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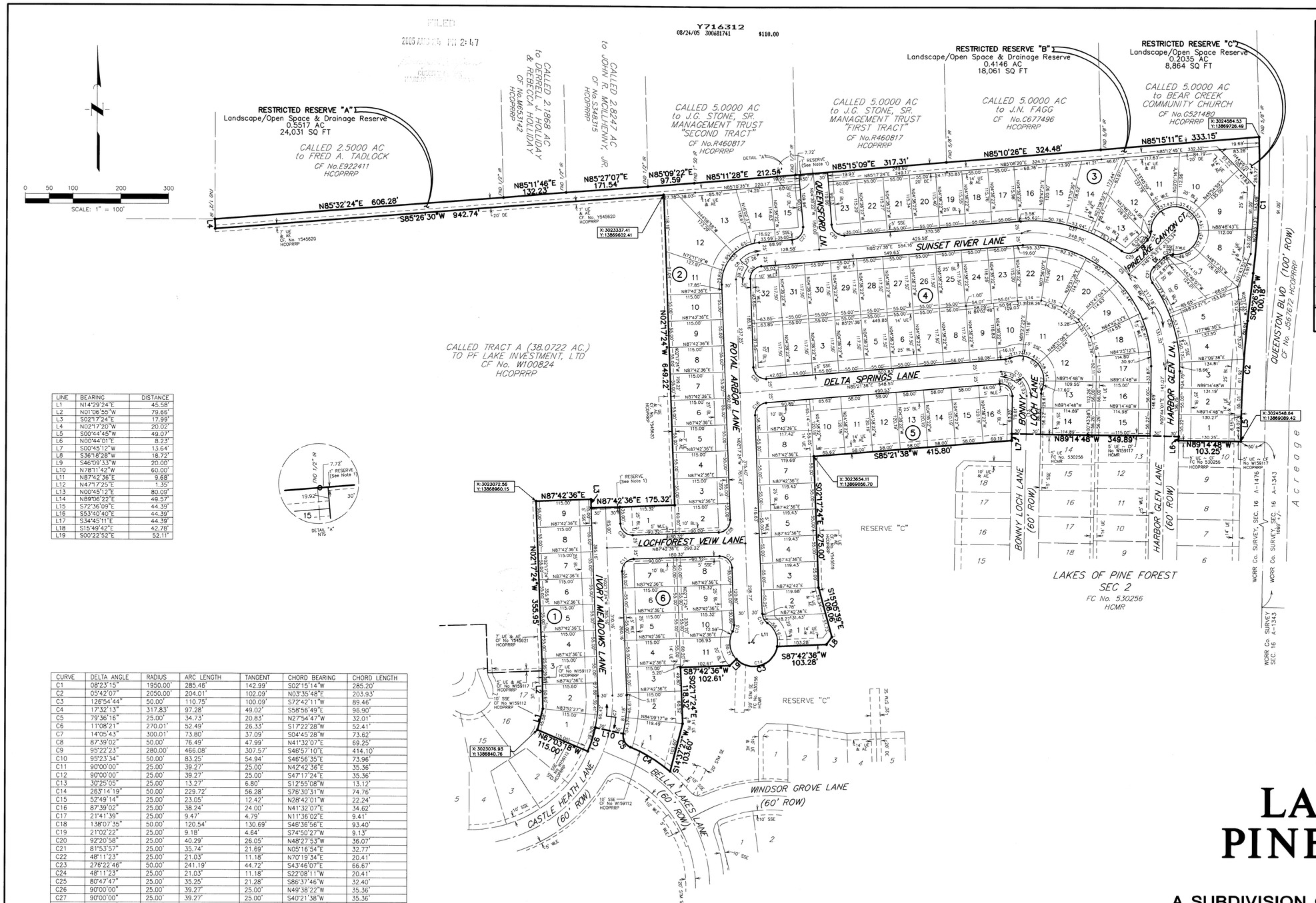

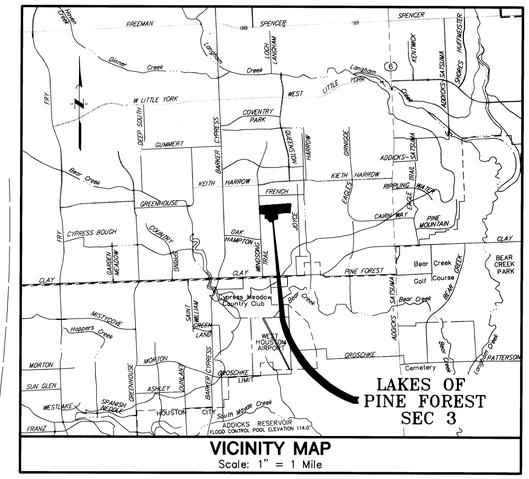

VICINITY MAP
Scale: 1" = 1 Mile

LINE	BEARING	DISTANCE
L1	N14°29'24"E	45.58'
L2	N01°06'55"W	79.66'
L3	S02°17'24"E	17.99'
L4	N02°17'20"W	20.02'
L5	S00°44'45"W	49.07'
L6	N00°44'01"E	8.23'
L7	S00°45'12"W	13.64'
L8	S36°18'28"W	18.72'
L9	S46°09'33"W	20.00'
L10	N78°11'42"W	60.00'
L11	N87°42'36"E	9.68'
L12	N47°17'25"E	1.35'
L13	N00°45'12"E	80.09'
L14	N89°06'22"E	49.57'
L15	S72°36'09"E	44.39'
L16	S53°40'40"E	44.39'
L17	S34°45'11"E	44.39'
L18	S15°49'42"E	42.78'
L19	S00°22'52"E	52.11'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	08°23'15"	1950.00'	285.46'	142.99'	S02°15'14"W	285.20'
C2	05°42'07"	2050.00'	204.01'	102.09'	N03°35'48"E	203.93'
C3	126°54'44"	50.00'	110.75'	100.09'	S72°42'11"W	89.46'
C4	17°32'13"	317.83'	97.28'	49.02'	S58°56'49"E	96.90'
C5	79°36'16"	25.00'	34.73'	20.83'	N27°54'47"W	32.01'
C6	11°08'21"	270.01'	52.49'	26.33'	S17°22'28"W	52.41'
C7	14°05'43"	300.01'	73.80'	37.09'	S04°45'28"W	73.62'
C8	87°39'02"	50.00'	76.49'	47.99'	N41°32'07"E	69.25'
C9	95°22'23"	280.00'	466.08'	307.57'	S46°57'10"E	414.10'
C10	95°23'34"	50.00'	83.25'	54.94'	S46°56'35"E	73.96'
C11	90°00'00"	25.00'	39.27'	25.00'	N42°42'36"E	35.36'
C12	90°00'00"	25.00'	39.27'	25.00'	S47°17'24"E	35.36'
C13	30°25'05"	25.00'	13.27'	6.80'	S12°55'08"W	13.12'
C14	263°14'19"	50.00'	229.72'	56.28'	S76°30'31"W	74.76'
C15	52°49'14"	25.00'	23.05'	12.42'	N28°42'01"W	22.24'
C16	87°39'02"	25.00'	38.24'	24.00'	N41°32'07"E	34.62'
C17	21°41'39"	25.00'	9.47'	4.79'	N11°36'02"E	9.41'
C18	138°07'35"	50.00'	120.54'	130.69'	S46°36'56"E	93.40'
C19	21°02'29"	25.00'	9.18'	4.64'	S74°50'27"W	9.13'
C20	92°20'58"	25.00'	40.29'	26.05'	N48°27'53"W	36.07'
C21	81°53'57"	25.00'	35.74'	21.69'	N05°16'54"E	32.77'
C22	48°11'23"	25.00'	21.03'	11.18'	N70°19'34"E	20.41'
C23	276°22'46"	50.00'	241.19'	44.72'	S43°46'07"E	66.67'
C24	48°11'23"	25.00'	21.03'	11.18'	S22°08'11"W	20.41'
C25	80°47'47"	25.00'	35.25'	21.28'	S86°37'46"W	32.40'
C26	90°00'00"	25.00'	39.27'	25.00'	N49°38'22"W	35.36'
C27	90°00'00"	25.00'	39.27'	25.00'	S40°21'38"W	35.36'
C28	90°00'00"	25.00'	39.27'	25.00'	S42°42'36"W	35.36'
C29	90°00'00"	25.00'	39.27'	25.00'	N47°17'24"W	35.36'
C30	36°24'05"	310.00'	196.95'	101.93'	N17°28'02"W	193.63'
C31	41°40'01"	310.00,	225.44	117.97	N73°48'21"W	220.51'
C32	87°39'02"	85.00'	130.03'	81.58'	S41°31'07"W	117.72'
C33	95°23'34"	25.00'	41.62'	27.47'	S46°56'35"W	36.98'
C34	87°39'02"	25.00'	34.62'	24.00'	N41°32'07"E	24.62'
C35	95°22'23"	250.00'	416.14'	274.62'	S46°57'10"E	369.74

General Notes

1) A one-foot reserve (1' reserve) has been 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 title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

2) All cul-de-sac radii are fifty feet (50').

3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').

4) AC . . . . . "Acre"
AE . . . . . "Aerial Easement"
BL . . . . . "Building Line"
DE . . . . . "Drainage Easement"
Esmt . . . . . "Easement"
CF . . . . . "Clerk's File"
FC . . . . . "Film Code"
Vol , Pg . . . . . "Volume and Page"
HCDR . . . . . "Harris County Deed Records"
HCMR . . . . . "Harris County Map Records"
HCOPRRP . . . . . "Harris County Official Public Records of Real Property"
HCMUD . . . . . "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"
WLE . . . . . "Waterline Easement"
(1) . . . . . "Block Number"

5) There are no pipelines or pipeline easements through this subdivision.

6) All easements are centered on lot lines unless shown otherwise.

7) All building lines along street rights-of-way as shown on the plat.

8) Restricted Reserves "A", "B", are restricted to landscape/open space & drainage purposes only.
Restricted Reserve "C" is restricted to landscape/open space purposes only.
Restricted Reserve "A" is 0.5517 acres, 24,031 square feet.
Restricted Reserve "B" is 0.4146 acres, 18,061 square feet.
Restricted Reserve "C" is 0.2035 acres, 8,864 square feet.

9) 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.

10) 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) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided, only one additional space shall be provided.

11) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.9989700.

12) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

13) Lots 1 to 9 block 3, are hereby denied driveway access to Queenston Blvd., a major thoroughfare.

LAKES OF PINE FOREST

SEC 3

A SUBDIVISION OF 23.3732 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY, SECTION 16 ABSTRACT No. 1476
HARRIS COUNTY, TEXAS

106 LOTS 3 RESERVES 6 BLOCKS

JULY 2005

OWNER:
PF LAKES DEVELOPMENT, LTD.,
A TEXAS LIMITED PARTNERSHIP
7676 WOODWAY, SUITE 104
HOUSTON, TEXAS 77063
(713)-952-6767
NICK OZUNA JR.

ENGINEER:
JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
6335 Gulfton Dr., Suite 100
Houston, Texas 77081
(713) 777-5337

LAKES OF PINE FOREST SEC. 3
Attn: Brandon Higbie
(281) 363-4039

SHEET 1 OF 2