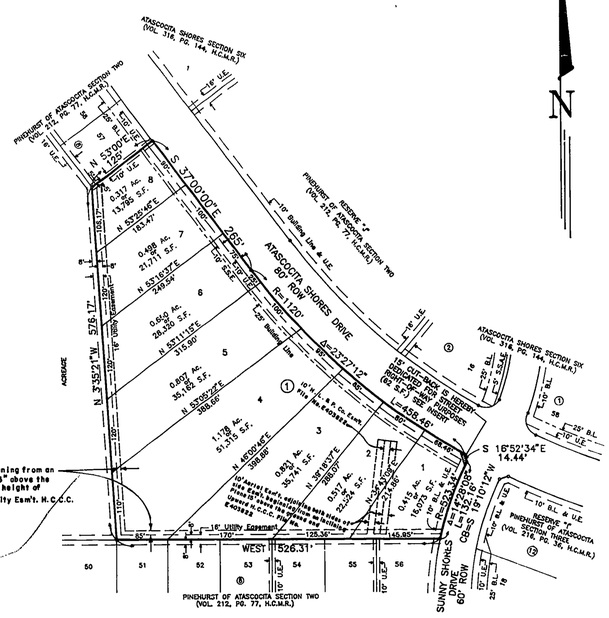
UNOFFICIAL COPY





ESTATES OF PINEHURST

BEING 5.204 ACRES OF LAND IN THE JOHN HIAMS SURVEY, A-479, AND BEING ALL OF RESERVE "H", IN BLOCK 8, OF PINEHURST OF ATASCOCITA SECTION THREE AS RECORDED IN VOLUME 216, PAGE 36 H.C.M.R. HARRIS COUNTY, TEXAS

8 LOTS 1 BLOCK

SCALE: 1"=100' DATE: OCTOBER, 1993

50 100 200 400
GRAPHIC SCALE

— OWNER —

HOLLEY-GUNIGANTI ATASCOCITA LTD.
Ron Holley, General Partner

RAYBURN CHERRY ENGINEERS, INC.
Consulting Engineers
HOUSTON, TEXAS

RCH 4-11-94

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

94 AUG 10 AM 9:20

COUNTY CLERK
HARRIS COUNTY, TEXAS

GENERAL NOTES

1.) THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE 160.69-1978 BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2000 FEET OF THIS PROPERTY.

2.) U.E. INDICATES UTILITY EASEMENTS.

3.) B.L. INDICATES BUILDING LINE.

4.) S.S.E. INDICATED SANITARY SEWER EASEMENTS.

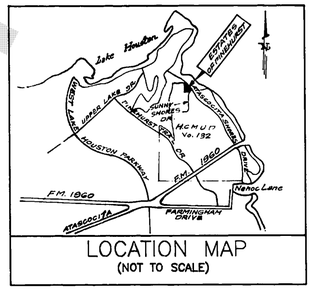
5.) S.S.A.E. INDICATES SANITARY SEWER ACCESS EASEMENT.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 360098

ESTATES OF PINEHURST

THIS IS PAGE 1 OF 1 PAGES

REDUCTION 24X CAMERA DESIGNATION MRG1



LOCATION MAP
(NOT TO SCALE)

R003368

08/10/94 00196886 R003368 $ 50.00

STATE OF TEXAS:
COUNTY OF HARRIS:

We, HOLLEY-GUNIGANTI ATASCOCITA LTD., a Texas Limited Partnership, acting by and though Ron Holley, General Partner of HOLLEY-GUNIGANTI ATASCOCITA LTD., owner, hereinafter referred to as Owners of the 5.204 acre tract described in the above and foregoing map of ESTATES OF PINEHURST, 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do 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 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 depicated 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 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 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, Owners 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 tank into any public or private street, 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' 0") 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 governmetal 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 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, 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 ways 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 do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing plat of ESTATES OF PINEHURST, 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 set-back lines and dedicate to the use of the public forever all public utility easements shown in said adjacent acreage.

FURTHER, Owners certify and covenant that they 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.

WITNESS my hand in the City of Houston, Texas this 2ND day of DECEMBER, 1993.

HOLLEY-GUNIGANTI ATASCOCITA LTD.

By: Ron Holley, General Partner

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Ron Holley, General Partner of HOLLEY-GUNIGANTI ATASCOCITA LTD., 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 considerations therein expressed and in the capicity therein and herein stated.

Notary Public in and for the State of Texas
My Commission Expires: 11-1-97

JESSIE L. FULLER
Notary Public, State of Texas
My Commission Expires 11-1-97

I, Rayburn C. Cherry, an authorized under the laws of the State ofTexas to practice the profession of Surveying and hereby certify that the above subdivision is true and correcty was prepared from an actual survey of the property made under my supervision on the grounds 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 having an outside diameter of not less than five eighths (5/8) inch and a length of not less than (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Rayburn C. Cherry, R.P.L.S.
Texas Registration No. 1312

HOUSTON PLANNING & ZONING COMMISSION
CITY OF HOUSTON

This is to certify that the Houston Planning & Zoning Commission of the City of Houston, Texas, has approved this plat and subdivision of ESTATES OF PINEHURST 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 24TH day of JULY, 1994.

ATTEST: Donna H. Kristaponis, Secretary

By: M. Marvin Katz, Chairman

STATE OF TEXAS:
COUNTY OF HARRIS:

I, Terry A. Anderson, 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 with or will comply with all the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

Terry A. Anderson, P.E., County Engineer

I, Arthur L. Storey, Jr, Executive 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.

Arthur L. Storey, Jr, P.E.
Executive Director

APPROVED by the Commissioners' Court of Harris County, Texas this 9th day of August, 1994.

El Franco Lee, Commissioner
Precinct 1

Jon Lindsay, County Judge

Steve Radack, Commissioner
Precinct 3

Jim Fonteno, Commissioner
Precinct 2

Jerry Eversole, Commissioner
Precinct 4

STATE OF TEXAS:
COUNTY OF HARRIS:

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 AUG 10, 1994, at 9:20 o'clock, A M. and duly recorded on AUG 10, 1994, at 9:00 o'clock, A M. at Film Code No. 360098, 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.

Beverly B. Kaufman, Clerk, County Court
Harris County, Texas

By: Deputy
TIM WADE

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.

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.