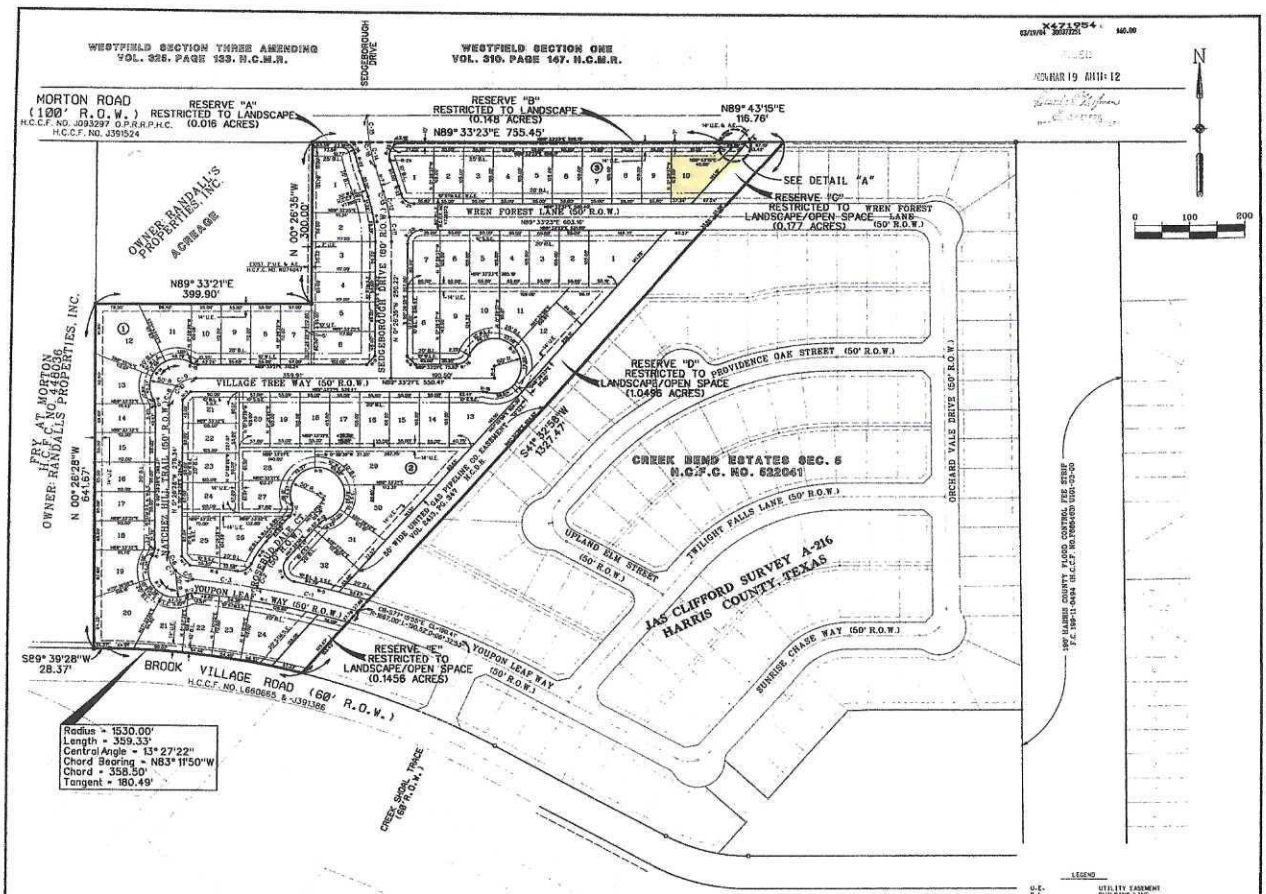


X471254
03/19/04 300317221 $40.00

FILED
2004 MAR 19 AM 11:12

CREEK BEND ESTATES SECTION THREE
FILM CODE NO. 402125, H.C.M.R.
JAS CLIFFORD SURVEY A-216
HARRIS COUNTY, TEXAS

MATCH LINE
MATCH LINE

NOTES:

1. SINGLE-FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPERATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. LOT UPON WHICH IS LOCATED A PRESENTLY EXISTING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 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.
2. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.'s), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCE, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
3. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING PLACES PER DWELLING UNITS ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
4. THIS SURVEY IS NOT TIED INTO THE OFFICIAL CITY OF HOUSTON SURVEY SYSTEM IN COMPLIANCE WITH ORDINANCE NO. 85-1878 BECAUSE A CITY SURVEY MARKER HAS NOT BEEN ESTABLISHED WITHIN 2,000 FEET OF THE PROPERTY.
5. LOT 1, BLOCK 1 AND LOTS 1 THRU 10 BLOCK 3 WHICH ARE SIDING AND/OR BACKING MORTON ROAD, A MAJOR THOROUGHFARE, ARE DENIED DIRECT DRIVEWAY ACCESS TO THE MORTON ROAD.
6. LOTS 20-24, BLOCK 1 ARE DENIED DIRECT DRIVEWAY ACCESS TO BROOK VILLAGE ROAD.

STATE OF TEXAS
COUNTY OF HARRIS

We, Pulte Homes of Texas, L.P., acting by and through Steve Atchison, City President, and Tom Cawthon, Controller, being officers of Pulte Homes of Texas, L.P., owner hereinafter referred to as Owners of the 15.738 acre tract described in the above and foregoing map of CREEK BEND ESTATES SEC. 6 do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, adjacent to and adjoining said public utility easements, that are designed with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever, unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet, six inch (10' 6") for ten feet (10' 0") back-to-back ground easements, or seven feet (7' 0") for fourteen feet (14' 0") back-to-back ground easements, or eight feet (8' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners 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, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners 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, Owners 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting 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, Owners certify and covenant that they have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 634, 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, Pulte Homes of Texas, L.P. has caused these presents to be signed by Steve Atchison, its City President, thereunto authorized, attested by its Controller, Tom Cawthon this 29th day of January, 2004.

Pulte Homes of Texas, L.P.

By: _____
Steve Atchison, City President

Attest by: Tom Cawthon
Tom Cawthon, Controller

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Steve Atchison, City President and Tom Cawthon, Controller known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29th day of January, 2004.

Suzanne B. Sallis
Notary Public in and for the State of Texas

My Commission Expires 2-2-05

SUZANNE B. SALLIS
Notary Public
State of Texas
My Commission Expires
February 2, 2005

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

554111

FILM CODE

KEY MAP

CREEK BEND ESTATES SEC. 6

THIS IS PAGE 1 OF 4 PAGES

REDUCTION 24X CAMERA DESIGNATION MEG1

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

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

DETAIL "A"
SCALE: 1" = 20'

I, Dennis W. Sander, am authorized under the laws of the State of Texas to practice the profession of surveying 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, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have not been tied to the nearest survey corner.

2-24-04
Dennis W. Sander, Texas Registration No. 3535

STATE OF TEXAS
REGISTERED
DENNIS W. SANDER
3535
LAND SURVEYOR

This is to certify that the Houston Planning Commission of the city of Houston, Texas, has approved this plat and subdivision of CREEK BEND ESTATES SEC. 6 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 5TH day of FEB, 2004.

By: M. Marvin Katz, Chairman
L.S. Brown, Vice Chairman

By: Robert E. Little
Robert E. Little, Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

I, Arthur L. Storey, Jr., County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

3-5-04
Arthur L. Storey, P.E.
County Engineer

COMMISSIONER'S COURT
HARRIS COUNTY, TEXAS

APPROVED by the Commissioners' Court of Harris County, Texas this 30th day of March, 2004

El Franco Lee
Commissioner, Precinct 1

Sylvia R. Garcia
Commissioner, Precinct 2

Robert Eckels
County Judge

Steve Radack
Commissioner, Precinct 3

Jerry Eversole
Commissioner, Precinct 4

I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on March 17, 2004, at 11:00 o'clock, AM, and duly recorded on March 19, 2004, at 2:00 o'clock, PM, and in Film Code Number 554111 of the Map Records of Harris County, for said county.

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

BEVERLY B. KAUFMAN

Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

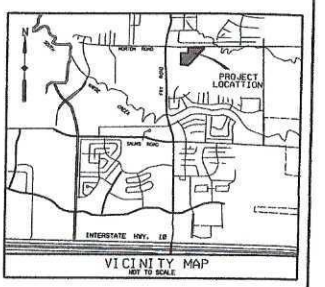
By: Deborah V. Hack
Deputy DEBORAH V. HACK

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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

NOTE DATA		
NOTE NO.	BEARING	LENGTH
N-1	S45°49'24"E	68.23'
N-2	S48°31'06"E	5.00'
N-3	N44°33'21"E	21.21'
N-4	N00°26'28"W	22.00'
N-5	N44°33'21"E	21.21'
N-6	S45°26'32"E	21.21'
N-7	S89°39'28"W	50.00'

CENTERLINE CURVE DATA					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1	90°00'00"	960.00'	1050.57'	945.41'	S77°41'03"E
C-2	09°49'06"	150.00'	25.67'	25.63'	N04°31'25"E
C-3	04°08'27"	960.00'	69.43'	69.41'	S89°35'03"E
C-4	18°41'14"	960.00'	312.84'	311.37'	S79°20'03"E
C-5	43°07'51"	50.00'	37.78'	36.93'	N63°39'09"W
C-6	42°10'02"	50.00'	36.79'	35.97'	N01°30'03"W
C-7	84°16'15"	50.00'	73.53'	67.07'	N43°33'09"W
C-8	44°10'30"	50.00'	38.57'	38.07'	N12°33'33"E
C-9	44°59'55"	50.00'	39.27'	38.27'	N57°03'24"E
C-10	89°59'49"	50.00'	78.54'	70.71'	N44°33'21"E
C-11	59°59'59"	300.00'	45.82'	45.95'	S04°33'17"E
C-12	59°59'59"	300.00'	49.24'	49.29'	S14°26'43"W
C-13	18°33'41"	300.00'	96.32'	95.90'	S09°39'29"W
C-14	09°46'06"	300.00'	48.06'	48.02'	S01°26'31"W
C-15	09°39'39"	300.00'	50.53'	50.48'	N03°16'39"W
C-16	30°21'26"	300.00'	95.31'	95.00'	N09°39'28"W

R-O-W CURVE DATA					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
R-1	10°00'55"	1643.00'	286.93'	286.59'	S78°24'13"E
R-2	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-3	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-4	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-5	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-6	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-7	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-8	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-9	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-10	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-11	87°29'08"	150.00'	229.07'	207.42'	S01°41'47"E
R-12	89°59'59"	25.00'	39.27'	35.36'	S45°26'39"E
R-13	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-14	89°59'59"	50.00'	131.77'	95.82'	N44°33'21"E
R-15	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-16	89°59'59"	25.00'	39.27'	35.36'	S44°33'21"W
R-17	89°59'59"	50.00'	131.77'	95.82'	N44°33'21"E
R-18	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-19	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-20	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-21	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-22	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-23	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-24	90°00'00"	25.00'	39.27'	35.36'	N45°26'39"W
R-25	90°00'00"	25.00'	39.27'	35.36'	S44°33'21"W
R-26	77°43'13"	25.00'	33.90'	31.41'	S05°35'21"E



VICINITY MAP
NOT TO SCALE

CREEK BEND ESTATES SEC. 6

A SUBDIVISION OF 15.738 ACRES LOCATED
IN THE JAS CLIFFORD SURVEY A-216,
HARRIS COUNTY, TEXAS

66 LOTS 5 RESERVES 3 BLOCKS

OWNER: PULTE HOMES OF TEXAS, L.P.

SANDER ENGINEERING CORPORATION
10555 RICHMOND, SUITE 100, HOUSTON TEXAS 77042
(713) 784-4930

DATE: NOVEMBER 2003 SCALE: 1" = 100'