

# HUFFMAN BUSINESS PARK

A SUBDIVISION OF 13.375 ACRES IN THE GILBERT BROOKS SURVEY, ABSTRACT 6 HARRIS CO. TX.

SCALE: 1" = 100' 1 BLOCK 3 RESERVES MARCH 5, 2016

OWNER / DEVELOPER: STAN AND FRANCES OLIVER

HANS CONSULTING COMPANY

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

P.O. BOX 1324 BAYTOWN, TEXAS 77522 (281) 427-6054 EMAIL gahans@teleshare.net TBPE F4537, TBPLS No. 10129500

STATE OF TEXAS  
COUNTY OF HARRIS

We, Stanley A. Oliver and Frances A. Oliver, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 13.375 acre tract described in the above and foregoing map of Huffman Business Park, 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, or permanent access easements), 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 on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 seven feet, six inches (7' 6") for fourteen feet (14' 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and 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 purpose 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, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 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. and 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 is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15') 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, 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 natural 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.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for fire fighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

FURTHER, Owners certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

WITNESS my (or our) hand in the city of Houston, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Stanley A. Oliver

Frances A. Oliver

I, Marvin L. Mardock, am 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Marvin L. Mardock  
Registered Professional Land Surveyor  
Texas Registration No. 5008  
S Oliver & Associates, L.P.  
Firm Registration Number 10061800  
7507 Bayway Drive  
Baytown, Texas 77520  
281-420-3132

LEGEND:  
C.C.F. No. DEED RECORDS OF HARRIS COUNTY, TEXAS.  
O.P.R.P.H.C.TX. OFFICIAL PUBLIC RECORDS FOR REAL PROPERTY OF HARRIS COUNTY, TEXAS.  
D.E. DRAINAGE EASEMENT  
U.E. UTILITY EASEMENT  
I.R. IRON ROD  
I.P. IRON PIPE

I, Stan Stanart, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at Film Code Number \_\_\_\_\_ 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.

## PLAT NOTES

- SITE DRAINAGE PLANS FOR THESE RESERVES MUST BE SUBMITTED TO HARRIS COUNTY FLOOD CONTROL DISTRICT AND HARRIS COUNTY ENGINEERING DEPARTMENT.
- ANY NEW DEVELOPMENT WITHIN THE SUBDIVISION PLAT SHALL OBTAIN A STORM WATER QUALITY PERMIT BEFORE THE ISSUANCE OF ANY DEVELOPMENT PERMITS.
- THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.
- A PRIVATE WATER WELL MUST BE PRESSURE CEMENTED AND CANNOT BE CONSTRUCTED WITHIN 50 FEET TO THE PROPERTY LINE. A PRIVATE NON-PRESSURE CEMENTED WATER WELL CANNOT BE CONSTRUCTED WITHIN 100 FEET OF THE PROPERTY LINE.
- THE COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE NO. 4204, STATE PLANE GRID COORDINATES AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE OF 1.0000574442.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE OWNER'S EXPENSE.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Stanley A. Oliver, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public in and for the State of Texas  
Print Name \_\_\_\_\_

My Commission expires: \_\_\_\_\_

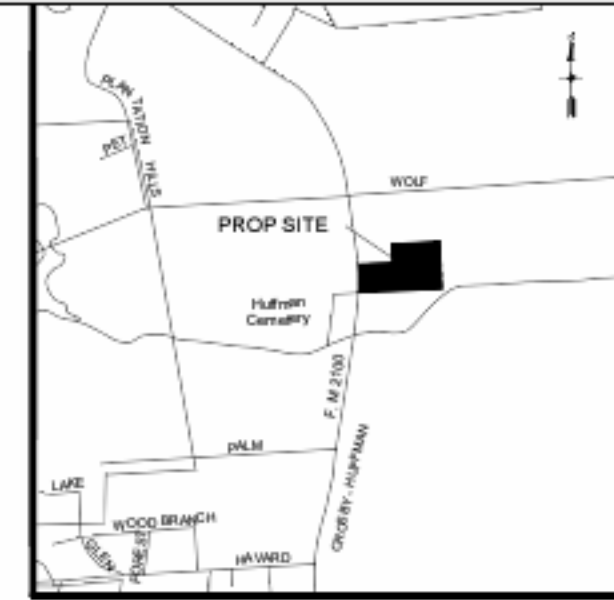
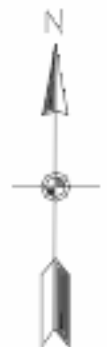
STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Frances A. Oliver, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Notary Public in and for the State of Texas  
Print Name \_\_\_\_\_

My Commission expires: \_\_\_\_\_



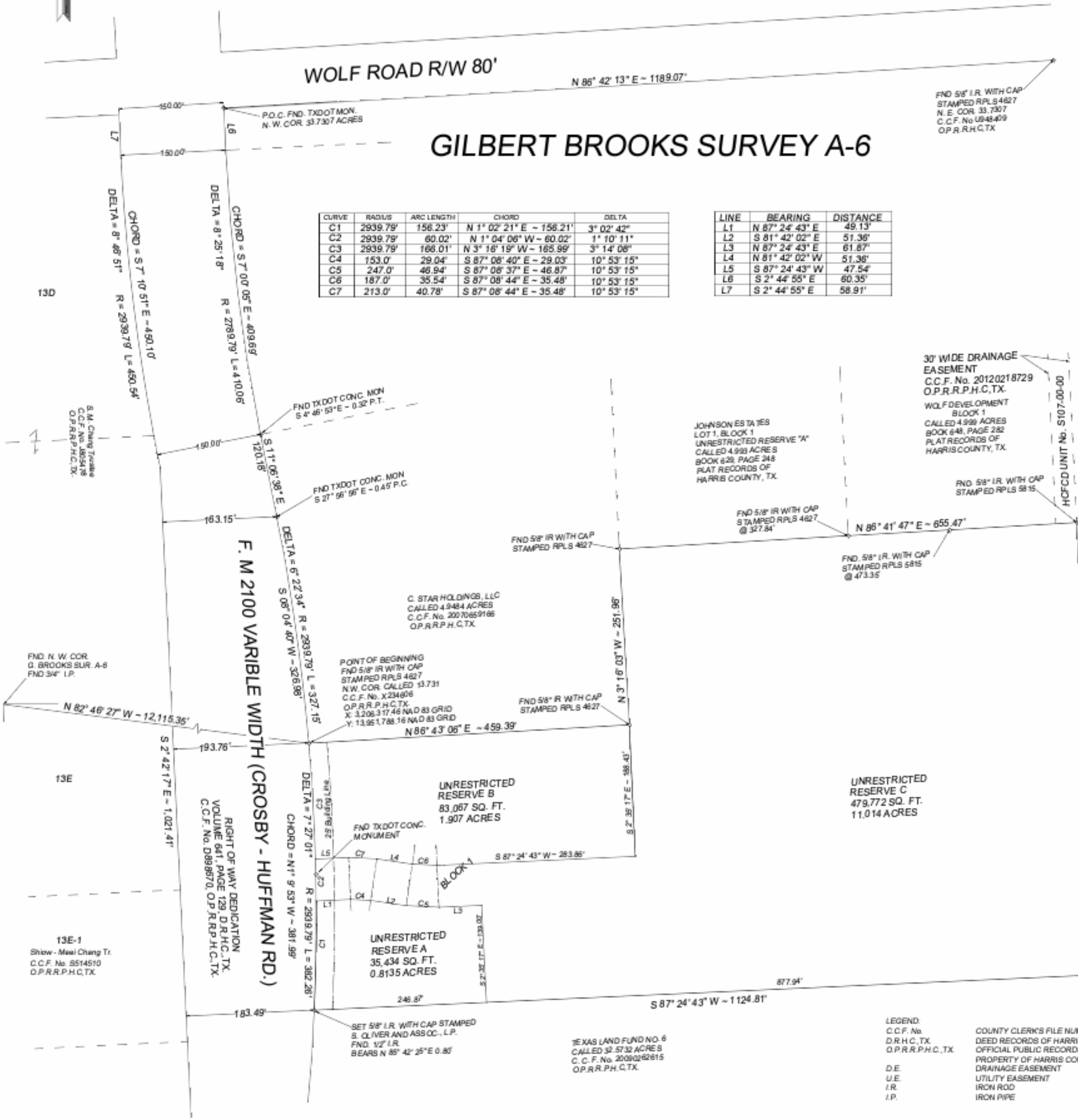
VICINITY MAP  
KEY MAP 3398  
SCALE 1" = 2000'

WOLF ROAD R/W 80'

## GILBERT BROOKS SURVEY A-6

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA
C1	2939.79'	156.23'	N 1° 02' 21" E - 156.21'	3° 02' 42"
C2	2939.79'	60.02'	N 1° 04' 06" W - 60.02'	1° 10' 11"
C3	2939.79'	166.01'	N 3° 16' 19" W - 165.99'	3° 14' 08"
C4	153.0'	29.04'	S 87° 08' 40" E - 29.03'	10° 53' 15"
C5	247.0'	46.94'	S 87° 08' 37" E - 46.87'	10° 53' 15"
C6	187.0'	35.54'	S 87° 08' 44" E - 35.48'	10° 53' 15"
C7	213.0'	40.78'	S 87° 08' 44" E - 35.48'	10° 53' 15"

LINE	BEARING	DISTANCE
L1	N 87° 24' 43" E	49.13'
L2	S 81° 24' 02" E	51.36'
L3	N 87° 24' 43" E	61.87'
L4	N 81° 42' 02" W	51.36'
L5	S 87° 24' 43" W	47.54'
L6	S 2° 44' 55" E	60.35'
L7	S 2° 44' 55" E	58.91'



I, Stan Stanart, County Clerk of Harris County and ex officio clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on \_\_\_\_\_, 20\_\_\_\_, by an order entered into the minutes of the court.