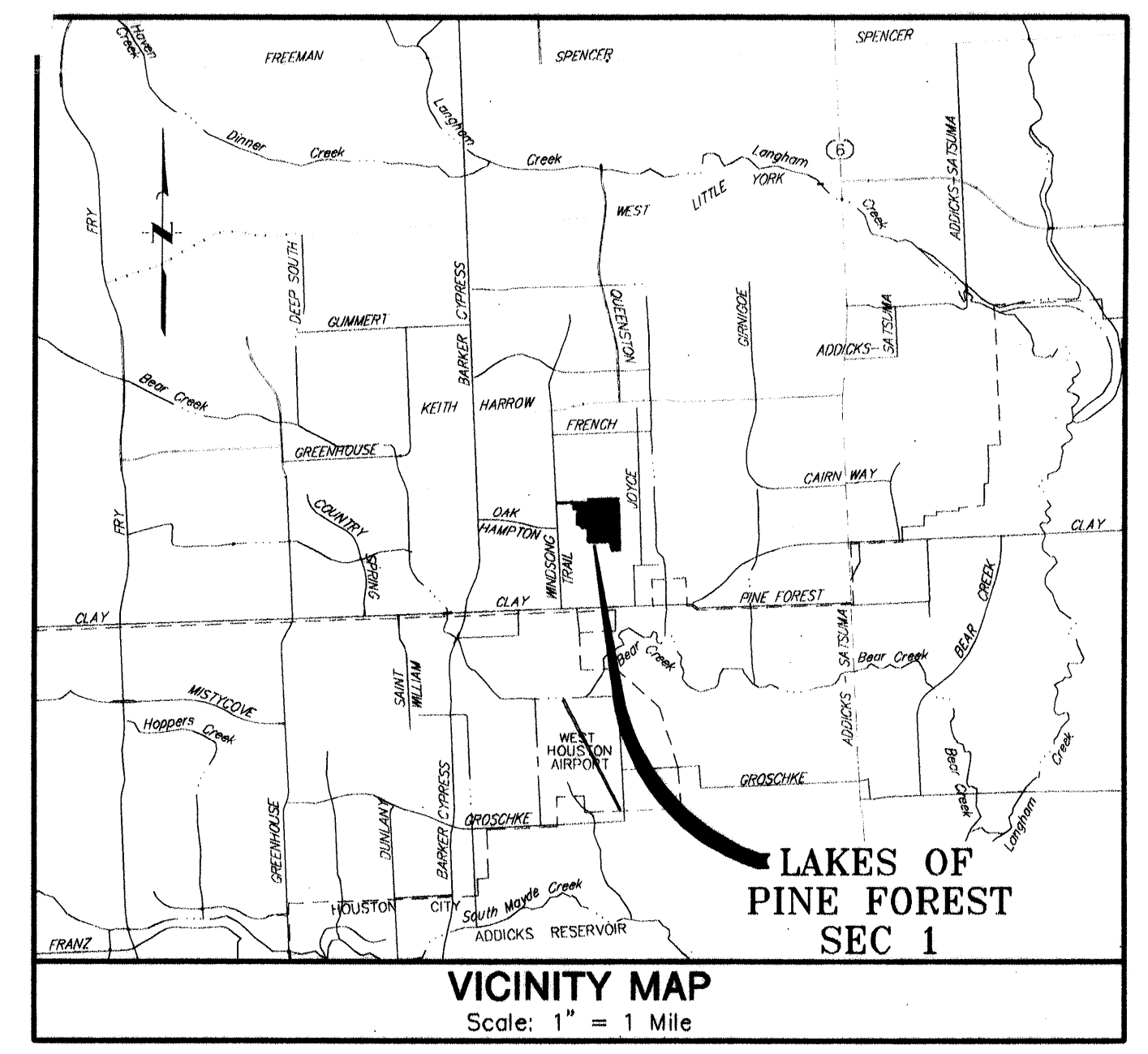
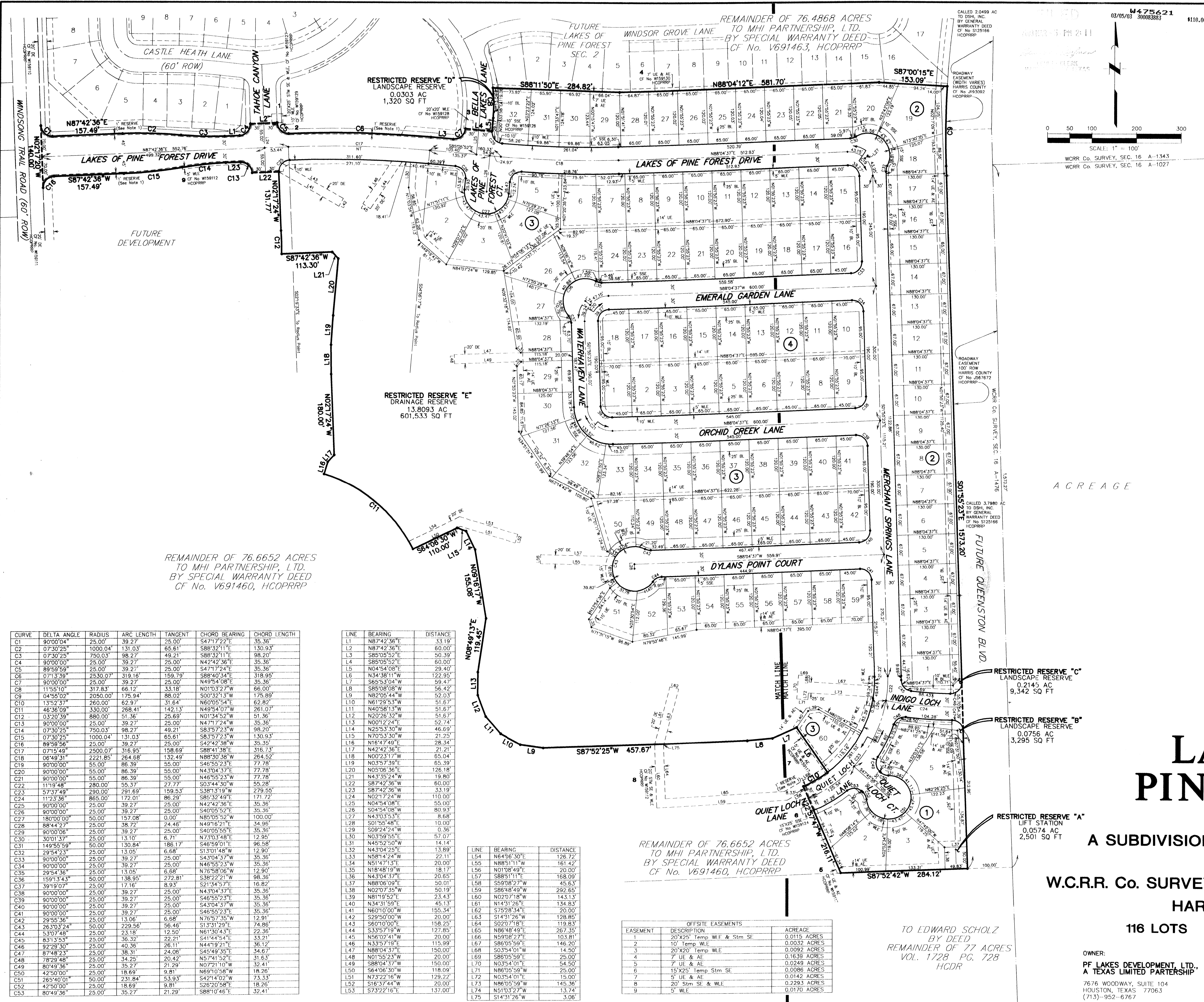




- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between subdivision plots where such streets or streets in subdivision plots where such streets or streets adjacent to the subdivision plots, the condition of such dedication being that 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 title fee thereto shall revert to and vest in the dedicating, his heirs, assigns or successors.
 - 2) This plat 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 2000' of this property.
 - 3) All cul-de-sac radii are fifty feet (50').
 - 4) All block corner and cul-de-sac return to tangent radii are twenty five feet (25').
 - 5) AE "Aerial Easement"
BL "Building Line"
DE "Drainage Easement"
Esmt "Easement"
FC "Clerk's File"
FC "Film Code"
Vol "Volume and Page"
HARRIS "Harris County Map Records"
HARRIS "Harris County Official Public Records of Real Property"
HARRIS "Harris County Municipal Utility District"
No "Number"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
STM SE "Storm Sewer Easement"
Sq Ft "Square Feet"
Temp "Temporary"
UE "Utility Easement"
HL&PE "Houston Lighting & Power Co Easement"
WLE "Waterline Easement"
NT "Not Targeted"
B "Block Number"
 - 6) There are no pipelines or pipeline easements through this subdivision.
 - 7) All easements are centered on lot lines unless shown otherwise.
 - 8) All building lines along street rights-of-way as shown on the plat.
 - 9) All building line transitions at 45° angles off the lot line.
 - 10) Restricted Reserve "A" is restricted to Lift Station uses only.
Restricted Reserve "A" is 0.0574 acres, 2,501 square feet.
Restricted Reserve "B" is 0.0756 acres, 3,295 square feet.
Restricted Reserve "C" is 0.2145 acres, 9,342 square feet.
Restricted Reserve "D" is 0.0303 acres, 1,320 square feet.
Restricted Reserve "E" is 0.0303 acres, 1,320 square feet.
Restricted Reserve "F" is 0.0303 acres, 1,320 square feet.
 - 11) Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - 12) Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. (When applicable)
 - 13) Direct Access to Queenston Boulevard is denied to lots 4 and 5, block 1 and 1-19, block 2.

LAKES OF PINE FOREST SEC. 1

A SUBDIVISION OF 45.8983 ACRES OF LAND OUT OF THE W.C.R.R. Co. SURVEY, SECTION 16, ABSTRACT No. 1476 HARRIS COUNTY, TEXAS

116 LOTS 5 RESERVES 4 BLOCKS

NOVEMBER 2002

OWNER:
PF LAKES DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
6767 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
(713) 952-6767
NICK OZUNA JR.

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
6335 GULFON DRIVE, SUITE 100
HOUSTON, TEXAS 77063
(713) 777-5337

TO EDWARD SCHOLZ
BY DEED
REMAINDER OF 77 ACRES
VOL. 1728 PG. 728
HCDR

REMAINDER OF 76.6652 ACRES
TO MHI PARTNERSHIP, LTD.
BY SPECIAL WARRANTY DEED
CF No. V691460, HCOPRRP

EASEMENT	DESCRIPTION	ACREAGE
1	20'X25' Temp. W.F. & Stm. SE	0.0115 ACRES
2	10' Temp. W.F.	0.0032 ACRES
3	20'X20' Temp. W.F.	0.0092 ACRES
4	7' UE & AE	0.16 ACRES
5	7' UE & AE	0.0249 ACRES
6	15'X25' Temp. Stm. SE	0.0086 ACRES
7	5' UE & AE	0.0142 ACRES
8	20' Stm. SE & W.F.	0.2293 ACRES
9	5' W.F.	0.0170 ACRES

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'04"	25.00'	39.27'	25.00'	S47°17'22"E	35.36'
C2	07°30'25"	1000.04'	131.03'	65.61'	S88°32'11"E	130.93'
C3	07°30'25"	750.03'	98.27'	49.21'	S88°32'11"E	98.20'
C4	90°00'00"	25.00'	39.27'	25.00'	N42°42'36"E	35.36'
C5	89°59'59"	25.00'	39.27'	25.00'	S47°17'24"E	35.36'
C6	07°13'39"	2530.07'	319.16'	159.79'	S88°40'34"E	318.95'
C7	90°00'00"	25.00'	39.27'	25.00'	N49°54'08"E	35.36'
C8	11°55'10"	317.83'	66.12'	33.18'	N01°03'27"W	66.00'
C9	04°55'02"	2050.00'	175.94'	88.02'	S00°32'13"W	175.89'
C10	13°52'37"	260.00'	62.97'	31.64'	N60°05'54"E	62.89'
C11	46°36'09"	330.00'	268.41'	142.13'	N49°54'07"W	261.07'
C12	03°20'39"	880.00'	51.36'	25.69'	N01°34'52"W	51.36'
C13	90°00'00"	25.00'	39.27'	25.00'	N47°17'24"W	35.36'
C14	07°30'25"	750.03'	98.27'	49.21'	S83°57'23"W	98.20'
C15	07°30'25"	1000.04'	131.03'	65.61'	S83°57'23"W	130.93'
C16	89°59'59"	25.00'	39.27'	25.00'	S42°42'38"W	35.35'
C17	07°15'49"	2500.07'	318.95'	158.69'	S88°41'38"E	316.73'
C18	06°49'31"	2221.85'	264.68'	132.49'	N88°30'38"W	264.52'
C19	90°00'00"	55.00'	86.39'	55.00'	S49°55'23"E	77.78'
C20	90°00'00"	55.00'	86.39'	55.00'	N43°04'37"E	77.78'
C21	90°00'00"	55.00'	86.39'	55.00'	N46°55'23"W	77.78'
C22	11°19'48"	280.00'	55.37'	27.77'	S03°44'30"W	55.28'
C23	57°37'49"	290.00'	291.69'	159.53'	S38°13'19"W	279.55'
C24	11°23'36"	865.00'	172.01'	86.28'	S85°32'49"E	171.72'
C25	90°00'00"	25.00'	39.27'	25.00'	N42°42'36"E	35.36'
C26	90°00'00"	25.00'	39.27'	25.00'	S40°05'52"E	35.35'
C27	180°00'00"	50.00'	157.08'	0.00'	N85°05'52"W	100.00'
C28	88°44'27"	25.00'	38.72'	24.46'	N49°16'21"E	34.95'
C29	90°00'06"	25.00'	39.27'	25.00'	S40°05'52"E	35.36'
C30	50°01'37"	25.00'	39.27'	25.00'	N73°01'48"E	12.95'
C31	149°55'59"	50.00'	130.84'	186.17'	S46°59'01"E	96.58'
C32	29°54'23"	25.00'	13.05'	6.68'	S13°01'48"W	12.90'
C33	90°00'00"	25.00'	39.27'	25.00'	S43°04'37"W	35.36'
C34	90°00'00"	25.00'	39.27'	25.00'	N46°55'23"E	35.36'
C35	29°54'36"	25.00'	13.05'	6.68'	N73°01'48"E	12.90'
C36	150°13'43"	50.00'	138.95'	272.81'	S38°22'21"E	98.36'
C37	19°19'07"	25.00'	17.16'	8.93'	S21°34'57"E	16.82'
C38	90°00'00"	25.00'	39.27'	25.00'	N43°04'37"E	35.36'
C39	90°00'00"	25.00'	39.27'	25.00'	S46°55'23"E	35.36'
C40	90°00'00"	25.00'	39.27'	25.00'	S43°04'37"W	35.36'
C41	90°00'00"	25.00'	39.27'	25.00'	S46°55'23"E	35.36'
C42	29°55'36"	25.00'	13.06'	6.68'	N76°57'35"W	12.91'
C43	26°30'24"	50.00'	229.56'	56.46'	S13°31'29"E	74.86'
C44	53°07'48"	25.00'	23.18'	12.50'	N61°30'43"E	22.36'
C45	83°13'53"	25.00'	36.32'	22.21'	S43°01'48"E	33.91'
C46	92°29'50"	25.00'	40.36'	26.11'	N44°19'21"E	36.12'
C47	87°48'23"	25.00'	38.31'	24.06'	S45°49'35"E	34.67'
C48	78°29'48"	25.00'	34.25'	20.42'	N57°41'52"E	31.63'
C49	80°49'36"	25.00'	35.27'	21.29'	S88°04'37"W	35.00'
C50	42°50'00"	25.00'	18.69'	9.81'	N69°10'58"W	18.26'
C51	26°40'01"	50.00'	231.84'	53.93'	S42°14'02"W	73.33'
C52	42°50'00"	25.00'	18.69'	9.81'	S28°20'58"E	18.26'
C53	80°49'36"	25.00'	35.27'	21.29'	S88°10'46"E	32.41'

LINE	BEARING	DISTANCE
L1	N87°42'36"E	33.19'
L2	N87°42'36"E	60.00'
L3	S85°05'52"E	50.39'
L4	S85°05'52"E	60.00'
L5	N04°54'08"E	29.40'
L6	N34°38'11"W	122.95'
L7	S65°53'04"W	59.47'
L8	S85°08'08"W	56.42'
L9	N02°05'44"W	52.03'
L10	N61°29'53"W	51.67'
L11	N40°58'13"W	51.67'
L12	N01°34'52"W	51.67'
L13	N001°22'4"E	52.74'
L14	N2°55'33"W	46.09'
L15	N70°53'30"W	21.25'
L16	N16°47'49"E	28.34'
L17	N42°42'36"E	21.21'
L18	N02°23'17"W	65.04'
L19	N03°57'38"E	65.39'
L20	N05°06'36"E	126.18'
L21	N43°35'24"W	19.80'
L22	S87°42'36"W	60.00'
L23	S87°42'36"W	33.19'
L24	N02°17'24"W	110.00'
L25	N04°54'08"E	55.00'
L26	S04°54'08"W	80.93'
L27	N43°03'53"E	8.68'
L28	S01°56'48"E	10.00'
L29	S09°24'24"W	0.36'
L30	N03°59'55"E	57.07'
L31	N45°52'50"W	14.14'
L32	N43°04'25"E	13.89'
L33	N88°14'24"W	22.11'
L34	N51°47'15"E	20.00'
L35	N16°48'19"W	18.17'
L36	N43°04'37"E	20.65'
L37	N88°08'09"E	50.01'
L38	N02°07'35"W	50.19'
L39	N81°19'52"E	21.43'
L40	N34°31'59"E	45.13'
L41	N60°10'00"W	155.34'
L42	S29°50'00"W	20.00'
L43	S60°10'00"E	198.25'
L44	S33°57'16"W	127.85'
L45	N56°02'41"W	20.00'
L46	N33°57'19"E	115.99'
L47	N88°04'37"E	150.00'
L48	N01°55'23"W	20.00'
L49	S88°04'37"W	150.00'
L50	S64°06'30"W	118.09'
L51	N73°22'16"W	129.22'
L52	S16°37'44"W	20.00'
L53	S73°22'16"E	137.00'
L54	N64°46'30"E	126.72'
L55	N85°11'11"W	161.42'
L56	N01°08'49"E	20.00'
L57	S88°51'11"E	168.09'
L58	S59°08'27"W	45.63'
L59	S86°48'48"W	292.65'
L60	N02°07'18"W	143.13'
L61	N14°31'28"E	134.83'
L62	S75°28'34"E	20.00'
L63	S14°31'28"W	128.85'
L64	S02°07'18"E	119.83'
L65	N86°48'49"E	267.35'
L66	N59°08'27"E	103.81'
L67	S86°05'59"E	146.20'
L68	S03°40'11"W	14.50'
L69	S86°05'59"E	25.00'
L70	N03°54'01"E	54.50'
L71	N86°05'59"W	25.00'
L72	N03°54'01"E	15.00'
L73	N86°05'59"W	145.36'
L74	N51°03'27"W	13.74'
L75	S14°31'26"W	3.06'