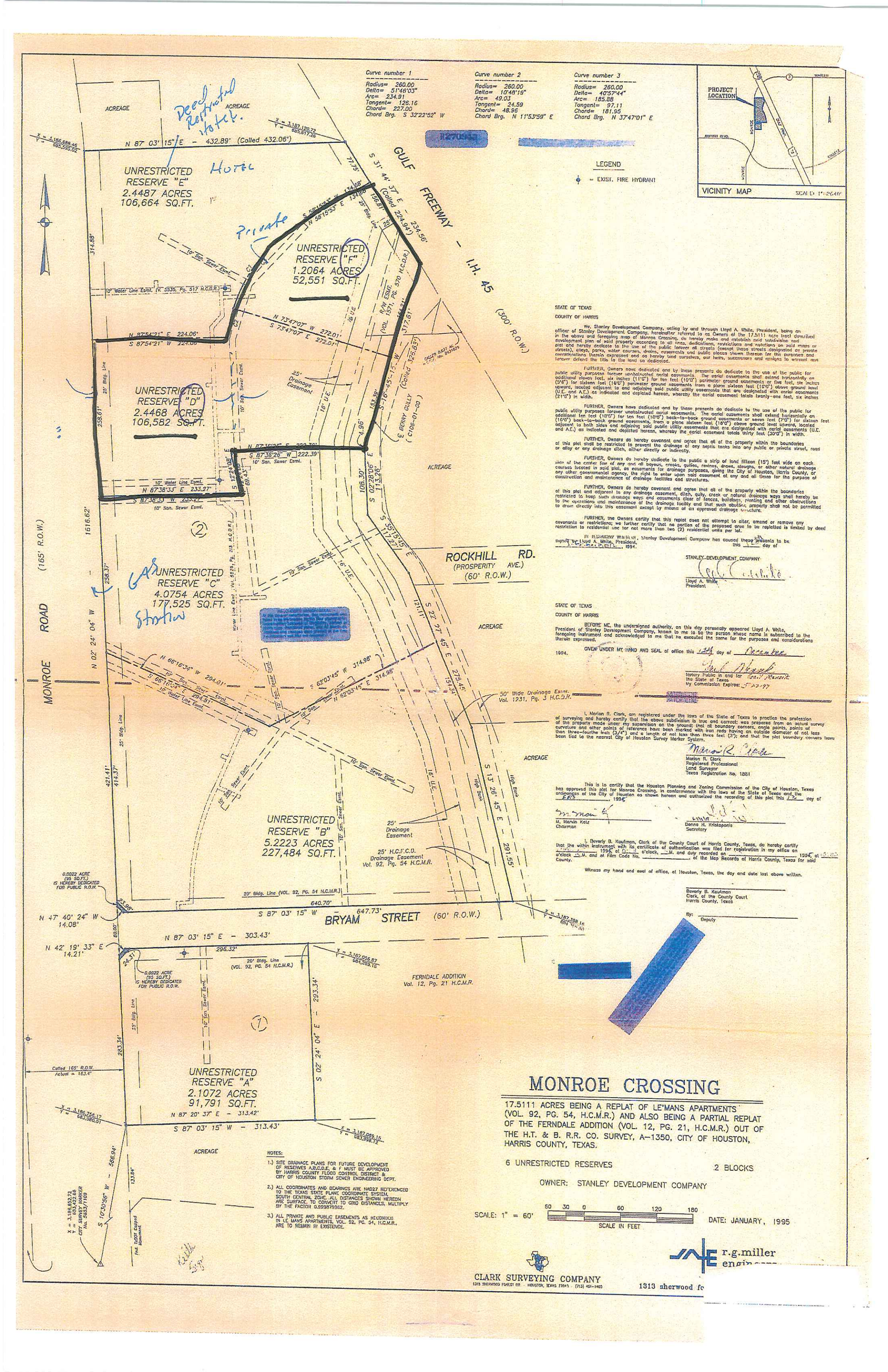

STATE OF TEXAS
COUNTY OF HARRIS

We, Stanley Development Company, acting by and through Lloyd A. White, President, being an officer of Stanley Development Company, hereinafter referred to as Owners of the 17.5111 acre tract described in the above and foregoing map of Monroe Crossing, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and reservations on said maps or plat and hereby dedicate to the use of the public forever all streets (except those streets designated as private streets), 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 to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements from a plane sixteen feet (16'0") above 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 purposes 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 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 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, Owners 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 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 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.

FURTHER, the Owners certify that this replat does not attempt to alter, amend or remove any covenants or restrictions; we further certify that no portion of the proposed area to be replatted is limited by deed restriction to residential use for not more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, Stanley Development Company has caused these presents to be signed by Lloyd A. White, President, this 12th day of December, 1994.

STANLEY DEVELOPMENT COMPANY

Lloyd A. White
President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Lloyd A. White, President of Stanley 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.

GIVEN UNDER MY HAND AND SEAL of office this 12th day of December, 1994.

Notary Public in and for the State of Texas
My Commission Expires: 5-22-97

I, Marion R. Clark, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of not less than three-fourths inch (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest City of Houston Survey Marker System.

Marion R. Clark
Registered Professional Land Surveyor
Texas Registration No. 1881

This is to certify that the Houston Planning and Zoning Commission of the City of Houston, Texas has approved this plat for Monroe Crossing, 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 12th day of December, 1994.

M. Marvin Katz
Chairman

Donna H. Kristaponis
Secretary

I, Beverly B. Kaufman, 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 the ____ day of _____, 1995 at ____ o'clock, ____M. and duly recorded on the ____ day of _____, 1995 at ____ o'clock ____M. and at Film Code No. _____ of the Map Records of Harris County, Texas for said County.

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

Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

By: _____
Deputy

MONROE CROSSING

17.5111 ACRES BEING A REPLAT OF LE'MANS APARTMENTS (VOL. 92, PG. 54, H.C.M.R.) AND ALSO BEING A PARTIAL REPLAT OF THE FERNDALE ADDITION (VOL. 12, PG. 21, H.C.M.R.) OUT OF THE H.T. & B. R.R. CO. SURVEY, A-1350, CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

6 UNRESTRICTED RESERVES 2 BLOCKS

OWNER: STANLEY DEVELOPMENT COMPANY

SCALE: 1" = 60' (60 30 0 60 120 180 SCALE IN FEET)

DATE: JANUARY, 1995

CLARK SURVEYING COMPANY
1313 SHERWOOD FOREST DR. - HOUSTON, TEXAS 77043 - (713) 461-1403

r.g.miller engineers

1313 sherwood fo