

20070520548
08/24/2007 RPI 1110.00

FILED

2007 AUG 24 AM 10:07

County Clerk
HARRIS COUNTY TEXAS

CALLED 2.5000 AC
to FRED A. TADLOCK
OF E922411
HCOPRRP

CALLED 2.1868 AC
to DERRILL J. HOLLIDAY
& REBECCA HOLLIDAY
OF W653142
HCOPRRP

CALLED 2.8947 AC
to JOHN R. MCILHENRY, JR.
OF S489315
HCOPRRP

W.C.R.R. CO. SUR. SEC. 16
A-1343
1275±

W.C.R.R. CO. SUR. SEC. 16
A-1476

RESTRICTED RESERVE "A"
Landscape/Open Space Reserve
0.2647 AC
11,529 SQ FT

X: 3022397.74
Y: 13869527.49

X: 3022411.58
Y: 13869531.32

DEERFIELD VILLAGE
SEC. 2
Vol 237 Pg 44 HCMP

OAKWORTH DR

WINDSONG TRAIL (60' ROW)

ASPENBRANCH LN. (50' ROW)

KEENAN COVE (60' ROW)

GRAND CHATEAU LANE (60' ROW)

CALICO GLEN LANE (50' ROW)

LAKE OF PINE FOREST
SEC 2
FC No. 530256
HCMP

LAKE OF PINE FOREST
SEC 3
FC No. 589010
HCMP

ROYAL ARBOR LANE

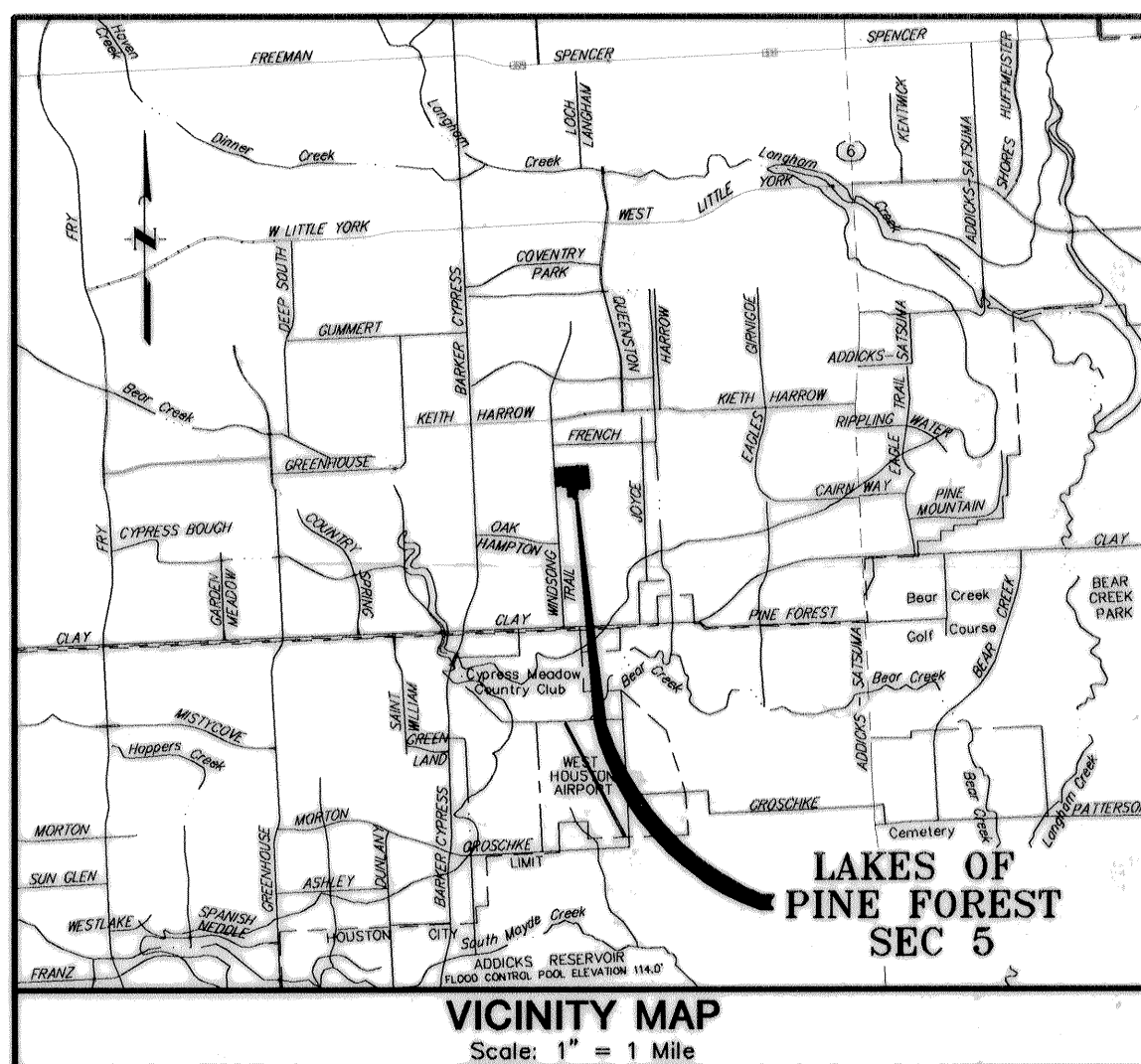
LOCHRIDGE LANE

IVORY MEADOWS LANE

X: 3023086.78
Y: 13869604.32

X: 3023337.41
Y: 13869602.41

X: 3023363.35
Y: 13869553.77



General Notes

- All cul-de-sac radii are fifty feet (50').
- All black corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- AE "Aerial Easement"
BL "Building Line"
DE "Drainage Easement"
ES "Easement"
FC "Film Code"
Vol "Volume and Page"
HCMP "Harris County Map Records"
HCOPRRP "Harris County Official Public Records of Real Property"
HCMAUD "Harris County Municipal Utility District"
No "Number"
ROW "Right-of-Way"
SSI "Sanitary Sewer Easement"
STM SE "Storm Sewer Easement"
Sq Ft "Square Feet"
Temp "Temporary"
UE "Utility Easement"
WLE "Waterline Easement"
NT "Not Tangent"
IR "Iron Rod"
W/CAP "With cap stamped 'Cotton Surveying'"
- There are no pipelines or pipeline easements through this subdivision.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Restricted Reserve "A" is restricted to landscape/open space purposes only. Restricted Reserve "A" is 0.2647 acres, 11,529 square feet.
- 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.
- 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).
- 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 of 0.999899700.
- 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.
- This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."

LAKE OF PINE FOREST SEC 5

A SUBDIVISION OF 14.6990 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY, SECTION 16 ABSTRACT No. 1476
HARRIS COUNTY, TEXAS

70 LOTS 1 RESERVE 3 BLOCKS
FEBRUARY 2007

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
8701 New Trails Drive, Suite 200
The Woodlands, Texas 77381
(281) 363-0399

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	25.00'	39.27'	25.00'	S42°42'36"W	35.36'
C2	90°00'04"	25.00'	39.27'	25.00'	N42°17'22"W	35.36'
C3	90°00'00"	50.00'	78.54'	50.00'	N42°42'36"E	70.71'
C4	90°00'00"	280.00'	439.82'	280.00'	S47°17'24"E	395.98'
C5	90°00'00"	50.00'	78.54'	50.00'	S47°17'24"E	70.71'
C6	90°00'00"	25.00'	39.27'	25.00'	N42°42'36"E	35.36'
C7	90°00'00"	25.00'	39.27'	25.00'	S47°17'24"E	35.36'
C8	29°53'30"	25.00'	13.06'	6.68'	N12°40'24"E	12.91'
C9	148°51'10"	50.00'	130.77'	185.65'	S47°17'24"E	96.56'
C10	28°55'35"	25.00'	13.06'	6.68'	S72°44'48"W	12.91'
C11	90°00'00"	25.00'	39.27'	25.00'	N47°17'24"W	35.36'
C12	52°19'03"	255.00'	232.84'	125.25'	S66°07'52"E	224.84'
C13	36°10'22"	250.00'	158.83'	81.66'	S20°22'35"E	155.23'
C14	38°41'12"	310.00'	209.32'	108.82'	S21°38'00"E	205.36'
C15	130°32'01"	25.00'	56.96'	54.27'	N24°17'24"E	45.41'
C16	276°22'46"	50.00'	241.19'	44.72'	S48°37'58"E	66.67'
C17	129°30'13"	25.00'	56.51'	53.01'	S57°59'46"W	45.22'
C18	35°18'23"	305.00'	186.15'	96.08'	S74°48'12"E	183.27'
C19	90°00'00"	85.00'	133.52'	85.00'	N42°42'36"E	120.21'
C20	90°00'00"	25.00'	39.27'	25.00'	S42°42'36"W	35.36'

LINE	BEARING	DISTANCE
L1	S87°42'36"W	115.00'
L2	N02°17'24"W	52.40'
L3	N02°17'24"W	50.44'
L4	S87°42'36"W	60.00'
L5	S87°42'36"W	89.69'
L6	N02°17'24"W	17.99'
L7	S87°42'36"W	115.00'
L8	N88°40'45"E	52.46'
L9	S76°31'43"E	43.12'
L10	S58°09'03"E	43.12'
L11	S39°46'24"E	43.12'
L12	S21°23'44"E	43.12'
L13	S04°13'06"E	50.33'
L14	S47°17'24"E	21.23'