STATE OF TEXAS
COUNTY OF HARRIS

We, Frisbee International, Inc., a Texas corporation, acting by and through _____, its president, and attested by _____, its secretary, being officers of Frisbee International, Inc., a Texas corporation, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 0.3551 acres tract described in the above and foregoing map of PLAT NAME, 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 thirty feet (30' 0") 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 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 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, 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 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 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 than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Frisbee International, Inc., a Texas corporation has caused these presents to be signed by _____, its president, thereunto authorized, attested by its Secretary, _____, this _____ day of _____, 20___.

Frisbee International, Inc., a Texas corporation

By: _____
_____, President

By: _____
_____President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ruknuddin Momin, known to me to be the person whose name is 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020

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

My Commission expires: _____

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Karim Ali, known to me to be the person whose name is 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, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2020

Signature:_____
Notary Public in and for the State of Texas
Printed Name:_____

My Commission expires: _____

I, Fred W. Lawton, 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 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 objects of a permanent nature) pipes 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.

STATE OF TEXAS REGISTERED FRED W. LAWTON 2321 PROFESSIONAL LAND SURVEYOR

_____
Fred W. Lawton
Texas Registration No. 2321

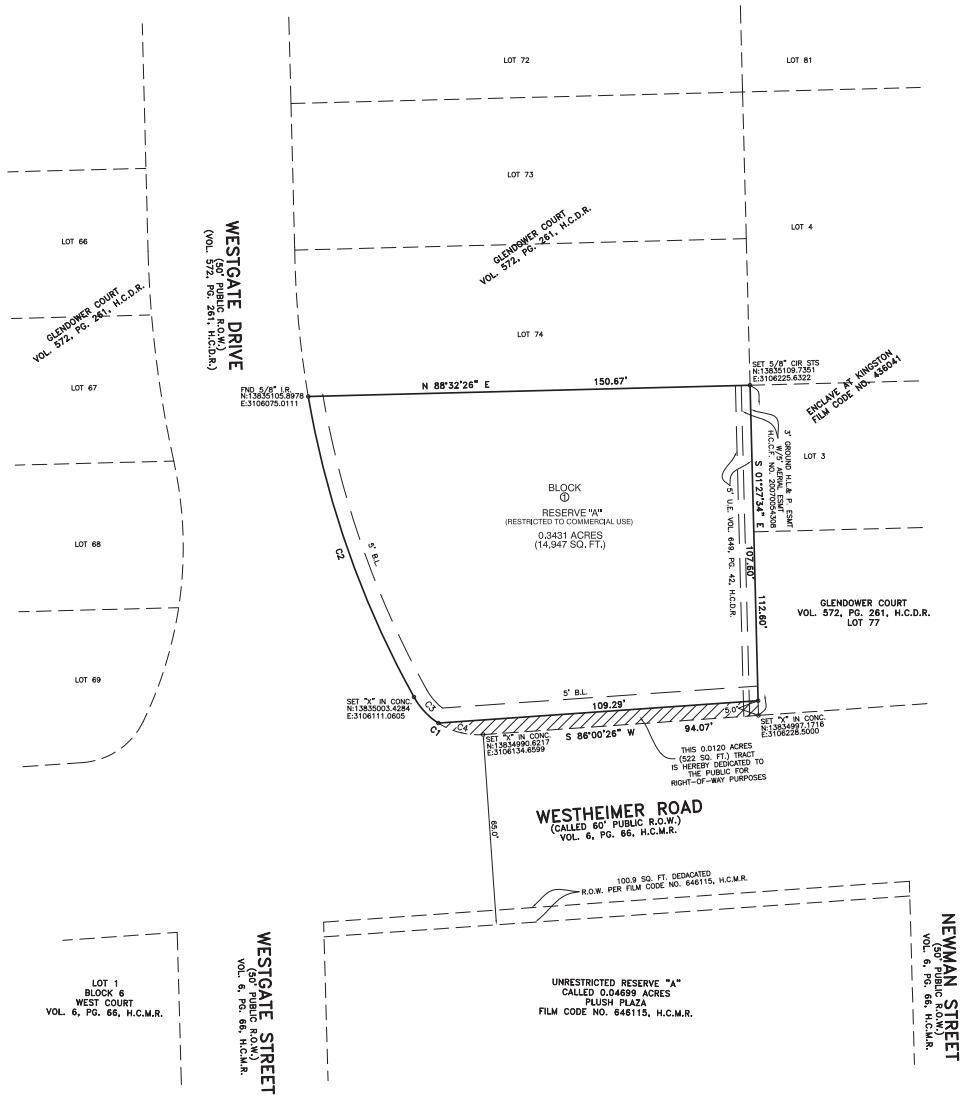
This is certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of _____ in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____ 2020.

By:_____ By:_____
Martha L. Stein (or) M. Sonny Garza — Margaret Wallace Brown, AICP, CNU-A, Secretary
Title Chair or Vice Chairman

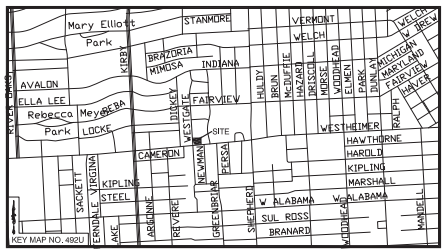
I, Diane Trautman, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on_____ 20_____, at_____o'clock_____M., and duly recorded on _____ 20_____, at_____o'clock_____M., and at Film Code Number_____of 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.

_____
Diane Trautman
County Clerk
Of Harris County, Texas



CURVE TABLE						
"C#"	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	64°57'37"	28.34'	N 81°30'45" W	26.85'
C2	324.00'	18°18'01"	109.14'	N 16°25'56" W	108.63'
C3	25.00'	28°09'29"	12.28'	N 43°04'39" W	12.15'
C4	25.00'	36°52'12"	16.09'	N 79°53'28" W	15.81'



VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE

30 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:
SQ. FT. – SQUARE FEET
B.L. – BUILDING LINE
U.E. – UTILITY EASEMENT
R.O.W. – RIGHT OF WAY
H.C.C.F. – HARRIS COUNTY CLERKS FILE
H.C.M.R. – HARRIS COUNTY MAP RECORDS
VOL. – VOLUME
PG. – PAGE
FND – FOUND
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"STS" – STAMPED SOUTH TEXAS SURVEYING

NOTES:

1. Unless otherwise indicated, the building lines [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.

2. 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 0.9998660347507.

3. 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.

4. If this plat is proposed to be a 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.

5. This property is located in Park Sector Number 14.

GLENDOWER COURT PARTIAL REPLAT NO 4

1 BLOCK, 1 UNRESTRICTED RESERVE

A SUBDIVISION OF 0.3551 ACRES (15,469 SQ.FT.) OF LAND BEING LOTS 75 & 76, OF GLENDOWER COURT, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 572, PAGE 261-262, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

REASON FOR PLAT:
TO CREATE 1 UNRESTRICTED RESERVE
SCALE: 1"= 20' DATE: 4/2020

OWNER: FRISBEE INTERNATIONAL CORPORATION
ADDRESS: 3535 WESTHEIMER RD
HOUSTON, TEXAS 77027

JOB: 20-0015-001

SOUTH TEXAS SURVEYING ASSOCIATES, INC.
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082
281-556-6918 FAX 281-556-9331
Firm Number: 10045400

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