, and W. Donald Parr, 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 the purposes and considerations 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 11th day of April, 1983.

James E. Hamilton
James E. Hamilton, Notary Public
Harris County, Texas

Jodie G. Sizemore
Jodie G. Sizemore
County Judge

Alvin H. Treacy
Alvin H. Treacy
Commissioner, Precinct 1

Bob L. Linn
Bob L. Linn
Commissioner, Precinct 4

Dianna Wilson
Dianna Wilson
County Clerk, Fort Bend Co., Tex.

16730
FILED FOR RECORD
APR 11 1983
County Clerk, Fort Bend Co., Tex.

I, MARTIN T. ROE, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is in accordance with the provisions of the 60.6513 acre tract described in the above and foregoing plat of Hickory Creek Section One, and hereby make and establish said subdivision and development plan of said property according to all laws, regulations, restrictions and covenants in said map and plat and hereby dedicate to the use of the public forever, all streets, alleys, paths, 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.

Martin T. Roe
Martin T. Roe
Texas Registration No. 2306

I, Stanley L. Kucharski, Jr., P.E., Fort Bend County and Drainage District Engineer, 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 Fort Bend County Commissioners' Court. However, no restrictions or setbacks shown on the effect of drainage from this subdivision on the intercession drainage artery or parent stream or any other area or subdivision within the watershed.

Stanley L. Kucharski, Jr.
Stanley L. Kucharski, Jr., P.E.
County Drainage District Engineer

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Hickory Creek Section One in conformity with the laws of the State of Texas and the ordinances of the City of Houston in which herein authorized the recording of this plat this 11th day of April, 1983.

By: *C. Jim Stewart*
C. Jim Stewart, Chairman

Attest:
Kerry R. Gilbert, Assistant Secretary



APPROVED BY the Commissioners' Court of Fort Bend County, Texas

this 11th day of April, 1983

Johnnie P. Pickett
Johnnie P. Pickett
Commissioner, Precinct 1

Bar Deaton
Bar Deaton
Commissioner, Precinct 2

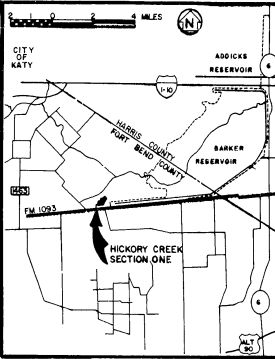
Jodie G. Sizemore
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County Judge

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Bob L. Linn
Commissioner, Precinct 4

Dianna Wilson
Dianna Wilson
County Clerk, Fort Bend Co., Tex.

James E. Hamilton
James E. Hamilton, Notary Public
Harris County, Texas



LOCATION MAP

NOTES:

1. A one-foot reserve dedicated to the public in fee as a buffer separation between the use of or not of streets in subdivision plans when such reserve shall adjacent acreage tracts, the condition of such dedication being that when the said property is subdivided in a residential plat, the one-foot reserve shall thereupon become a dedicated plat for the street frontage, and the line between the reserve and the plat shall be the exterior survey line.
2. All lot-line utility easements shown at back of lots extend 8 feet on either side of the easement back lot line, except where shown.
3. F.E. indicates "Flood Easement".
4. S.E. indicates "Secondary Sewer Easement".
5. N.E. indicates "Normal Sewer Easement".
6. W.E. indicates "Water Sewer Easement".
7. B.L. indicates "Building Line".
8. All building line transactions to be a 45 degree angle.
9. All existing option easements are indicated herein.
10. The survey is not laid out on the official city of Houston survey system in compliance with Ordinance No. 48-1978, because a City Survey Marker has not been established within 1,000 feet of the property.
11. The top of all floor slabs shall be a minimum 42 feet above sea level. In addition to this minimum, no floor slab shall be less than 1.5 feet above natural ground.
12. French Mark - 1 S.E. & G.S. No. 2769, Brass Disk located in the east end of the South Subdivision of a roadway culvert along FM 1993 near railroad bridge No. 235, 1.69 miles, 0.75 miles, along the railroad line at the terminal station at Cleburne. Elevation 1364.3 feet (1993 datum).
13. There is a 5-foot building line setback adjacent to all interior lot lines.

HICKORY CREEK SECTION ONE

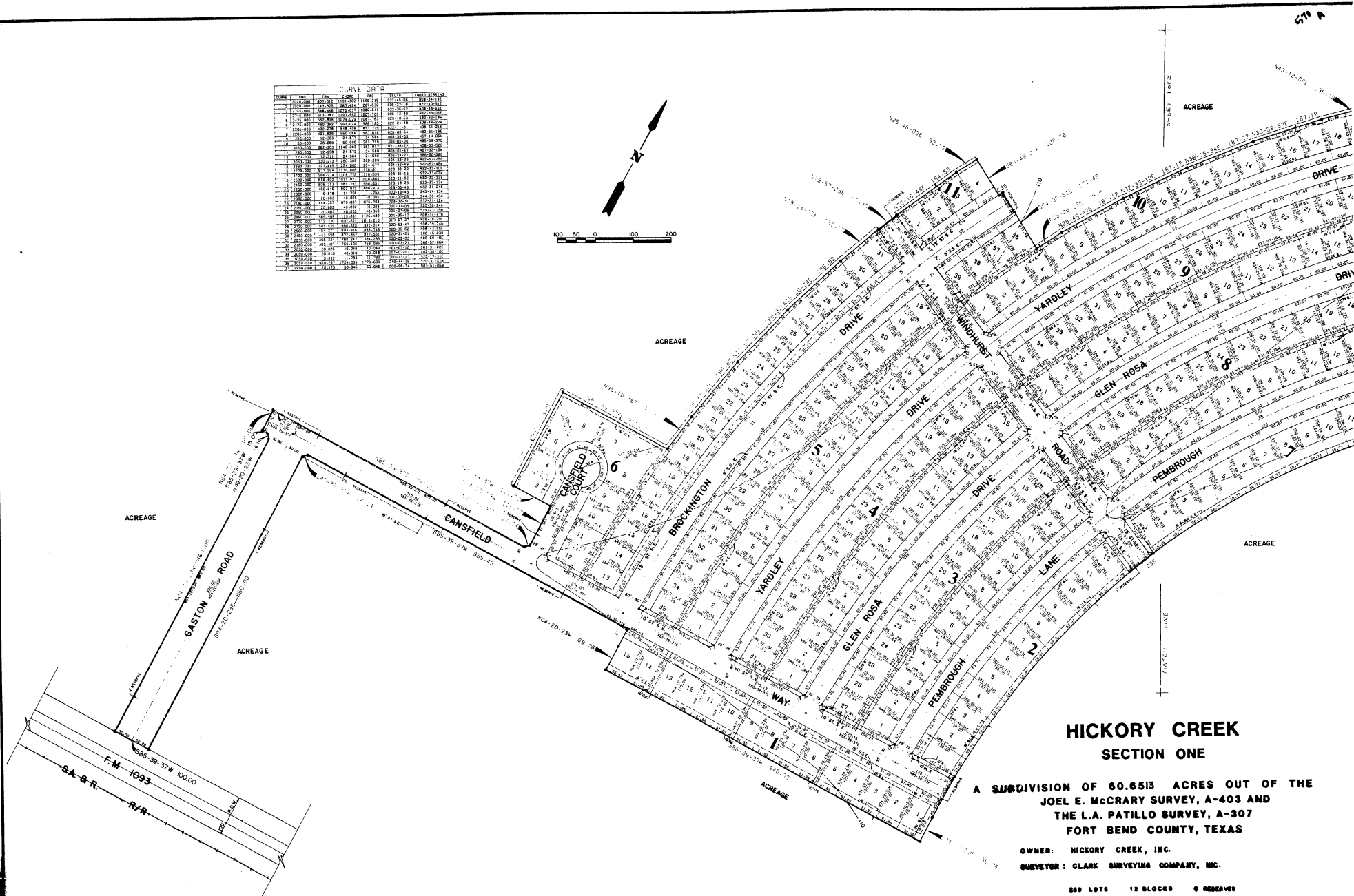
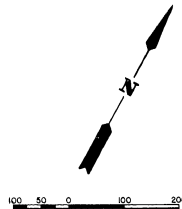
A SUBDIVISION OF 60.6513 ACRES OUT OF THE
JOEL E. MCCRARY SURVEY, A-403 AND
THE L.A. PATILLO SURVEY, A-307
FORT BEND COUNTY, TEXAS

OWNER: HICKORY CREEK, INC.

SURVEYOR: CLARK SURVEYING COMPANY, INC.

269 LOTS 12 BLOCKS 0 RESERVES
DATE: FEB. 1983 SCALE: 1" = 100'

CURVE DATA									
STATION	PC	PT	PI	STATION	PC	PT	PI	STATION	PC
1	100+00	100+00	100+00	11	110+00	110+00	110+00	21	120+00
2	100+00	100+00	100+00	12	110+00	110+00	110+00	22	120+00
3	100+00	100+00	100+00	13	110+00	110+00	110+00	23	120+00
4	100+00	100+00	100+00	14	110+00	110+00	110+00	24	120+00
5	100+00	100+00	100+00	15	110+00	110+00	110+00	25	120+00
6	100+00	100+00	100+00	16	110+00	110+00	110+00	26	120+00
7	100+00	100+00	100+00	17	110+00	110+00	110+00	27	120+00
8	100+00	100+00	100+00	18	110+00	110+00	110+00	28	120+00
9	100+00	100+00	100+00	19	110+00	110+00	110+00	29	120+00
10	100+00	100+00	100+00	20	110+00	110+00	110+00	30	120+00
11	100+00	100+00	100+00	21	110+00	110+00	110+00	31	120+00
12	100+00	100+00	100+00	22	110+00	110+00	110+00	32	120+00
13	100+00	100+00	100+00	23	110+00	110+00	110+00	33	120+00
14	100+00	100+00	100+00	24	110+00	110+00	110+00	34	120+00
15	100+00	100+00	100+00	25	110+00	110+00	110+00	35	120+00
16	100+00	100+00	100+00	26	110+00	110+00	110+00	36	120+00
17	100+00	100+00	100+00	27	110+00	110+00	110+00	37	120+00
18	100+00	100+00	100+00	28	110+00	110+00	110+00	38	120+00
19	100+00	100+00	100+00	29	110+00	110+00	110+00	39	120+00
20	100+00	100+00	100+00	30	110+00	110+00	110+00	40	120+00



HICKORY CREEK SECTION ONE

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FORT BEND COUNTY, TEXAS

OWNER: HICKORY CREEK, INC.
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268 LOTS 12 BLOCKS 9 RESERVES
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Sheet 2 of 2

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