

STATE OF TEXAS §
 COUNTY OF HARRIS §

We, Cypress Fairbanks Independent School District, acting by and through Bob R. Covey, President and Debbie Blackshear, Secretary, being officers of Cypress Fairbanks Independent School District, owner, hereinafter referred to as Owners of the 16.740 acre tract described in the above and foregoing map of Cypress Fairbanks ISD Elementary No 58 do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plot and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), 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 to 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 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 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 certify and covenant that they have complied with or will comply with existing Harris County Road Law, Section 31-C as amended by Chapter 614, 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.

IN TESTIMONY WHEREOF, the Cypress Fairbanks Independent School District has caused these presents to be signed by Bob R. Covey, its President, thereto authorized, attested by its Secretary, Debbie Blackshear, this ____ day of _____, 20__.

Cypress Fairbanks Independent School District

By: _____
 Bob R. Covey, President

By: _____
 Debbie Blackshear, Secretary

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Cypress Fairbanks ISD Elementary No 58 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 _____, 20__.

Martha L. Stein, Chair or, M. Sonny Garza, Vice-Chair

Margaret Wallace Brown, AICP, CNU-A, Secretary

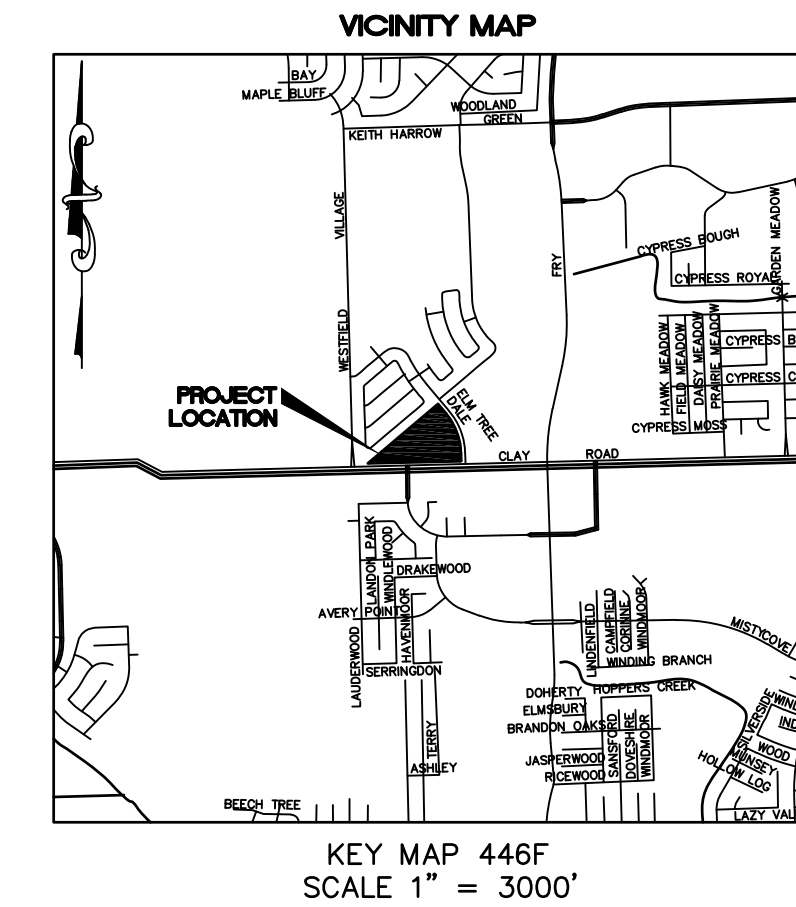
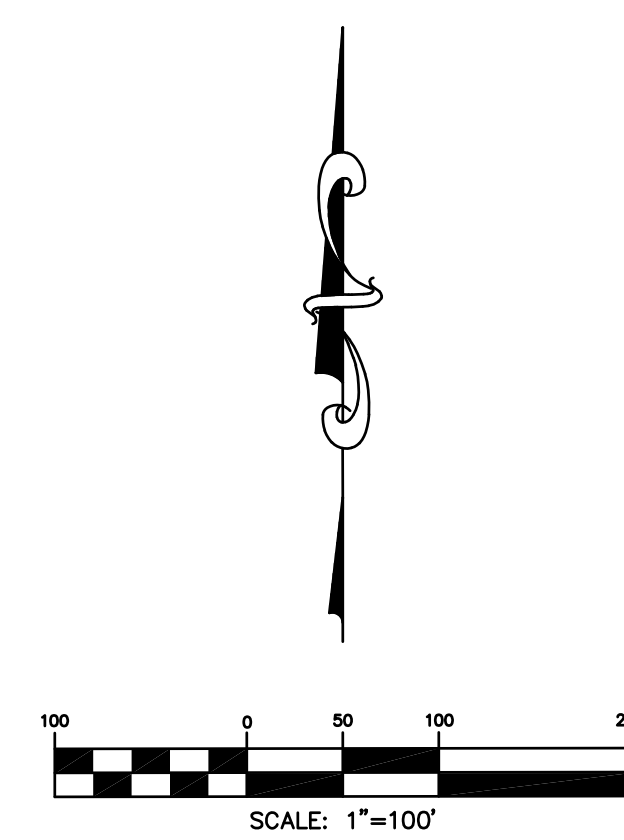
I, John R. Blount, County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris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

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

FIRE AND EMS LEGEND	
CY-FAIR FIRE DEPARTMENT STATION 12	
ADDRESS	19780 KEITH HARROW BLVD KATY, TX 77449
PHONE #	281-550-6663

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	667.96'	985.00'	38°51'14"	S20°47'16"E	655.23'
C2	15.71'	30.00'	29°59'42"	S73°38'30"W	15.53'

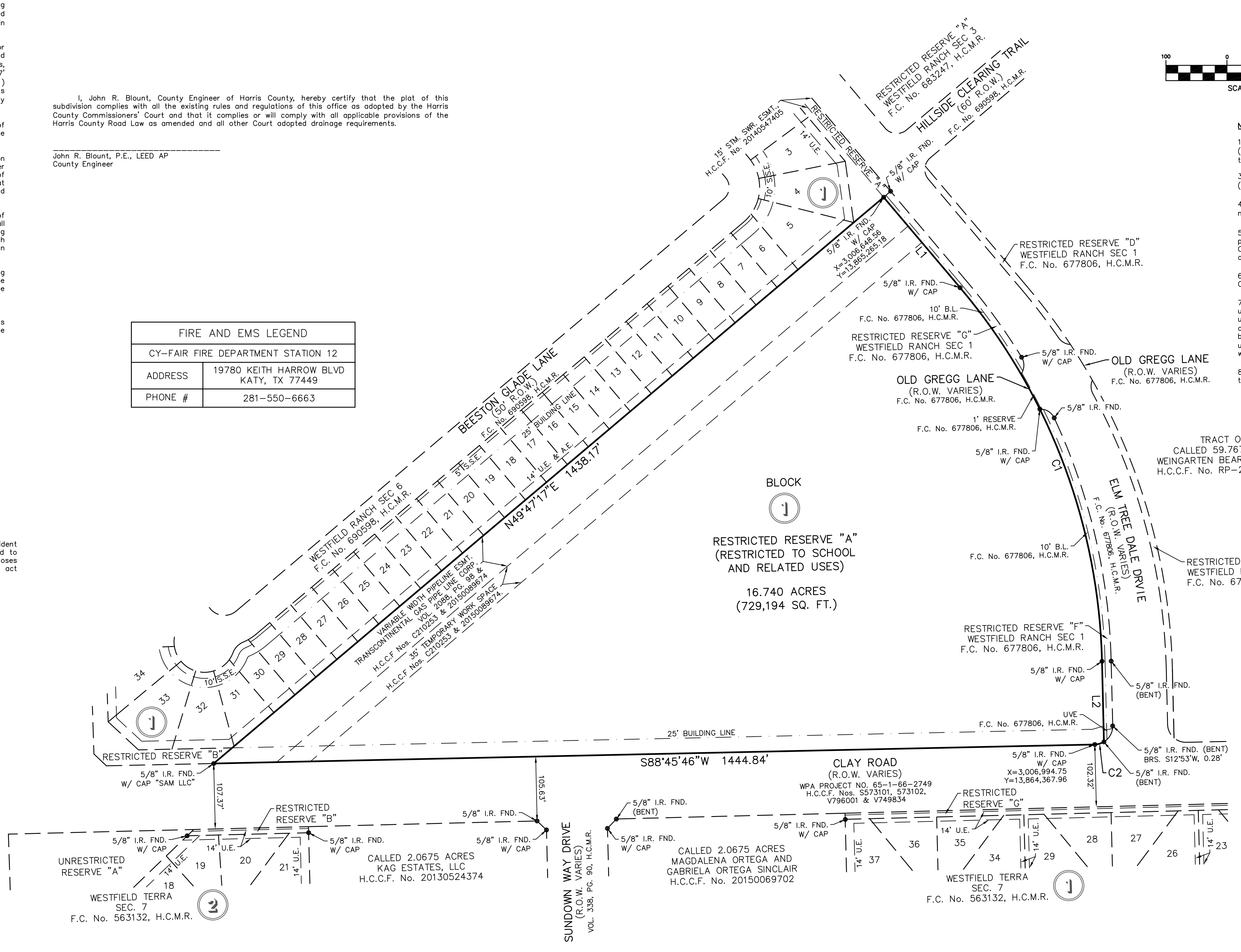
LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°12'53"E	194.29'
L2	S01°21'39"E	132.03'



- NOTES:**
- The coordinates shown hereon are Texas South Central Zone No. 4204, State Plane Coordinates (NAD83) and may be brought to surface (Local Coordinates) by dividing the depicted coordinate by the following combined scale factor of 0.99989890001 (X+S.F.=SURFACE VALUE).
 - Bearings depicted hereon are based on Texas State Plane Coordinate System, South Central Zone (NAD83).
 - This Plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
 - Unless otherwise indicated, the building lines [B.L.] whether one or more, shown on this subdivision plat are established to evidence compliance with 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.
 - Site drainage plans for the future development of this reserve must be submitted to the Harris County Flood Control District and Harris County Engineering Department.
 - 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.
 - Any new development within the subdivision plat shall obtain a Storm Water Quality Permit before the issuance of any development permits.

ABBREVIATIONS:

- B.L.—BUILDING LINE
- ESMT.—EASEMENT
- F.C.—FILM CODE
- FND.—FOUND
- FT.—FEET
- H.C.C.F.—HARRIS COUNTY CLERK'S FILE
- H.C.D.R.—HARRIS COUNTY DEED RECORDS
- H.C.M.R.—HARRIS COUNTY MAP RECORDS
- I.P.—IRON PIPE
- No.—NUMBER
- PG.—PAGE
- R.O.W.—RIGHT-OF-WAY
- SAN.—SANITARY
- SQ.—SQUARE
- SWR.—SEWER
- VOL.—VOLUME



STATE OF TEXAS §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Bob R. Covey, President and Debbie Blackshear, Secretary 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 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 _____, 20__.

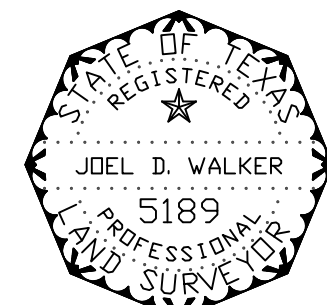
Notary Public in and for the State of Texas

(Print Name)

My Commission Expires:

I, Joel D. Walker, 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.

Joel D. Walker _____ Date
 Texas Registration No. 5189



I, Chris Hollins, 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 _____, 20__ by an order entered into the minutes of the court.

Chris Hollins
 County Clerk
 Of Harris County, Texas

By: _____
 Deputy

I, Chris Hollins, 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.

Chris Hollins
 County Clerk
 Of Harris County, Texas

By: _____
 Deputy

CYPRESS FAIRBANKS ISD ELEMENTARY NO 58

A SUBDIVISION OF
 16.740 ACRES
 OUT OF THE
 H.&T. C. R.R. CO. SURVEY,
 SECTION 40, BLOCK 2,
 ABSTRACT NO. 986
 HARRIS COUNTY, TEXAS

1 BLOCK 1 RESERVE

OCTOBER 2020



21020 PARK ROW
 KATY, TEXAS 77449
 PHONE: (281) 509-8288
 FAX: (281) 492-0026
 CERTIFIED FIRM NO. 10073800
 OWNER:
 CYPRESS FAIRBANKS INDEPENDENT SCHOOL DISTRICT
 10300 JONES ROAD
 HOUSTON, TEXAS 77065
 (281) 897-4000