

We, Shaw's Jewelry & Loan Pawn Shop, LTD., D.B.A. Shaw's Jewelry, Ltd., acting by and through George Dziedzic, our General Partner, hereinafter referred to as the Owner of the 0.4775 acre tract described in the above and foregoing map of SHAW'S JEWELRY, 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 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 total 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 (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, 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 report 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.

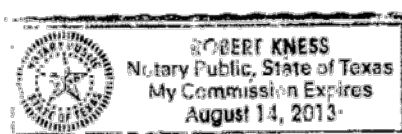
IN TESTIMONY WHEREOF, Shaw's Jewelry & Loan Pawn Shop, Ltd., D.B.A. Shaw's Jewelry, Ltd., has caused these presents to be signed by George Dziedzic, its General Partner, thereunto authorized, this 26 day of SEPT., 2011.

Shaw's Jewelry & Loan Pawn Shop, Ltd.
D.B.A. Shaw's Jewelry, Ltd.

By: *George Dziedzic*
George Dziedzic
General Partner

Before me, the undersigned authority, on this day personally appeared George Dziedzic, General Partner, of Shaw's Jewelry & Loan Pawn Shop, Ltd., D.B.A. Shaw's Jewelry, Ltd., known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 the 26 day of SEPT., 2011.



By: *Robert Kness*
Notary Public in and for the
State of Texas
August 14, 2013
My Commission Expires:

I, Mike Kurkowski, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision is true and correct; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet, unless otherwise noted, and that the plat boundary corners have been tied to the Texas State Plane Coordinate System.



By: *Mike Kurkowski*
Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101

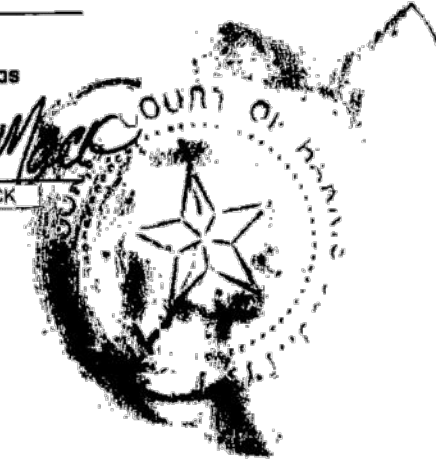
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of SHAW'S JEWELRY in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized recording of this plat this the 26th day of SEPT., 2011.

By: *Mark A. Kilkenny* or *M. Sonny Goff*
Mark A. Kilkenny or M. Sonny Goff
Chair Vice Chairman
By: *Mariene L. Goffick*
Mariene L. Goffick
Secretary

I, Stan Stanart, 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 OCT. 3, 2011, at 1:57 o'clock P.M., and duly recorded on OCT. 4, 2011, at 7:42 o'clock A.M., and at Film Code Number 642216 of the Map Records of Harris County for said county.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, TRANSFER, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

By: *Stan Stanart*
Stan Stanart
County Clerk
of Harris County, Texas
Deputy *Edwina V. Mack*
Edwina V. Mack



GIBBS WARLEY COMPANY
H.C.C.F. NO. C352530
BLOCK 2
MACDONALD ADDITION
VOL. 504, PG. 184,
H.C.D.R.
LOT 1

OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

642216
SHAW'S JEWELRY
THIS IS PAGE 1 OF 2 PAGES
SCANNER KM-4850w
KEY MAP

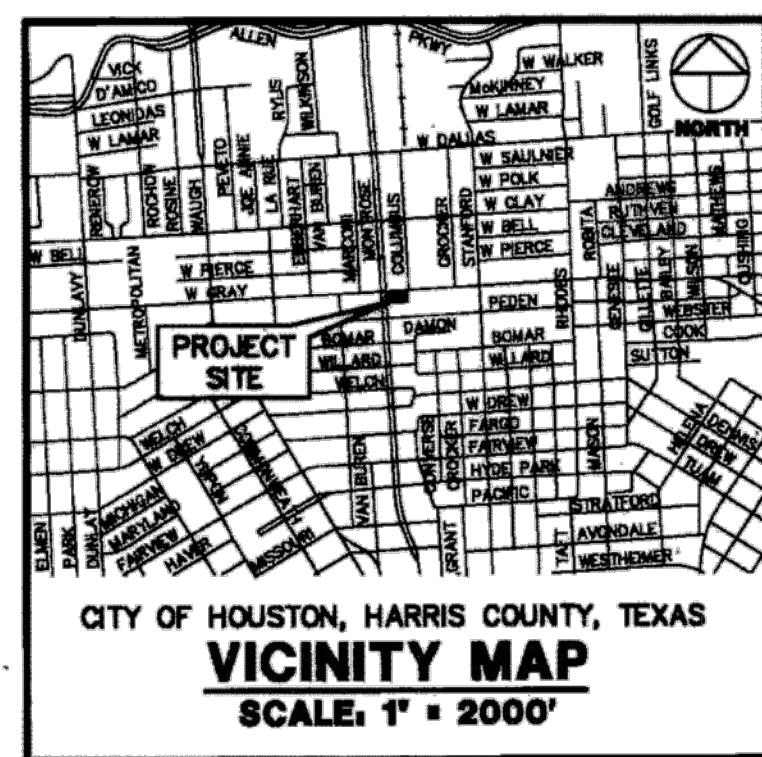
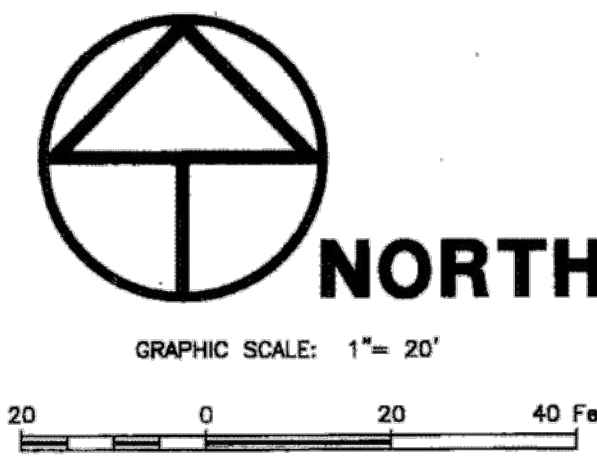
CALLER 0.175 ACRE
BUNHOUR LIM AND
KUCH REATH LIM
H.C.C.F. NO. L728215
LOT 18
BLOCK 10
REPLAT OF ROSEMONT
HEIGHTS EXTENSION
VOL. 515, PG. 362,
H.C.D.R.
LOT 1

MONTROSE BOULEVARD
100' RIGHT-OF-WAY
H.C.C.F. NO. B87726

HUGGINS MICHALK, LTD.
H.C.C.F. NO. L728215
LOT 1



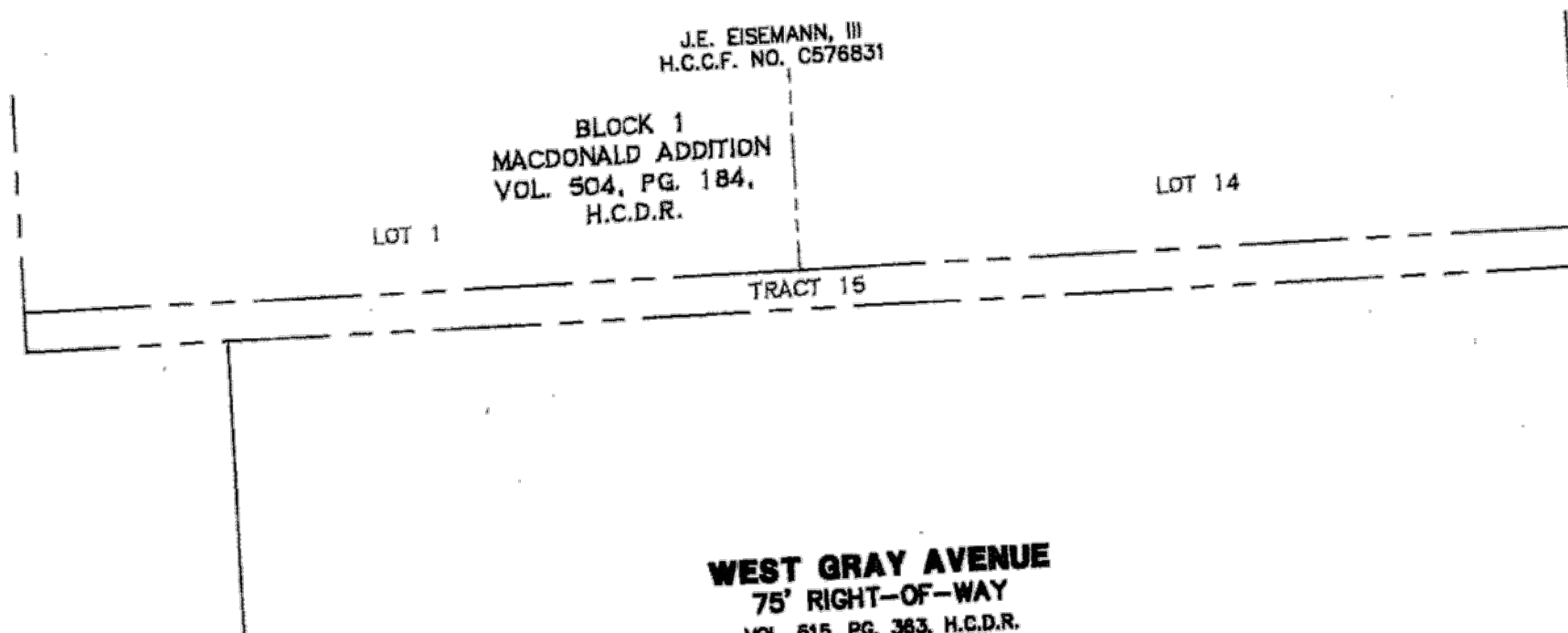
FILED
10/3/2011 3:57 PM
Stan Stanart
COUNTY CLERK
HARRIS COUNTY
20110416306
10/3/2011 Item2 \$60.00



- ABBREVIATIONS
- ESMT. - EASEMENT
 - FND - FOUND
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORDS
 - H.C.M.R. - HARRIS COUNTY MAP RECORDS
 - IP - IRON PIPE
 - IR - IRON ROD
 - NO. - NUMBER
 - PG. - PAGE
 - R.O.W. - RIGHT-OF-WAY
 - SQ. FT. - SQUARE FEET
 - VOL. - VOLUME
 - B.L. - BUILDING LINE
 - W.L.E. - WATER LINE EASEMENT
 - S.S.E. - SANITARY SEWER EASEMENT
 - U.E. - UTILITY EASEMENT

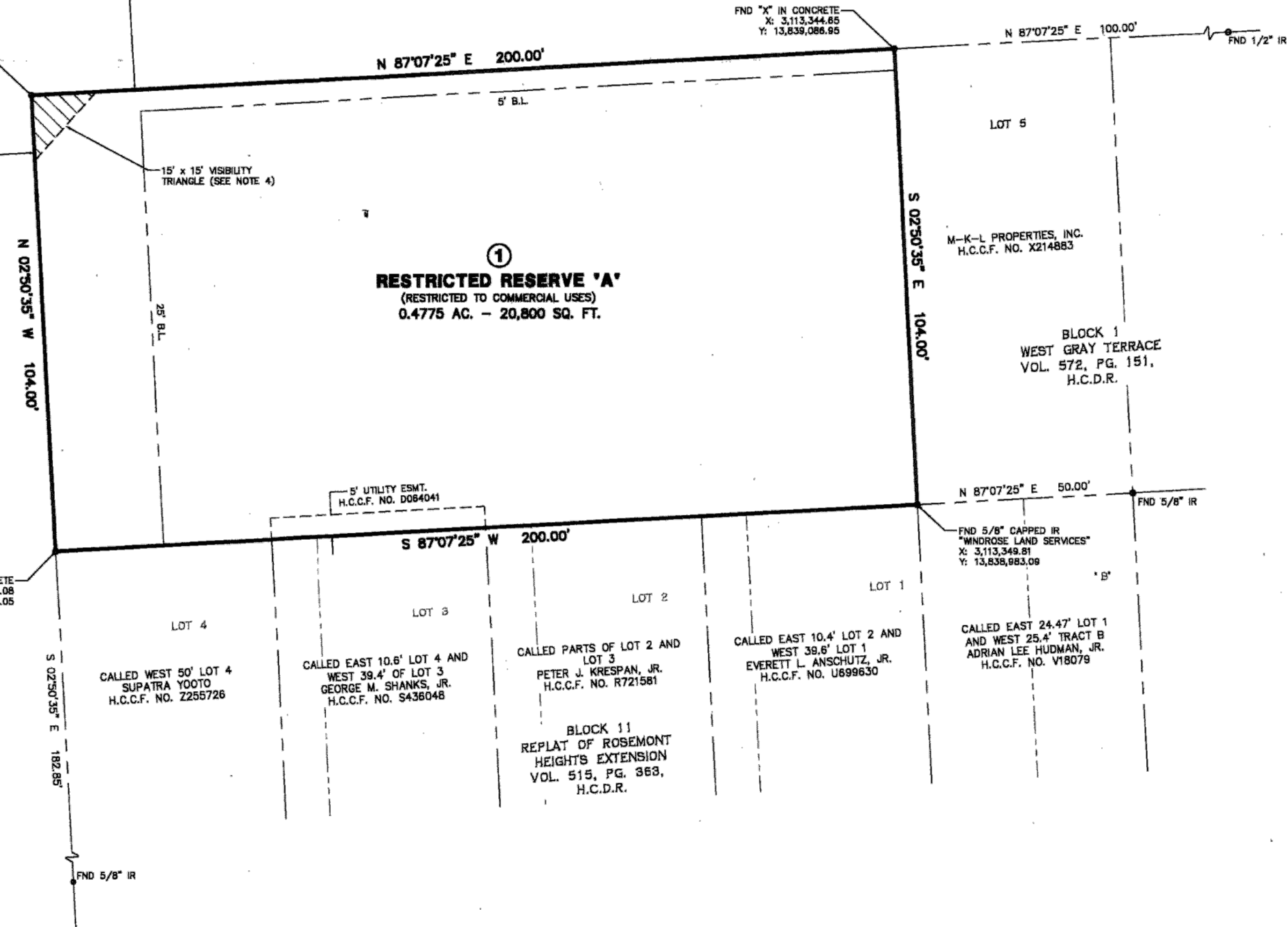
GENERAL NOTES

- Bearings were based on the Texas State Plane Coordinate System, South Central Zone (NAD83).
- All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83), and may be brought to surface by applying the following scale factor 0.999892441.
- Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established in accordance with the applicable provisions of Chapter 45, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection.
- The 5-foot area between the front building line and the property line shall be improved with a sidewalk. If a sidewalk is provided in the right-of-way the 5-foot area shall be improved by landscaping.
- All off-street parking shall be provided to the rear or side of any improvements on the property.
- All trees that are within 25 feet of the property line adjacent to the major thoroughfare shall be considered protected as corridor trees pursuant to article 9 of chapter 33 of the Houston Code of Ordinances.
- A minimum of 80% of the gross floor area of all improvements shall be located along the reduced building line.
- If any driveway is provided from the major thoroughfare to the side of any improvements on the property, the driveway shall meet one of the following standards:
 - Not more than one driveway with two bays of parking comprising a maximum of 62 feet in width is placed to the side of any improvements, provided that the combination of parking and driveway does not exceed 1/3 of the total frontage of the retail commercial center; or
 - Not more than one two-way drive of not more than 24 feet in width is provided from the major thoroughfare to parking at the rear of the improvements; or
 - Not more than one two-way driveway of 15 feet each is provided from the major thoroughfare to parking as the rear of the improvements;



COLUMBUS STREET
47'4" RIGHT-OF-WAY
VOL. 504, PG. 184, H.C.D.R.

HOUSTON INDEPENDENT
SCHOOL DISTRICT
WHARTON ELEMENTARY SCHOOL



SHAW'S JEWELRY

A SUBDIVISION OF
0.4775 ACRES OR 20,800 SQUARE FEET OF LAND
BEING A REPLAT OF
LOTS 1-4, BLOCK 1 OF WEST GRAY TERRACE
RECORDED IN VOL. 572 PG. 151, H.C.D.R.
SITUATED IN THE
OBEDIANCE SMITH SURVEY, ABSTRACT NO. 696
HARRIS COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE ONE RESTRICTED RESERVE

1 BLOCK 1 RESERVE
OCTOBER, 2011

Owner
Shaw's Jewelry & Loan Pawn Shop, Ltd.
1007 West Gray Street
Houston, TX 77019

Surveyor
Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2281 Fax (713) 461-1151



Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

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 blockings, additions and changes were present at the time the instrument was filed and recorded.