STATE OF TEXAS
COUNTY OF HARRIS

WE, JONES & JONES FAMILY LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHNNY W. JONES, MANAGING PARTNER BEING OFFICER OF JONES & JONES FAMILY LIMITED PARTNERSHIP, OWNERS HEREINAFTER REFERRED TO AS OWNERS OF THE 0.8356 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF COLUMBIA BUSINESS PARK SEC 1 PARTIAL REPLAT NO 1 SUBDIVISION, 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, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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 GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DOES DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES 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. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNER DOES 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, OWNER DOES 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 TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER DOES 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 MAY BE HEREBY 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 REPLAT 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 MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, THE JONES & JONES LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY SCOTT DERR, PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY, _____ THIS 9th DAY OF November 2006.

JONES & JONES FAMILY LIMITED PARTNERSHIP

BY: Johnny W. Jones
JOHNNY W. JONES, MANAGING PARTNER

MARK B. MCKINLEY
My Commission Expires
November 17, 2009

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHNNY W. JONES, MANAGING PARTNER, 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL, THIS 9th DAY OF November 2006.

Rachel A. McCleskey
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON
11-22 2006

I, CHARLES A. MCKINLEY, 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 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 (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; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST PUBLIC STREET INTERSECTION AND THE NAD COORDINATE SYSTEM.

CHARLES A. MCKINLEY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1184

STATE OF TEXAS
C. A. MCKINLEY
1184
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT OF COLUMBIA BUSINESS PARK SEC 1 PARTIAL REPLAT NO 1 SUBDIVISION 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 30 DAY OF NOV 2006.

BY: Carol Alt Lewis
CAROL A. LEWIS, P.E., CHAIRMAN OF
MARK A. KLUCENEY, VICE CHAIRMAN

BY: Marlene L. Gabriel
MARLENE GABRIEL, SECRETARY

HOUSTON PLANNING COMMISSION
CITY OF HOUSTON
2006

I, BEVERLY B. KAUFMAN, 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 NOV 30 2006, AT 10:13 O'CLOCK A.M. AND DULY RECORDED ON NOV 30 2006, AT 11:00 O'CLOCK A.M. AND AT FILM CODE NUMBER 126004 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.

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

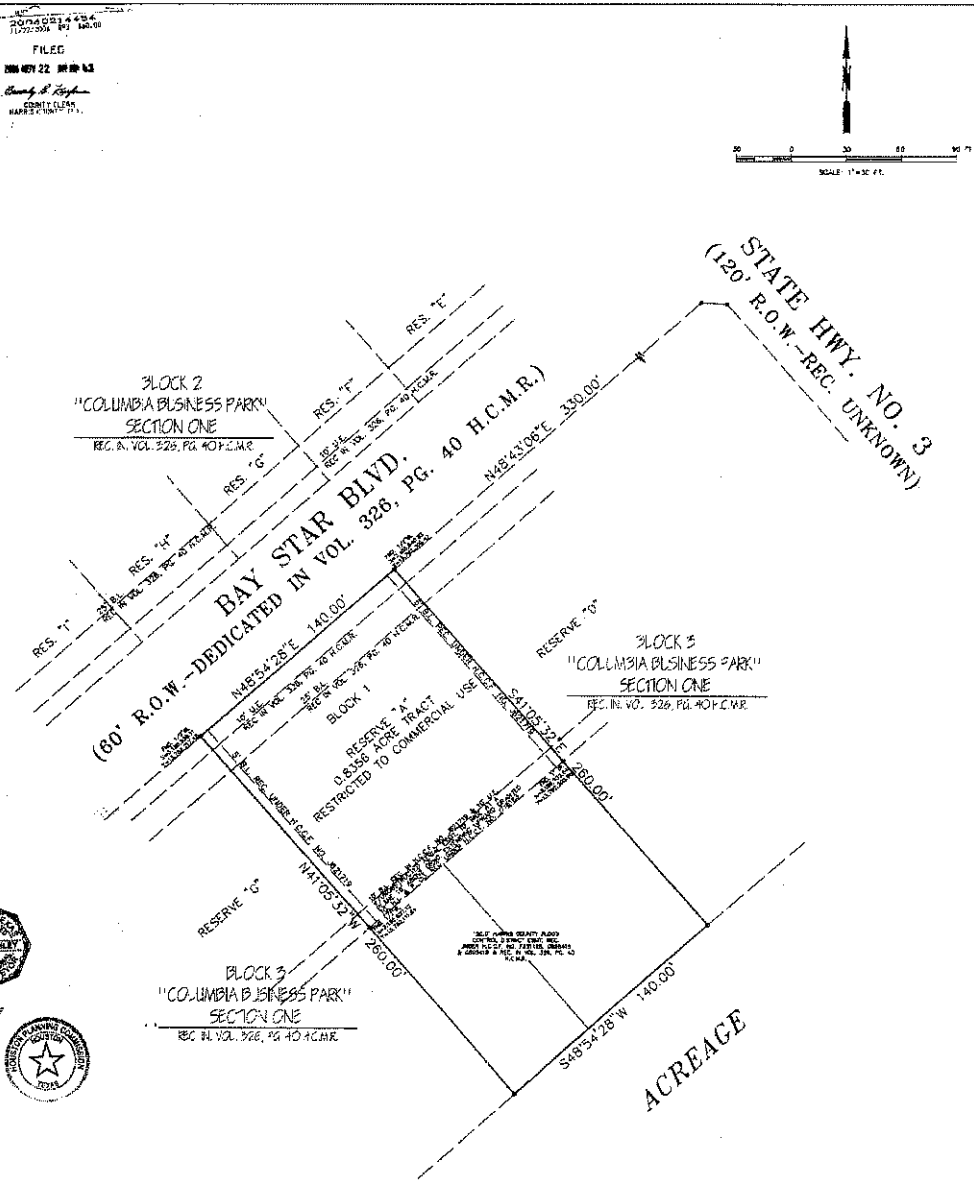
THE CERTIFICATE OR VALUE NOTED HEREON FOR THE INSTRUMENT OF WHICH THIS NOTICE IS ATTACHED, INCLUDES ONLY THOSE TAX EXEMPTIONS OR HOMESTEAD EXEMPTIONS ATTACHED TO THE ORIGINAL INSTRUMENT OF WHICH THIS NOTICE IS ATTACHED, AND ANY SUBSEQUENT AMENDMENTS TO THE ORIGINAL INSTRUMENT WHICH IMPOSE, SPECIFY, OR PROVIDE FOR THE DETERMINATION OF A TAX EXEMPTION OR HOMESTEAD EXEMPTION.

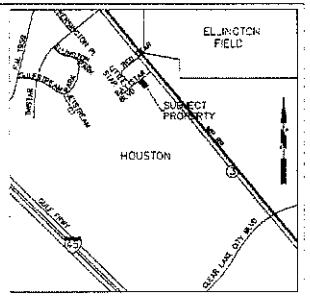
BEVERLY B. KAUFMAN
BEVERLY B. KAUFMAN
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS
BY: Barbara Walker
DEPUTY

COUNTY OF HARRIS, TEXAS

2006-0914254
11/22/2006 $40.00

FILED
2006 NOV 22
COUNTY CLERK
HARRIS COUNTY, TEXAS





VICINITY MAP
NO SCALE

NOTES:

1) 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 0.99987023.

2) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE 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.

3) DRAINAGE EASEMENT 15 (FIFTEEN) FEET IN WIDTH ON EACH SIDE OF CENTER LINE OF ALL NATURAL DRAINAGE COURSES AS SHOWN BY VOL. 326, PG. 40 H.C.M.R.

DRAINAGE EASEMENT NOTES:

1) PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT; AND

2) PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.

OWNER(S):
JONES & JONES FAMILY LIMITED PARTNERSHIP
JOHNNY W. JONES, MANAGING PARTNER

SURVEYOR:
McKINLEY CO., INC.
CHARLES A. McKINLEY, R.P.L.S
P.O. BOX 4218 - 0218
PASADENA, TEXAS 77502
PHONE: (713) 473-3502

REASON FOR REPLAT: TO CREATE 1 COMMERCIAL RESERVE

Columbia Business Park Sec 1
partial replat no 1

A SUBDIVISION OF 0.8356 ACRES BEING A REPLAT OF RESERVES "E" & "F", BLOCK 3 OF COLUMBIA BUSINESS PARK, SECTION ONE REC. IN VOL. 326, PG. 40 H.C.M.R.
HARRIS COUNTY, TEXAS

1 RESERVE 1 BLOCK

AUGUST 17, 2006

RECORDER'S MEMORANDUM:
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST REPRODUCTION DUE TO: COLOR OF INK, ILLEGIBILITY, CARBON OR PHOTO COPY, SENSITIVITY OF MATERIAL, ETC. AND WAS ACCEPTED IN ORDER TO BE PART OF THE OFFICIAL RECORDS.

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