

LOT 460  
HUMBLE ESTATES  
VOL 24, PG 3  
MRHC, TX

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RP-2017-511503  
11/21/2017 8:54 AM  
FILED  
11/21/2017 8:54 AM  
Stan Stanart  
COUNTY CLERK

STATE OF TEXAS  
COUNTY OF HARRIS

We, Phillip and Janice Gonzalez, owners hereinafter referred to as owners of the 0.52 acre tract described in the above and foregoing map of Gonzalez Corner, do hereby make and establish said subdivision and development plan of said property according to all lines, dedication, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designed 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 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 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 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 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 if any septic tanks into any public of 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' 0") wide on each side of the center line of any and 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, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restriction to residential use for not more more than two (2) residential units per lot.

Witness my (or our) hand in the City of Houston, Texas, has caused presents to be signed by Phillip Gonzalez, Owner, this 1<sup>st</sup> day of November, 2017.

By: Phillip Gonzalez  
Phillip Gonzalez  
Owner

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on the day personally appeared Phillip Gonzalez, Owner, 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 considerations therein expressed and in the capacity therein and herein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1<sup>st</sup> day of November, 2017.

JESSICA LEE TWARDOWSKI  
Notary Public, State of Texas  
My Commission Expires January 20, 2019

Jessica Twardowski  
Printed Name: Jessica Twardowski  
Notary Public in and for the State of Texas

Witness my (or our) hand in the City of Houston, Texas, has caused presents to be signed by Janice Gonzalez, Owner, this 1<sup>st</sup> day of November, 2017.

By: Janice Gonzalez  
Janice Gonzalez  
Owner

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on the day personally appeared Janice Gonzalez, Owner, 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 considerations therein expressed and in the capacity therein and herein stated,

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1<sup>st</sup> day of November, 2017.

JESSICA LEE TWARDOWSKI  
Notary Public, State of Texas  
My Commission Expires January 20, 2019

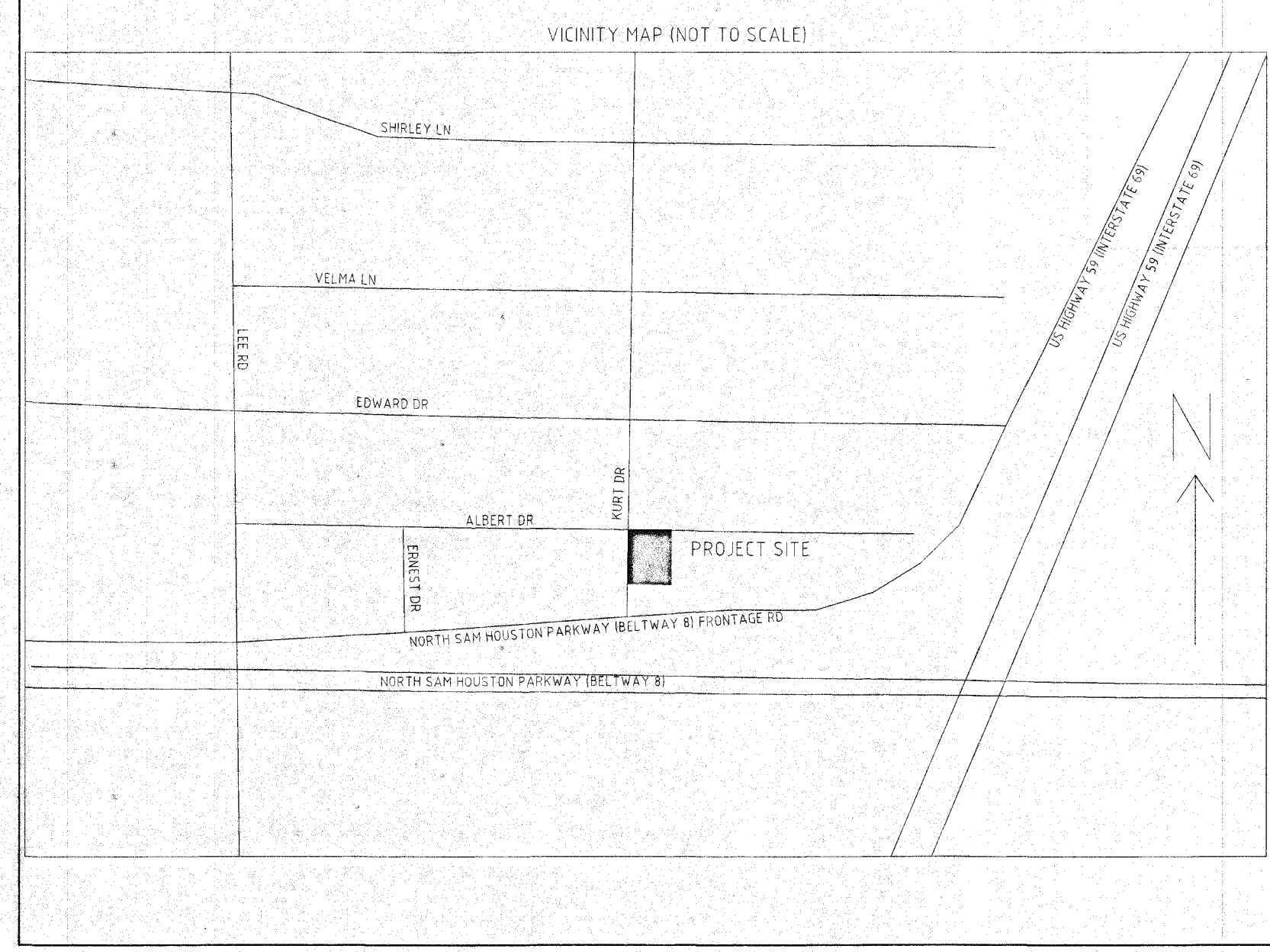
Jessica Twardowski  
Printed Name: Jessica Twardowski  
Notary Public in and for the State of Texas

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 Nov. 21, 2017, at 8:54 o'clock A.M., and duly recorded on Nov. 21, 2017, at 10:23 o'clock A.M., and at Film Code Number 683497 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.

STAN STANART  
Stan Stanart  
County Clerk  
of Harris County, Texas

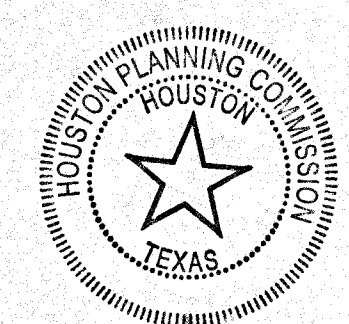
By: Edwina V. Mack  
Deputy  
EDWINA V. MACK



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Gonzalez Corner, in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as the 15<sup>th</sup> day of November, 2017.

By: Martha L. Stein  
Martha L. Stein  
Chair

By: Patrick Walsh, P.E.  
Patrick Walsh, P.E.  
Secretary



OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 683497  
GONZALEZ CORNER  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER Context IQ4400  
KEY MAP

### Gonzalez Corner

A SUBDIVISION OF 0.52 ACRES/ 22,800.0 SF  
BEING A REPLAT OF LOT 491 AND 492 OF HUMBLE ESTATES,  
ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN  
VOLUME 24, PAGE 3 OF THE MAP RECORDS OF HARRIS COUNTY,  
TEXAS, BEING LOCATED IN THE A.R. BODMAN SURVEY, A-141,  
HARRIS COUNTY, TEXAS.

1 RESERVE 1 BLOCK

REASON OF REPLAT: TO CREATE ONE UNRESTRICTED RESERVE

SCALE: 1"=30' DATE: NOVEMBER 2017

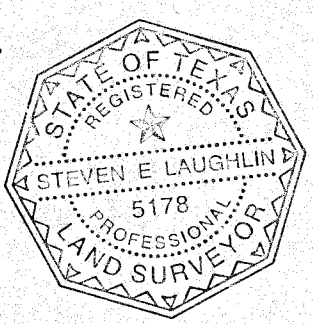
OWNER: PHILLIP & JANICE GONZALEZ

SURVEYOR:  
SURVTECH SURVEYORS  
2020 FM 2854  
CONROE, TEXAS 77305  
936-539-5444

RECORDER'S MEMORANDUM  
At the time of recordation, this instrument was found to be in accordance with the best photographic reproduction because of illegibility, carbon or other reproduction, or because of the nature of the original instrument was filed and recorded.

I, Steven E. Laughlin, 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 accurate; was prepared from an actual survey of the property made 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 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.

Steven E. Laughlin  
Steven E. Laughlin  
Registered Professional Land Surveyor  
Texas Registration No. 5178  
State of Texas



#### Notes:

- 1) The coordinates shown hereon are Texas south central zone no. 4204 state plane grid coordinates (nad 83 in feet) 2001 adjustment. distances shown are surface and may be brought to the grid by multiplying by the following combined scale factor of 0.999885.
- 2) Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 3) Subject property lies within the area designated and zoned by the City of Houston as the "jetero Airport Site" and is subject to the restrictions and regulations imposed by ordinance to the City of Houston, a certified copy of which is recorded in Volume 4184, Page 518 of the Deed Records and as amended by ordinances, certified copies of which are recorded in Volume 4897, Page 67 and Volume 5448, Page 421 of the Deed Records of Harris County, Texas, and under Harris County Clerk's File No. J040968.
- 4) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 5) This property is located in Park Sector 20
- 6) Visibility Triangle: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
- 7) If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time



## TAX CERTIFICATE



ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON, SUITE 100  
HOUSTON, TEXAS 77002

**Issued To:**

GONZALEZ PHILLIP & JANICE  
PO BOX 2049  
WILLIS, TX 77378-2049

**Legal Description**

LTS 491 & 492  
HUMBLE ESTATES

Parcel Address: 0 KURT DR  
Legal Acres: .5234

Account Number: 073-185-000-0491

Certificate No: 12099229  
Certificate Fee: \$10.00

Print Date: 10/27/2017  
Paid Date:  
Issue Date: 10/27/2017  
Operator ID: NCRUZ

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2016. TAXES THRU 2016 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2017.

**Exemptions:****Certified Owner:**

GONZALEZ PHILLIP & JANICE  
PO BOX 2049  
WILLIS, TX 77378-2049

**Certified Tax Unit(s):**

40 Harris County  
41 Harris County Flood Control Dist  
42 Port of Houston Authority  
43 Harris County Hospital District  
44 Harris County Dept. of Education  
45 Lone Star College System  
61 City of Houston

2016 Value: 91,200  
2016 Levy: \$1,212.41  
2016 Levy Balance: \$0.00  
Prior Year Levy Balance: \$0.00  
Total Levy Due: \$0.00  
P&I + Attorney Fee: \$0.00  
Total Amount Due: \$0.00

Reference (if) No:

Issued By:   
ANN HARRIS BENNETT  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

FILM CODE 683498

GONZALEZ CORNER

THIS IS PAGE 2 OF 2 PAGES  
SCANNER Context IQ4400

53.1.80

TAX CERTIFICATE FOR ACCOUNT : 0731850000491  
AD NUMBER: 0731850000491  
GF NUMBER:  
CERTIFICATE NO : 5168292  
COLLECTING AGENCY  
Aldine ISD Tax Office  
14909 Aldine Westfield Rd.  
Houston TX 77032-3027

REQUESTED BY  
SURVTECH CORPORATION  
PO BOX 1080  
CONROE TX 77305

DATE : 11/3/2017  
FEE : \$10.00  
PROPERTY DESCRIPTION  
LTS 491 & 492|HUMBLE ESTATES

0000000 KURT DR  
0.5234 ACRES

PROPERTY OWNER  
GONZALEZ PHILLIP & JANICE  
PO BOX 2049  
WILLIS TX 773782049

PAGE 1 OF 1

This is to certify that the ad valorem records of the Aldine ISD Tax Assessor-Collector reflect the tax, interest, and other statutory fees that have been assessed and are now due to the taxing entities and for the years set out below for the described property herein. The Aldine ISD Tax Assessor-Collector makes no certification as to the amount of tax, penalty, interest, or other fees assessed by or due any taxing entity for the year or years for which the Aldine ISD Tax Assessor-Collector did not have the statutory duty to collect or keep records of such collection. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions. This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

CURRENT VALUES						
LAND MKT VALUE:		91,200	IMPROVEMENT :		0	
AG LAND VALUE:		0	DEF HOMESTEAD:		0	
APPRAISED VALUE:		91,200	LIMITED VALUE:		0	
EXEMPTIONS:						
LAWSUITS:						
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY
2017	ALDINE I.S.D.	0.00	0.00	0.00	0.00	0.00
2017 SUB TOTAL						\$0.00

TOTAL CERTIFIED TAX DUE 11/2017 : \$ 0.00

ISSUED TO:  
ACCOUNT NUMBER:

SURVTECH CORPORATION  
0731850000491

CERTIFIED BY:

ALDINE ISD