

MICHAEL RAMIREZ
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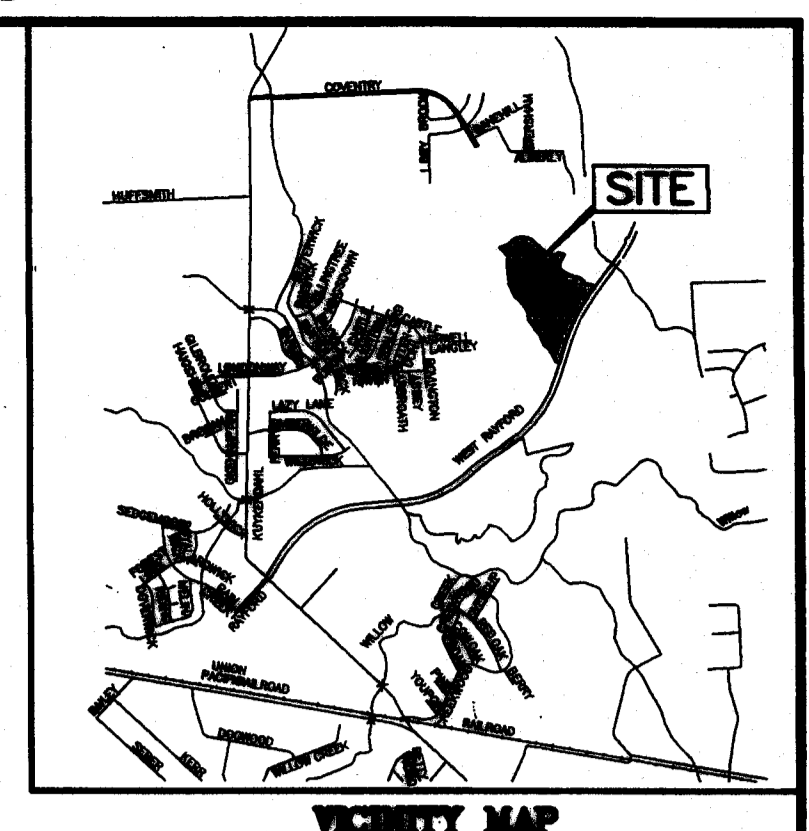
230.60 ACRES
TOUR 18 CAPITAL PARTNERS, L.P.
H.C.C.F. No. Y819255

ISAAC BUNKER SURVEY A-120

20070170347
03/21/2007 RP2 \$110.00

FILED
2007 MAR 21 PM 1:25

County Clerk
HARRIS COUNTY, TEXAS



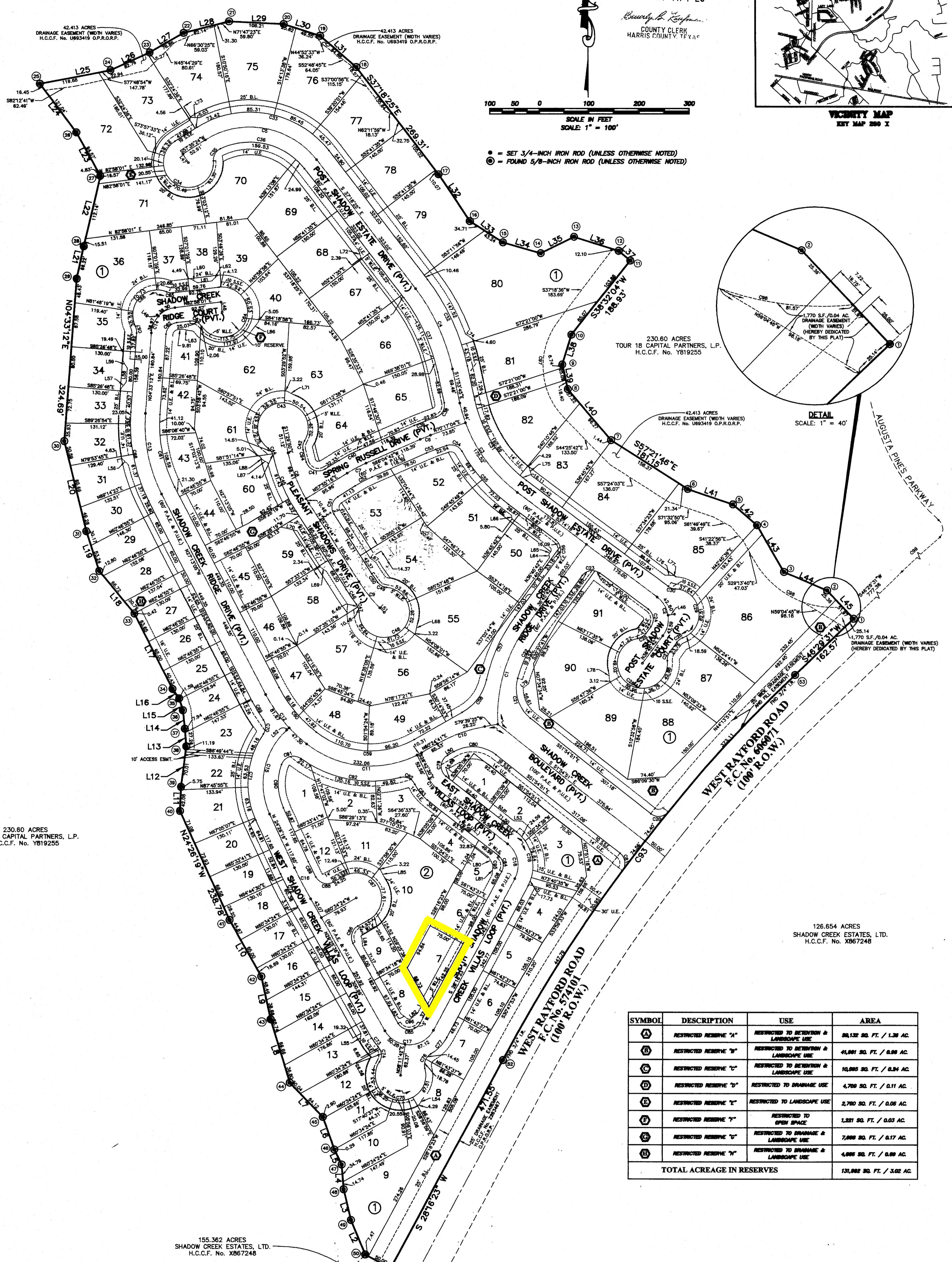
VICINITY MAP
KEY MAP 200 X

SCALE IN FEET
SCALE: 1" = 100'

● = SET 3/4-INCH IRON ROD (UNLESS OTHERWISE NOTED)
⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)

COORDINATE TABLE	
1 X: 3065373.25	38 X: 3064040.41
2 X: 3065320.02	39 X: 3064029.79
3 X: 3065233.64	40 X: 3064027.83
4 X: 3065180.28	41 X: 3064126.61
5 X: 3065132.14	42 X: 3064189.78
6 X: 3065041.34	43 X: 3064208.29
7 X: 3064888.80	44 X: 3064246.12
8 X: 3064802.40	45 X: 3064311.16
9 X: 3064791.33	46 X: 3064334.35
10 X: 3064809.83	47 X: 3064348.86
11 X: 3064927.52	48 X: 3064352.76
12 X: 3064904.62	49 X: 3064367.02
13 X: 3064815.71	50 X: 3064395.05
14 X: 3064747.88	51 X: 3064445.66
15 X: 3064671.46	52 X: 3064459.01
16 X: 3064606.04	53 X: 3065255.35
17 X: 3064544.40	
18 X: 3064381.10	
19 X: 3064310.04	
20 X: 3064238.70	
21 X: 3064130.64	
22 X: 3064040.18	
23 X: 3063971.68	
24 X: 3063891.13	
25 X: 3063749.09	
26 X: 3063621.29	
27 X: 3063569.51	
28 X: 3063635.58	
29 X: 3063821.21	
30 X: 3063795.43	
31 X: 3063838.29	
32 X: 3063663.85	
33 X: 3063935.39	
34 X: 3064012.53	
35 X: 3064026.00	
36 X: 3064033.61	
37 X: 3064037.31	

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126.654 ACRES
SHADOW CREEK ESTATES, LTD.
H.C.C.F. No. X867248

SYMBOL	DESCRIPTION	USE	AREA
(A)	RESTRICTED RESERVE "A"	RESTRICTED TO RETENTION & LANDSCAPE USE	80,132 SQ. FT. / 1.83 AC.
(B)	RESTRICTED RESERVE "B"	RESTRICTED TO RETENTION & LANDSCAPE USE	41,891 SQ. FT. / 0.95 AC.
(C)	RESTRICTED RESERVE "C"	RESTRICTED TO RETENTION & LANDSCAPE USE	10,895 SQ. FT. / 0.24 AC.
(D)	RESTRICTED RESERVE "D"	RESTRICTED TO DRAINAGE USE	4,700 SQ. FT. / 0.11 AC.
(E)	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE USE	2,700 SQ. FT. / 0.06 AC.
(F)	RESTRICTED RESERVE "F"	RESTRICTED TO OPEN SPACE	1,281 SQ. FT. / 0.03 AC.
(G)	RESTRICTED RESERVE "G"	RESTRICTED TO DRAINAGE & LANDSCAPE USE	7,800 SQ. FT. / 0.17 AC.
(H)	RESTRICTED RESERVE "H"	RESTRICTED TO DRAINAGE & LANDSCAPE USE	4,000 SQ. FT. / 0.09 AC.
TOTAL ACREAGE IN RESERVES			131,882 SQ. FT. / 3.02 AC.

SHADOW CREEK AT AUGUSTA PINES

A SUBDIVISION OF 46.363 ACRES OF LAND OUT OF THE ISAAC BUNKER SURVEY A-120, HARRIS COUNTY, TEXAS

103 LOTS 2 BLOCKS 8 RESERVES

DATE: JANUARY, 2007 SCALE: 1" = 100'

OWNER: SHADOW CREEK ESTATES, LTD.

ENGINEER: YOGT Engineering, L.P.

SURVEYOR: MILLER SURVEY GROUP

1760 WEST SAM HOUSTON PARKWAY NORTH * HOUSTON, TEXAS 77043
PHONE 713-413-1900 * FAX 713-413-1944

LA 3201 - NWHCMD - [B] Shadow_Creek - AT Augusta_Pines - 3178 - 00 - General_CAD - Plat - REVISED - PLAT - DEC2006.dwg Jan. 17, 2007 - 2:35pm

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- ESMT. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.F.C.D. = HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- NO. = NUMBER
- P.U.E. = PUBLIC UTILITY EASEMENT (P.V.T.) = PRIVATE
- R. = RADIUS
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- ST.M.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.A.E. = PERMANENT ACCESS EASEMENT
- Δ = DELTA
- = STREET NAME CHANGE
- ⊙ = STATE PLANE COORDINATE

NOTES:

- 1.) ALL PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
- 2.) THE COORDINATES AND BEARINGS 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 0.9999.
- 3.) THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT:
PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT AND PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
- 4.) SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED 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 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.
- 5.) THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
- 6.) UNLESS OTHERWISE NOTED THE BUILDING LINES, 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. A VARIANCE AUTHORIZING A 14 FEET BUILDING LINE ALONG SOUTH SHADOW CREEK VILLAS LOOP (P.V.T.) AND EAST SHADOW CREEK VILLAS LOOP (P.V.T.) HAS BEEN APPROVED BY THE CITY OF HOUSTON PLANNING COMMISSION FOR THE DEVELOPMENT OF THE SHADOW CREEK AT AUGUSTA PINES SUBDIVISION ONLY. IT IS INTENDED THAT THE ZERO BUILDING LINE(S) AUTHORIZED BY THE VARIANCE WILL BE LIMITED AND WILL NOT APPLY TO SUBDIVISION REPLAT OR REDEVELOPMENT OF THE PROPERTY.
- 8.) 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.