

STATE OF TEXAS §
COUNTY OF WALKER §

0 1422

AFFIDAVIT OF MINOR PLAT

GRANTOR/OWNER:

Nina Molitor
122 FM 2550
Huntsville, TX 77320

SUBDIVISION Highland Park Addition
BLOCK 1 LOT 2A

GRANTEE:

The Public

DEED REFERENCE

Vol. 0288 Page 144 WCOR

This minor plat, attached as Exhibit "A", is an amended plat of Lot 2, Block 1, Highland Park Addition, plat of record in Vol. 189, Page 588 Walker county Deed Records.

PUBLIC EASEMENTS

All public easements denoted on this plat are dedicated to the use of the public forever. Any public utility, including the City of Huntsville, shall have the right always of ingress and egress to and from and upon these easements for construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of getting the permission of the property owner. Any public utility including the City of Huntsville shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat. Neither the City of Huntsville nor any public utility shall be responsible for replacing or reimbursing the property owner due to removal or relocation of any obstructions in the public easements.

OWNER ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS,
COUNTY OF WALKER.

We, the undersigned, owners of the land shown on the plat, and designated as the Lot 2A, Block 1, Highland Park Addition subdivision in (the City of Huntsville) Walker County, Texas, and whose names is subscribed hereto, do hereby dedicate to the use of the public forever all water courses, drains, easement and public places shown thereon for the purpose and consideration therein expressed.

Signed


Nina Molitor


STATE OF TEXAS
COUNTY OF Walker.

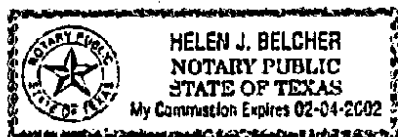
Before me Helen Belcher on this day personally appeared Nina Molitor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6th day of March 2008.

(SEAL)

Signed


NOTARY PUBLIC State of Texas



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CITY APPROVALS

I, the undersigned Planning Officer for the City of Huntsville, Texas, certify that this plat and attached documentation conform to the City's Comprehensive Plan and all applicable development criteria and standards of the City of Huntsville, Texas.

Dated, this the 7th of March, 2000.

Signed *Shane Bell*
Planning Officer

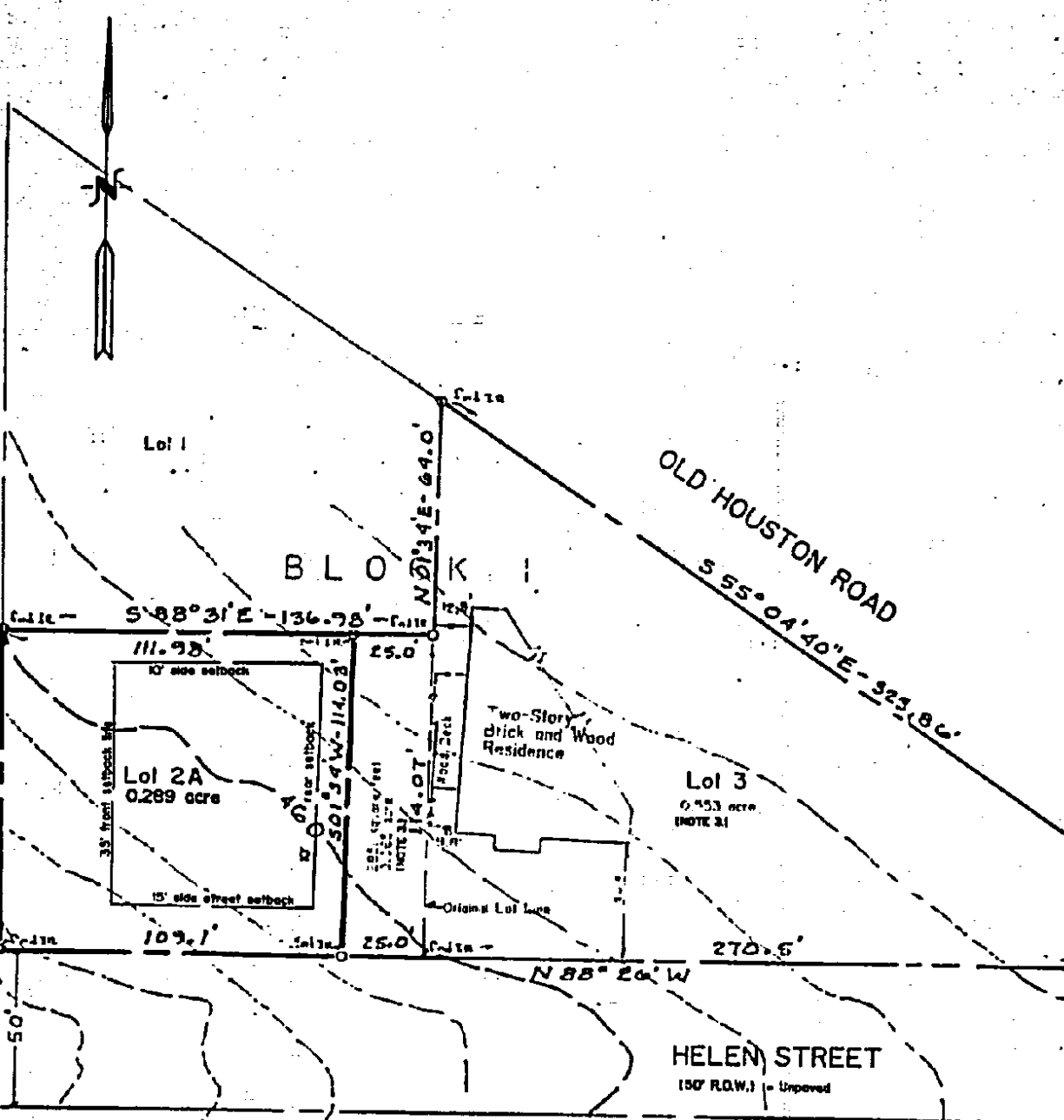
I, the undersigned, a Registered Professional Engineer in the State of Texas, hereby certify that this plat conforms to all applicable development criteria and standards of the City of Huntsville, Texas.

Dated, this the 7th of March, 2000.

Signed *Shane Bell*
City Engineer

BOETTCHER DRIVE
(ASPHALT PAVT. 15' CURB, C&G)
(150' right-of-way)

N 00° 07' E - 113.85'



NOTES:

1. This is an amended plat of LOT 2, BLOCK 1, HIGHLAND PARK ADDITION, plat of record in Vol. 189, Pg. 508 Walker County Deed Records.
 2. The revised lot shown hereon is LOT 2A, 0.289 acre.
 3. Lot 3, Block 1 and 0.0665 acre out of Lot 2 previously conveyed from Larry E. Molitor, et ux, to Mario Francisco Carranza, Jr. and wife, Mary Estella Carranza, by deed dated 11/21/90, recorded in Vol. 133, Pg. 220, Official Public Records.
- This instrument is Revision "A" of the survey made on 2/12/86. This revision adds setback lines and conforms to the amending plat requirements of the City of Huntsville. Revision date 01/29/01.

I, Gerald B. Harris, Jr., Registered Professional Land Surveyor No. 3914, do hereby certify that this survey was prepared from an actual on the ground survey as shown on this survey and accurately shows: (i) the location of boundaries and areas of the subject property; (ii) the location and type of improvements thereon (if any); (iii) the location of rights-of-way and easements of record which are appurtenant to or burden the subject property.



Gerald B. Harris, Jr.
Gerald B. Harris, Jr. Date 2/12/86

AMMENDING PLAT
LOT 2A, BLOCK 1
HIGHLAND PARK ADDITION
HUNTSVILLE, WALKER COUNTY, TEXAS

2/12/86 SCALE: 1" = 50'

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*** TAX CERTIFICATE ***

F WALKER COUNTY
 R 1100 UNIVERSITY AVE. RM. 104
 O HUNTSVILLE, TX 77340
 M PHONE: 436-4956 77340

Account & Property Description Int / Acres
 4300-001-0-00200
 BK 1 LT 2 HIGHLAND PARK 57

Statement Of TAXES DUE

O MOLITOR NINA
 W 122 FM 2250
 N HUNTSVILLE TX 77320
 E
 R

Pay During The Month Of ----> FEB 2001
 Or Addition Charges Will Accrue

RECP-DIST	YR	ORIG-AMOUNT	P & I	COLL. FEE	AMOUNT DUE	MESSAGE
019169	J 00	29.25	2.05	.00	31.30	
019169	H 00	7.23	.51	.00	7.74	

39.04<<-- TOT. AMT DUE

*** This is to certify that all Taxes on the above property
 are paid thru 3/01/01 Except as indicated above.

ISSUED TO:
 MOLITOR NINA
 122 FM 2250
 HUNTSVILLE TX 77320

G.F. NO.: TOTAL AMT. DUE 39.04
 3/01/01

This Certificate does not reflect the potential of roll back Taxes which may
 become due on properties receiving Agriculture or Open Space Valuations.

BY: Crystal Heidecker

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Through Tax Year
2000

TAX CERTIFICATE

Certificate #
2374

Issued By:
WALKER COUNTY APPRAISAL DISTRICT
P O BOX 1798
1819 SYCAMORE AVE
HUNTSVILLE, TX 77342-1798

Property Information
Property ID: 29186 Geo ID: 4300-001-0-00200
Legal Acres: 0.0000
Legal Desc: BK 1 LT 2 HIGHLAND PARK 57

Owner ID: 752795 100.00%
MOLITOR NINA
122 FM 2250
HUNTSVILLE, TX 77320

For Entities	Value Information
Huntsville City	Improvement HS: 0
Huntsville ISD	Improvement NHS: 0
	Land HS: 0
	Land NHS: 5,000
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 5,000

Current/Delinquent Taxes

This document is to certify, that after a careful check of the tax records of this office, the following current or delinquent taxes, penalties, and interest are due on the property for the taxing entities described above.

Year	Entity	Taxable	Tax Due	Disc/P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 03/01/2001

Total Due if paid by: 03/31/2001

0.00

Tax Certificate Issued for:

Huntsville ISD
Huntsville City

Taxes Paid In 2000

84.50
21.62

REQUESTED BY OWNER

If applicable, the above described property is receiving special valuation based on its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this document.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs If Suit is Pending


Signature of Authorized Officer of Collecting Office

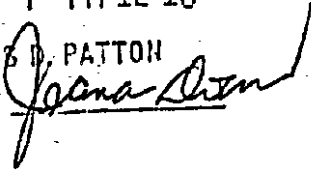
Date of Issue: 03/01/2001
Requested By: MOLITOR NINA
Fee Amount: 0.00
Reference #:

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FILED FOR RECORD
COUNTY CLERK
WALKER COUNTY

'01 MAR 7 PM 12 16

JAMES D. PATTON
DEPUTY



THE STATE OF TEXAS
COUNTY OF WALKER

I, James D. Patton, County Clerk In and for Walker County, Texas do hereby certify that this instrument was filed for record in the volume and page of the named record and at the time and date as stamped hereon by me.



JAMES D. PATTON, CLERK
WALKER COUNTY, TEXAS

Official Public Records

*Return to
COH*

0 1422

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