

# TIMBERGROVE MANOR

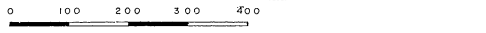
## SECTION 13

A REPLAT OF  
**HOLLY PARK - SECTION 2**  
 BEING 34.08 ACRES OUT OF THE HENRY REINERMAN SUR.,  
 ABSTRACT NO. 644, HARRIS COUNTY, TEXAS.

**BENNETT COULSON**  
 CONSULTING ENGINEER

Scale: 1" = 100' August 17, 1959

144 LOTS 5 BLOCKS



STATE OF TEXAS )  
 COUNTY OF HARRIS )

We, J. E. Lyon and R. S. Pearson, President and Secretary respectively of *Woodway Manor Corp.*, owner of the property subdivided in the above and foregoing map of TIMBERGROVE MANOR, SECTION 13, a replat of Holly Park, Section 2, do hereby make subdivisions of said property for and on behalf of said *Woodway Manor Corp.* according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as TIMBERGROVE MANOR, SECTION 13, a replat of Holly Park, Section 2, located in the Henry Reinerman Survey in Harris County, Texas, and on behalf of said *Woodway Manor Corp.*, dedicate to the public use, as such, all of the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as provided for the streets and alleys dedicated or occasioned by the alteration of the grades and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

We, Fred W. Lackner Jr. and Edgar E. Lackner, Executors and Trustees under the will of Mrs. Laura Lackner; and Lawrence O'Donnell and Eugene O'Donnell, President and Secretary respectively of Roanoke Building Company, owners and holders of Items upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the liens against said land owned and held by us.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We hereby covenant and agree with the City of Houston and/or Harris County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than seven thousand (7000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot or site; and in no case shall any dwelling be constructed upon a lot, plot or site of less than five (5000) square feet or with less street frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, the *Woodway Manor Corp.* has caused these presents to be signed by J. E. Lyon, its President, thereto authorized, attested by its Secretary, R. S. Pearson, and its common seal hereunto annexed this 2 day of Oct 1959.

LIEN HOLDERS: Fred W. Lackner Jr., Edgar E. Lackner, Executors and Trustees under the will of Mrs. Laura Lackner.  
 OWNER: *Woodway Manor Corp.*  
 J. E. Lyon, President  
 Lawrence O'Donnell, Secretary  
 Eugene O'Donnell, Secretary  
 R. S. Pearson, Secretary

STATE OF TEXAS )  
 COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared J. E. Lyon, President, and R. S. Pearson, Secretary of *Woodway Manor Corp.*, 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 consideration therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8<sup>th</sup> day of Oct 1959.

STATE OF TEXAS )  
 COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared Fred W. Lackner Jr. and Edgar E. Lackner, Executors and Trustees under the will of Mrs. Laura Lackner, 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 consideration therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20<sup>th</sup> day of September 1959.

STATE OF TEXAS )  
 COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence O'Donnell, President, and Eugene O'Donnell, Secretary of Roanoke Building Company, 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 consideration therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 1<sup>st</sup> day of September 1959.

This is to certify that I, Bennett Coulson, a registered engineer of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron pipes (1" G. I. pipes 3' long) and that this plat correctly represents that survey made by me.

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TIMBERGROVE MANOR, SECTION 13, a replat of Holly Park, Section 2, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, this 2<sup>nd</sup> day of September 1959.

STATE OF TEXAS )  
 COUNTY OF HARRIS )

I, R. E. TURRENTINE JR., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on Oct 2 1959 at 10:00 clock P.M., and duly recorded on Oct 9 1959 at 1:00 clock P.M., Vol. 65, page 18 of record of MAP for said County.

WITNESS my hand and seal of office at Houston, the day and date last above written.

R. E. TURRENTINE JR., Clerk, County Court Harris County, Texas

NOTES:  
 1. All side lot lines are either perpendicular or radial to street frontages unless otherwise noted.  
 2. All 12-foot utility easements shown extend five feet on either side of a common lot line unless otherwise indicated.  
 3. One-foot reserve is dedicated to the public in case of a buffer separation between the side or end of streets in subdivision plots 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 thereupon become vested in the public for street right-of-way purposes (and the fee title thereto shall revert to and rest in the dedicatee, his heirs, assigns or successors).  
 4. U. E. Indicates "utility easement".  
 5. G. E. Indicates "guy easement".  
 6. B. L. Indicates "building line".

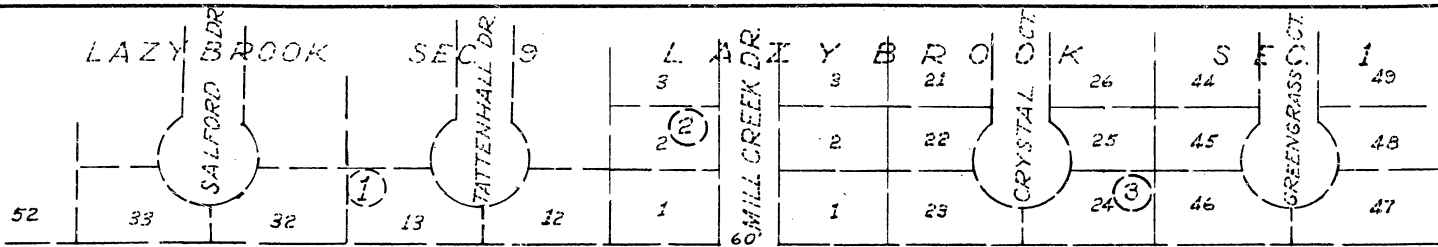
MAP RECORDS OF HARRIS COUNTY, TEXAS VOL. 65 PAGE 18 R. E. TURRENTINE, JR., COUNTY CLERK HARRIS COUNTY, TEXAS

TIMBERGROVE MANOR SEC. 13 THIS IS 1 OF 5 PAGES

FILED

'59 OCT 8 PM 3:30

HARRIS COUNTY CLERK  
HARRIS COUNTY, TEXAS



WEST 18TH STREET

S 89° 26' 00" E - 1150.00'

70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
1	2	3	4	5	6	35' B.L.	7	8	9	10	11	12	13	14	15	16
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
10.00'	10.92'	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'

WILLOWBY DRIVE

S 89° 26' 00" E

70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
1	2	3	4	5	6	25' B.L.	7	8	9	10	11	12	13	14	15	16
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
10.00'	10.92'	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'

HAVERHILL DRIVE

S 89° 26' 00" E

70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
1	2	3	4	5	6	25' B.L.	7	8	9	10	11	12	13	14	15	16
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
10.00'	10.92'	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'

TANNEHILL DRIVE

S 89° 26' 00" E

70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
1	2	3	4	5	6	25' B.L.	7	8	9	10	11	12	13	14	15	16
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'
10.00'	10.92'	31	30	29	28	27	26	25	24	23	22	21	20	19	18	17
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	60.00'

DROXFORD DRIVE

MAP RECORDS OF HARRIS COUNTY, TEXAS VOL. 65 PAGE 19 R.E. TURRENTINE, JR. COUNTY CLERK HARRIS COUNTY, TEXAS  
TIMBERGROVE MANOR SEC. 13 THIS IS 1 OF 5 PAGES

(Reserve) (See Note #3)

STATE OF TEXAS  
HARRIS COUNTY  
We, the undersigned, County Clerk of Harris County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county.

STATE OF TEXAS  
HARRIS COUNTY  
We, the undersigned, County Clerk of Harris County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county.

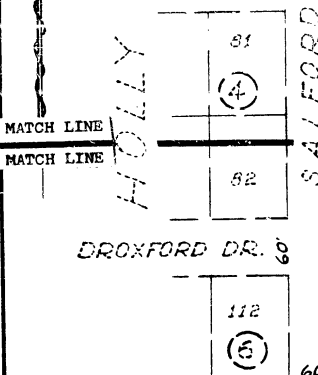
STATE OF TEXAS  
HARRIS COUNTY  
We, the undersigned, County Clerk of Harris County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county.

STATE OF TEXAS  
HARRIS COUNTY  
We, the undersigned, County Clerk of Harris County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county.

STATE OF TEXAS  
HARRIS COUNTY  
We, the undersigned, County Clerk of Harris County, Texas, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the public records of this county.

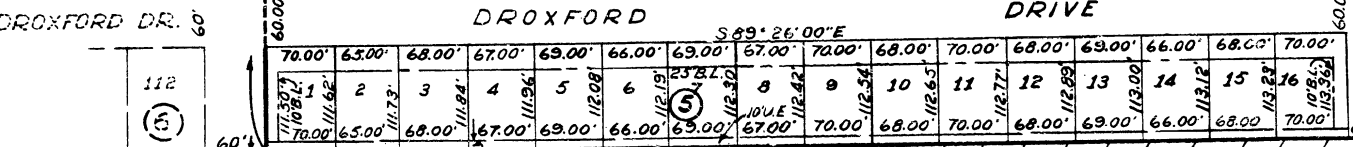
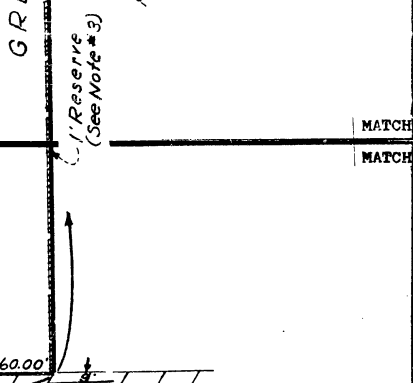
SEE PAGE 21

SEE PAGE 22



S 89° 26' 00" E

70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	
1	2	3	4	5	6	25' B.L.	7	8	9	10	11	12	13	14	15	16
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	
10' U.E.	SEE PAGE 19		10' U.E.		70.00'		69.00'		70.00'		69.00'		66.00'		70.00'	
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	
31	30	29	28	27	26	25	24	23	22	21	20	19	18	17		
70.00'	65.00'	68.00'	67.00'	69.00'	66.00'	69.00'	67.00'	70.00'	68.00'	70.00'	68.00'	69.00'	66.00'	68.00'	70.00'	



N 89° 20' 10" W - 1150.00'

H.C.F.C.D. 60' DRAINAGE EASEMENT (DEDICATED IN HOLLY PARK - SEC. 1) (V. 51, P. 52)

- This easement shall be kept clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility.

A C R E A G E  
(UNRESTRICTED)

# TIMBERGROVE MANOR

## SECTION 13

### A REPLAT OF HOLLY PARK - SECTION 2

BEING 34.08 ACRES OUT OF THE HENRY REINERMAN SUR.,  
ABSTRACT NO. 644, HARRIS COUNTY, TEXAS.

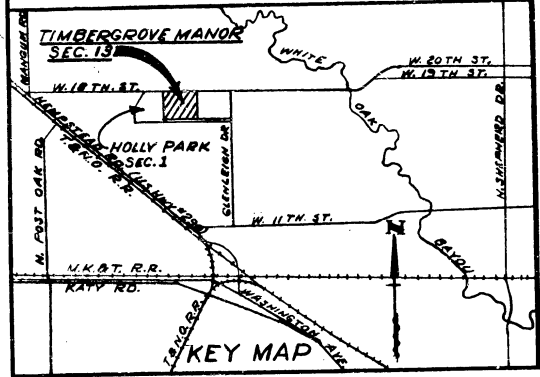
MAP RECORDS OF  
HARRIS COUNTY, TEXAS  
VOL. 65 PAGE 120  
R. E. TURRENTINE, JR.  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
TIMBERGROVE MANOR SEC. 13  
THIS IS 1 OF 5 PAGES

**BENNETT COULSON**  
CONSULTING ENGINEER

Scale: 1" = 100'

August 17, 1959

144 LOTS      5 BLOCKS



- NOTES:
1. All side lot lines are either perpendicular or parallel to the street lines.
  2. All 10-foot utility easements shown are otherwise indicated.
  3. One-foot reserve is dedicated to the public use of streets in subdivision plats where such dedication being that when the one-foot reserve shall thereupon become vested in fee title thereto shall revert to and remain in the hands of the original grantor.
  4. U. E. indicates "utility easement".
  5. G. E. indicates "guy easement".
  6. B. L. indicates "building line".

STATE COUNTY  
known by press  
SEE PAGE 21  
MATCH LINE  
MATCH LINE  
block  
replat  
SEE PAGE 22  
STATE COUNTY  
filed for record

STATE OF TEXAS )  
COUNTY OF HARRIS )

We, J. E. Lyon and R. S. Pearson, President and Secretary respectively of *Woodway Manor Corp.*, owner of the property subdivided in the above and foregoing map of TIMBERGROVE MANOR, SECTION 13, a replat of Holly Park, Section 2, do hereby make subdivisions of said property for and on behalf of said *Woodway Manor Corp.* according to the lines, lots, building lines, streets, alleys, parks and easements thereon shown and designate said subdivision as TIMBERGROVE MANOR, SECTION 13, a replat of Holly Park, Section 2, located in the Henry Reinerman Survey in Harris County, Texas, and on behalf of said *Woodway Manor Corp.*, dedicate to the public use, as such, all of the streets, alleys, parks and easements shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the grades and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

We, Fred W. Lackner Jr. and Edgar E. Lackner, Executors and Trustees under the will of Mrs. Laura Lackner; and Lawrence O'Donnell and Eugene O'Donnell, President and Secretary respectively of Roanoke Building Company, owners and holders of liens upon said property, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the liens against said land owned and held by us.

There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

We hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

We hereby covenant and agree with the City of Houston and/or Harris County and/or any property owner that no dwelling unit shall be constructed and/or occupied on any lot having an area of less than seven thousand (7000) square feet unless a sanitary sewer system meeting the approval of County and State Health authorities shall first have been extended to the lot, plot or site; and in no case shall any dwelling be constructed upon a lot, plot or site of less area than five (5000) square feet or with less street frontage than fifty (50) feet.

IN TESTIMONY WHEREOF, the *Woodway Manor Corp.* has caused these presents to be signed by J. E. Lyon, its President, thereunto authorized, attested by its Secretary, R. S. Pearson, and its common seal hereunto affixed this 5 day of Oct, 1959.

LIEN HOLDERS

OWNER

*Fred W. Lackner Jr.*  
Fred W. Lackner Jr., Executor and Trustee under the will of Mrs. Laura Lackner

Roanoke Building Company  
*Lawrence O'Donnell*  
Lawrence O'Donnell, President

*Woodway Manor Corp.*  
*J. E. Lyon*  
J. E. Lyon, President

*Edgar E. Lackner*  
Edgar E. Lackner, Executor and Trustee under the will of Mrs. Laura Lackner

ATTEST:  
*Eugene O'Donnell*  
Eugene O'Donnell, Secretary

ATTEST:  
*R. S. Pearson*  
R. S. Pearson, Secretary

STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared J. E. Lyon, President, and R. S. Pearson, Secretary of *Woodway Manor Corp.*, 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 consideration therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8<sup>th</sup> day of Oct, 1959.

*Carolyn H. Dean*  
Notary Public in and for Harris County,  
Texas

STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared Fred W. Lackner Jr. and Edgar E. Lackner, Executors and Trustees under the will of Mrs. Laura Lackner, 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 consideration therein expressed and in the capacity therein and herein set out.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30<sup>th</sup> day of September, 1959.

MAP RECORDS OF  
HARRIS COUNTY, TEXAS  
VOL. 65 PAGE 21  
R. E. TURRENTINE, JR.,  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
TIMBERGROVE MANOR SEC. 13  
THIS IS 1 OF 5 PAGES

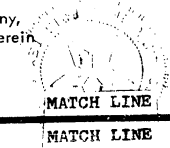
*Eva Jabako (Eva Jabako)*  
Notary Public in and for Harris County,  
Texas

STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence O'Donnell, President, and Eugene O'Donnell, Secretary of Roanoke Building Company, 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 consideration therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14<sup>th</sup> day of September, 1959.

*John W. Loutter Jr.*  
Notary Public in and for Harris County,  
Texas



This is to certify that I, Bennett Coulson, a registered engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron pipes (1" G. I. pipes 3' long) and that this plat correctly represents that survey made by me.

*Bennett Coulson*  
Engineer



STATE OF TEXAS )  
COUNTY OF HARRIS )

BEFORE ME, the undersigned authority, on this day personally appeared Lawrence O'Donnell, President, and Eugene O'Donnell, Secretary of Roanoke Building Company, 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 consideration therein expressed and in the capacity therein and herein set out and as the act and deed of said corporation.

SEE PAGE 19

SEE PAGE 21

MATCH LINE

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19<sup>th</sup> day of September 1959.

John W. Poutier Jr.  
Notary Public in and for Harris County,  
Texas

MATCH LINE

This is to certify that I, Bennett Coulson, a registered engineer of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points and points of curve are properly marked with iron pipes (1" G. I. pipes 3' long) and that this plat correctly represents that survey made by me.

Bennett Coulson  
Engineer  
Texas Registration No. 6000



This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of TIMBERGROVE MANOR, SECTION 13, a replat of Holly Park, Section 2, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, this 2nd day of September 1959.

Reginald S. Elliott  
Secretary-Engineer

W. E. Swartz  
Chairman

STATE OF TEXAS )  
COUNTY OF HARRIS )

I, R. E. TURRENTINE JR., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certification of authentication was filed for registration in my office on OCT. 8 1959 at 3:50 o'clock P.M. and duly recorded on OCT. 9 1959 at 1:45 o'clock P.M., Vol. 65, page 18 of record of MAP for said County.

WITNESS my hand and seal of office at Houston, the day and date last above written.

R. E. TURRENTINE JR., Clerk, County Court  
Harris County, Texas  
THIS CERTIFICATE IS VALID ONLY AS THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND IT IS THE INTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

SEE PAGE 20  
MATCH LINE  
MATCH LINE

NOTES:

1. All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
2. All 10-foot utility easements shown extend five feet on either side of a common lot line unless otherwise indicated.
3. One-foot reserve is 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 thereupon 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).
4. U. E. indicates "utility easement".
5. G. E. indicates "guy easement".
6. B. L. indicates "building line".

MAP RECORDS OF  
HARRIS COUNTY, TEXAS  
VOL. 65 PAGE 122  
R. E. TURRENTINE, JR.  
COUNTY CLERK  
HARRIS COUNTY, TEXAS  
TIMBERGROVE MANOR SEC. 13  
THIS IS 1 OF 5 PAGES

2126-A  
R3285