

STATE OF TEXAS  
COUNTY OF HARRIS

WE, HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP ACTING BY AND THROUGH CLINTON F. WONG, PRESIDENT, OF AMVEST CORPORATION, A TEXAS CORPORATION AND GENERAL PARTNER OF HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, OWNERS, HEREAFTER REFERRED TO AS OWNERS OF THE 7.317 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP DEVELOPMENT PLAT MAP OF TOWNSEN BOULEVARD STREET DEDICATION NO. 1, 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 AND 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 DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE 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.

IN TESTIMONY WHEREOF, HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CLINTON F. WONG, PRESIDENT, OF AMVEST CORPORATION, A TEXAS CORPORATION AND ITS GENERAL PARTNER THEREUNTO, AUTHORIZED, THIS 23<sup>RD</sup> DAY OF SEPTEMBER 2019.

HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: IT'S GENERAL PARTNER  
AMVEST CORPORATION  
A TEXAS CORPORATION  
BY: Clinton F. Wong  
CLINTON F. WONG, PRESIDENT

ATTESTED BY: Phillip Peacock  
PHILLIP PEACOCK, SECRETARY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLINTON F. WONG, OF HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

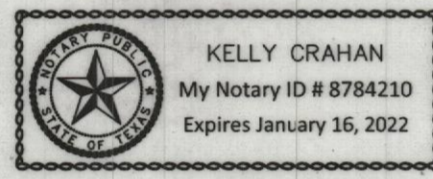
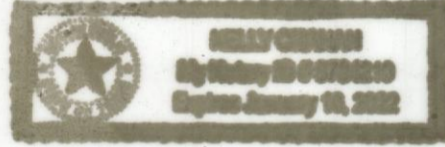
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23<sup>RD</sup> DAY OF SEPTEMBER 2019.

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP PEACOCK, SECRETARY OF HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23<sup>RD</sup> DAY OF SEPTEMBER 2019.

Kelly Crahan  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01-16-2022

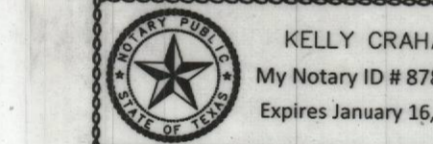
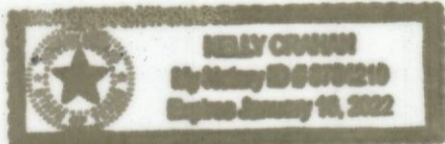


STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP PEACOCK, SECRETARY OF HEADWAY ESTATES, LTD., A TEXAS LIMITED PARTNERSHIP, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 23<sup>RD</sup> DAY OF SEPTEMBER 2019.

Kelly Crahan  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01-16-2022



WE, PACIFIC INDIO PROPERTIES INC., RIGHT-OF-WAY/EASEMENT HOLDER, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS TOWNSEN BOULEVARD STREET DEDICATION NO. 1, SAID DOCUMENT BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NO. Y843147, 2133294 AND 20120229342 OF THE O.P.R.O.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND I HEREBY CONFIRM THAT I AM THE PRESENT EASEMENT HOLDER AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

PACIFIC INDIO PROPERTIES INC.  
(RIGHT-OF-WAY/EASEMENT HOLDER)

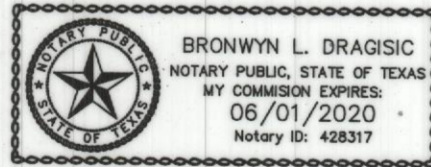
By: Bassam Barazi  
BASSAM BARAZI, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASSAM BARAZI, PRESIDENT, OF PACIFIC INDIO PROPERTIES INC., RIGHT-OF-WAY/EASEMENT HOLDER, 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.

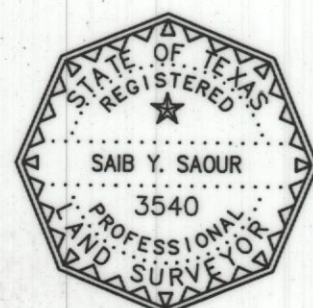
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 6<sup>TH</sup> DAY OF SEPTEMBER 2019.

Bronwyn L. Dragisic  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 06/01/2020



I, SAIB Y. SAOUR, 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 EIGHTS (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.

Saib Y. Saour  
SAIB Y. SAOUR, R.P.L.S.,  
TEXAS REGISTRATION NO. 3540



THIS IS TO CERTIFY THAT THE CITY OF HUMBLE HAS APPROVED THIS DEVELOPMENT PLAT OF TOWNSEN BOULEVARD STREET DEDICATION NO. 1, AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE MAYOR AND SECRETARY OF THE CITY OF HUMBLE THIS 14<sup>TH</sup> DAY OF November, 2019.

BY: Merle Don Aaron Sr.  
MERLE DON AARON SR.  
MAYOR

BY: Jenny Page  
JENNY PAGE  
CITY SECRETARY



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 November 15, 2019, AT 10:59 O'CLOCK A.M., AND DULY RECORDED ON November 15, 2019, AT 1:40 O'CLOCK P.M., AND AT FILM CODE NUMBER 690101 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

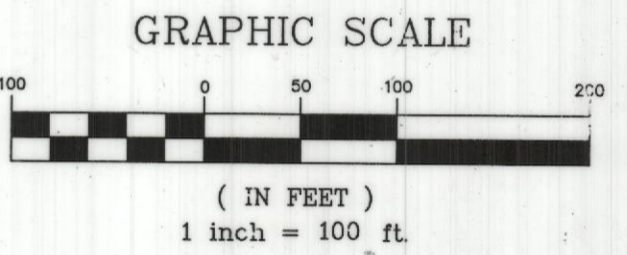
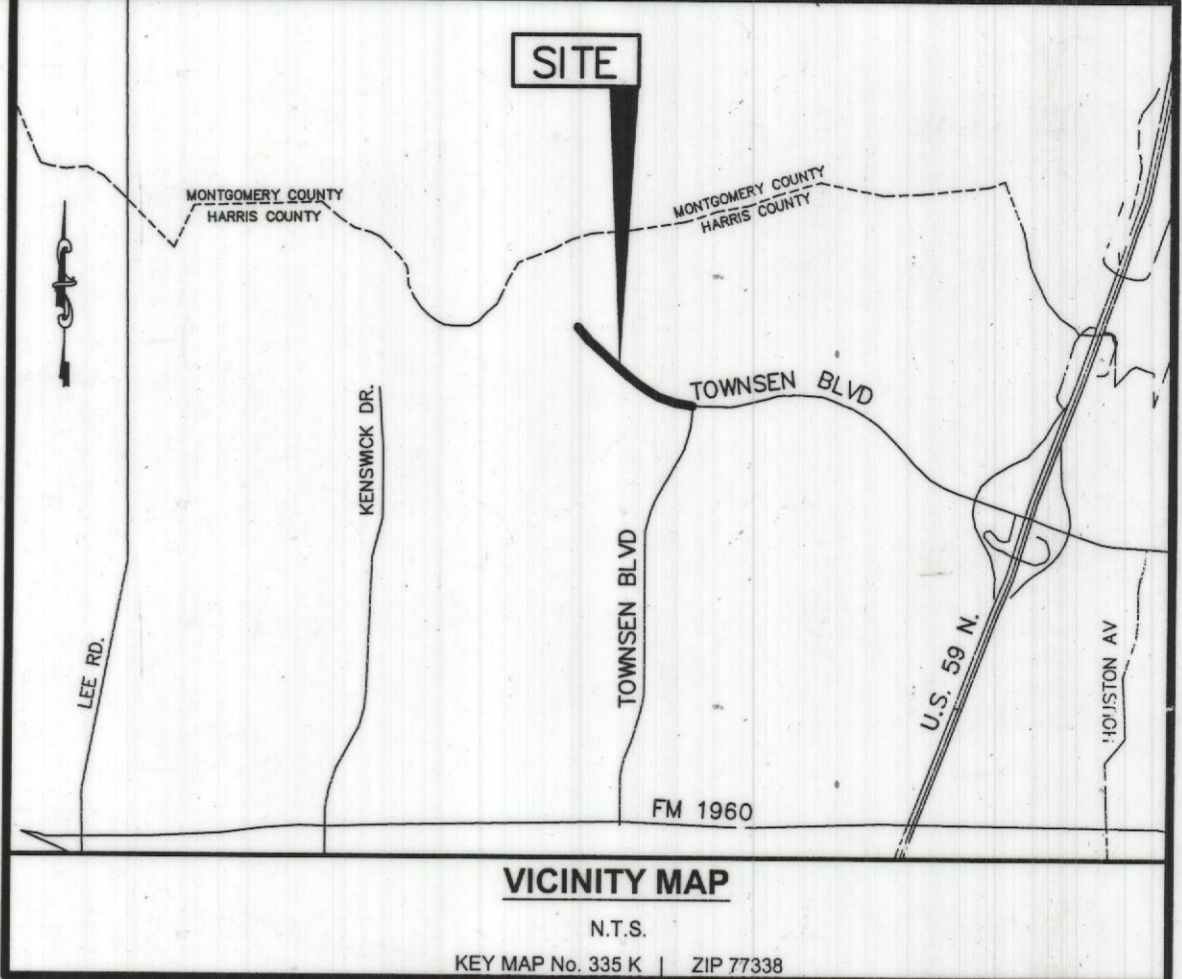
WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN.

DIANE TRAUTMAN  
COUNTY CLERK  
OF HARRIS COUNTY, TEXAS  
BY: Christian Orona  
DEPUTY  
CHRISTIAN ORONA

RP-2019-507786  
11/15/2019 hccplr1 60.00  
FILED  
11/15/2019 10:59 AM  
Diane Trautman  
COUNTY CLERK

NOTES:

- 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 FACTOR: 1.00005442. THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999934582.
- ONE FOOT RESERVE (1' RESERVE) DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BE VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- 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.
- RYKO DEVELOPMENT, INC., AS PACIFIC INDIO, LP'S SOLE GENERAL PARTNER, OR THE ASSIGNS AND SUCCESSORS IN INTEREST OF PACIFIC INDIO, LP AGREES TO PARTICIPATE IN THE TOTAL COST OF THE SIGNALIZATION OF THE INTERSECTION OF TOWNSEN BOULEVARD STREET DEDICATION NO. 1, AS DEPICTED ON THIS PLAT. THAT PARTICIPATION WILL INCLUDE NOT ONLY RYKO DEVELOPMENT, INC. AND THE CITY OF HUMBLE, BUT OTHER SINGLE FAMILY LOT DEVELOPERS, COMMERCIAL AND INDUSTRIAL DEVELOPERS IN THE AREA WHOSE PROJECTS WILL BENEFIT FROM SUCH SIGNAL AND WHOSE PROJECTS WILL IMPACT THAT INTERSECTION CREATING THE NEED FOR THE SIGNAL. RYKO DEVELOPMENT, INC. WILL FUND ITS SHARE OF THE PARTICIPATION TO THE CITY AT THE COMMENCEMENT OF CONSTRUCTION AND AT THE SAME TIME AS OTHER AREA DEVELOPERS. THE SIGNALIZATION PROJECT WILL BE DESIGNED, CONSTRUCTED AND ADMINISTERED BY THE CITY OF HUMBLE.



LEGEND

- R.O.W. .... RIGHT OF WAY
- B.L. .... BUILDING LINE
- S.S.E. .... SANITARY SEWER EASEMENT
- U.E. .... UTILITY EASEMENT
- A.E. .... AERIAL EASEMENT
- W.L.E. .... WATER LINE EASEMENT
- STW.E. .... STORM SEWER EASEMENT
- H.C.D.R. .... HARRIS COUNTY DEED RECORDS
- H.C.M.R. .... HARRIS COUNTY MAP RECORDS
- H.C.C.F. No. .... HARRIS COUNTY CLERK'S FILE NUMBER
- Eas't. .... EASEMENT
- H.C.F.C.D. .... HARRIS COUNTY FLOOD CONTROL DISTRICT
- Vol. .... VOLUME
- Pg. .... PAGE
- (F) .... FOUND 5/8 INCH IRON ROD W/CAP STAMPED S & V SURVEY
- (S) .... SET 5/8 INCH IRON ROD W/CAP STAMPED BENCHMARK ENGR.

A DEVELOPMENT PLAT OF  
**TOWNSEN BOULEVARD  
STREET DEDICATION No 1**

A SUBDIVISION OF 7.317 ACRES OF LAND SITUATED IN THE  
T. F. PINCKNEY SURVEY, ABSTRACT No. 1588  
CITY OF HUMBLE, HARRIS COUNTY, TEXAS

0 LOTS 1 BLOCK 2 RESERVES

SCALE: 1"=100' DATE: SEPTEMBER, 2019

LAND OWNER:  
HEADWAY ESTATES, LTD.  
o Texas Limited Partnership  
1616 Voss Road, Ste. #618  
Houston, Texas 77057  
Phone#: (713) 978-5900

RIGHT-OF-WAY/EASEMENT HOLDER:  
PACIFIC INDIO PROPERTIES INC.  
7500 San Felipe, Ste. #400  
Houston, Texas 77063  
Phone#: (713) 952-0200

PREPARED BY:  
**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview Suite #600  
Houston, Texas 77057 U.S.A.  
(713)266-9930 Fax (713)266-3804

RECORDER'S MEMORANDUM:  
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

Texas Board of Professional Engineers  
Registration Number F-6788  
TBPLS Firm Registration Number 10009000