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FILED
2/25/2008 12:42 PM
COUNTY CLERK
HARRIS COUNTY

STATE OF TEXAS
COUNTY OF HARRIS

WE, Louetta Spring Plaza L.P., a Texas Limited Partnership acting by and through James R. Carpenter, Managing Member, being an officer of Louetta Spring Plaza, L.P., a Texas Limited Partnership owner hereinafter referred to as Owners of the 4.834 acre tract described in the above and forgoing map of LOUETTA SPRING PLAZA, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map 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 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 foot (10'0") perimeter ground easements, or seven feet, six inches (7'6") for fourteen foot (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen foot (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 designed with aerial easements (UE, and AE) 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 foot (10'0") back to back ground easements or eight feet (8'0") for fourteen foot (14'0") back to back ground easements or seven feet (7'0") for sixteen foot (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 designed with aerial easements (UE, and AE) 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 (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 time for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby restrict the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way, is hereby restricted to keep such drainage 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 certify and covenant that they have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 814, 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.

IN TESTIMONY WHEREOF, Louetta Spring Plaza, L.P., a Texas Limited Partnership has caused these presents to be signed by Mark Carpenter, Managing Member, thereunto authorized, this the 25th day of August, 2007.

LOUETTA SPRING PLAZA, L.P., A Texas Limited Partnership

By: James R. Carpenter
James R. Carpenter, Managing Member

STATE OF TEXAS
COUNTY OF ~~HARRIS~~ TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared James R. Carpenter, Managing Member, 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, and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of August, 2007

Notary Public in and for the State of Texas

My Commission Expires: _____

I, Michael Glezman, an 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 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 (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Michael Glezman, RPLS #4627

I, Arthur L. Storey, Jr., County Engineer of Harris County, 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 that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

11.9.07

Arthur L. Storey, Jr., P.E.
County Engineer

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Louetta Spring Plaza, 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 the 21st day of August, 2007.

By: _____
Carol A. Lewis, Phd, Chair
or Mark A. Kilkenny, Vice Chairman

By: _____
Marlene L. Gafrick, Secretary

I, Beverly B. Kaufman, 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 February 19, 2008 by an order entered into the minutes of the court.

Beverly B. Kaufman
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Feb 25, 2008 at 12:42 o'clock P M, and duly recorded on Feb. 25, 2008 at 3:28 o'clock P M, and of Film Code No. 620002 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.

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

By: _____
Deputy
EDWINA MACK

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 RECORDING.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

NOTES:
1. Plat Scale: 1" = 50'
2. Property lies within Zone "X" as shown on FEMA FIRM, Map Panel 48201C-0280J, dated 11/06/98 (These maps are subject to change and may not reflect the actual onsite conditions).
3. All corners are set 5/8 inch iron rod with survey cap stamped "Glezman RPLS 4627", unless otherwise noted.
4. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale of 0.99955
5. This plat is not tied into the City of Houston Survey System in compliance with Ordinance Number 69-1378, because a city survey marker has not been established within 2000 feet of this plat.
6. Unless otherwise indicated, the building line, whether one or more, shown on this plat are established to evidence compliance with the applicable provision 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.
7. Site drainage plans for the future development of these three (3) reserves must be approved by the Harris County Flood Control District and the Engineering Division of Harris County Flood Control District and the Engineering Division of Harris County public infrastructure department.
8. This property is located in Municipal Utility District #249
9. Recordation of this plat does not require the City of Houston or any other government entity to provide wastewater capacity commitment in their utility system for this property.
10. 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.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	5°58'22"	1,950.00'	203.28'	101.73'	203.18'	N 09°04'13"E
C 2	8°35'13"	2,201.83'	329.99'	165.30'	329.68'	N 72°59'25"E
C 3	8°27'05"	2,201.83'	324.76'	162.69'	324.49'	N 72°55'21"E
C 4	0°08'08"	2,201.83'	5.21'	2.61'	5.21'	N 77°12'54"E

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

NORTH

ARTHUR E. BAYER
RESIDUAL OF A
CALLED 263.246 ACRES
CCFNO. 534881
RPRHCT

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

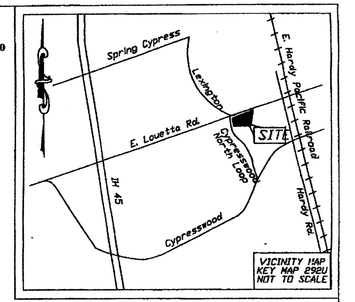
MAP RECORDS OF COUNTY CLERK

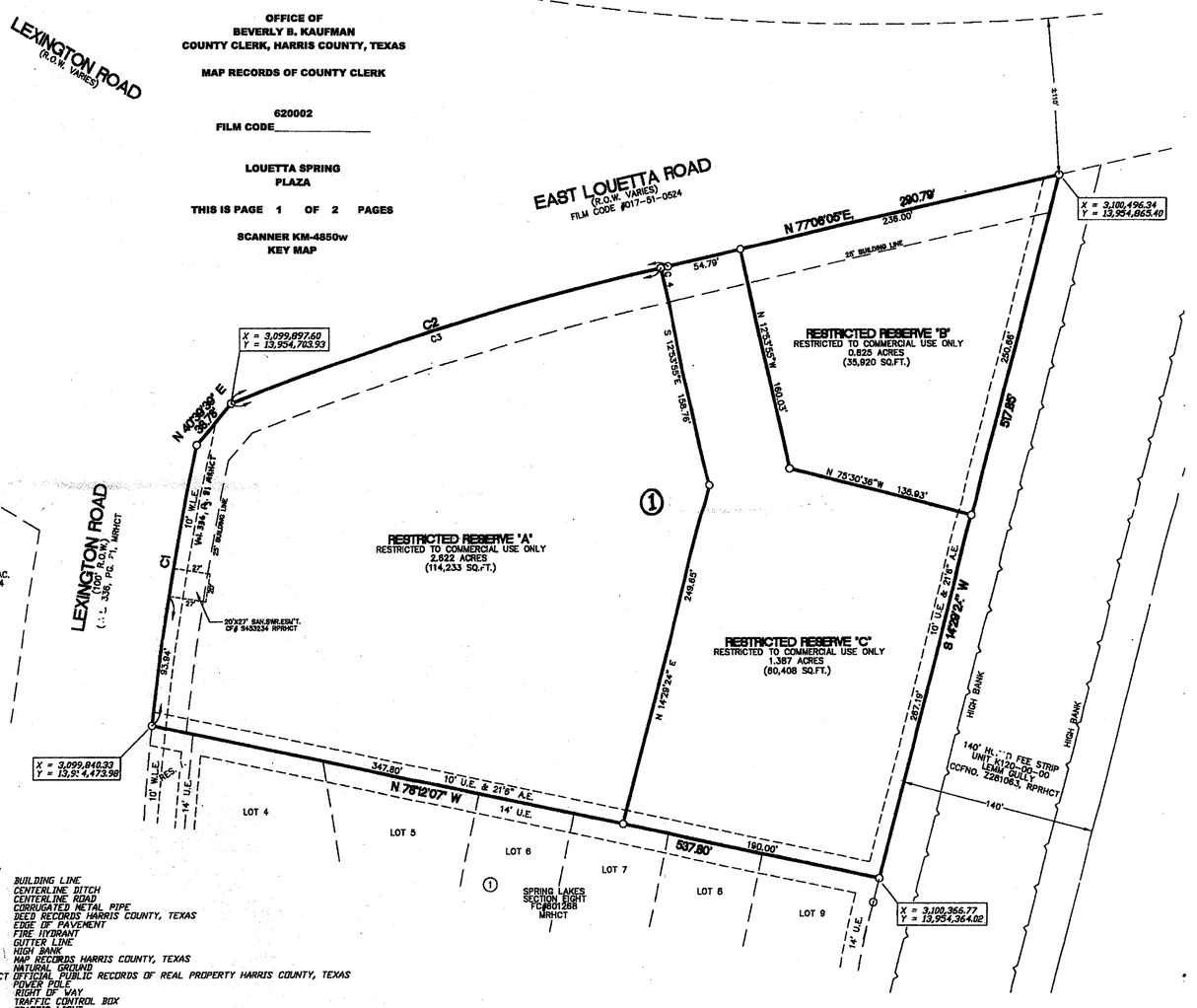
620002
FILM CODE_____

LOUETTA SPRING
PLAZA

THIS IS PAGE 1 OF 2 PAGES

SCANNER KM-4850w
KEY MAP





LEGEND:

BL	BUILDING LINE
CLD	CENTERLINE DITCH
CLR	CENTERLINE ROAD
CMP	CORRUGATED METAL PIPE
DRHCT	DEED RECORDS HARRIS COUNTY, TEXAS
EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GUT	GUTTER LINE
HB	HIGH BANK
MRHCT	MAP RECORDS HARRIS COUNTY, TEXAS
NG	NATURAL GROUND
OPRHPCT	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS
PP	POWER POLE
R-O-W	RIGHT OF WAY
TCB	TRAFFIC CONTROL BOX
TL	TRAFFIC LIGHT
TOC	TOP OF CURB
TOR	TOP OF RIM
TSP	TRAFFIC SIGNAL POLE
UGOCM	UNDERGROUND OPTICAL CABLE MARKER

LOUETTA SPRING PLAZA

4.834 Acres in 3 Reserves

a subdivision of 4.834 Acres of land in the
Mary C. Bulrice Survey, A-129
Harris County, Texas
AUGUST 2007

OWNER/DEVELOPER: LOUETTA SPRING PLAZA LP, A TEXAS LIMITED PARTNERSHIP

JAMES R. CARPENTER, MANAGING MEMBER
925-BS CAPITAL OF TEXAS HWY. STE. 115
AUSTIN, TEXAS 78746
(512) 308-9993 OFF. (512) 308-9494 FAX

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

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