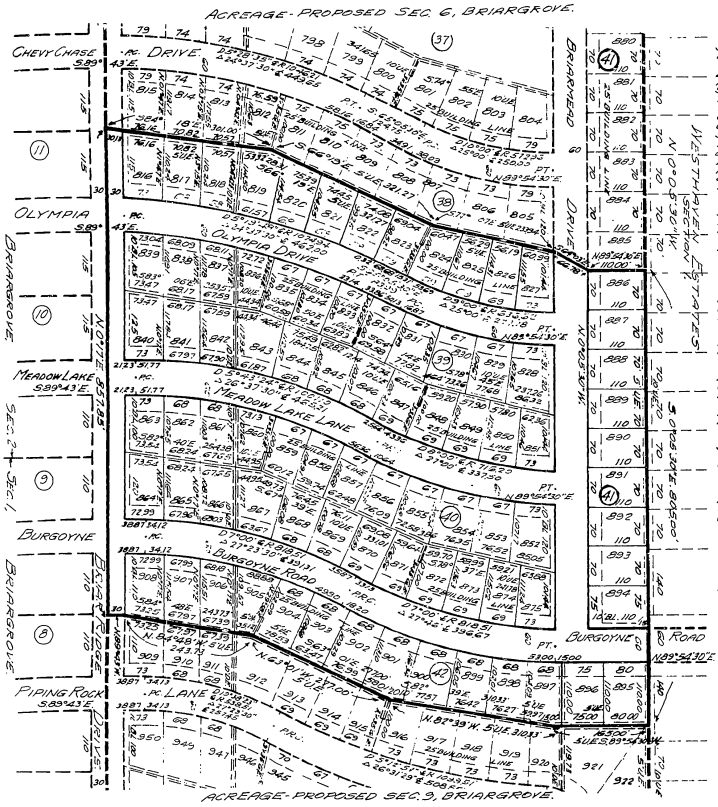


STATE OF TEXAS
COUNTY OF HARRIS:

WE, R.L. PHILIPS AND D.F. BIVEN, PRESIDENT AND SECRETARY RESPECTIVELY, OF BRIARGROVE SUBDIVISION CO., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BRIARGROVE, SECTION 5, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID BRIARGROVE SUBDIVISION CO. ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS BRIARGROVE, SECTION 5, LOCATED IN THE ROBERT VINCE SURVEY IN HARRIS COUNTY, TEXAS, AND ON BEHALF OF SAID BRIARGROVE SUBDIVISION CO. DEDICATE TO THE PUBLIC USE, AS SUCH, ALL OF STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON, FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF THE STREETS AND ALLEYS TO CONFORM TO SUCH GRADES, AND WE HEREBY BIND OURSELVES, OUR SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY, THAT WE, R.L. PHILIPS AND D.F. BIVEN, PRESIDENT AND SECRETARY RESPECTIVELY OF BRIARGROVE SUBDIVISION CO., OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF BRIARGROVE, SECTION 5, HAVE COMPLIED OR WILL COMPLY WITH THE EXISTING HARRIS COUNTY ROAD LAW AS AMENDED BY HOUSE BILL 656, 53RD LEGISLATURE, AND ALL OTHER REGULATIONS HERETOFORE ON FILE WITH THE COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS COURT OF HARRIS COUNTY.

I, E.D. MCCRORY, TRUSTEE, _____

OWNER AND HOLDER OF LIENS UPON SAID PROPERTY, DO HEREBY RATIFY AND CONFIRM SAID SUBDIVISION AND DEDICATION, AND DO, HEREBY IN ALL THINGS, SUBORDINATE TO SAID SUBDIVISION AND DEDICATION THE LIENS AGAINST SAID LAND OWNED AND HELD BY ME.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, WE DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING HARRIS COUNTY AND/OR ANY OTHER PUBLIC AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORKS AND/OR STRUCTURES.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF HARRIS COUNTY OR HARRIS COUNTY OR ANY CITIZEN THEREOF BY INJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.

2. ON DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1 3/4) SQUARE FEET OR (2) DIAMETER PIPE CULVERT. CULVERTS OR BRIDGES MUST BE USED FOR DRIVEWAYS AND/OR WALKS.

3. HE HEREBY COVENANT AND AGREE WITH THE CITY OF HOUSTON AND/OR HARRIS COUNTY, THAT LOTS BACKING AND/OR SIDING ON WOODWAY DRIVE SHALL NOT HAVE DIRECT DRIVEWAY ACCESS TO SAID STREET.

IN TESTIMONY WHEREOF, THE BRIARGROVE SUBDIVISION CO. HAS CAUSED THESE PRESENTS TO BE SIGNED BY R.L. PHILIPS, ITS PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, D.F. BIVEN, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 6TH DAY OF MAY, A.D. 1955.

BRIARGROVE SUBDIVISION CO.

ATTEST: _____ SECRETARY. BY: R.L. Philips PRESIDENT. SEAL.

WITNESS OUR HAND IN HOUSTON, HARRIS COUNTY, TEXAS, THIS 6TH DAY OF MAY, 1955.

E.D. McCrory TRUSTEE.

STATE OF TEXAS
COUNTY OF HARRIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E.D. MCCRORY, TRUSTEE.

R.L. PHILIPS, PRESIDENT, AND D.F. BIVEN, SECRETARY, OF BRIARGROVE SUBDIVISION CO., 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6TH DAY OF MAY, 1955. SEAL

_____
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS.

THIS IS TO CERTIFY THAT I, R.L. PHILIPS, A REGISTERED ENGINEER OF THE STATE OF TEXAS, PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED WITH 1"SQ. IRON PIPES 3' LONG, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

R.L. Philips SEAL.
ENGINEER, TEXAS REGISTRATION NO. 5158

THIS IS TO CERTIFY, THAT THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF BRIARGROVE, SECTION 5, AS SHOWN HEREON, IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, THIS 9 DAY OF May A.D. 1955.

Rudy S. Elliott SECRETARY-ENGINEER. Jesse Andrews CHAIRMAN.

I, HUGO W.N. ZAPP, COUNTY ENGINEER OF HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL THE EXISTING RULES AND REGULATIONS OF THIS OFFICE, AND REQUIREMENTS FOR LAND PLATS AS RELATED TO RESIDENTIAL SUBDIVISIONS AS ADOPTED BY COMMISSIONERS COURT; AND FURTHER THAT IT COMPLIES WITH ALL THE STATE LAWS INCLUDED IN HARRIS COUNTY ROAD LAW AS AMENDED BY HOUSE BILL 656 OF THE 53RD LEGISLATURE.

_____ COUNTY ENGINEER.

I, H.R. JENSEN, FLOOD CONTROL ENGINEER OF HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH REQUIREMENTS FOR INTERNAL SUBDIVISION DRAINAGE AS ADOPTED BY COMMISSIONERS COURT; HOWEVER NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR UPON ANY STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

H.R. Jensen FLOOD CONTROL ENGINEER.

APPROVED BY THE COMMISSIONERS COURT OF HARRIS COUNTY, TEXAS, THIS 24 DAY OF May A.D. 1955.

W.K. Hofheinz COMMISSIONER PRECINCT 1. Bob Casey COUNTY JUDGE. W.T. Ramsey COMMISSIONER PRECINCT 2.

R.P. Sayers COMMISSIONER PRECINCT 3. Ed Pierce COMMISSIONER PRECINCT 4.

I, W.D. MILLER, 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 _____, 1955, AT _____ O'CLOCK ___M. AND DULY RECORDED ON _____, 1955, AT _____ O'CLOCK ___M. IN VOL. _____ CASE OF RECORD IN _____ COUNTY. WITNESS MY HAND AND SEAL OF OFFICE, IN HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN. W.D. MILLER, CLERK, COUNTY COURT, HARRIS COUNTY, TEXAS.

BY: _____ DEPUTY.

SECTION 5 OF BRIARGROVE.

A SUBDIVISION IN THE ROBERT VINCE SURVEY, COMPRIZING 19.5 ACRES, 5 BLOCKS, AND 83 LOTS. DEVELOPED BY BRIARGROVE SUBDIVISION CO.
ENGINEER R.L. PHILIPS.
SCALE 1"=100' DATE APRIL 1, 1955.

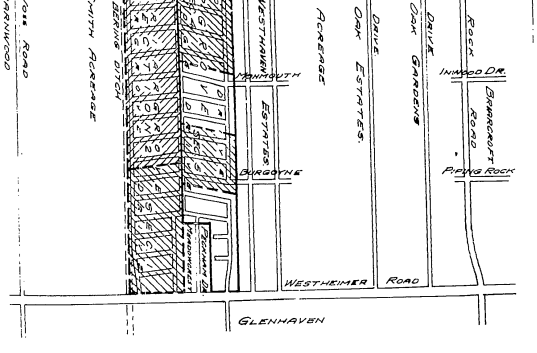
1132139

FILED FOR RECORD MAY 26, 1955 AT 1 O'CLOCK P. M.
MAY 26 1955
W.D. MILLER, CLERK COUNTY COURT, HARRIS COUNTY, TEXAS
BY _____ DEPUTY

RECORDED JULY 28 1955 AT 11:25 O'CLOCK A. M.

GENERAL NOTES:
UE SIGNIFIES UTILITY EASEMENT
AE SIGNIFIES AERIAL EASEMENT
BL SIGNIFIES BUILDING LINE
ALL BEARINGS ARE PERPENDICULAR OR PARALLEL TO THE SOUTH LINE OF THE ROBERT VINCE SURVEY UNLESS OTHERWISE NOTED WITH BEARINGS.

LOCATION SKETCH



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