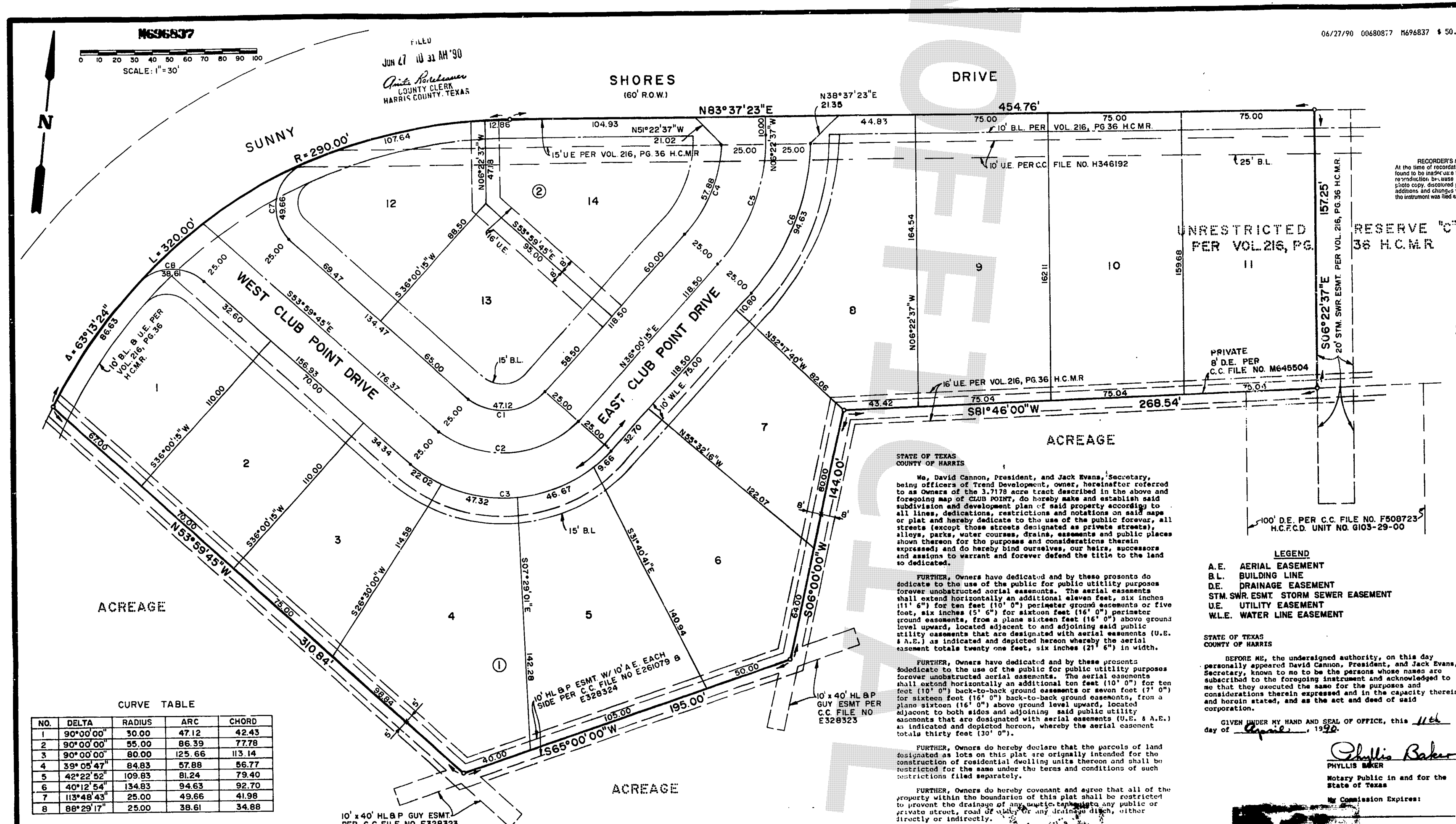




| CURVE TABLE |            |        |        |        |
|-------------|------------|--------|--------|--------|
| NO.         | DELTA      | RADIUS | ARC    | CHORD  |
| 1           | 90°00'00"  | 30.00  | 47.12  | 42.43  |
| 2           | 90°00'00"  | 35.00  | 56.39  | 77.78  |
| 3           | 90°00'00"  | 50.00  | 125.66 | 113.14 |
| 4           | 39°05'47"  | 84.83  | 57.88  | 56.77  |
| 5           | 42°22'52"  | 109.83 | 81.24  | 79.40  |
| 6           | 40°12'54"  | 134.83 | 94.63  | 92.70  |
| 7           | 113°48'43" | 25.00  | 49.66  | 41.98  |
| 8           | 88°29'17"  | 25.00  | 38.61  | 34.88  |

I, Harry A. Anderson, P.E., 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 all laws including Section 31-C as amended by Chapter 614, Acts of 1973, 63rd Legislature.

*Harry A. Anderson*  
Harry 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 interception drainage artery or parent stream or on any other area or subdivision within the watershed.

*Arthur L. Storey, Jr.*  
Arthur L. Storey, Jr., P.E.  
Executive Director  
Harris County Flood Control District

Notes:  
This survey is not tied into the official City of Houston survey system in compliance with Ordinance No. 69-1978, because a city survey marker has not been established within 2,000 feet of this property.

This is to certify that the City Planning Commission of the City of Houston, Texas has approved this plat and subdivision CLUB POINT in accordance 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 6th day of June, 1980.

By: *Barbara Kooland* Chairman  
By: *Patricia D. Kooland* Secretary

APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS, this 24th day of June, 1980.

By: *El Franco Lee* Commissioner, Precinct 1  
By: *Jim Fontano* Commissioner, Precinct 2

By: *Joe Lindsey* County Judge

By: *Steve Rudack* Commissioner, Precinct 3  
By: *Ed Lyons* Commissioner, Precinct 4

STATE OF TEXAS  
COUNTY OF HARRIS

We, David Cannon, President, and Jack Evans, Secretary, being officers of Trend Development, owner, hereinafter referred to as Owners of the 3.7178 acre tract described in the above and foregoing map of CLUB POINT, do hereby make and establish said subdivision and development plan of said property according to all laws, dedications, restrictions and notations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, paths, 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 depicted 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").

FURTHER, Owners do hereby declare that the 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 the 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 shall be restricted to prevent the drainage of any water, sewage, or any public or private street, road or utility, directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15') wide on each side of the center line of any and all bayous, creeks, gulches, 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 and all times for the purpose of construction and maintenance of drainage facilities and structures.

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 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, 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.

FURTHER, The Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, Trend Development has caused these presents to be signed by David Cannon, its President, thereunto authorized, and attested by its Secretary, Jack Evans, this 11th day of June, 1980.

Trend Development  
By: *David Cannon* President  
Attest: *Jack Evans* Secretary

OFFICE OF  
ANITA RODEHEAVER  
COUNTY CLERK HARRIS COUNTY TEXAS  
MAP RECORDS OF COUNTY CLERK  
VOL. 346 PAGE 24  
CLUB POINT

LEGEND  
A.E. AERIAL EASEMENT  
B.L. BUILDING LINE  
D.E. DRAINAGE EASEMENT  
STM. SWR. ESM. STORM SEWER EASEMENT  
U.E. UTILITY EASEMENT  
W.L.E. WATER LINE EASEMENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared David Cannon, President, and Jack Evans, Secretary, 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 stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of June, 1980.

*Phillip Baker*  
Phillip Baker  
Notary Public in and for the State of Texas  
My Commission Expires:

I, H.R. Tinsman, Jr., President of Park Tower National Bank, owner and holder of a lien against the property described in the plat known as CLUB POINT, said lien being evidenced by instrument of record in the Clerk's File No. 1980-1000, do hereby in all things subordinate my interest in said property to the purposes and effects of said plat and the dedications and restrictions shown hereon to said plat and I hereby confirm that I am the present owner of said lien and have not assigned the same nor any part thereof.

By: *H.R. Tinsman, Jr.* President  
Park Tower National Bank

STATE OF TEXAS  
COUNTY OF HARRIS

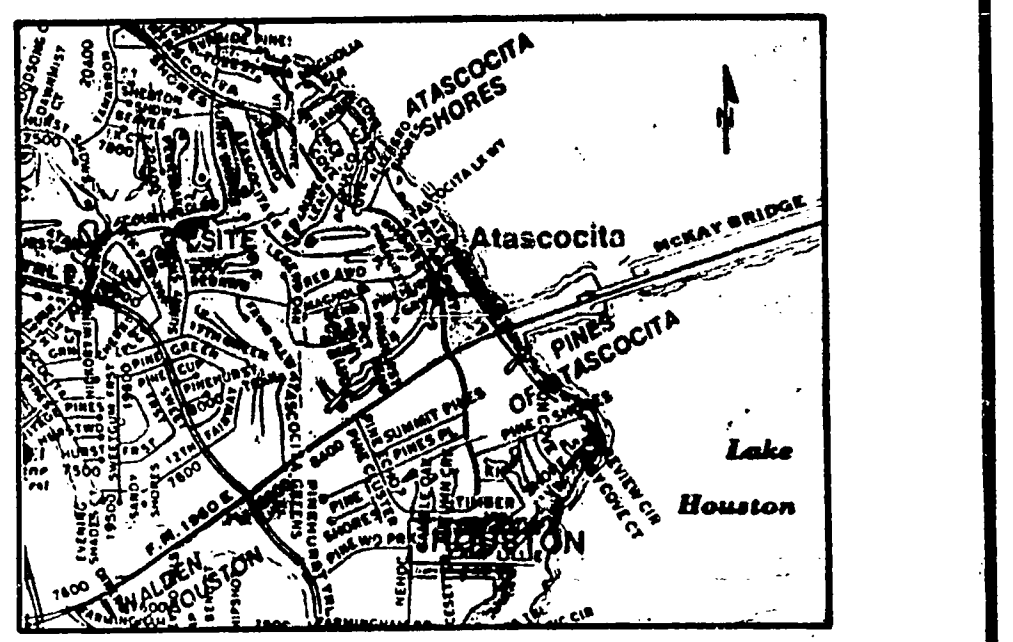
BEFORE ME, the undersigned authority, on this day personally appeared H.R. Tinsman, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of June, 1980.

*Patricia C. Northam*  
Patricia C. Northam  
Notary Public in and for the State of Texas  
My Commission Expires: 3-25-91

# CLUB POINT

A SUBDIVISION OF 3.7178 ACRES OF LAND  
AND A PARTIAL REPLAT OF  
PINEHURST OF ATASCOCITA, SECTION 3  
VOL. 216, PG. 36 H.C.M.R.  
LOCATED IN THE  
JOHN HAMS SURVEY, A-479  
HARRIS COUNTY, TEXAS  
14 LOTS 2 BLOCKS  
OWNER: TREND DEVELOPMENT  
THREE RIVERWAY  
SUITE 1535  
HOUSTON, TEXAS 77056  
SURVEYOR: HELMUTH SURVEY COMPANY  
P.O. BOX 1374  
HUMBLE, TEXAS 77347  
NOVEMBER 1989



I, D. R. Helmuth, an authorized 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, single 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 three (3) 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 survey corner.



*D.R. Helmuth*  
D. R. Helmuth  
Texas Registration No. 3674

I, Anita Rodeheaver, Clerk of the County Court in Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on June 27, 1980, at 10:31 o'clock A.M., and duly recorded on June 28, 1980, at 3:00 o'clock A.M., and in Volume 346, Page 24 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.

*Anita Rodeheaver*  
Anita Rodeheaver, County Clerk  
CLERK OF THE COUNTY COURT

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.

When the garage or carport faces the public street, it shall be set back a minimum of 20 feet from the public street right-of-way line and the dwelling unit shall set back a minimum of 15 feet from the public street right-of-way line. (See Figure A)

When the garage or carport entrance is perpendicular to the public street, the garage or carport shall set back a minimum of 15 feet from the public street right-of-way line. (See Figure B)

