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Anita Rodeheaver
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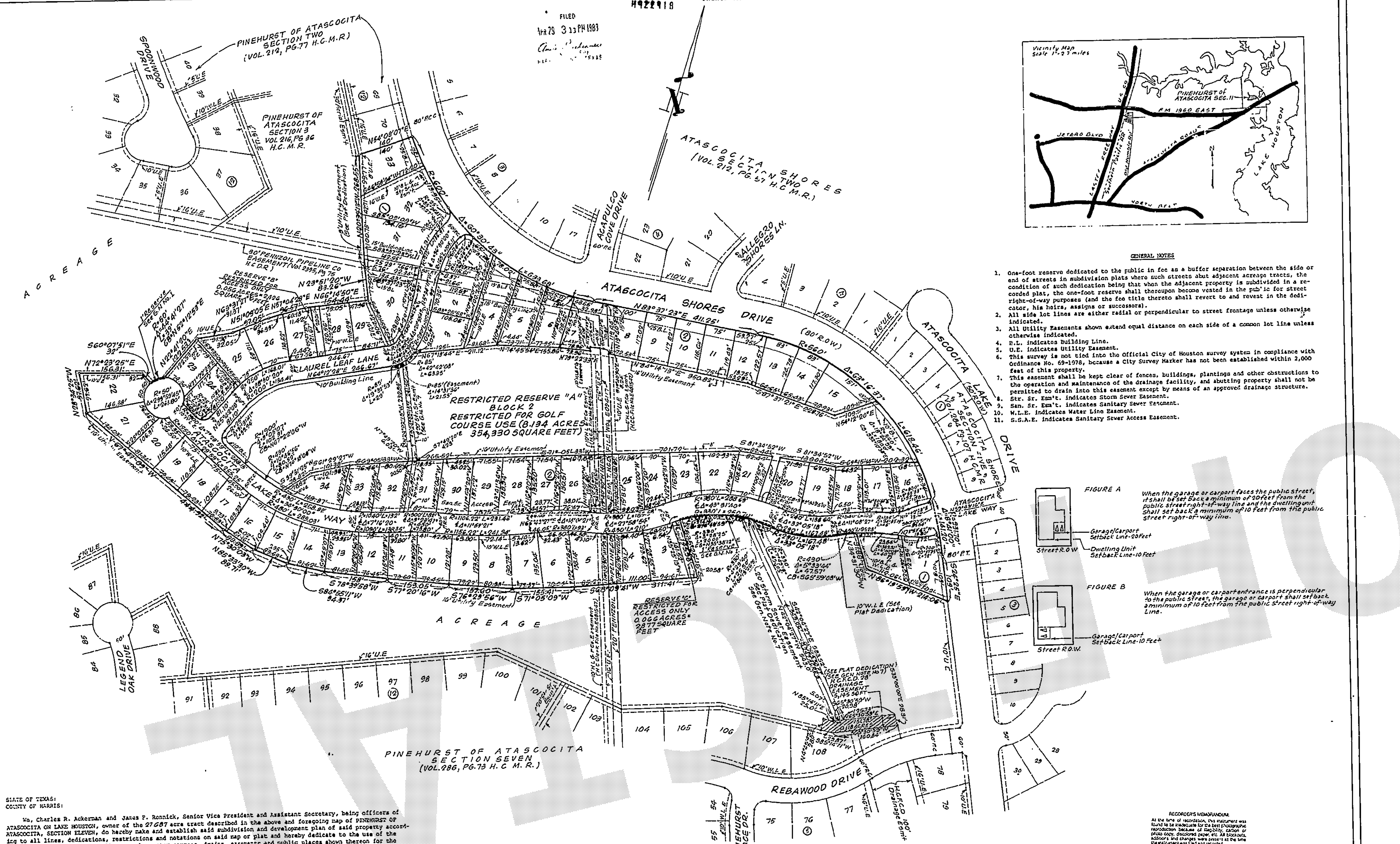
PINEHURST OF ATASCOCITA SECTION TWO (VOL. 219, PG. 77 H.C.M.R.)
PINEHURST OF ATASCOCITA SECTION 8 (VOL. 216, PG. 86 H.C.M.R.)
ATASCOCITA SHORES SECTION TWO (VOL. 213, PG. 57 H.C.M.R.)
ATASCOCITA SHORES DRIVE (80' R.O.W.)
ATASCOCITA LAKE DRIVE (50' R.O.W.)
ATASCOCITA SHORES SECTION THREE (VOL. 284 PG. 107 H.C.M.R)
ATASCOCITA LAKE WAY
LAUREL LEAF LANE
RESTRICTED RESERVE "A" BLOCK 2 RESTRICTED FOR GOLF COURSE USE (8.134 ACRES 354,330 SQUARE FEET)
ACREAGE
ACREAGE
REBAWOOD DRIVE
PINEHURST PLACE DR.
LEGEND OAK DRIVE
PINEHURST OF ATASCOCITA SECTION SEVEN (VOL. 286, PG. 73 H.C.M.R.)
Vicinity Map
F.M. 1960 EAST
NORTH BELT
LAKE HOUSTON
PINEHURST OF ATASCOCITA SEC. 11
FIGURE A
Garage/Carport Setback Line-20 Feet
Dwelling Unit Setback Line-10 Feet
Street R.O.W.
FIGURE B
Garage/Carport Setback Line-10 Feet
Street R.O.W.

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 revest in the dedicator, 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 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 means of an approved drainage structure.
8. Str. Sr. Esm't. indicates Storm Sewer Easement.
9. San. Sr. Esm't. indicates Sanitary Sewer Easement.
10. W.L.E. indicates Water Line Easement.
11. S.S.A.E. indicates Sanitary Sewer Access Easement.

FIGURE A: 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 10 feet from the public street right-of-way line.

FIGURE B: When the garage or carport entrance is perpendicular to the public street, the garage or carport shall set back a minimum of 10 feet from the public street right-of-way line.

STATE OF TEXAS:
COUNTY OF HARRIS:

We, Charles R. Ackerman and James F. Ronnick, Senior Vice President and Assistant Secretary, being officers of ATASCOCITA ON LAKE HOUSTON, owner of the 27.687 acre tract described in the above and foregoing map of PINEHURST OF ATASCOCITA, SECTION ELEVEN, 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 of PINEHURST OF ATASCOCITA, SECTION ELEVEN, 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, ATASCOCITA ON LAKE HOUSTON, 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, ATASCOCITA ON LAKE HOUSTON has caused these presents to be signed by Charles R. Ackerman, its Senior Vice President, thereunto authorized, attested, by its Assistant Secretary, James F. Ronnick, and its common seal hereunto affixed this 14th day of January, 1983.

ATASCOCITA ON LAKE HOUSTON

James F. Ronnick
James F. Ronnick, Assistant Secretary

Charles R. Ackerman
Charles R. Ackerman, Senior Vice President

STATE OF TEXAS:
COUNTY OF HARRIS:

BEFORE ME, the undersigned authority, on this day personally appeared Charles R. Ackerman, Senior Vice President, and James F. Ronnick, Assistant Secretary of ATASCOCITA ON LAKE HOUSTON, 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 14th day of January, 1963.

Donnel Helen Wood
Donnel Helen Wood
Notary Public in and for Harris County, Texas
My Commission Expires: 9-19-86

I, Rayburn C. Cherry, am authorized under the laws of the State of Texas to practice the profession of surveying and 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 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.

Rayburn C. Cherry
Rayburn C. Cherry
Texas Registration No. 1312 - Surveying
Texas Registration No. 13109 - Engineering

Pinehurst of Atascocita

SECTION ELEVEN

A DEVELOPMENT PLAN
OF AN ACREAGE TRACT, RESERVE "D",
AND A PORTION OF RESERVE "E",
BLOCK 12, PINEHURST OF ATASCOCITA,
SECTION THREE, AS RECORDED IN
VOLUME 216, PAGE 36 OF THE MAP
RECORDS OF HARRIS COUNTY, AND
RESERVE "B", BLOCK 9, ATASCOCITA
SHORES, SECTION THREE, AS RECORDED
IN VOLUME 212, PAGE 66 OF THE MAP
RECORDS OF HARRIS COUNTY; AND
FURTHER BEING 27.687 ACRES OF LAND
OUT OF THE JOHN IIAMS SURVEY,
A-479 IN HARRIS COUNTY, TEXAS.

SCALE: 1"= 100' January ,1983
68 LOTS 2 BLOCKS 3 RESERVES

OWNER
ATASCOCITA ON LAKE HOUSTON
CHARLES R. ACKERMAN,
SENIOR VICE PRESIDENT

LAND PLANNER
WILLIAMS & CRAWFORD, INC.

RAYBURN CHERRY ENGINEERS, INC.
Consulting Engineers
HOUSTON, TEXAS

OFFICE OF
ANITA RODEHEAVER,
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 316 PAGE 14
PINEHURST OF ATASCOCITA
SECTION 11
THIS IS PAGE 1 OF 1 PAGES

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.

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 OF ATASCOCITA, SECTION ELEVEN, 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 April, 1983.

ATTEST: Kerry R. Gilbert
Kerry R. Gilbert, Assistant Secretary

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

Richard P. Doss
Richard P. Doss, County Engineer

I, James B. Green, 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.

James B. Green
James B. Green, Director of Harris County Flood Control District

APPROVED by the Commissioners' Court of Harris County, Texas, this 28th day of April, 1983.

Tom Bass, Commissioner
Precinct 1

James Fonteno, Commissioner
Precinct 2

Jon Lindsay, County Judge

R. Y. Eckels, Commissioner
Precinct 3

E. A. [illegible], Jr., Commissioner
Precinct 4

STATE OF TEXAS:
COUNTY OF HARRIS:

I, Anita 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 APR 29, 1983, at 3:13 o'clock, P.M., and duly recorded on MAY 3, 1983, at 10:30 o'clock, A.M., and in Volume 316, Page 14, of the Map Records of said County.

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

Anita Rodeheaver, Clerk, County Court
Harris County, Texas

_________ Deputy

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.

MAP NUMBER 3388

UNOFFICIAL COPY