MICHAEL RAMIREZ
713/ 461-9600

20070170347
03/21/2007 RP2 $110.00

FILED
2007 MAR 21 PM 1:25
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

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

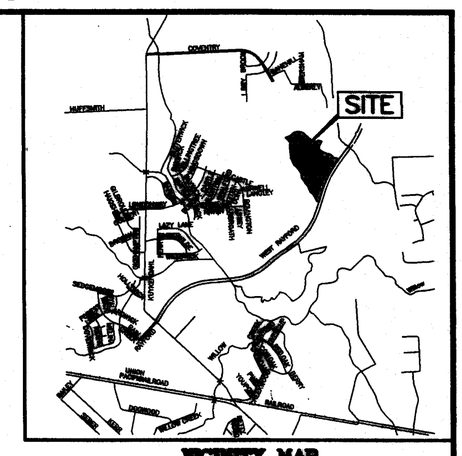
ISAAC BUNKER SURVEY A-120

42.413 ACRES
DRAINAGE EASEMENT (WIDTH VARIES)
H.C.C.F. No. U693419 O.P.R.O.R.P.

42.413 ACRES
DRAINAGE EASEMENT (WIDTH VARIES)
H.C.C.F. No. U693419 O.P.R.O.R.P.

100 50 0 100 200 300
SCALE IN FEET
SCALE: 1" = 100'

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



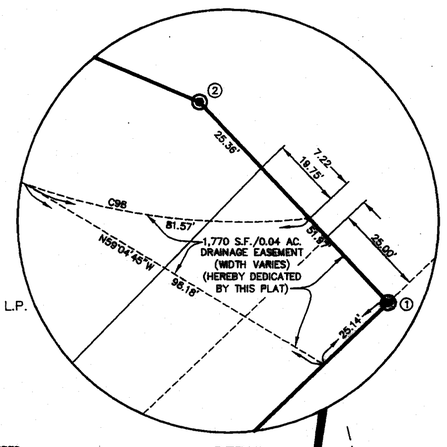
VICINITY MAP
KEY MAP 290 X

COORDINATE TABLE			
1	X: 3065373.25 Y: 13972050.26	38	X: 3064040.41 Y: 13971794.92
2	X: 3065320.02 Y: 13972106.34	39	X: 3064029.79 Y: 13971714.42
3	X: 3065233.64 Y: 13972143.15	40	X: 3064027.83 Y: 13971666.64
4	X: 3065180.28 Y: 13972236.39	41	X: 3064126.61 Y: 13971449.26
5	X: 3065132.14 Y: 13972278.07	42	X: 3064189.78 Y: 13971337.29
6	X: 3065041.34 Y: 13972308.64	43	X: 3064208.29 Y: 13971252.13
7	X: 3064888.80 Y: 13972406.33	44	X: 3064246.12 Y: 13971125.46
8	X: 3064802.40 Y: 13972508.08	45	X: 3064311.16 Y: 13971057.38
9	X: 3064791.33 Y: 13972557.08	46	X: 3064334.35 Y: 13970992.23
10	X: 3064809.83 Y: 13972616.42	47	X: 3064348.86 Y: 13970962.35
11	X: 3064927.52 Y: 13972764.20	48	X: 3064352.76 Y: 13970912.97
12	X: 3064904.62 Y: 13972783.81	49	X: 3064367.02 Y: 13970851.87
13	X: 3064815.71 Y: 13972811.78	50	X: 3064395.05 Y: 13970782.91
14	X: 3064747.88 Y: 13972779.00	51	X: 3064445.66 Y: 13970755.69
15	X: 3064671.46 Y: 13972800.60	52	X: 3064669.01 Y: 13971170.96
16	X: 3064606.04 Y: 13972842.98	53	X: 3065255.35 Y: 13971938.34
17	X: 3064544.40 Y: 13972935.84		
18	X: 3064381.18 Y: 13973150.04		
19	X: 3064310.04 Y: 13973212.51		
20	X: 3064238.70 Y: 13973236.20		
21	X: 3064130.64 Y: 13973241.68		
22	X: 3064040.18 Y: 13973218.27		
23	X: 3063971.68 Y: 13973179.20		
24	X: 3063891.13 Y: 13973143.69		
25	X: 3063749.09 Y: 13973116.58		
26	X: 3063821.29 Y: 13973019.43		
27	X: 3063869.31 Y: 13972932.40		
28	X: 3063835.58 Y: 13972792.19		
29	X: 3063821.21 Y: 13972727.55		
30	X: 3063795.43 Y: 13972403.90		
31	X: 3063838.29 Y: 13972223.40		
32	X: 3063863.85 Y: 13972144.01		
33	X: 3063935.39 Y: 13972059.50		
34	X: 3064012.53 Y: 13971909.51		
35	X: 3064026.00 Y: 13971890.58		
36	X: 3064033.61 Y: 13971866.79		
37	X: 3064037.31 Y: 13971829.98		

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

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

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



DETAIL
SCALE: 1" = 40'

SYMBOL	DESCRIPTION	USE	AREA
A	RESTRICTED RESERVE "A"	RESTRICTED TO DETENTION & LANDSCAPE USE	59,132 SQ. FT. / 1.36 AC.
B	RESTRICTED RESERVE "B"	RESTRICTED TO DETENTION & LANDSCAPE USE	41,981 SQ. FT. / 0.96 AC.
C	RESTRICTED RESERVE "C"	RESTRICTED TO DETENTION & LANDSCAPE USE	10,985 SQ. FT. / 0.24 AC.
D	RESTRICTED RESERVE "D"	RESTRICTED TO DRAINAGE USE	4,709 SQ. FT. / 0.11 AC.
E	RESTRICTED RESERVE "E"	RESTRICTED TO LANDSCAPE USE	2,760 SQ. FT. / 0.06 AC.
F	RESTRICTED RESERVE "F"	RESTRICTED TO OPEN SPACE	1,221 SQ. FT. / 0.03 AC.
G	RESTRICTED RESERVE "G"	RESTRICTED TO DRAINAGE & LANDSCAPE USE	7,698 SQ. FT. / 0.17 AC.
H	RESTRICTED RESERVE "H"	RESTRICTED TO DRAINAGE & LANDSCAPE USE	4,696 SQ. FT. / 0.09 AC.
TOTAL ACREAGE IN RESERVES			131,982 SQ. FT. / 3.02 AC.

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
(PVT.)	= PRIVATE
R	= RADIUS
S.F.	= SQUARE FEET
S.S.E.	= SANITARY SEWER EASEMENT
STM.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
①	= 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 0.99995.

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 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.

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 (PVT.) AND EAST SHADOW CREEK VILLAS LOOP (PVT.) 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 OF 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."

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

VOGT Engineering LP
110 Vision Park Blvd Suite 200
Shenandoah, Texas 77384
T 936.273.9980 · F 936.273.9988
download@vogtengineering.com
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SURVEYOR

MILLER SURVEY GROUP
1760 WEST SAM HOUSTON PARKWAY NORTH ★ HOUSTON, TEXAS 77043
PHONE 713-413-1900 ★ FAX 713-413-1944

L:\3201_NWHCMUD_19\Shadow_Creek_At_Augusta_Pines\3176-00_General\CAD\Plat\REVISED_PLAT-DEC2006.dwg Jan 17, 2007-2:35pm