



- NOTES:
- All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
 - All 10-foot utility easements shown extend five feet on either side of a common lot line unless otherwise indicated.
 - One-foot reserve is dedicated to the public to be as a buffer separation between the side or end of street in subdivision plans where such streets show adjacent storage tracks, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and remain in the dedicator, his heirs, assigns and successors).
 - U. E. indicates "utility easement".
 - G. E. indicates "gas easement".
 - B. L. indicates "building line".
 - This easement shall be kept clear of boxes, buildings, planting and other obstructions to the operation and maintenance of the drainage facility, and the abutting property shall not be permitted to drain into this easement except by means of approved drainage structures.
 - The 10-foot utility easements lying adjacent to the drainage easements within the boundaries of this plat shall be kept clear of boxes, buildings, planting and other obstructions.
 - All 18-foot utility easements shown extend 9.0 feet on either side of a common lot line unless otherwise indicated.

STATE OF TEXAS)
COUNTY OF HARRIS)

1922

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We, Joe Ross Shurtz and J. Bouldin, President and Secretary respectively of Tanglerbar Security Corp., owner of the property subdivided in the above and foregoing map of NASSAU BAY, SECTION ONE, do hereby make subdivision of said property for and on behalf of said Tanglerbar Security Corp. according to the lines, lots, building lines, streets, alleys, parks and easements hereon shown and designate said subdivision as NASSAU BAY, SECTION ONE, located in the South Deel League Survey in Harris County, Texas and on behalf of said Tanglerbar Security Corp. dedicate to the public use, as such, all of the streets, alleys, parks and easements shown hereon forever and do hereby waive any claims for damages occasioned by the establishing of grades or 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 do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that Joe Ross Shurtz and J. Bouldin, President and Secretary respectively of Tanglerbar Security Corp., owner of the property subdivided in the above and foregoing map of NASSAU BAY, SECTION ONE, have complied or will comply with the existing Harris County Road Law, Section 31-C, as amended by House Bill 389, Act of 1959, 56th Legislature, and all other regulations hereunder on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

Wallace Investments, Inc., owner and holder of lien upon said property, does hereby certify and confirm said subdivision and dedication to be made in all things subordinate to said subdivision and dedication, the lien upon said land owned and held by said Wallace Investments, Inc.

There is reserved along and center on the underground electric power service line, as and when installed from the point of service at the building on each residential lot or the 10-foot wide easement and easement to be for the purpose of installing, operating, maintaining, and repairing said underground electric power service, together with ingress to and egress from service line, and said easement shall be kept clear of all buildings, paving, walls, fences, or other improvements that would interfere with any excavation work that may be required in the future.

FURTHER, we do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the centerline of any and all gutters, manholes, drains, ditches or other natural drainage courses located in the 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 work 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, by Harris County or any citizen thereof, by injunction, as follows:

- The drainage of traffic into roads, streets, alleys or other public ditches, either directly or indirectly, is strictly prohibited.
- 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 (1 1/2" diameter pipe culvert). Culverts or bridges must be used for driveways and/or walks.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We hereby covenant and agree with the City of Webster and/or Harris County and/or any property owner that the utility easements shown on acreage are hereby established as shown.

We hereby covenant and agree with the City of Webster and/or Harris County and/or any property owner that no dwelling unit shall be constructed or occupied on any lot having an area of less than seven thousand (7000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot or alley and in no case shall any dwelling be constructed upon a lot, plot or site of less area than five thousand (5000) square feet or with less street frontage than fifty (50) feet.

IN WITNESS WHEREOF, the Tanglerbar Security Corp. has caused these presents to be signed by Joe Ross Shurtz, its President, hereunto authorized, attested by its Secretary, J. Bouldin, and its common seal hereunto affixed this 11th day of November, 1922.

WALLACE INVESTMENTS, INC., Lien Holder
By: James H. Stoney, Vice-President

TANGLERBAR SECURITY CORP., Owner
By: Joe Ross Shurtz, President
Attest: J. Bouldin, Secretary

STATE OF TEXAS)
COUNTY OF HARRIS)

1922

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BEFORE ME, the undersigned authority, on this day personally appeared Joe Ross Shurtz, President, and J. Bouldin, Secretary of Tanglerbar Security Corp., 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 set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of November, 1922.

Notary Public in and for Harris County, Texas

STATE OF TEXAS)
COUNTY OF HARRIS)

1922

BEFORE ME, the undersigned authority, on this day personally appeared James H. Stoney, Vice President of Wallace Investments, Inc., 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 consideration therein expressed and in the capacity therein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of November, 1922.

Notary Public in and for Harris County, Texas

This is to certify that L. Bennett Coulson, a Registered Professional Engineer of the State of Texas, has plotted the above subdivision from an actual survey on the ground, all block corners, angle points, and points of curve are properly marked with 5/8" iron rods 3" long, and that this plat correctly represents that survey made by me.

L. Bennett Coulson
Registered Professional Engineer
Texas Registration Number 4000

IN WITNESS WHEREOF, the City Planning Commission of the City of Webster, Texas, has approved this plat and subdivision of NASSAU BAY, SECTION ONE, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signatures of the Chairman and Secretary of the City Planning Commission of the City of Webster, Texas, this 23rd day of October, 1922.

Richard P. Doss, County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all existing rules and regulations of this office as adopted by Commissioners' Court and Department of Land Planning as related to Residential Subdivisions; and further that it complies with all of the laws included in the Harris County Road Law, including Section 31-C, as amended by House Bill 389, Act of 1959, 56th Legislature.

R. P. Doss
County Engineer

I, H. B. 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 intersecting drainage artery or parent stream, or on any other area or subdivision within the watershed.

H. B. Jensen
Flood Control Engineer

APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS, this 14th day of January, 1928.

W. H. Ramsey
Commissioner, Precinct 1
R. E. Jensen
Commissioner, Precinct 3
E. E. Turrentine, Jr.
Commissioner, Precinct 4

STATE OF TEXAS)
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1922

I, R. E. Turrentine, Jr., 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 Feb. 14, 1928, at 2:21 o'clock P. M., and duly recorded on Feb. 17, 1928, at 2:21 o'clock P. M., Vol. 22, Page 22.

WITNESS my hand and seal of office at Houston, the day and date last above written.

R. E. Turrentine, Jr., Clerk
County Court, Harris County, Texas
By: Frank R. Williams, Deputy

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THIS ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CANCELLED AFTER RECORDING.

NASSAU BAY

SECTION ONE

BEING 91.761 ACRES OUT OF THE HOUSTON ORCHARD COMPANY'S WEBSTER SUBDIVISION, SARAH DEEL LEAGUE, A-13, HARRIS CO., TEXAS

BENNETT COULSON
CONSULTING ENGINEER

SCALE 1"=200'
12 BLOCKS
OCTOBER 1, 1922
273 LOTS

Rev. 1-7-63
Rev. 12-18-62
Rev. 12-5-62