FINAL PLAT OF THE

TRACES

SECTION ONE

7 RESERVES 0 BLOCKS 0 LOTS

MAP OF 111.4330 ACRES OF LAND OUT OF AND A PART OF THE W.H. MOWREY SURVEY A-1419 HARRIS COUNTY, TEXAS

SCALE: 1"=100' SEPTEMBER, 1982

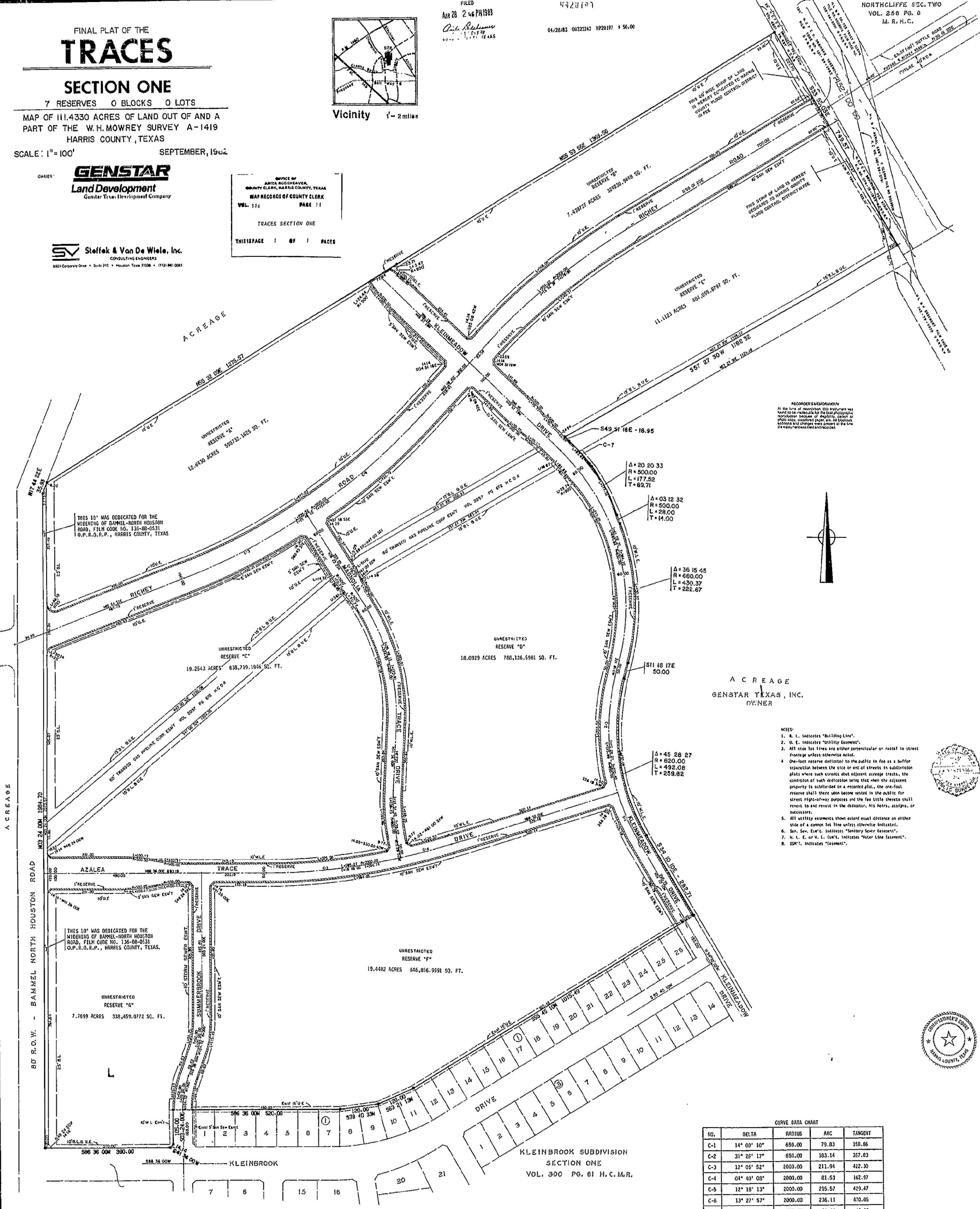
OWNER: GENSTAR Land Development
Genstar Texas Development Company

Steffek & Van De Wiele, Inc.
CONSULTING ENGINEERS
6901 Corporate Drive • Suite 215 • Houston Texas 77036 • (713) 981 0061

OFFICE OF
ANITA RODEHEAVER,
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 316 PAGE 11
TRACES SECTION ONE
THIS IS PAGE 1 OF 1 PAGES

FILED
APR 28 2 46 PM 1983
Anita Rodeheaver
COUNTY CLERK
HARRIS COUNTY, TEXAS

04/28/83 00322242 H920197 $ 50.00



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

NOTES:

1. B. L. indicates "Building Line".
2. U. E. indicates "Utility Easement".
3. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
4. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut 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 there upon become 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.
5. All utility easements shown extend equal distance on either side of a common lot line unless otherwise indicated.
6. San. Sew. Esm't. indicates "Sanitary Sewer Easement".
7. W. L. E. or W. L. Esm't. indicates "Water Line Easement".
8. ESM'T. indicates "Easement".

CURVE DATA CHART

NO.	DELTA	RADIUS	ARC	TANGENT
C-1	14° 00' 10"	650.00	79.83	158.86
C-2	31° 26' 17"	650.00	183.14	357.03
C-3	12° 05' 52"	2000.00	211.94	422.30
C-4	04° 40' 08"	2000.00	81.53	162.97
C-5	12° 18' 13"	2000.00	215.57	429.47
C-6	13° 27' 57"	2000.00	236.11	470.05
C-7	07° 45' 49"	690.00	93.49	46.82

STATE OF TEXAS |
COUNTY OF HARRIS |

We, John E. Carr, III, Vice-President, and Laurine M. Ernsberger, Assistant Secretary, being officers of Genstar Texas Inc., owners of the 111.4330-acre tract described in the above and foregoing map of the Traces, Section One, 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 dedicated 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, we do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, we 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, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, we do hereby dedicate to the public a strip of land fifteen (15) feet 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, we 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, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of The Traces, Section One where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and do hereby make and establish all building setback lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

FURTHER, we, Genstar Texas Inc., have complied with or will comply with the 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, Genstar Texas Inc. has caused these presents to be signed by John E. Carr, III, its Vice-President, thereunto authorized, attested by its Assistant Secretary, Laurine M. Ernsberger, and its common seal hereunto affixed this 27th day of December, 1982.

GENSTAR TEXAS INC.

By: John E. Carr, III, Vice-President

Attest: Laurine M. Ernsberger
Assistant Secretary

STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared John E. Carr, III, Vice-President, and Laurine M. Ernsberger, Assistant 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 set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of December, 1982.

Jimmie F. Jenkins
Notary Public in and for the State of Texas
My commission expires 7/17/84

We, Jesse R. Sharman, Jo Anne Cassin, and Sherra Frances Wax, owners and holders of a lien against the property described in the plat known as The Traces, Section One, said lien being evidenced by instrument recorded in the County Clerk's office, in File No. F-868127, in the Official Public Records of Real Property of Harris County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Jesse R. Sharman
By: Jo Ann Cassin
By: Sherra Frances Wax

STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Jesse R. Sharman, Jo Anne Cassin, and Sherra Frances Wax, 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 set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of February, 1983

John M. Robinson
Notary Public in and for Harris County, Texas
My commission expires 1986

I, John Van De Wiele, an authorized under the laws of the State of Texas to practice the professions of engineering and surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or other suitable permanent metal having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner. This survey is not tied into the official City of Houston survey system in compliance with Ordinance No. 69-1978 because a City survey marker has not been established within 2,000 feet of this property.

John Van De Wiele
Texas Engineering Registration No. 42195
Texas Registered Public Surveyor No. 3608

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of the Traces, Section One 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 14th day of April, 1983.

By: C. Jim Stewart, Chairman

Attest: Kerry R. Gilbert, Asst. Secretary

I, Richard P. Doss, County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Richard P. Doss, County Engineer

I, James B. Green, Director 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 parent stream or on any other area or subdivision within the watershed.

James B. Green, Director
Harris County Flood Control District

APPROVED by the Commissioners' Court of Harris County, Texas, this 28th day of April, 1983.

Tom Bass, Commissioner, Precinct 1

James Fonteno, Commissioner, Precinct 2

Jon Lindsay, County Judge

R. T. Eckels, Commissioner, Precinct 3

E. A. Lyons, Jr., Commissioner, Precinct 4

I, Anita Rodeheaver, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on Apr. 28, 1983, at 2:46 o'clock P.M., and duly recorded on May 3, 1983, at 9:00 o'clock A.M. and in Volume 316, Page 11 of the map records of Harris County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE, at Houston, the day and date last above written.

Anita Rodeheaver, Clerk, County Court
Harris County, Texas

By: ________, Deputy

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