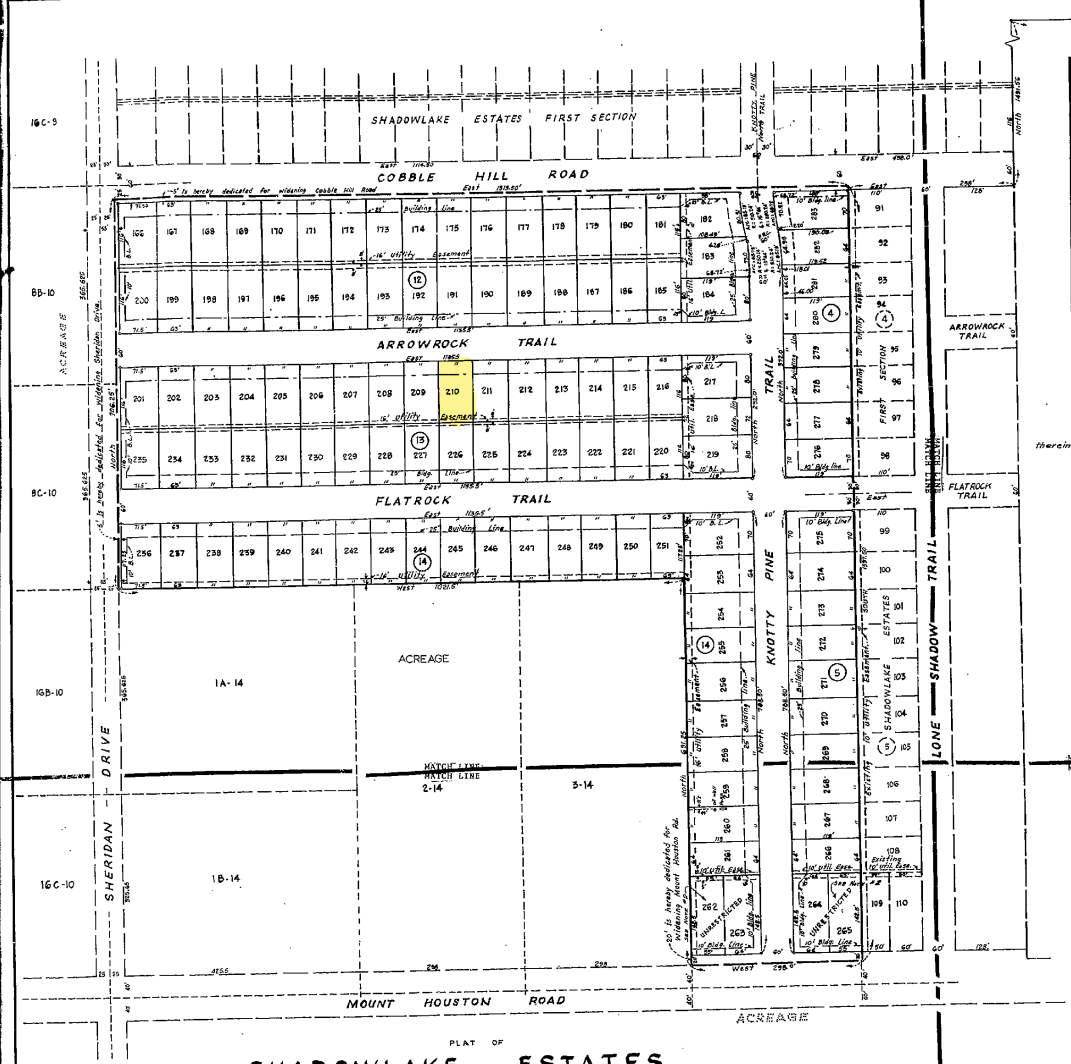
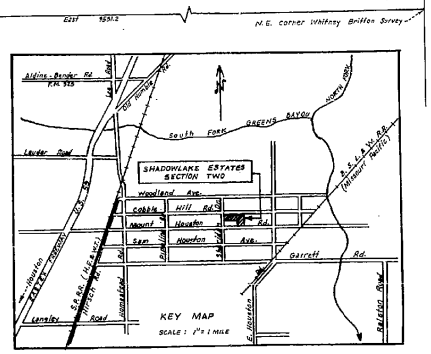
C538453

1967 OCT 2 PM 1 70680 RC 538453 1ST B 43

FILED
1968 JAN 2 PM 2 38




# PLAT OF
# SHADOWLAKE ESTATES
## SECTION TWO
5 BLOCKS 118 LOTS

28.76 ACRES OF LAND IN THE WHITNEY BRITTON SURVEY, ABSTRACT NO. 17 IN HARRIS COUNTY, TEXAS AND BEING A RESUBDIVISION OF LOT 1-A, LOT 1-B, LOT 2, WEST ½ LOT 3, AND LOT 1-A OF BLOCK 14 OF HOUSTON SUBURBAN HEIGHTS. MAP OF THE SUBDIVISION IS RECORDED IN VOL. 9 PAGE 10 OF THE HARRIS COUNTY MAP RECORDS.

SCALE: 1"=100 FT. DATE: AUG., 1967

0 50' 100' 200' 300'
FEET

OWNER: E.E. MANGUM JR. ET. AL.
ENGINEER: E. S. BUTLER

Notes: (1) All 16-Foot Utility easements shown extend 8 feet on each side of a common lot line unless otherwise indicated.

(2) No single family residence shall be constructed on lots 262, 263 Block 14 and lots 264, 265 Block 5 without establishing a 36-Ft. front building line.

OFFICE OF
R. E. TURRENTINE, JR., P.E. (TEX-6321)
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 158 PAGE 10
SHADOWLAKE ESTATES
SECTION 2

THIS IS PAGE 1 OF 5 PAGES

KEY MAP

STATE OF TEXAS
COUNTY OF HARRIS

We, E.E. Mangum Jr., E. Pat Emmett, Charles W. Brown and Charles W. Brown, Trustee, owners of the property subdivided in the above and foregoing Map of SHADOWLAKE ESTATES, SECTION TWO, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, easements therein shown and designate said subdivision as SHADOWLAKE ESTATES, SECTION TWO, in the Whitney Britton Survey, Harris County, Texas; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

I, Susan Dwyer Cave, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Volume 6338, Page 644, of The Mortgage Records of Harris County, Texas, do hereby in all things subordinate to said subdivision our dedication said lien, and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

"This is to certify, that we, E.E. Mangum Jr., E. Pat Emmett, Charles W. Brown and Charles W. Brown, Trustee, have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by House Bill 389, Acts of 1953, 56th Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the commissioners' Court of Harris County."

"There is also dedicated for Utilities an unobstructed aerial easement five (5) feet wide from a Plane (20) feet above the ground upward located adjacent to all easements shown hereon."

FURTHER, We do hereby dedicate forever to the Public a strip of land fifteen feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

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 of the property, and shall be enforceable, at the option of Harris County, by Harris County or any Citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

2. 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 shall be a minimum of one and three quarters (1.75) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We hereby covenant and agree with the city of Houston and/or Harris County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than seven thousand (7000) square feet unless a sanitary sewer system meeting the approval of the County and State Health authorities shall have been extended to the lot, plat, or site; and in no case shall any dwelling be constructed upon a lot, block, or site of less area than five thousand (5000) square feet or with less street frontage than fifty (50) feet.

WITNESS our hand in Houston, Harris County, Texas, this 2nd day of OCTOBER, 1967.

Susan Dwyer Cave
Susan Dwyer Cave, Lienholder

E.E. Mangum Jr. — E. Pat Emmett — Charles W. Brown — Charles W. Brown, Trustee
E.E. Mangum, Jr. — E. Pat Emmett — Charles W. Brown — Charles W. Brown, Trustee

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared E.E. Mangum Jr., E. Pat Emmett, Charles W. Brown and Charles W. Brown, Trustee, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of October, 1967.

Hugh D. Smith
Notary Public in and for Harris County, Texas (SEAL)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME, the undersigned authority, on this day personally appeared Susan Dwyer Cave, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of September, 1967

R.A. Kemper
Notary Public in and for LOS ANGELES County, CALIFORNIA (SEAL)

THIS is to certify that I, E.S. Butler, a registered engineer of the State of Texas, have platted 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 5/8" iron rods 3' long and that this plat correctly represents that survey made by me.

E.S. Butler
Engineer (SEAL)
Texas Registration No. 3644

THIS is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Shadowlake Estates, Section Two, 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 16th day of Feb., 1968.

Rowena H. Harris
Secretary - Engineer

Bland M. Reynolds
Chairman

I, Richard P. Doss, County Engineer of Harris County, 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 Harris County Commissioners' Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by House Bill 389, Acts of 1953, 56th Legislature.

Richard P. Doss
County Engineer

I, T.E. Langford, Flood Control Engineer of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

T.E. Langford
Flood Control Engineer

APPROVED by the Commissioners' Court of Harris County, Texas, this 2nd day of January, 1968

Commissioner, Precinct 1 — County Judge — Commissioner, Precinct 2
Commissioner, Precinct 3 — Commissioner, Precinct 4

STATE OF TEXAS
COUNTY OF HARRIS

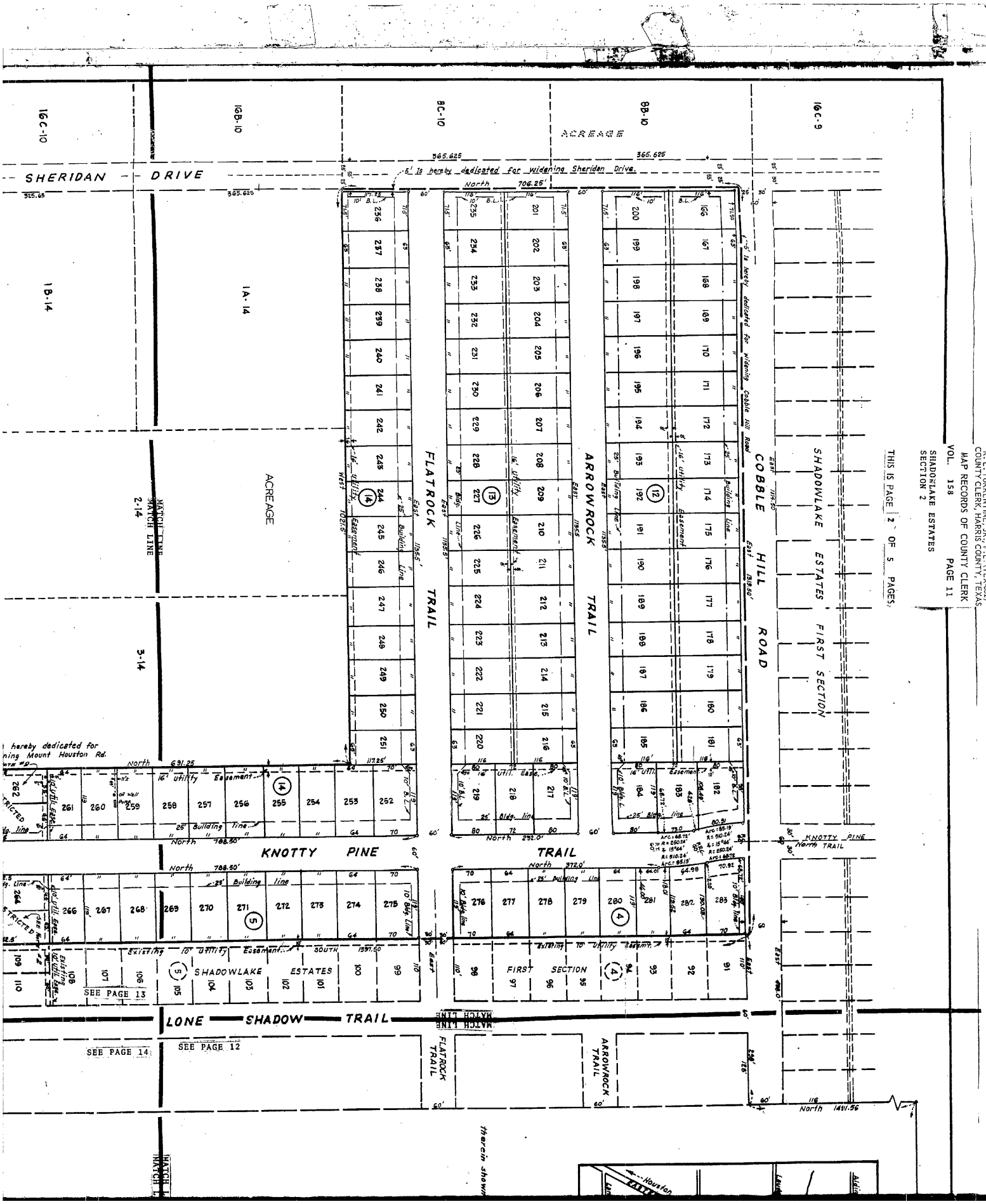
I, R.E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Jan. 2, 1968, at 2:38 o'clock P. M., and duly recorded on Jan. 2, 1968, at 3:30 o'clock P. M., in Volume 158, page 10, of record of MAPS for said County.

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

R.E. TURRENTINE, JR., Clerk, County Court, Harris County, Texas

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT OR WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING. Deputy

4-404-2




R. E. TURRENTINE, JR., P.E. (TEX-652)
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

VOL. 158 PAGE 11

SHADOWLAKE ESTATES
SECTION 2

THIS IS PAGE 2 OF 5 PAGES.

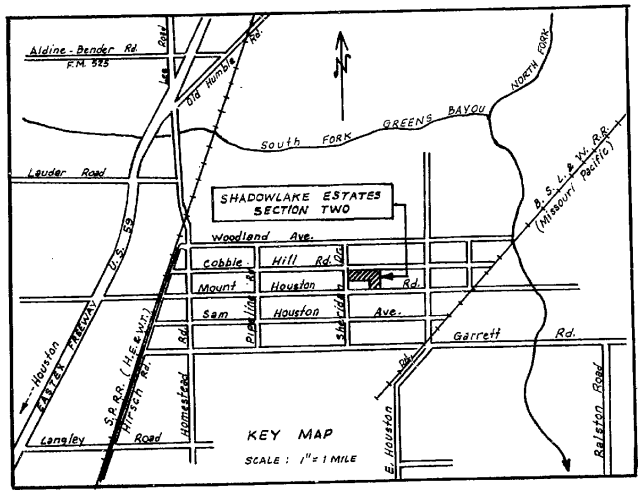
C838453

JAN-2 '69 170680 pC 838453 1 SLP PD 60.00

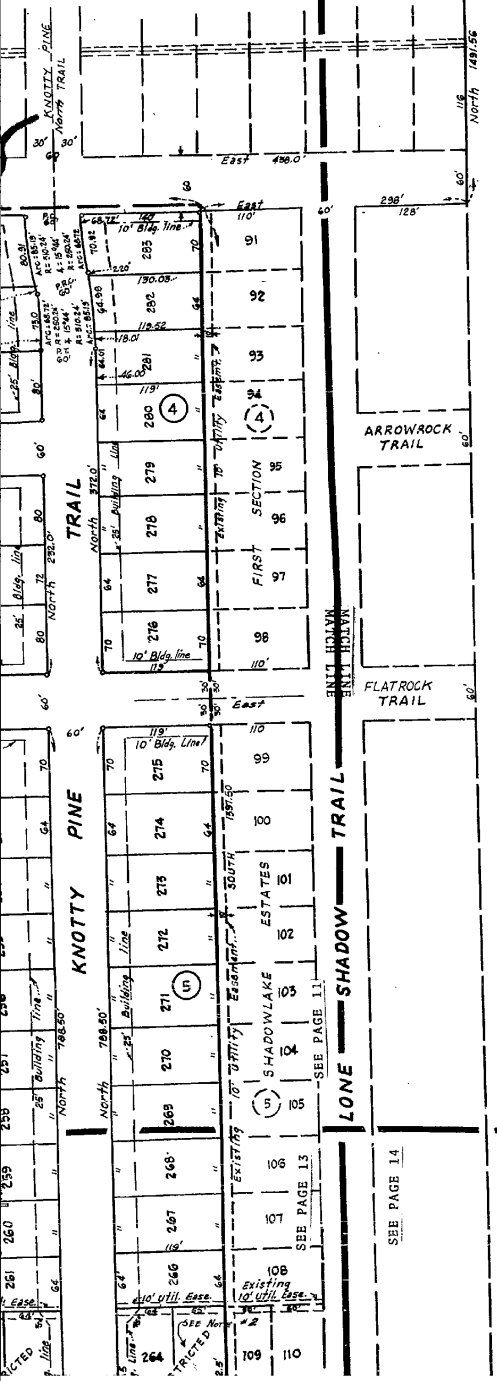
FILED
R. E. Turrentine
COUNTY CLERK
HARRIS COUNTY, TEXAS

1969 JAN 2 PM 2 38

East 9551.2 — N.E. corner Whitney Britton Survey




OFFICE OF
R. E. TURRENTINE, JR., P.E. (TEX-632)
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 158 PAGE 12
SHADOWLAKE ESTATES
SECTION 2
THIS IS PAGE 3 OF 5 PAGES




STATE OF TEXAS )
COUNTY OF HARRIS )

We, E.E. Mangum Jr., E. Pat Emmott, Charles W. Brown and Charles W. Brown, Trustee, owners of the property subdivided in the above and foregoing map of SHADOWLAKE ESTATES, SECTION TWO, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines, easements therein shown and designate said subdivision as SHADOWLAKE ESTATES, SECTION TWO, in the Whitney Britton Survey, Harris County, Texas, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

I, Susan Dwyer Cane, owner and holder of a lien against the above described property, said lien being evidenced by an instrument of record in Vol. 6231 page 160, of The Mortgage Records of Harris County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien, and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

"This is to certify that we, E.E. Mangum Jr., E. Pat Emmott, Charles W. Brown and Charles W. Brown, Trustee, have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by House Bill 389, Acts of 1959, 56th Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County."

"There is also dedicated for Utilities an unobstructed aerial easement five (5) feet wide from a Plane (20) feet above the ground upward located adjacent to all easements shown hereon."

FURTHER, We do hereby dedicate forever to the Public a strip of land fifteen feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

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 of the property, and shall be enforceable, at the option of Harris County, by Harris County or any Citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
2. 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 shall be a minimum of one and three quarters (1 3/4) square feet (18" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

MATCH LINE
MATCH LINE

We hereby covenant and agree with the city of Houston and/or Harris County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than seven thousand (7000) square feet unless a sanitary sewer system meeting the approval of the County and State Health authorities shall first have been extended to the lot, plot, or site; and in no case shall any dwelling be constructed upon a lot, plot, or site of less area than five thousand (5000) square feet or with less street frontage than fifty (50) feet.

WITNESS our hand in Houston, Harris County, Texas, this 2ND day of OCTOBER, 1967.

Susan Dwyer Cane
Susan Dwyer Cane, Lienholder

E.E. Mangum Jr.
E.E. Mangum, Jr.

E. Pat Emmott
E. Pat Emmott

Charles W. Brown
Charles W. Brown

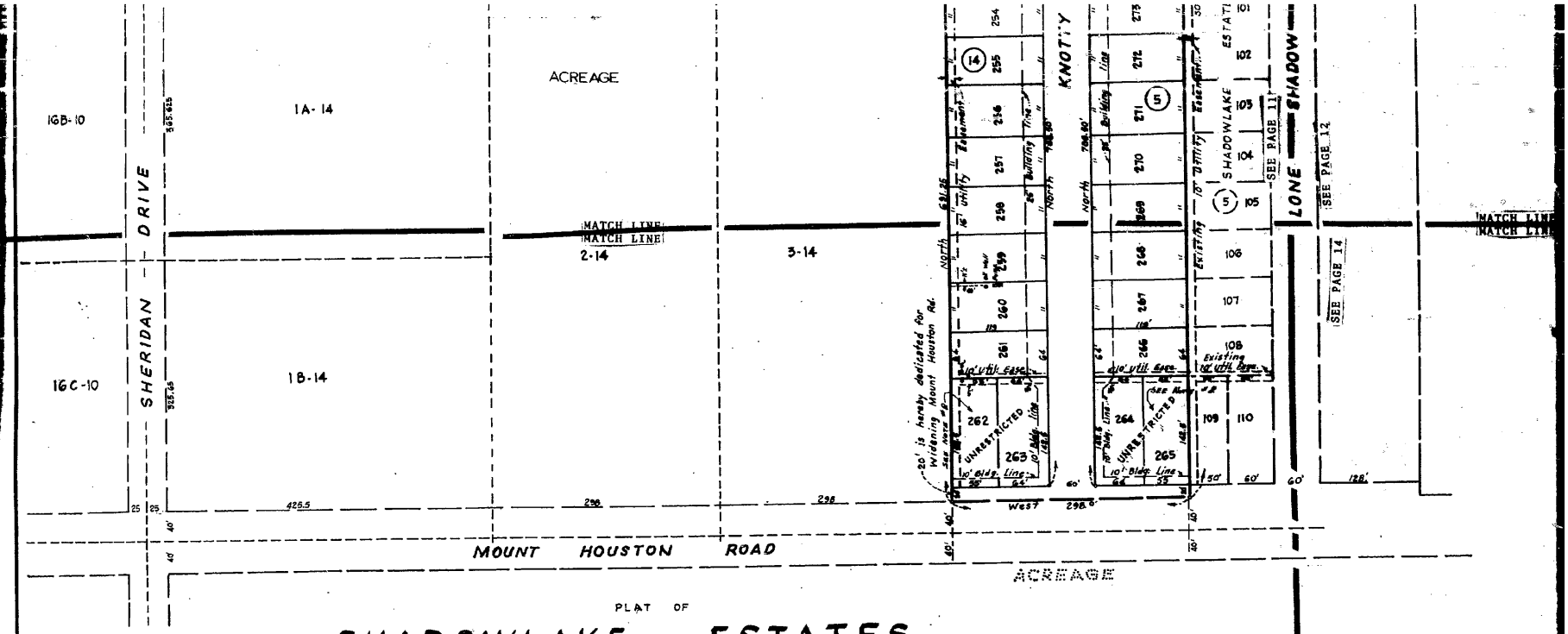
Charles W. Brown, Trustee
Charles W. Brown, Trustee

STATE OF TEXAS )
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared E.E. Mangum Jr., E. Pat Emmott, Charles W. Brown and Charles W. Brown, Trustee, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of October, 1967.

Hugh G. Smith




PLAT OF

# SHADOWLAKE ESTATES

## SECTION TWO

5 BLOCKS 118 LOTS

25.75 ACRES OF LAND IN THE WHITNEY BRITTON SURVEY, ABSTRACT NO. 117 IN HARRIS COUNTY, TEXAS AND BEING A RESUBDIVISION OF LOT 1-A, LOT 1-B, LOT 2, WEST ½ LOT 3, AND LOT 11-A OF BLOCK 14 OF HOUSTON SUBURBAN HEIGHTS. MAP OF THE SUBDIVISION IS RECORDED IN VOL. 3 PAGE 10 OF THE HARRIS COUNTY MAP RECORDS.

SCALE: 1"=100 FT. DATE: AUG., 1967

0 50' 100' 200' 300'
FEET

OWNER: E.E. MANGUM JR. ET. AL.

ENGINEER: E. S. BUTLER

Notes: (1) All 16-Foot Utility easements shown extend 8 feet on each side of a common lot line unless otherwise indicated.

(2) No single family residence shall be constructed on lots 262, 263 Block 14 and lots 264, 265 Block 5 without establishing a 35-Ft. front building line.

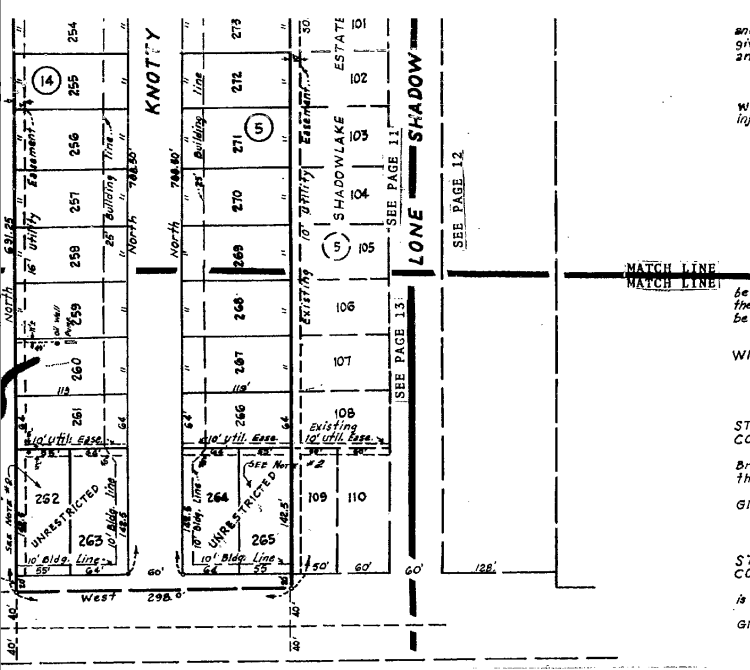
OFFICE OF
R. E. TURRENTINE, JR., P.E. (TEX-632)
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

VOL. 158 PAGE 13

SHADOWLAKE ESTATES
SECTION 2

THIS IS PAGE 4 OF 5 PAGES




and all gullies, ravines, draws, sloughs, or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving Harris County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintaining drainage work and/or structures.

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 of the property, and shall be enforceable, at the option of Harris County, by Harris County or any Citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.

2. 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 shall be a minimum of one and three quarters (1 3/4) square feet (18" diameter pipe Culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We hereby covenant and agree with the city of Houston and/or Harris County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than seven thousand (7000) square feet unless a sanitary sewer system meeting the approval of the County and State Health authorities shall first have been extended to the lot, Plot, or site; and in no case shall any dwelling be constructed upon a lot, plot, or site of less area than five thousand (5000) square feet or with less street frontage than fifty (50) feet.

WITNESS our hand in Houston, Harris County, Texas, this 2ND day of OCTOBER, 1967.

Susan Dwyer Cane
Susan Dwyer Cane, Executrix

E.E. Mangum Jr. — E. Pat Emmott — Charles W. Brown — Charles W. Brown, Trustee

STATE OF TEXAS )
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared E.E. Mangum Jr., E. Pat Emmott, Charles W. Brown and Charles W. Brown, Trustee, 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 set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5th day of October, 1967.

Hugh G. Smith
Notary Public in and for Harris County, Texas. (SEAL)

STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES )

BEFORE ME, the undersigned authority, on this day personally appeared Susan Dwyer Cane, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 7th day of September, 1967

R.A. Kemper
Notary Public in and for Los Angeles County, CALIFORNIA (SEAL)

THIS is to certify that I, E.S. Butler, a registered engineer of the State of Texas, have platted 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 5/8" iron rods 5' long and that this plat correctly represents that survey made by me.

E.S. Butler
Engineer (SEAL)
Texas Registration No. [illegible]

THIS is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SHadowlake Estates, Section Two, 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 16 day of Feb., 1968.

Roscoe H. Jones
Secretary - Engineer

Chas. McReynolds
Chairman

I, Richard P. Doss, County Engineer of Harris County, 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 Harris County Commissioners' Court; and further, that it complies, or will comply with all of the laws included in the Harris County Road Law, also including Section 31-c as ammended by House Bill 389, Acts of 1959, 56th Legislature.

Richard P. Doss
County Engineer

I, T.R. Langford, Flood Control Engineer of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

T.R. Langford
Flood Control Engineer

APPROVED by the Commissioners' Court of Harris County, Texas, this [illegible] day of [illegible] 19[illegible].

Clyde Choate — Commissioner, Precinct 1
R.E. Elliott — County Judge
V.V. Ramsey — Commissioner, Precinct 2
P.E. Jones — Commissioner, Precinct 3
Commissioner, Precinct 4

STATE OF TEXAS )
COUNTY OF HARRIS)

I, R.E. Turrentine, Jr., 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 JAN. 2nd, 1969, at 2:38 O'clock P. M., and duly recorded on JAN. 6th, 1969, at 3:30 O'clock P. M., in Volume 158, page 10, of record of MAPS for said County.

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

R.E. TURRENTINE, JR., Clerk, County Court,
Harris County, Texas

Kathleen [illegible] Deputy

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 RECORDATION.

OFFICE OF
R. E. TURRENTINE, JR., P.E. (TEX-602)
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

VOL. 158 PAGE 14

SHADOWLAKE ESTATES
SECTION 2

THIS IS PAGE 5 OF 5 PAGES

A-404-2

G A RESUBDIVISION OF LOT
UBDIVISION IS RECORDED IN

ise indicated.
5 without