

OFFICE OF
ARITA HODENHAVER,
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 286 PAGE 94
PINES OF ATASCOCITA SECTION TWO
THIS IS PAGE 2 OF 9 PAGES

FILED
APR 6 1 19 PM 1979
Arita Hodenaver
COUNTY CLERK
HARRIS COUNTY, TEXAS

Pines of Atascocita

SECTION TWO

BEING 33.101 ACRES OF LAND
OUT OF THE JOHN HAMM SURVEY
A-479, HARRIS COUNTY, TEXAS

Scale: 1"=100' February 1979
138 Lots 5 Blocks

~ OWNER ~
ELRO-ATASCOCITA, INC. J.M. TIPPS, President
LAND PLANNER
BILL SWEITER

RAYBURN CHERRY ENGINEERS INC.
Consulting Engineers
Houston, Texas

6033894

- GENERAL NOTES
- 1.) All Side lot lines are either radial or perpendicular to street frontage unless otherwise indicated.
 - 2.) All Utility Easements shown extend equal distance on each side of a common lot line unless otherwise indicated.
 - 3.) B.L. indicates Building Line.
 - 4.) U.E. indicates Utility Easement.
 - 5.) This survey is not tied into the Official City of Houston survey system in compliance with Ordinance No. 69-1979, because a City Survey Marker has not been established within 2000 feet of this property.
 - 6.) W.L.E. indicates Water Line Easement.
 - 7.) San. Sr. Eas't. indicates Sanitary Sewer Easement.
 - 8.) "One foot reserve dedicated to the public in fee as a buffer separation between the side ends of streets in subdivision plats where such streets abut adjacent adjacent acreage tracts, the condition of such dedication being that when the adjacent 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 re-vest in the dedicator, his heirs, assigns, or successors.)"

ACREAGE

SEE PAGE 95
SEE PAGE 96
SEE PAGE 97

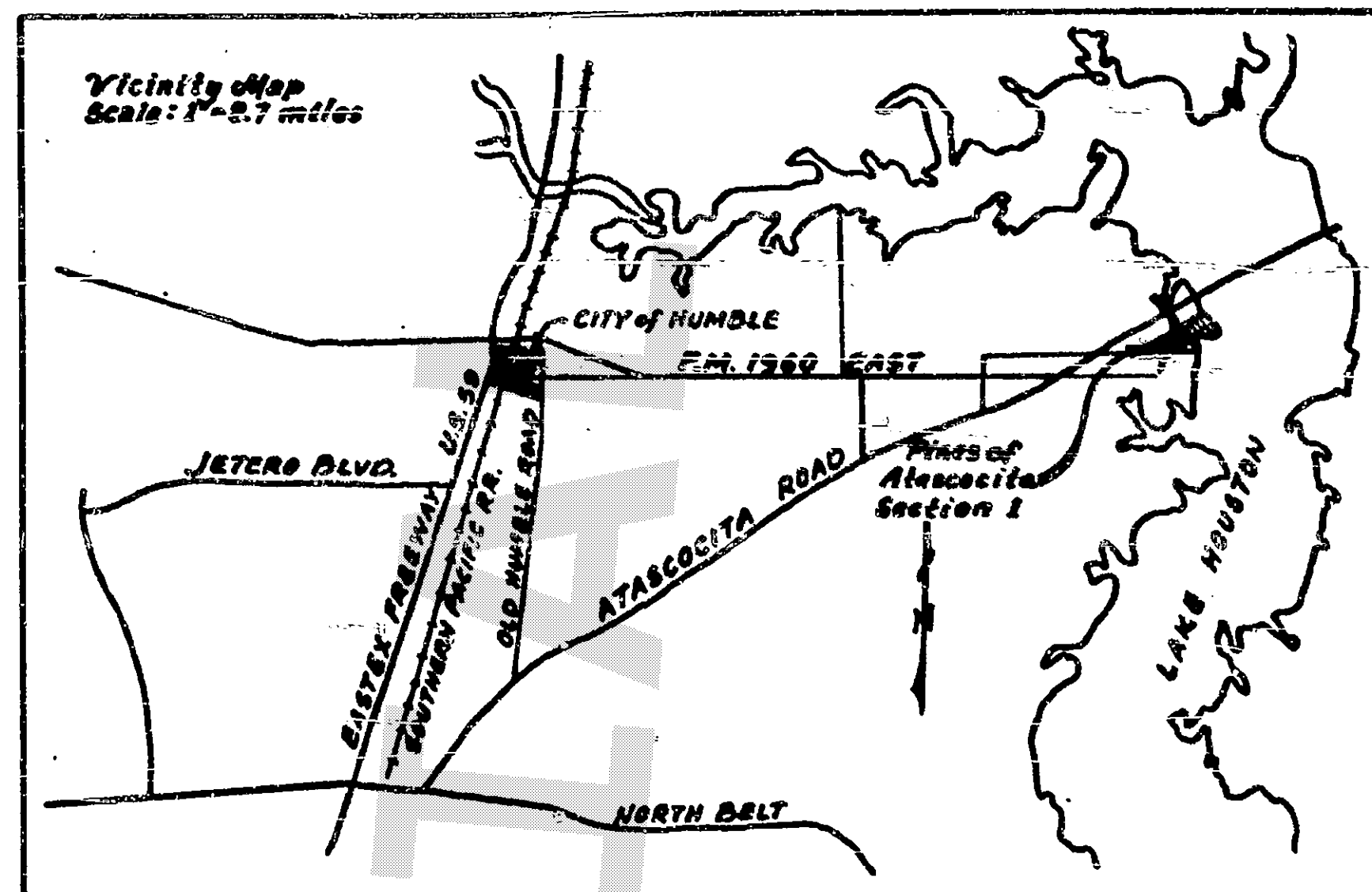
8' Utility Easement (See Plat Dedication)
866.76
12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

FILED
19 PM 1978
COUNTY CLERK
HARRIS COUNTY, TEXAS

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COUNTY CLERK, HARRIS COUNTY, TEXAS
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(ATASCOCITA ROAD)
100' R.O.W.

ACREAGE

ATASCOCITA SHORES
SECTION 3
RESERVE
BLOCK 1
(Vol. 212, Pgs. H.C.M.R.)

SEE PAGE 94

SEE PAGE 95

SEE PAGE 97

MATCH LINE
MATCH LINE

8' Utility Easement (See Plat Dedication)
866.76

N 70° 25' 00" E 439.25'

N 70° 25' E 392.29'

N 70° 25' E 392.17'

N 82° 46' 11" E 111.03'

111.03'

108.17'

8.06'

115.30'

14.62'

40.30'

10.24'

10.24'

10.24'

10.24'

S 16° 17' 42" W 35'

35'

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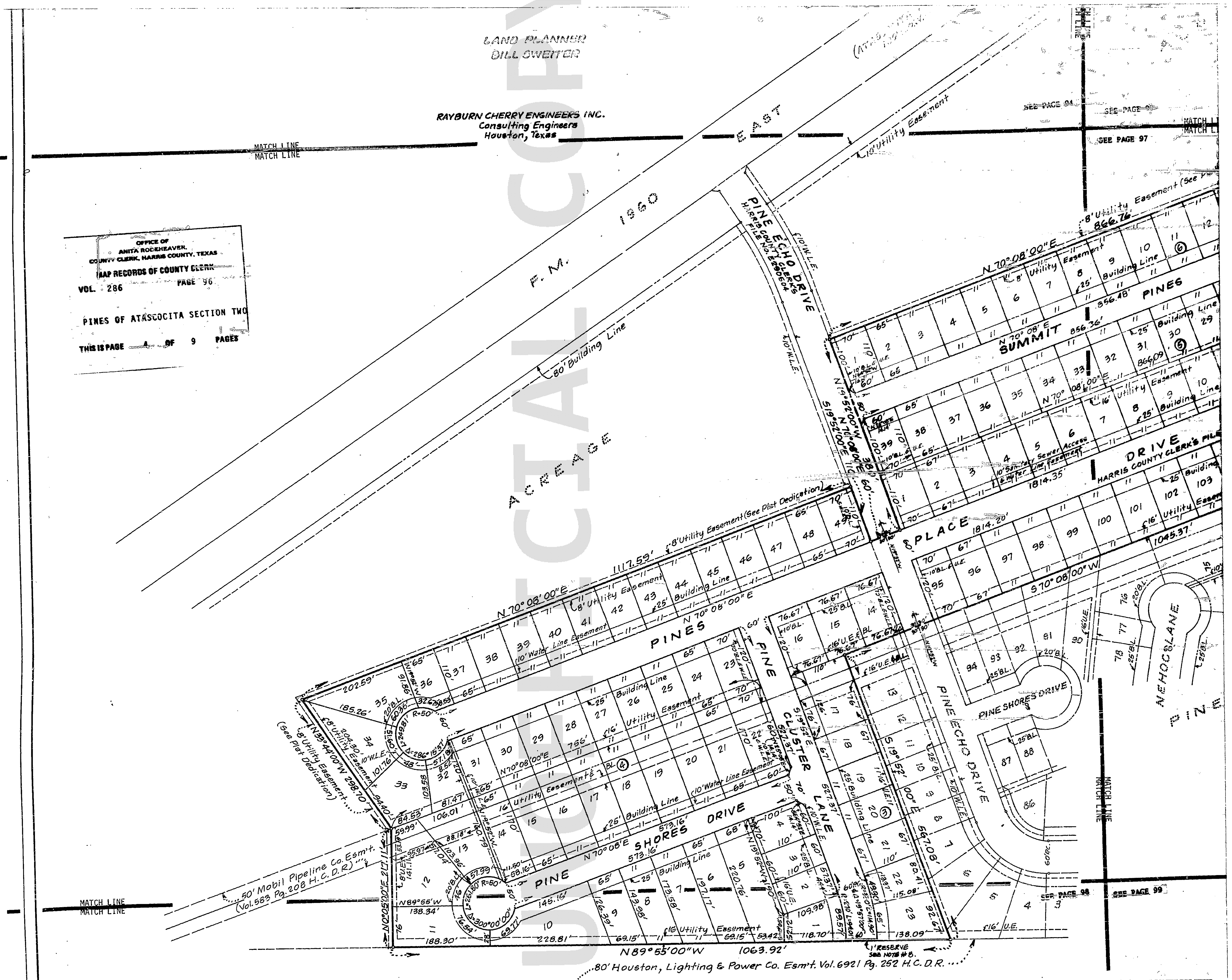
35'

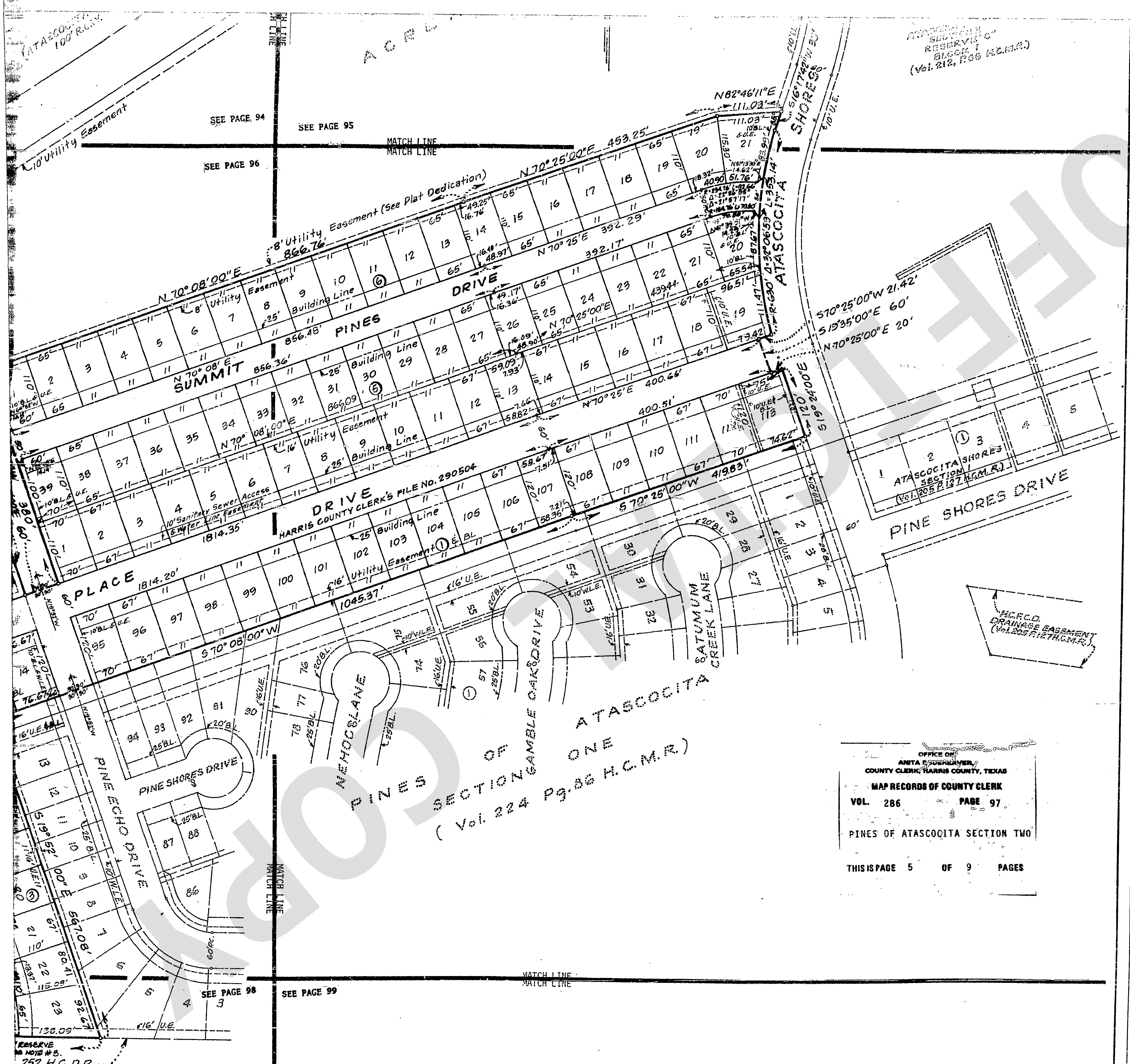
35'

35'

RAYBURN CHERRY ENGINEERS INC.
Consulting Engineers
Houston, Texas

OFFICE OF
ANITA RODGNEAVER,
COUNTY CLERK, HARRIS COUNTY, TEXAS.
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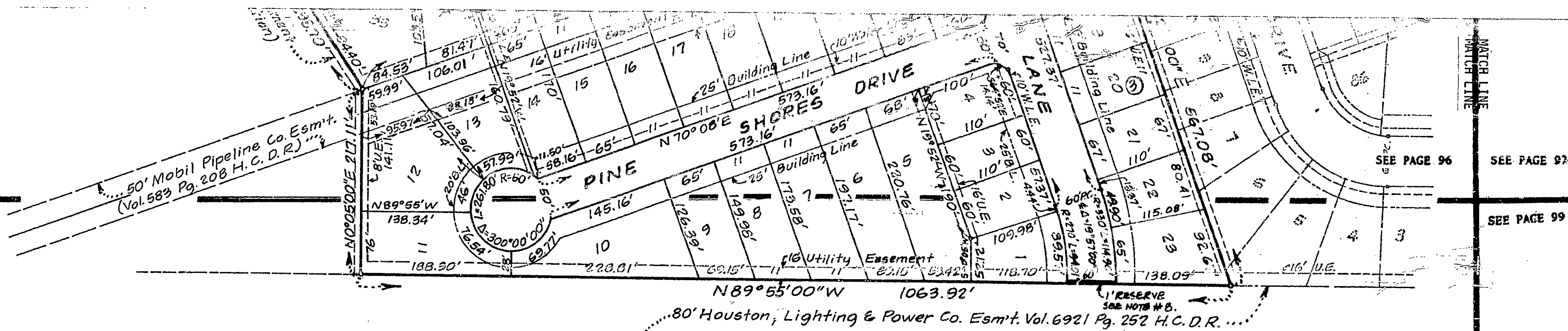


ATASCOCITA
RESERVE
BLOCK 1
(Vol. 212, P. 66 H.C.M.R.)

OFFICE OF
ANITA F. JOHNSON
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
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H.C.C.D.
DRAINAGE EASEMENT
(Vol. 205 P. 127 H.C.M.R.)

MATCH LINE
MATCH LINE



STATE OF TEXAS:
COUNTY OF HARRIS:

We, J. M. Tipps and Mary L. Molandes, *President and Assistant Secretary* being officers of **ELRO-ATASCOCITA, INC.**, owner of the 33.101 acre tract described in the above and foregoing map of PINES OF ATASCOCITA, SECTION TWO, located in the John Iiams Survey, A-479, Harris County, Texas, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map 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 ourselves, our heirs and assigns to warrant and forever defend the title to the land 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

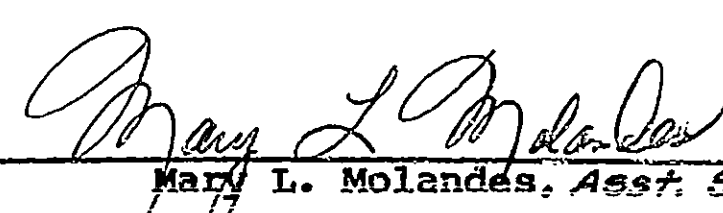
FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby 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 PINES OF ATASCOCITA, SECTION TWO, 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.

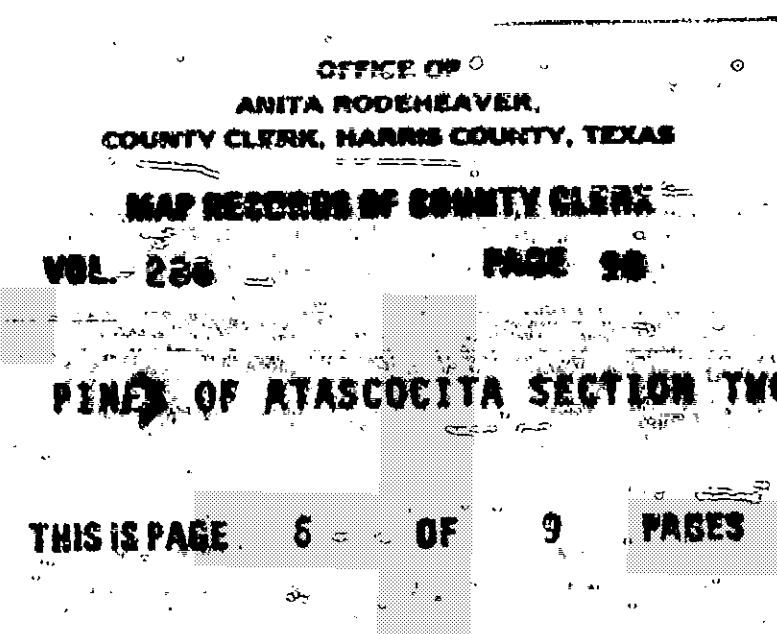
FURTHER, We, **ELRO-ATASCOCITA, INC.**, have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the **ELRO-ATASCOCITA, INC.**, has caused these presents to be signed by J. M. Tipps, its President, thereunto authorized, attested by its Asst Sec. Mary L. Molandes, and its common seal hereunto affixed this 9th day of February, 1979.


Mary L. Molandes, Asst. Secretary


J. M. Tipps, President

We, Wylie R. Wisely and Nita Chessher, Vice President and Assistant Secretary respectively of GIBALTAR SAVINGS ASSOCIATION, owner and holder of a lien against the property described in the plat known as PINES OF ATASCOCITA, SECTION TWO, said lien being evidenced by an instrument filed under Harris County County Clerk File No. 587571, Deed of Trust Records of Harris County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.



BEFORE ME, the
Nita Chessher, Assi
names are subscribe
purposes and consid
and deed of said co

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I, Rayburn C.
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CITY PLANNING COMMISS
CITY OF HOUSTON:

This is to cert
subdivision of PINES
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ATTEST: 
Roscoe

STATE OF TEXAS:
COUNTY OF HARRIS:

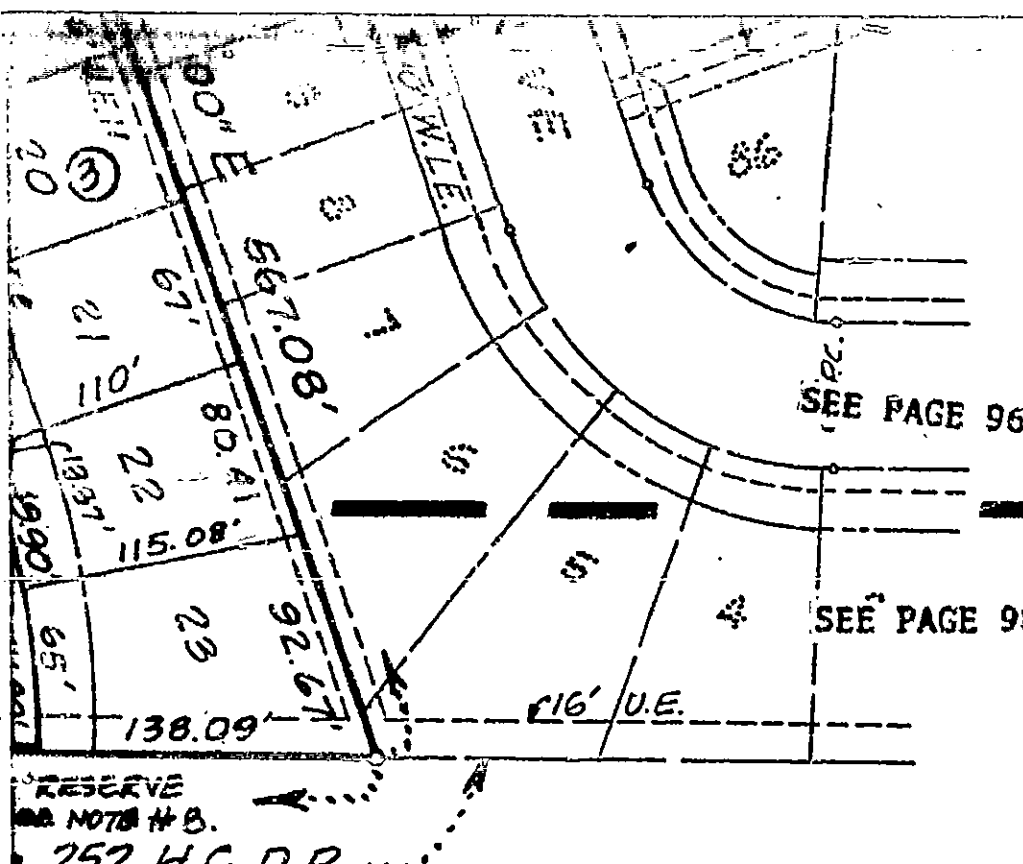
I, Richard F. B
complies with all of
sioners' Court; and
Road Law, also inclu

I, G. H. Smith,
hereby certify that
as adopted by Commis
this subdivision on
the watershed.

MATCH LINE
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SEE PAGE 100

SEE PAGE 101



SEE PAGE 97

SEE PAGE 96

SEE PAGE 98

OFFICE OF
ANITA RODEHEAVER,
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
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BEFORE ME, the undersigned authority, on this day personally appeared Wylie R. Wisely, Vice President, and Nita Chessher, Assistant Secretary of the GIBRALTAR SAVINGS ASSOCIATION, 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 and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of February, 1979.

Susan K. Speidel
Notary public in and for Harris County, Texas
My Commission Expires: 10/1/80
SUSAN K. SPEIDEL

I, Rayburn C. Cherry, am authorized under the laws of the State of Texas to practice the profession of engineering 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, block corners, angle points, points of curvature and other points of reference have been marked with round steel reinforcing rods having an outside diameter of not less than 5/8 inches and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Rayburn C. Cherry
Rayburn C. Cherry, Engineer
Texas Registration No. 13109

CITY PLANNING COMMISSION:
CITY OF HOUSTON:

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of PINES OF ATASCOCITA, SECTION TWO, 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 17th day of March, 1979.

ATTEST: Roscoe H. Jones
Roscoe H. Jones, Secretary-Engineer

BY: C. Jim Stewart
C. Jim Stewart, Chairman

STATE OF TEXAS:
COUNTY OF HARRIS:

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 31C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Richard P. Doss
Richard P. Doss, County Engineer

I, G. H. Smith, Flood Control 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.

G. H. Smith
G. H. Smith, Flood Control Director

APPROVED by the Commissioners' Court of Harris County, Texas, this 15th day of April, 1979.

SEE PAGE 100

SEE PAGE 101

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 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 PINES OF ATASCOCITA, SECTION TWO, 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, ELRO-ATASCOCITA, 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, the ELRO-ATASCOCITA, INC., has caused these presents to be signed by J. M. Tipps, its President, thereunto authorized, attested by its Asst. Sec. Mary L. Molandes, and its common seal hereunto affixed this 9th day of February, 1979.

Mary L. Molandes
Mary L. Molandes, Asst. Secretary

J. M. Tipps
J. M. Tipps, President

We, Willie R. Wisely and Nita Chessher, Vice President and Assistant Secretary respectively of GIBRALTAR SAVINGS ASSOCIATION, owner and holder of a lien against the property described in the plat known as PINES OF ATASCOCITA, SECTION TWO, said lien being evidenced by an instrument filed under Harris County County Clerk File No. 387571 Deed of Trust Records of Harris County, Texas, do hereby in all things subordinate to said plat said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

GIBRALTAR SAVINGS ASSOCIATION

Nita Chessher
Nita Chessher, Assistant Secretary

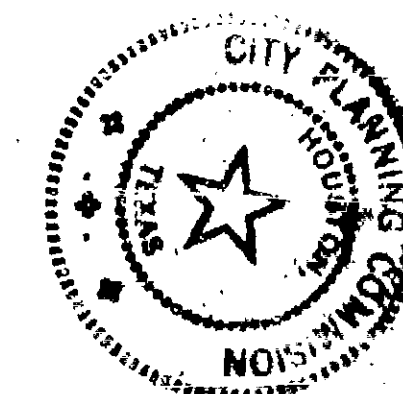
Willie R. Wisely
Willie R. Wisely, Vice President

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared J. M. Tipps, Executive Vice President, and Mary L. Molandes, Secretary of the JOHNSON-LOGGINS, INC., 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 and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of February, 1979.

Linda Rector
Notary Public in and for Harris County, Texas
My Commission Expires: April 4, 1980
LINDA RECTOR



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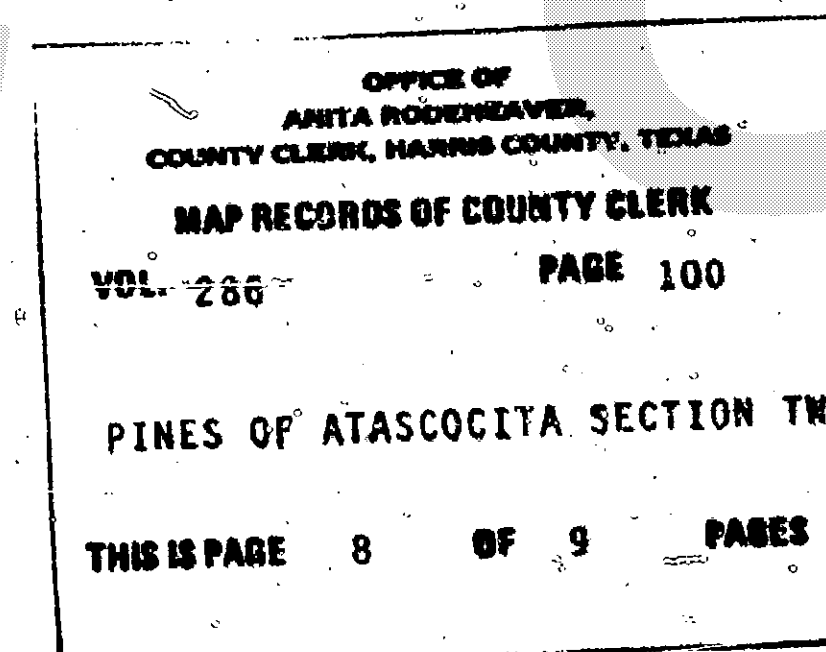
SEE PAGE 99

SEE PAGE 99

I, hereby
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SEE PAGE 101

APPR



VOL. 286 PAGE 100

PINES OF ATASCOCITA SECTION TWO

THIS IS PAGE 8 OF 9 PAGES

STATE OF
COUNTY OF

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APRIL 6

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WITH

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Roscoe H. Jones, Secretary-Engineer

BY: C. Jim Stewart
C. Jim Stewart, Chairman

STATE OF TEXAS:
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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 31C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Richard P. Doss
Richard P. Doss, County Engineer

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G. H. Smith
G. H. Smith, Flood Control Director

APPROVED by the Commissioners' Court of Harris County, Texas, this 15th day of April, 1979.

Tom Bass
Tom Bass, Commissioner
Precinct 1

James Fonteno
James Fonteno, Commissioner
Precinct 2

John Lindsay
John Lindsay, County Judge

R. Y. McKels
R. Y. McKels, Commissioner
Precinct 3

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

STATE OF TEXAS:
COUNTY OF HARRIS:

Anita J. Rodeheaver, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on APRIL 6th, 1979, at 11⁰⁰ o'clock, A.M., and duly recorded on APRIL 10th, 1979, at 11⁰⁰ o'clock, A.M., and in Volume 286, Page 93, of the Map Records of said County.

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

OFFICE OF
ANITA RODEHEAVER,
COUNTY CLERK, HARRIS COUNTY, TEXAS

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Anita J. Rodeheaver Clerk, County Court
Harris County, Texas

BY Paul Woods Deputy

Map No. 2942