

REPLAT
OF
SPRING BRANCH OAKS
SECTION ONE

BEING 42 ACRES OF LAND
IN THE M. CRONICAN AND
THOMAS A. HOSKINS SURVEYS
HARRIS COUNTY, TEXAS

Scale: 1"=100' June 1951

696206

OFFICE OF E.S. BUTLER
CIVIL ENGINEER, REG. NO. 5346
HOUSTON, TEXAS

125 P
JUL 2 1951

ACREAGE

To certify that I, E.S. Butler, a registered
engineer of the State of Texas, have replatted
the above division from an actual survey on the ground
and that this replat correctly represents that survey
made by me.

E.S. Butler
Engineer
Texas Registration No. 5346

This is to certify that the City Planning Commission
of the City of Houston, Texas, has approved this replat and
resubdivision of SPRING BRANCH OAKS, SECTION ONE,
as shown hereon.

In testimony whereof witness the official signature of the
Chairman and Secretary of the City Planning Commission of
the City of Houston, Texas, this 23rd day of June, A.D. 1951.

Reed Seelbach
Secretary-Engineer

Marion Walton
Vice Chairman

STATE OF TEXAS
COUNTY OF HARRIS

We, I.S. Deuster and Knox B. Howe, President and Secretary respectively of Hoskins Realty Co., owner of the property subdivided in the above and foregoing map of Spring Branch Oaks, SECTION ONE, do hereby make resubdivision of said property for and on behalf of said Hoskins Realty Co., according to the lines, lots, building lines, alleys, streets, parks and easements thereon shown and designate said subdivision as SPRING BRANCH OAKS, SECTION ONE, located in the M. Cronican and Thomas A. Hoskins Surveys in Harris County, Texas, and on behalf of said Hoskins Realty Co. dedicate to public use, as such all of the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishment of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the streets and alleys, to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to land so dedicated.

Subject to the provisions of this map and the foregoing dedication, the oil, gas and other minerals in and under all lands on the foregoing plat outside the planted boundaries of the respective lots in the subdivision, including by the way of illustration and not by way of limitation, the minerals in and under the streets, roads and any other unplatted areas, if, as, and when same are produced, are understood shall never have the right expressly or by implication, to enter upon such areas to explore for oil, gas and other minerals, or to drill for or to produce the same therefrom, if, as, and when the intention hereby to reserve the oil, gas and other minerals in and under said areas to the undersigned, but of the same time, to reserve to the public forever the exclusive right to possession of the surface of the areas dedicated to public use.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located adjacent to all easements.

FURTHER, we, of Hoskins Realty Co. do hereby dedicate forever to the public a strip of land thirty (30) feet wide on each side of the centerline of any and all streets, roads, alleys, drains, ditches or any other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and for any other public agency the right to enter upon said easement at any and all times for the purpose of constructing, repairing or maintaining the same.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Harris County or any citizen thereof by injunction as follows:-

1. The drainage of septic tanks into roads, streets, alleys, or other public ditches directly or indirectly, is strictly prohibited.
2. Drainage structures under private drains which have a net drainage opening area of sufficient size to permit the free flow of water without blockage and shall be a minimum of one and three-quarters (1 3/4) square feet (1 1/2" diameter pipe culvert). Culverts or drains shall be set for drainage and flows.

IN TESTIMONY WHEREOF, the Hoskins Realty Co. has caused these presents to be signed by I.S. Deuster, its President, thereunto authorized, a Notary Public, and Knox B. Howe, its Secretary, and its common seal hereunto affixed this 12th day of June, A.D. 1951.

By *I.S. Deuster* President
Knox B. Howe Secretary
HOSKINS REALTY CO.

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority on this day personally appeared I.S. Deuster, President and Knox B. Howe, Secretary of the Hoskins Realty Co., 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 consideration therein expressed, and in the capacity therein and herein set out, and in the acts and deeds of said corporation.

Given under my hand seal of office this 12th day of June, A.D. 1951.

Harold Saunders
Notary Public in and for Harris County, Texas.

This is to certify that the above and foregoing replat and resubdivision complies with all rules and regulations of the Commissioners' Court of Harris County in effect this date.

Approved: *J.L. Coleman*
Flood Control Engineer
Notary Signature
County Engineer

APPROVED by the Commissioners' Court of Harris County, Texas, this 23rd day of June, A.D. 1951.

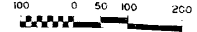
W. H. Chapman Precinct 1
N. A. Moss Precinct 2
W. H. Miller Precinct 3
Ed. Egan Precinct 4
Commissioners
County Judge

STATE OF TEXAS
COUNTY OF HARRIS

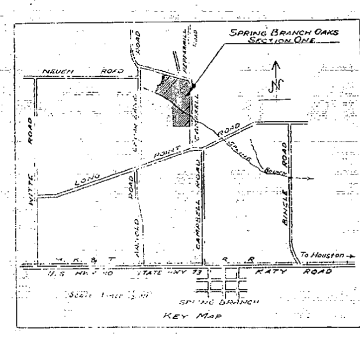
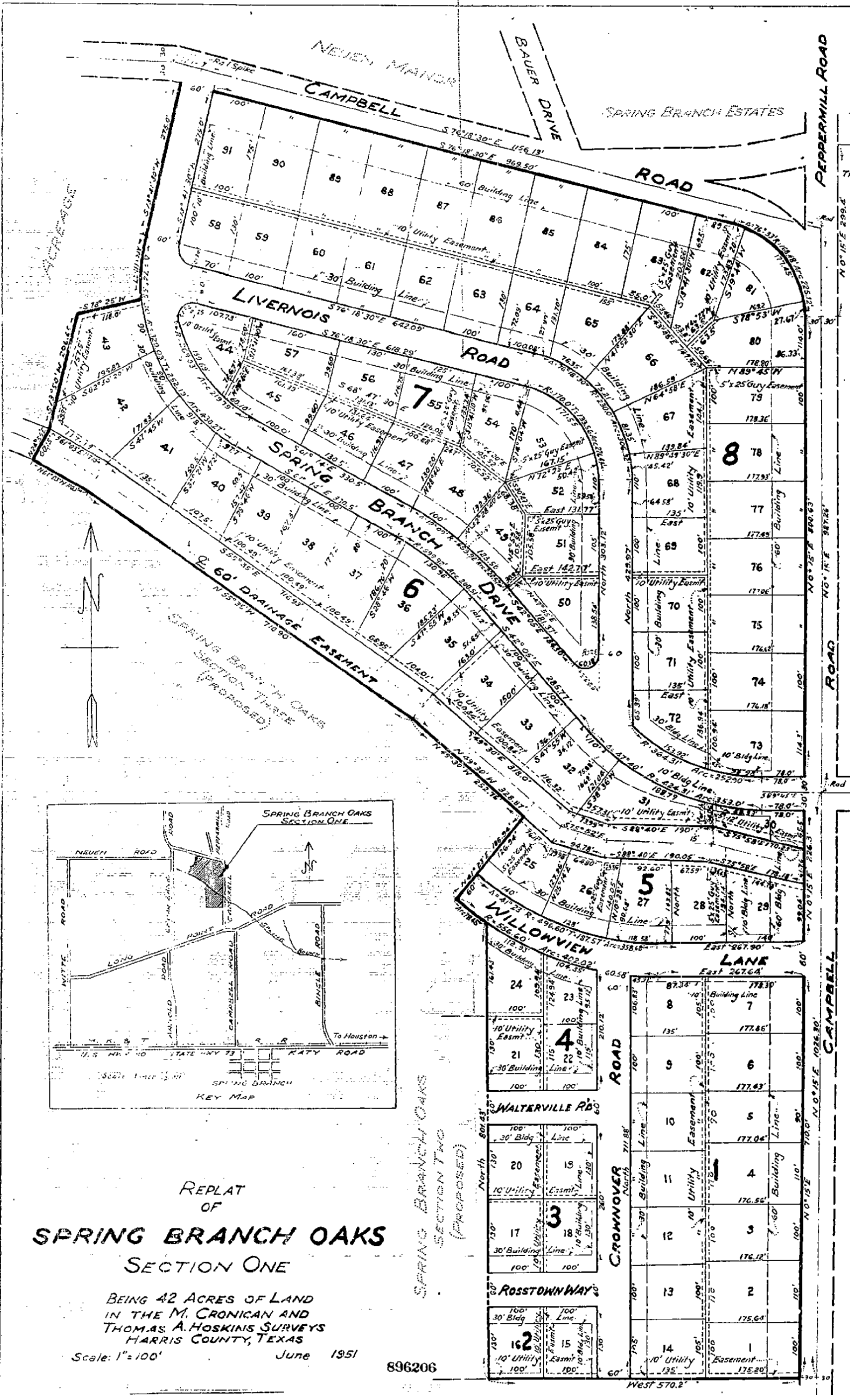
I, H. D. Miller, Clerk of the County of Harris, Texas, do hereby certify that on September 24, 1951, at 10:55 A.M., the above and foregoing instrument was filed for record in the County Clerk's Office, Harris County, Texas, and is a correct and true copy of the original as the same appears of record.

WITNESS my hand and seal of office, this 23rd day of June, A.D. 1951.

H. D. Miller
Clerk County Court Harris County, Texas.
By _____, Deputy.



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REPLAT
OF
SPRING BRANCH OAKS
SECTION ONE

BEING 42 ACRES OF LAND
IN THE M. CRONICAN AND
THOMAS A. HOSKINS SURVEYS
HARRIS COUNTY, TEXAS
Scale: 1"=100' June 1951

Office of E.S. Butler
Civil Engineer, Reg. No. 5346
Houston, Texas

This is to certify that I, E. S. Butler, a registered engineer of the State of Texas, have replatted the above subdivision from an actual survey on the ground and that all block corners, angle points and points of curve are properly marked with 3/4" iron pipe, 3' long and that this replat correctly represents that survey made by me.

E. S. Butler
Texas Registration No. 5346

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this replat and subdivision of SPRING BRANCH OAKS, SECTION ONE, as shown hereon.

In testimony whereof witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 21st day of June, A.D. 1951.

Paul Seelert Secretary-Engineer
McSwain Vice-Chairman

STATE OF TEXAS
COUNTY OF HARRIS

We, I. S. Deutscher and Knox B. Howe, President and Secretary, respectively of Hoskins Realty Co., owner of the property subdivided in the above and foregoing map of SPRING BRANCH OAKS, SECTION ONE, do hereby make resubdivision of said property for and so behalf of said Hoskins Realty Co., according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as follows: SPRING BRANCH OAKS, SECTION ONE, located in the M. Cronican and Thomas A. Hoskins Surveys in Harris County, Texas, and on behalf of said Hoskins Realty Co., dedicate to public use, as such all of the streets, alleys, parks and easements shown thereon forever and forever to remain for the purposes and uses intended by the establishment of grades as approved for the streets and alleys designated, or designated by the alteration of the surface of any portion of the streets and alleys to conform to such grades and to be held and maintained by said successors and assigns to warrant and forever defend the title to land so dedicated.

Subject to the provisions of this map and the foregoing dedication, the oil, gas and other minerals in and under all land on the foregoing plat outside the platted boundaries of the respective lots in the subdivision, including by the way of illustration and not by way of limitation, the minerals in and under the streets, roads and any other unplatted areas, if any, and when same are produced are expressly reserved to the undersigned, its successors and assigns, provided the same shall never have the right expressly or by implication to enter upon undesignated land and under said areas, if the undersigned, but of the same thing, to grant to the public forever the exclusive right to possession of the surface of the land so dedicated to public use.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward located in the following events:

FURTHER, the Hoskins Realty Co. do hereby dedicate forever to the public a strip of land thirty (30) feet wide on each side of the centerline of any and all gutters, sewers, drains, sloughs or any other natural drainage courses located in said subdivision as existing for drainage purposes, giving Harris County and for any other public agency the right to enter upon said easement at any and all times for the purpose of constructing, installing and/or maintaining drainage and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall be as follows: The use thereof by individuals shall be unobstructed at the option of Harris County or any citizen thereof by individuals as follows:

1. The drainage of septic tanks into roads, streets, alleys, or other public ditches directly or indirectly, is strictly prohibited.
2. Drainage structures under private driveways shall have a non-drainage opening area of sufficient size to permit the free flow of water without back-water and shall be a minimum of one and three-quarters (1 3/4) square feet (14" diameter for culverts). Culverts or bridges must be used for driveways and/or walks.

IN TESTIMONY WHEREOF, the Hoskins Realty Co. has caused these presents to be signed by I. S. Deutscher, its President, hereunto authorized, and by its Secretary, Knox B. Howe, and its common seal hereunto affixed this 12th day of June, A. D. 1951.

By I. S. Deutscher President
By Knox B. Howe Secretary

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority on this day personally appeared I. S. Deutscher, President and Knox B. Howe, Secretary of the Hoskins Realty Co., 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 consideration therein expressed, and in the capacity therein and herein set out, and in the acts and deeds of said corporation.

Given under my hand and seal of office this 12th day of June, A.D. 1951.
Walter Saunders
Notary Public in and for Harris County, Texas.

This is to certify that the above and foregoing replat and subdivision complies with all rules and regulations of the Commissioners' Court of Harris County in effect this date.

Approved: J. R. Gorman Flood Control Engineer
Walter Saunders County Engineer

APPROVED BY the Commissioners' Court of Harris County, Texas, this 21st day of July, A.D. 1951.

W. H. Chapman Commissioner Precinct 1
H. A. May Commissioner Precinct 2
W. H. Chapman Commissioner Precinct 3
Ed. G. Gandy Commissioner Precinct 4
Walter Saunders County Judge

STATE OF TEXAS
COUNTY OF HARRIS

I, W. H. Miller, do hereby certify that the above and foregoing replat and subdivision of SPRING BRANCH OAKS, SECTION ONE, was filed for record on the 21st day of June, A.D. 1951, at 10:55 A.M. in Book A, page 10155.

WITNESS my hand and seal of office, at Houston, Texas, and date last above written.

W. H. Miller
Clerk County Court, Harris County, Texas.
By _____, Deputy.

