

STATE OF TEXAS
COUNTY OF HARRIS

... and
... being officers of
... referred to as Owners (whether one or more) of the
... described in the above and foregoing map of the
... do hereby make and establish said subdivision and development plan at
... to all lines, dedications, restrictions, and notations on
... of the public forever, or permanent access easements,
... streets, water courses, drains, easements and public places shown thereon for
... and do hereby bind ourselves, our
... 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 on 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, 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
(A.E. and A.E.J) 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 on 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 (A.E. and A.E.J) 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'-0") wide on each side of the center line of any and all bayous, creeks,
gulches, ravines, ditches, 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 is hereby 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 stubling 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 Harris County Road Law, Section 31-02 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.

... has caused these presents to be signed by
... its Vice President,
thereunto authorized, this _____ day of _____, 2016.

By: _____
Community Union.

By: _____

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME, the undersigned authority, on this day personally appeared
... known to me to be the persons whose
names are subscribed to the foregoing instrument and acknowledgment 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
My Commission Expires: _____

I, Mike Kurkowski 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 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 durable) of a
permanent nature) posts 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.



registered Professional Land Surveyor
Texas Registration No. _____

This is to certify that the Planning Commission of the City of Houston,
Texas, has approved this plat and subdivision of _____ COMMUNITY UNION
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 _____, 2016.

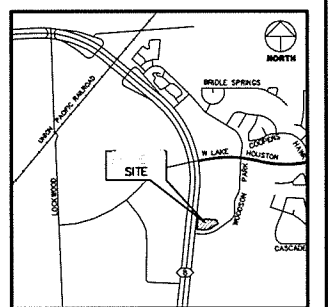
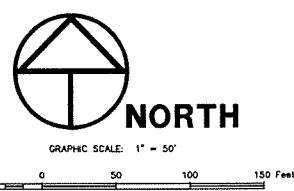
By: _____
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: _____
Patrick Wash, P.E.
Secretary

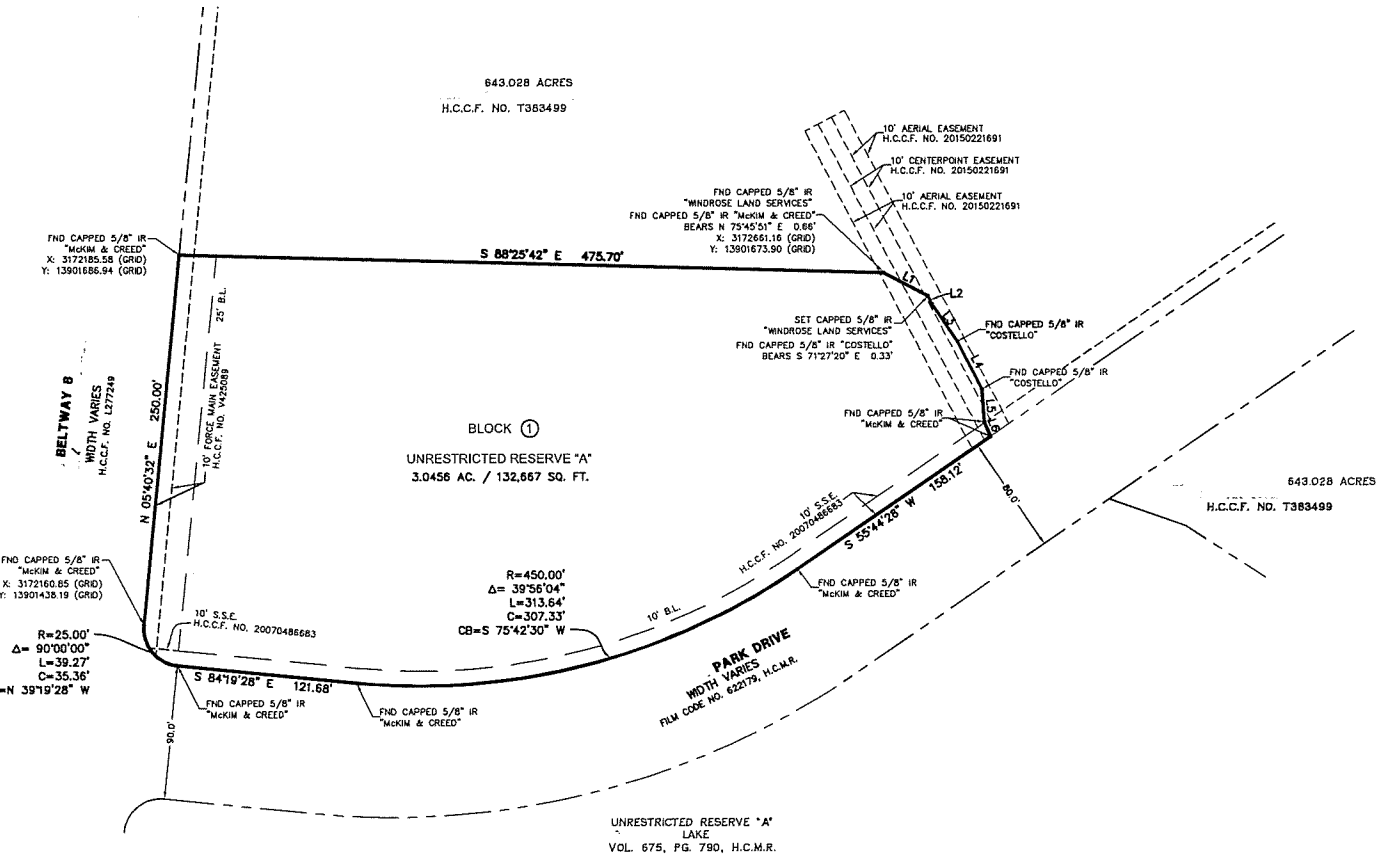
I, John R. Blount, County Engineer of Harris County, hereby certify that the
plat of this subdivision complies with all the existing rules and regulations of this
office as adopted by the Harris County Commissioners' Court and that it complies or
will comply with all applicable provisions of the Harris County Road Law as amended
and all other Court adopted drainage requirements.

John R. Blount, P.E., LEED AP
County Engineer

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 67°23'00" E | 33.57' |
| L2 | S 21°28'30" E | 5.82' |
| L3 | S 31°22'14" E | 30.67' |
| L4 | S 29°32'00" E | 36.97' |
| L5 | S 61°31'21" E | 22.36' |
| L6 | S 27°26'27" E | 15.88' |



HARRIS COUNTY, TEXAS
VICINITY MAP
SCALE: 1" = 2000'
KEY MAP: 408 V



- GENERAL NOTES
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
 - ALL 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 SCALE FACTOR - 0.999915408.
 - 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 LOT 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.
 - THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED BY REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE.

- ABBREVIATIONS
- ESWT. - EASEMENT
 - FNO - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO - NUMBER
 - PC - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - BL. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT

COMMUNITY UNION

A SUBDIVISION OF
3.0456 AC. / 132,684 SQ. FT. ACRES
IN THE VICTOR BLANCO SURVEY,
ABSTRACT NO. 2,
HARRIS COUNTY, TEXAS.

1 BLOCK 1 RESERVE 0 LOTS

SEPTEMBER 2016

Owner

Surveyor

I, Stan Stenort, 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 _____, 2016, at _____
o'clock _____ M., and duly recorded on _____, 2016, at _____
o'clock _____ M., and at Film Code No. _____ 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 Stenort
County Clerk
of Harris County, Texas

By: _____
Deputy

I, Stan Stenort, 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 _____, 2016 by an order entered into the minutes
of the court.

Stan Stenort
County Clerk
of Harris County, Texas

By: _____
Deputy