

STATE OF TEXAS  
COUNTY OF HARRIS

We, Travis Richbourg and Jennifer Richbourg owners hereinafter referred to as Owners of the 5.142 tract described in the above and foregoing map of RICHBOURG ESTATES, 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 the 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 plot 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 bays, creeks, gulches, rainies, draws, sloughs or other natural drainage courses located in said plot, 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 plot 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 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 our hand in Harris County, Texas, this \_\_\_\_\_ day of August, 2013.

By: \_\_\_\_\_  
Travis Richbourg

By: \_\_\_\_\_  
Jennifer Richbourg

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Travis Richbourg and Jennifer Richbourg known to me to be the person whose name are subscribed to the foregoing instrument and acknowledgement 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 \_\_\_\_\_, 2013.

Notary Public in and for the State of Texas  
My Commission expires \_\_\_\_\_

I, Brian K. Lunell, 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 (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, except where corners were found; and that the plot boundary corners have been tied to Texas South Central Zone No. 4204 State Plane Coordinates (NAD83).

Brian K. Lunell  
Texas Registration Number: 5954

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plot and subdivision of RICHBOURG ESTATES 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 \_\_\_\_\_ day of \_\_\_\_\_, 2013.

By: \_\_\_\_\_ or By: \_\_\_\_\_  
Mark A. Kilkenny M. Sonny Garza  
Chairman Vice Chairman

By: \_\_\_\_\_  
Marlene L. Gafrik  
Secretary

I, Arthur L. Storey, Jr., County Engineer of Harris County hereby certify that the plat of this subdivision complies with all 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.

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



LOCATION MAP  
KEY MAP 330 A

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\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and at \_\_\_\_\_ of the Map Records of Harris County for said county.

By: \_\_\_\_\_  
Stan Stanart  
County Clerk  
of Harris County, Texas

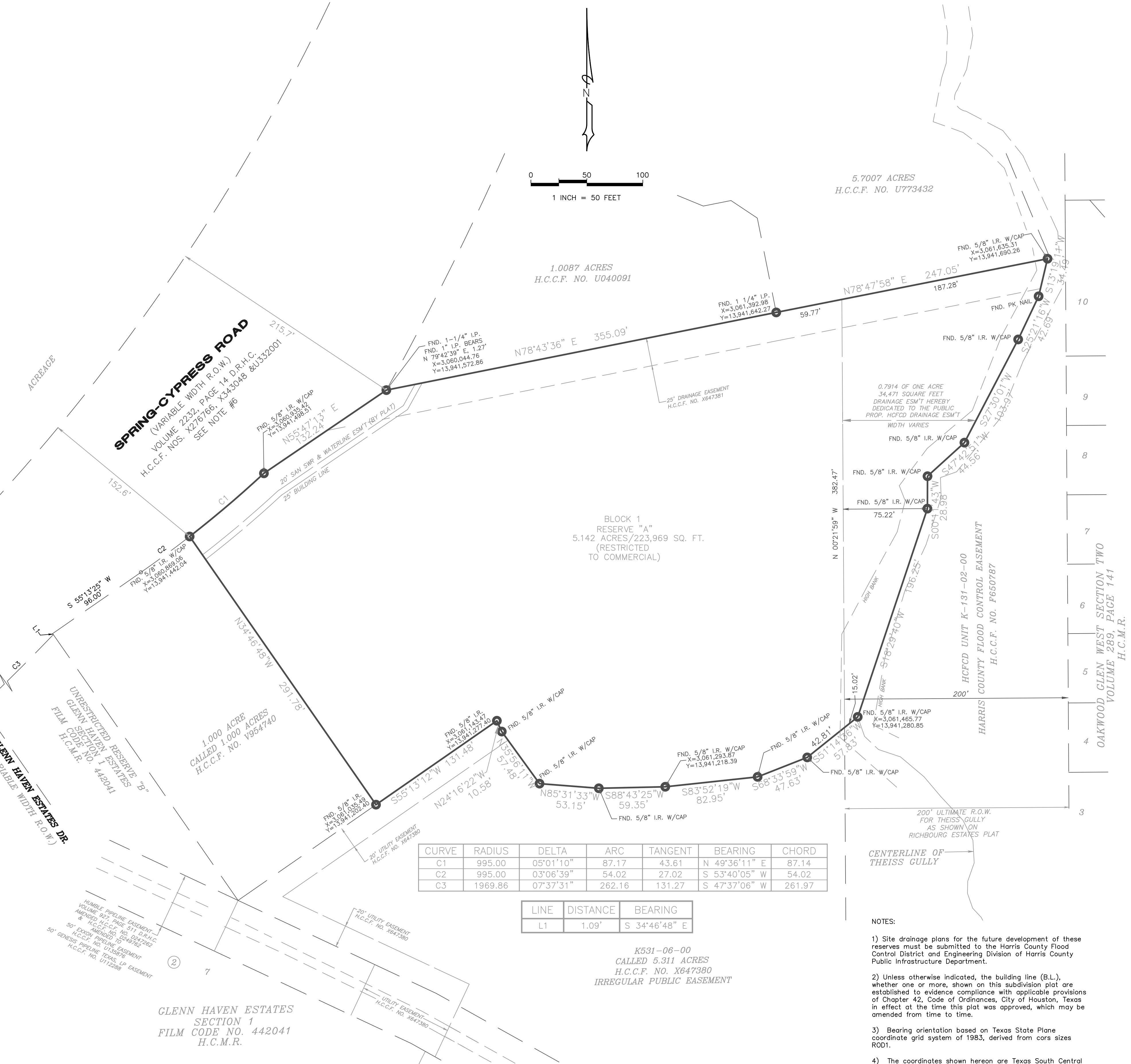
By: \_\_\_\_\_  
Deputy

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 \_\_\_\_\_ 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.

By: \_\_\_\_\_  
Stan Stanart  
County Clerk  
of Harris County, Texas

By: \_\_\_\_\_  
Deputy



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	995.00	05°01'10"	87.17	43.61	N 49°36'11" E	87.14
C2	995.00	03°06'39"	54.02	27.02	S 53°40'05" W	54.02
C3	1969.86	07°37'31"	262.16	131.27	S 47°37'06" W	261.97

LINE	DISTANCE	BEARING
L1	1.09'	S 34°46'48" E

K531-06-00  
CALLED 5.311 ACRES  
H.C.C.F. NO. X647380  
IRREGULAR PUBLIC EASEMENT

- LEGEND**
- BL BUILDING LINE
  - UE UTILITY EASEMENT
  - WLE WATER LINE EASEMENT
  - STM SE STORM SEWER EASEMENT
  - DE DRAINAGE EASEMENT
  - SSE SANITARY SEWER EASEMENT

- NOTES:**
- Site drainage plans for the future development of these reserves must be submitted to the Harris County Flood Control District and Engineering Division of Harris County Public Infrastructure Department.
  - Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with 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.
  - Bearing orientation based on Texas State Plane coordinate grid system of 1983, derived from cors sizes ROD1.
  - The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane grid coordinates (NAD 83) and may be brought to surface by applying the following combined scale factor : 0.99993626.
  - 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."
  - Spring Cypress Right-of-Way as defined by Sheet 9 of 75 of the Harris County Engineering Department Right-of-way maps for Spring Cypress Road; Project Number 3480, Section 2, Dated 1949.
  - Subject to terms, conditions and stipulations contained in Affidavit to the Public evidencing the Storm Water Quality Management Plan recorded under H.C.C.F. No. 20130096015.
  - Subject to Certificate of Non-Compliance with the Regulations of Harris County, Texas for Flood Plain Management recorded under H.C.C.F. No. 20110187619 & Certificate of Compliance with Regulations of Harris County, Texas for Flood Plain Management recorded under H.C.C.F. No. 20110492262.

**RICHBOURG ESTATES**  
BEING 5.142 ACRES OF LAND SITUATED IN THE SARAH McFERRON SURVEY, ABSTRACT NUMBER 531, HARRIS COUNTY, TEXAS  
1 BLOCK, 1 RESERVE  
AUGUST, 2013

OWNER: TRAVIS & JENNIFER RICHBOURG  
ENGINEER: EBY ENGINEERS, INC.  
SURVEYOR: HOVIS SURVEYING COMPANY