

RESERVE "C"
PINEHURST OF
THREE
H.C.M.R. of Unity, Esqment

L 286

PINEHURST OF ATASCOCITA
SECTION SEVEN

THIS IS PAGE 2 OF 10 PAGES

MATCH LINE
MATCH LINE

5' Irrigation Water Line Easement
H.C.C. File No. 467255 Film Code 186-1A-nr

UTILITY EASE
PLAT DEDICATED N 45° 4' 05" E 59.90'
S 88° 43' 31" E 46.31'

REBAMWOOD DRIVE

120' 10
1209
1 Reserve
See Note #1

SECURITY (see Plot)

ACREAGE

GENERAL NOTES

~~MATCH LINE~~

1.)

"One-foot reserves 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 revert in the dedicatrix, his heirs, assigns, or successors)."

- 2.) All side lot lines are either radial or perpendicular to street frontage unless otherwise indicated.
- 3.) All Utility Easements shown extend equal distance on each side of a common lot line unless otherwise indicated.
- 4.) B.L. indicates Building Lines.
- 5.) D.E. indicates Easement.

3.7 U.E. LITIGATOR OFFICE MEMORANDUM

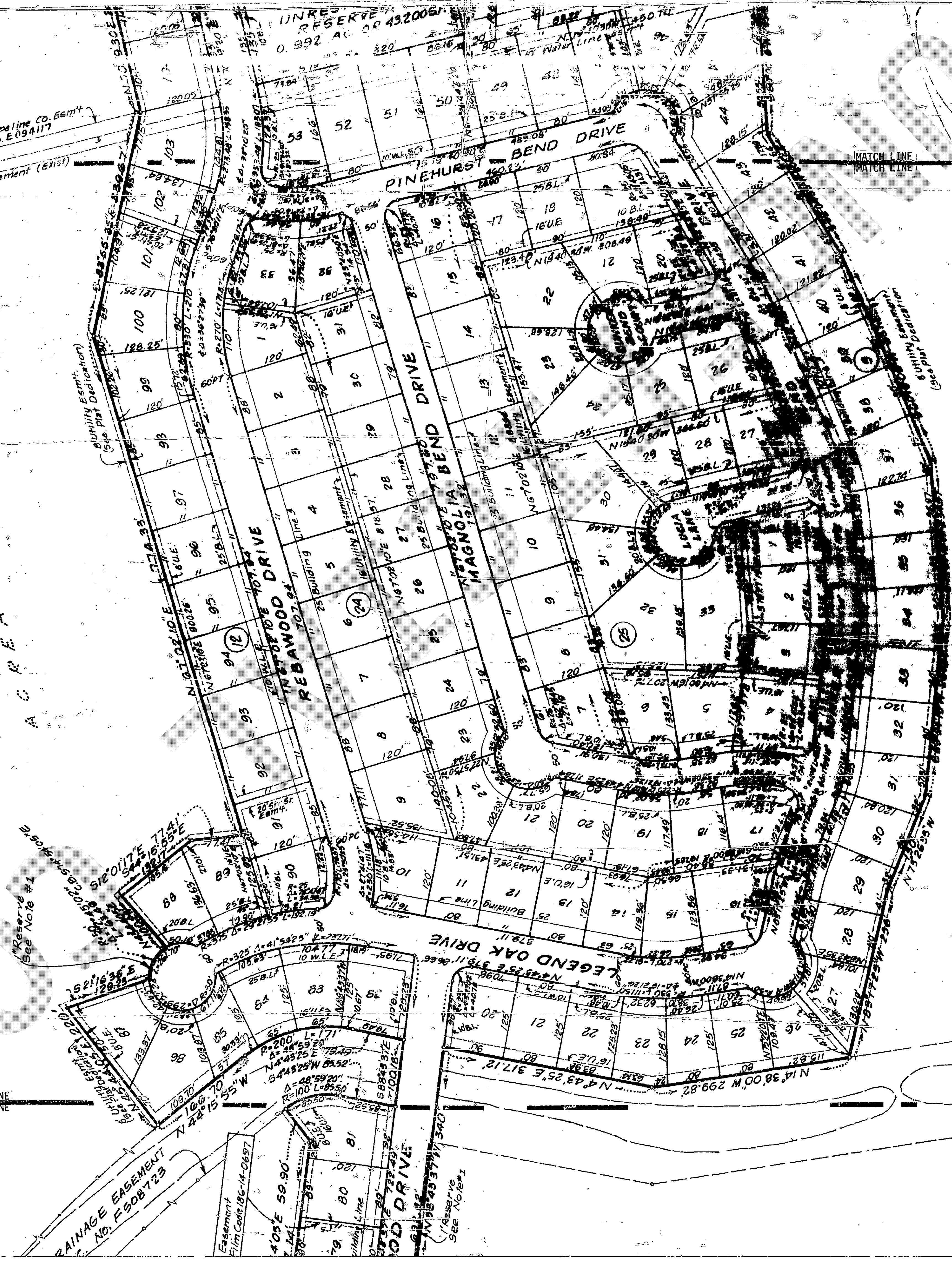
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APR 6 1 15 PM '83

Office of
County Clerk
Harris County, Texas

OFFICE OF
COUNTY CLERK
HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL 286 PAGE 74
PINEHURST OF ATASCOCITA
SECTION SEVEN
THIS IS PAGE 3 OF 10 PAGES

20' Pennzoil Pipeline Co. Easmt
H.C.C. File No. E094117
16' Utility Easement (Exist)



140' DRAINAGE-EASEMENT
H.C. FILE NO. F

MATCH LINE
MATCH LINE

SEE PAGE 74
SEE PAGE 77

A C A C A C

SEE PAGE 74
SEE PAGE 77

GENERAL NOTES

- 1.) "One-foot reserve 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 revert in the dedicant, his heirs, assigns, or successors)."
- 2.) All side lot lines are either radial or perpendicular to street frontage unless otherwise indicated.
- 3.) All Utility Easements shown extend equal distance on each side of a common lot line unless otherwise indicated.
- 4.) B.I. indicates Building Line.
- 5.) U.E. indicates Utility Easement.
- 6.) 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.
- 7.) "This easement shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility, and abutting property shall not be permitted to drain into this easement except by an approved drainage structure."
- 8.) Str. Sr. Esm't indicates Storm Sewer Easement.
- 9.) San. Sr. Esm't indicates Sanitary Sewer Easement.

STATE OF TEXAS:
COUNTY OF HARRIS:

We, J.M. Tipps and Mary L. Melandes President and Asst Secretary, being officers of ELRO-ATASCOCITA, INC., owner of the 62.336 acre tract described in the above and foregoing map of PINEHURST OF ATASCOCITA, SECTION SEVEN, 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 so 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 dedicate to the public a strip of land fifteen (15) 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 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, 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, plantings 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 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 Commissioner's Court of Harris County.

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

Mary L. Melandes Asst. Secretary
Mary L. Melandes

ELRO-ATASCOCITA, INC.

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 PINEHURST OF ATASCOCITA, SECTION SEVEN, said lien being evidenced by an instrument filed under Harris County Clerk File No. F574362, 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.

GIBALTAR SAVINGS ASSOCIATION

Nita Chessher Assistant Secretary
Nita Chessher

Wylie R. Wisely Vice President

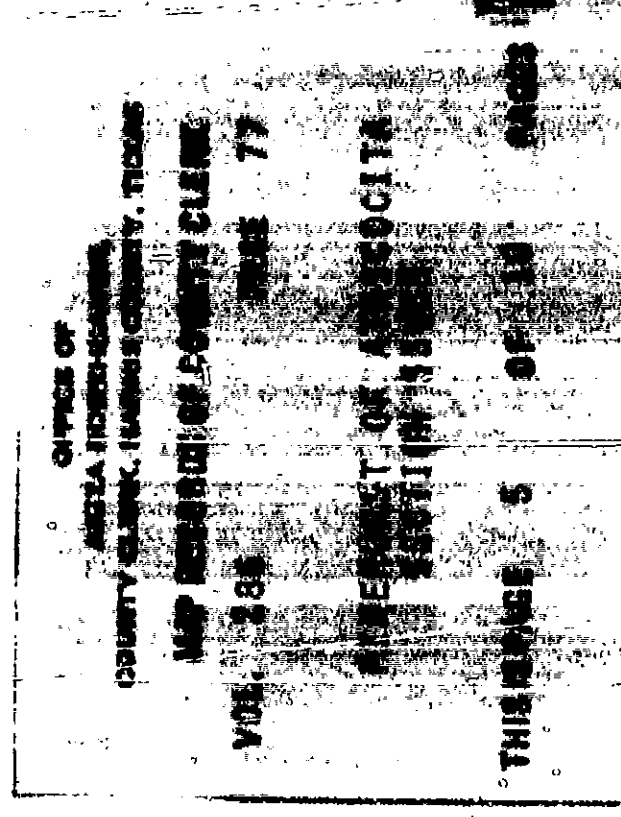
STATE OF TEXAS:
COUNTY OF HARRIS:

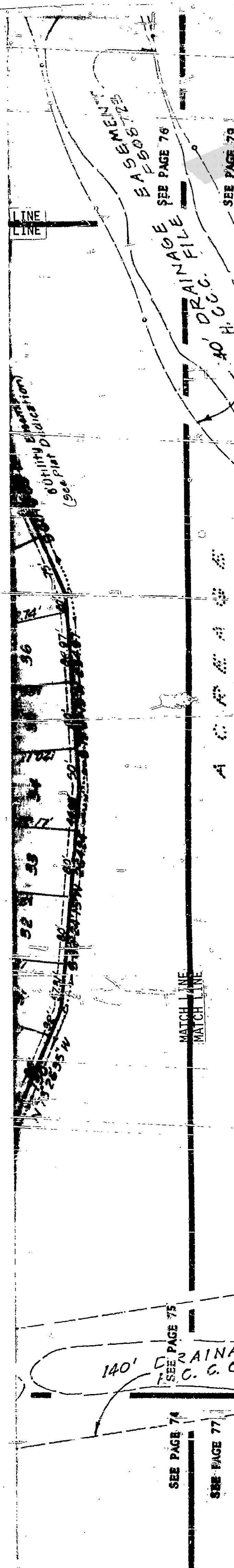
BEFORE ME, the undersigned authority, on this day personally appeared J.M. Tipps President, and Mary L. Melandes Asst. Secretary of ELRO-ATASCOCITA, INC. known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes 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 S. Spector Notary Public in and for Harris County, Texas
My Commission Expires: April 4, 1980

140' SEE PAGE 74
SEE PAGE 75
SEE PAGE 76
EASEMENT
FILE NO. F508723





Pinehurst of Atascocita

SECTION SEVEN

BEING 62.336 ACRES OF LAND OUT OF THE
JOHN IAMS SURVEY A-479 HARRIS COUNTY,
TEXAS.

Scale: 1"=100' 178 LOTS 4 BLOCKS 1 RESERVE
MARCH, 1979

ELRO-ATASCOCITA, INC. OWNER
J.M. TIPPS PRESIDENT
LAND PLANNER
BILL SWEITZER
RAYBURN CHERRY ENGINEERS, INC.
Consulting Engineers
HOUSTON, TEXAS

tary, being officers of
ing map of PINEHURST OF
as, do hereby make and
s, dedications, restrictions
all streets, alleys, parks,
considerations therein
Refer the title to the

easement five (5) feet in
all public utility easements

plat are originally intended
same under the terms and

aries of this plat shall be
st, road or alley or any

le on each side of the center
drainage courses located in
ty, or any other governmental
construction and maintenance of

aries of this plat and
reby be restricted to keep
tions to the operations and
itted to drain directly into

adjacent to the boundaries of the above and foregoing plat of PINEHURST of ATASCOCITA,
established outside the boundaries
lines and dedicate to the use

isting Harris County Road
er regulations heretofore
his County.

igned by J.M. Tipps, its
L. Molandes, and its common
, 1979.

774, INC.

President

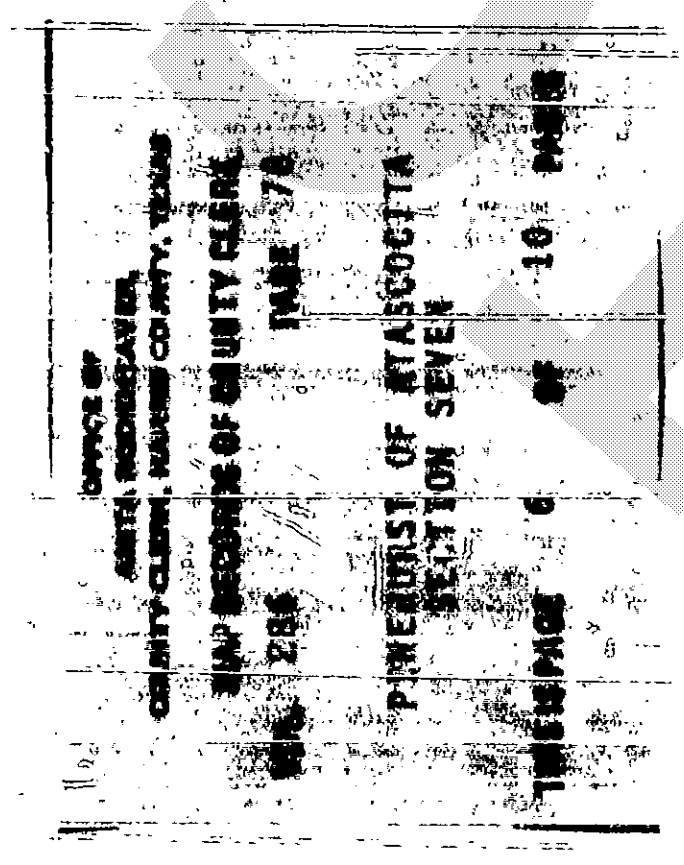
ectively of GIBLALTAR
plat known as PINEHURST OF
s County Clerk
gs subordinate to said
have not assigned the same

TINGS ASSOCIATION

President

be the persons whose names
he same for the purposes
nd as the act and deed of

Harris County, Texas
April 14, 1980



I, Rayburn C. Cherry
ing and hereby certify that
made under my supervision
and other points of reference
less than 5/8 of 1 inch and
to the nearest survey corner

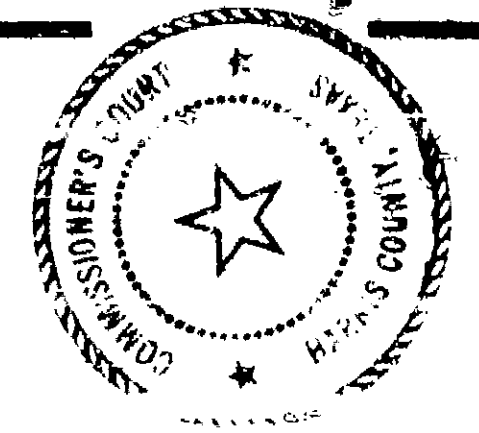
CITY PLANNING COMMISSION
CITY OF HOUSTON
This is to certify
and authorize the record

ATTEST: *[Signature]*
Clerk

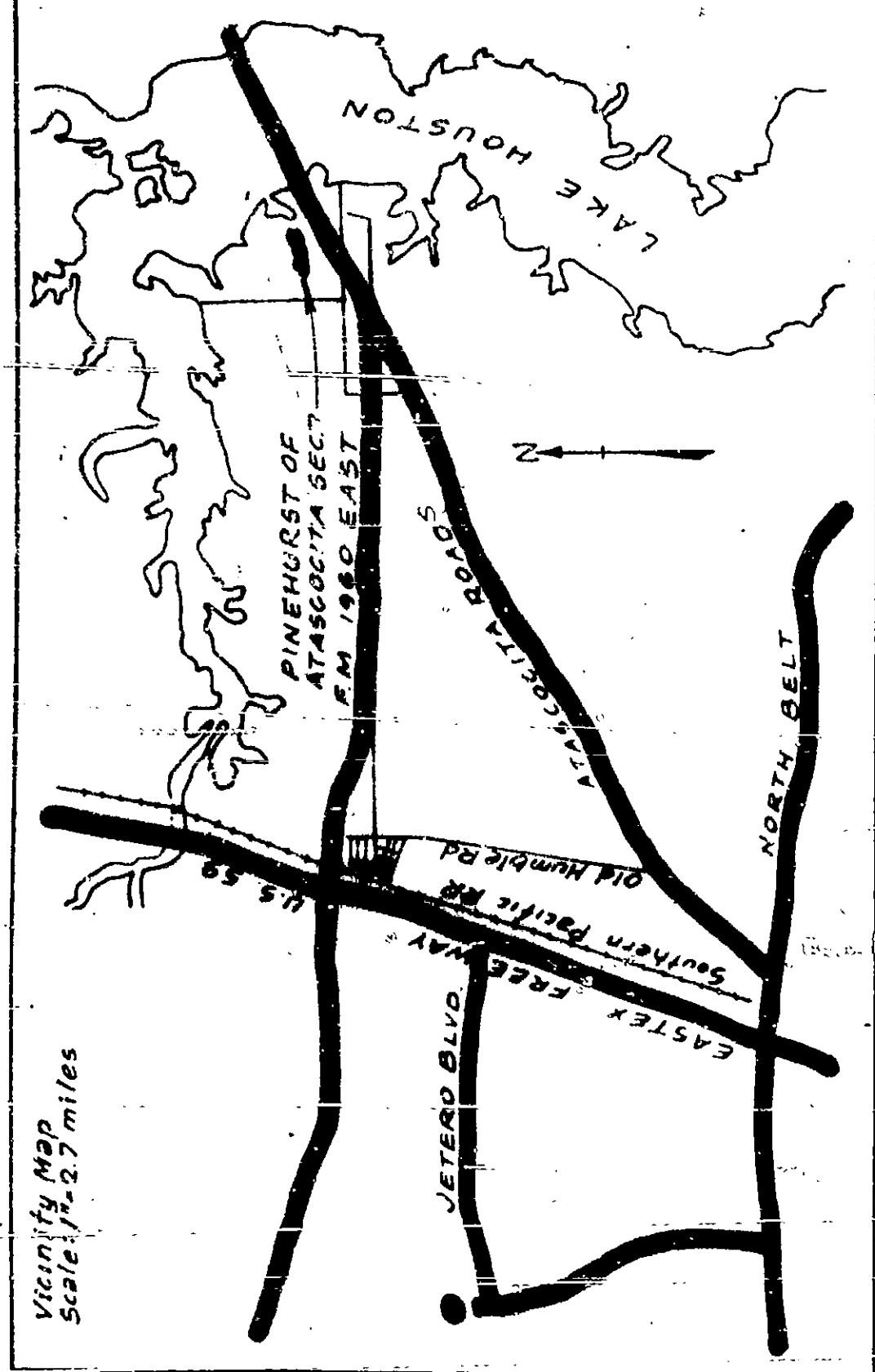
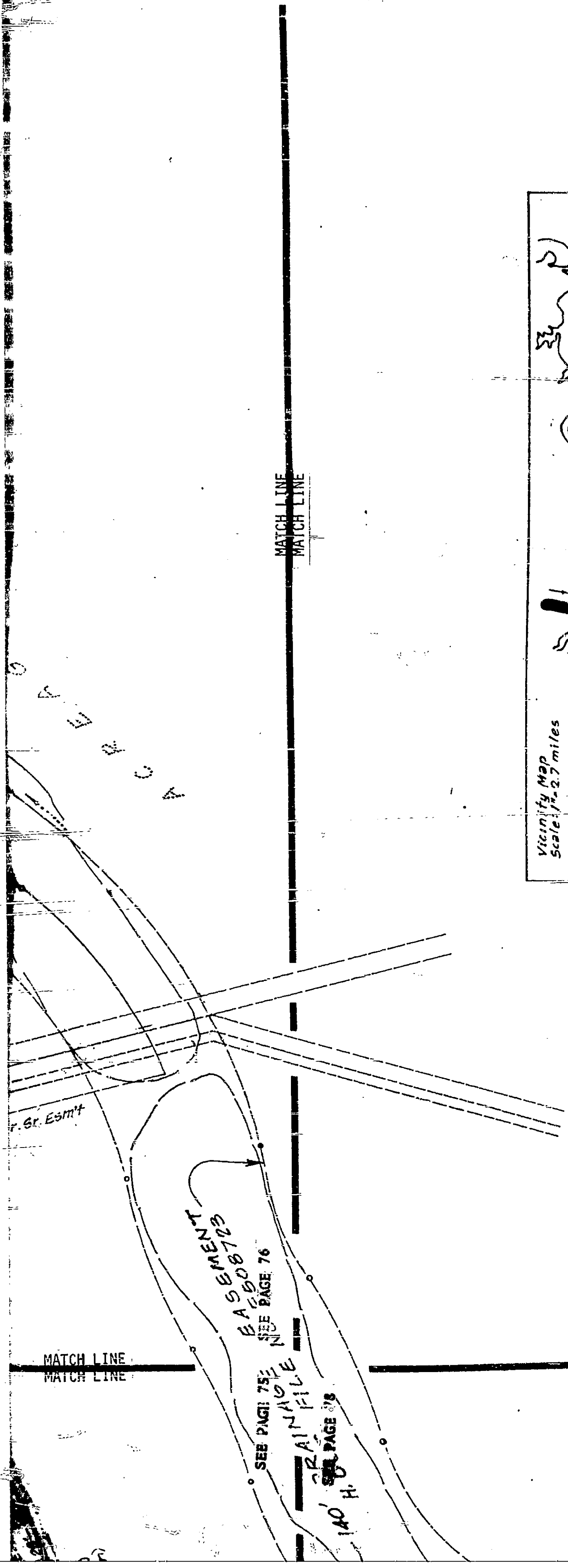
STATE OF TEXAS
COUNTY OF HARRIS
I, Richard L. Dose,
completes with a
sioners' Court, and
Road law, also

I, G. H. Smith, Flo
certify that the plat of
by Commissioners Court
on the intercession of

APPROVED BY THE COMMISSIONERS' COURT
HARRIS COUNTY, TEXAS
rec.net



STATE OF TEXAS
COUNTY OF HARRIS
SEE PAGE 76, 77, 78, 79, 80, 81



OFFICE OF
ANITA RODRIGUEZ
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY ELEM
VOL. 286 PAGE 79
PINEHURST OF ATASCOCITA
SECTION SEVEN
THIS PAGE 7 OF 16 PAGES

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 PINEHURST ATASCOCITA, SECTION SEVEN 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 14th day of March, 1979

ATTEST: *Ronald A. Heiser*
Ronald A. Heiser, Asst. Secretary

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.

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.

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

Tom Bass
Tom Bass, Commissioner
Precinct 1

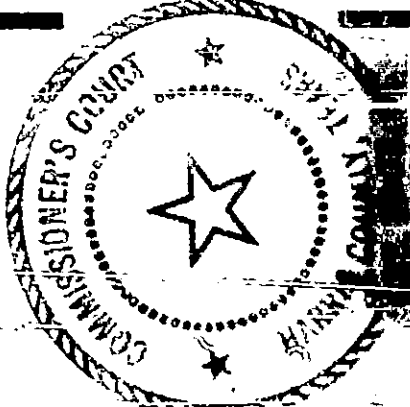
James Fonteno
James Fonteno, Commissioner
Precinct 2

SEE PAGE 12 *R. Bokela*
R. Bokela, Commissioner
Precinct 3

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

Jon Hildes
Jon Hildes, County Judge

G. A. Smith
G. A. Smith, Commissioner
Precinct 4



STATE OF TEXAS:
COUNTY OF HARRIS:

I, Anita J. Rodchever, Jr., 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 14th day of March, 1979.

of the public forever. All public utility easements shown in said adjacent acreage.

FURTHER, We, EL P-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 Commissioner's Court of Harris County.

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

EL P-ATASCOCITA, INC.

Mary L. Molander
Mary L. Molander, Asst. Secretary

J. M. Tipps
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 PINEHURST OF ATASCOCITA, SECTION SEVEN, said lien being evidenced by an instrument filed under Harris County Clerk File No. F574322, and 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.

GIBALTAR SAVINGS ASSOCIATION

Nita Chessher
Nita Chessher, Assistant Secretary

Wylie R. Wisely
Wylie R. Wisely, Vice President

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared J. M. Tipps, President, and Mary L. Molander, Asst. Secretary of the EL P-ATASCOCITA, 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 to the contents of said instrument they acknowledged the truth of the same.

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

MATCH LINE
MATCH LINE

My Commission Expires: April 4, 1980

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

BEFORE ME, the undersigned authority, on this day personally appeared Wylie R. Wisely, Vice President, and Nita Chessher, Assistant Secretary of the GIBALTAR 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 9th day of February, 1979.

MATCH LINE
MATCH LINE

My Commission Expires: April 4, 1980

SUSAN K. SPECTOR
Notary Public in and for Harris County, Texas
My Commission Expires: April 4, 1980

MATCH LINE
MATCH LINE

My Commission Expires: April 4, 1980

undaries of this plat and hereby be restricted to keep the same for the purposes and functions to the operations and admitted to drain directly into

y adjacent to the boundaries of the above and foregoing plat of PINEHURST of ATASCOCITA, established outside the boundaries of lines and dedicate to the use

existing Harris County Road other regulations heretofore Harris County.

e signed by J.M. Tipps, its ry L. Melander, and its common 1979.

OCITA, INC.

President

respectively of GIBBALTAR e Plat known as PINEHURST OF rris County County Clerk rings subordinate to said d have not assigned the same

SAVINGS ASSOCIATION

Vice President

to be the persons whose names d the same for the purpose of and as the same deed 1979.

1979.

for Harris County, Texas

Wiseley, Vice President, and to be the persons whose ecuted the same for the n set out, and as the act

1979.

for Harris County, Texas

CITY PLANNING COMMISSION:
CITY OF HOUSTON:

This is to certify that
SEVEN in conformance with
and authorize the record

ATTEST: *[Signature]*
20 22/1/1979

STATE OF TEXA:
COUNTY OF HARRIS:

I, Richard P. Doss,
complies with all of the
sioners' Court; and further
Road Law, also including:

I, G. H. Smith, Flocc
certify that he plat of
by Commissioners' Court; I
on the intercepting drainage

APPROVED by the Clerk



TO: *[Signature]*
Harris County
Precinct 1

[Signature]
Precinct 3

STATE OF TEXA:
COUNTY OF HARRIS:

I, Anita J. Roddehaver,
instrument with its
APRIL 14th

1979, at 10⁰⁰ o'clock,
WITNESS my hand and seal

MATCH LINE
MATCH LINE

MATCH LINE
MATCH LINE

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.

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 PINEHURST SEVEN 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 14th day of March, 1979.

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

ATTEST: *Ronald A. Heuser*
Ronald A. Heuser, City Secretary

BY: *C. J. Smith*
C. J. Smith, 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.

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.

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

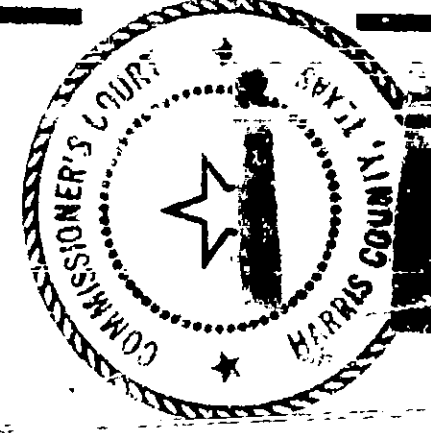
Tom Bass
Tom Bass, Commissioner
Precinct 1

James Fontano
James Fontano, Commissioner
Precinct 2

Jon Lindsay
Jon Lindsay, County Judge

A. Y. Eckels
A. Y. Eckels, Commissioner
Precinct 3

E. J. Smith
E. J. Smith, Commissioner
Precinct 4



STATE OF TEXAS:
COUNTY OF HARRIS:

I, Anita J. Redheffer, Jr., 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 1⁵ o'clock, P.M., and duly recorded on APRIL 10th, 1979, at 10⁰⁰ o'clock, A.M., and in Volume 286, Page 73, of the Map Records of said County.

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

MATCH LINE
MATCH LINE



Anita J. Redheffer
Anita J. Redheffer, Clerk, County Court
Harris County, Texas
THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL RECORDING IS BASED AND DOES NOT EXTEND TO ANY OTHER INSTRUMENT OR RECORDING.
ANITA REDHEFFER

MAP NO. 2855