

STATE OF TEXAS
COUNTY OF MONTGOMERY

THE UNDERSIGNED, FRIENDSWOOD DEVELOPMENT COMPANY, LTD. A TEXAS LIMITED PARTNERSHIP (HEREIN CALLED "OWNER") OWNER OF THE 2.836 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF KINGWOOD PLACE SECTION THIRTY-THREE, DOES HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAP OR PLAT AND HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED 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 HEREON.

FURTHER, OWNER DOES 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 ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNER DOES HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS (1 3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNER DOES 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, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, MONTGOMERY 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, OWNER DOES 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 WAYS 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, FRIENDSWOOD LAND DEVELOPMENT COMPANY, A TEXAS CORPORATION, ACTING AS ATTORNEY-IN-FACT FOR FRIENDSWOOD DEVELOPMENT COMPANY, LTD. A TEXAS LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH L. STUNJA, VICE PRESIDENT, HEREUNTO AUTHORIZED.

THIS 29th DAY OF June, 1998.

FRIENDSWOOD DEVELOPMENT COMPANY, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: FRIENDSWOOD LAND DEVELOPMENT COMPANY,
A TEXAS CORPORATION, AS ATTORNEY-IN-FACT

BY: 
JOSEPH L. STUNJA, VICE PRESIDENT

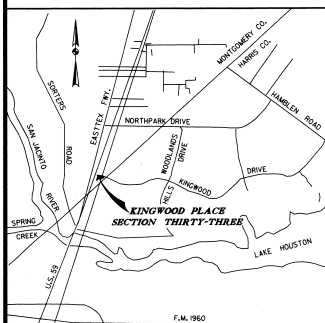
STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH L. STUNJA, VICE PRESIDENT OF FRIENDSWOOD LAND DEVELOPMENT COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION ACTING AS ATTORNEY-IN-FACT FOR FRIENDSWOOD LAND DEVELOPMENT COMPANY, LTD.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 29th DAY OF June, 1998.



Margie W. Frey
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 2/10/01




VICINITY MAP SCALE 1" = 4 MILES

File # 9860886 Cab. L Sheet 3

FILED FOR RECORD
98 AUG 11 AM 8:38
MARK TURNBULL, CLERK
MONTGOMERY COUNTY, TEXAS
DEPUTY

I, STEVE PAUL VOINIS, AM AUTHORIZED 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 THE ELEVATION BENCHMARK REFLECTED ON THE FACE OF THE PLAT WAS ESTABLISHED AS REQUIRED BY REGULATION; THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON PIPE OR RODS HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS OF AN INCH (5/8") AND A LENGTH OF NOT LESS THAN THREE FEET (3'); AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER, AND TO THE CITY OF HOUSTON SURVEY MARKER SYSTEM.


STEVE PAUL VOINIS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3614



THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF KINGWOOD PLACE SECTION THIRTY-THREE 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 17th DAY OF August, 1998.

BY: 
ROBERT M. LITKE, SECRETARY


BY: 
M. MARVIN KATZ, CHAIRMAN



STATE OF TEXAS
COUNTY OF MONTGOMERY

I, MARK TURNBULL 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 August 7, 1998, AT 4:30 O'CLOCK, P. M., AND DULY RECORDED ON August 11, 1998, AT 8:38 O'CLOCK, A. M., IN CABINET L, SHEET 3-4, OF THE MAP RECORDS OF MONTGOMERY FOR SAID COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

BY: 
DEPUTY


MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS



KINGWOOD PLACE SECTION THIRTY-THREE

A SUBDIVISION OF 2.836 ACRES IN THE
WILLIAM MASSEY SURVEY, A-342
MONTGOMERY COUNTY, TEXAS

1 RESERVE
SCALE 1" = 50'

1 BLOCK
JUNE, 1998

OWNER:

FRIENDSWOOD DEVELOPMENT COMPANY, LTD.
BY FRIENDSWOOD LAND DEVELOPMENT COMPANY
A TEXAS CORPORATION, AS ATTORNEY-IN-FACT
810 KINGWOOD DRIVE
KINGWOOD, TEXAS 77339

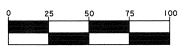
TURNER COLLIE & BRADEN INC.
ENGINEERS/PLANNERS
5757 WOODWAY DRIVE
HOUSTON, TEXAS 77057
JOB NO. 21-01985-380

SHEET 1 OF 2

KWD33.DGN
6-19-98



SCALE : 1"=50'



SCALE IN FEET

NOTES :

1. B.L. INDICATES BUILDING LINE.
2. S.S.E. INDICATES SANITARY SEWER EASEMENT.
3. M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS.
4. M.C.O.P.R.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY.
5. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES ARE SURFACE. ALL COORDINATES ARE GRID. DISTANCES MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED FACTOR OF 0.9999484.
6. WITH RESPECT TO RECORDED INSTRUMENTS OF RECORD WITHIN THIS PLAT, SURVEYOR RELIED ON PLAT LETTER ISSUED BY STEWART TITLE COMPANY, DATED JUNE 23, 1998.

CURVE TABLE

NOTE	ARC LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE
1	213.44	23-20-24	523.97	N50-10-18E	211.97
2	147.41	25-10-32	335.48	N49-15-14E	146.23

FND. T.H.D. CONC. MONU.
N 74-59-32 W 0.39

SET 5/8" I.R.

W/PLASTIC CAP
STAMPED "SURVCON INC."
X=3,186,243.78
Y= 825,414.91

SET 5/8" I.R.
W/PLASTIC CAP
STAMPED "SURVCON INC."
X=3,185,906.88
Y= 825,234.58

FND. T.H.D. CONC. MONU.
N 88-26-06 W 0.73

①
RESTRICTED RESERVE 'A'
(RESTRICTED TO COMMERCIAL USE ONLY)
2.836 ACRES 123,522 SQ. FT.

SET 5/8" I.R.
W/PLASTIC CAP
STAMPED "SURVCON INC."
X=3,185,744.10
Y= 825,098.83

RESTRICTED RESERVE 'A'

OWNER:

FRIENDSWOOD DEVELOPMENT COMPANY, LTD.
BY FRIENDSWOOD LAND DEVELOPMENT COMPANY
A TEXAS CORPORATION, AS ATTORNEY-IN-FACT
810 KINGWOOD DRIVE
KINGWOOD, TEXAS 77339

TURNER COLLIE & BRADEN INC.

ENGINEERS/PLANNERS
5757 WOODWAY DRIVE
HOUSTON, TEXAS 77057

JOB NO. 21-01985-380

File # 9860886 Cab L Sheet 4

PARTIAL REPLAT OF
KINGWOOD PLACE SECTION THIRTEEN
RESERVES "A" AND "B"

WILLIAM MASSEY SURVEY, A-342
MARY OWENS SURVEY, A-405

CAB. E. SHEETS 148 A - 149 A
M.C.M.R.

KINGWOOD PLACE
SECTION THIRTY-THREE
SHEET 2 OF 2