FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER AN UNOBSTRUCTED AERIAL EASEMENT FIVE FEET IN WIDTH FROM A PLANE 20 FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND IN NO INSTANCE HAVE A DRAINAGE OPENING OF LESS THAN ONE AND THREE QUARTERS SQUARE FEET (18—INCH DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF TOMBALL, 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 SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION 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.

IN TESTIMONY WHEREOF, BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE

SIGNED BY GREG COLEMAN, ITS DIVISION VICE PRESIDENT LAND DEVELOPMENT THEREUNTO AUTHORIZED,

THIS ______, 2025.

BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP

BY: BEAZER HOMES TEXAS HOLDINGS, INC ITS GENERAL PARTNER

TITLE: DIVISION VICE PRESIDENT LAND DEVELOPMENT

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ______,

________, OF BEAZER HOMES TEXAS, L.P., A DELAWARE LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS ______, DAY OF ______, 2025.

NOTARY PUBLIC IN AND FOR THE

STATE OF TEXAS

MY COMMISSION EXPIRES: _______

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF TOMBALL HAS APPROVED THIS PLAT AND SUBDIVISION OF PINEVALE IN CONFORMANCE WITH THE LAWS OF THE STATE AND ORDINANCES OF THE CITY AS SHOWN HEREON AND AUTHORIZED THE

THIS ______, DAY OF ______, 2025.

RECORDING OF THIS PLAT

BY: ______
TANA ROSS, CHAIRMAN

I, DEVIN R. ROYAL, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING A DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6667

METES AND BOUNDS DESCRIPTION

A 31.1224 ACRE, OR 1,355,691.44 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING ALL OF A 31.122 ACRE TRACT OF LAND CONVEYED TO BEAZER HOMES TEXAS, LP AS DESCRIBED IN A DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. RP-2024-310784, OF HARRIS COUNTY, TEXAS, SITUATED IN THE CHANCY GOODRICH SURVEY, ABSTRACT NUMBER 311 AND JOHN H. EDWARD SURVEY, ABSTRACT 20, IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS. SAID 31.122 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA2011) EPOCH 2010.00:

BEGINNING: AT A 5/8 INCH IRON ROD WITH CAP STAMPED "TONY" FOUND FOR THE NORTHEAST CORNER OF SAID 31.122 ACRE TRACT, ON THE SOUTH LINE OF PINE COUNTRY OF TOMBALL, SECTION TWO, RESERVE "A" REPLAT AS RECORDED UNDER FILM CODE NUMBER 671096 OF THE HARRIS COUNTY MAP RECORDS, AND ON THE WEST RIGHT-OF-WAY LINE OF TOMBALL CEMETERY ROAD (60 FOOT WIDE) AS RECORDED UNDER VOLUME 582, PAGE 367 OF THE HARRIS COUNTY DEED RECORDS;

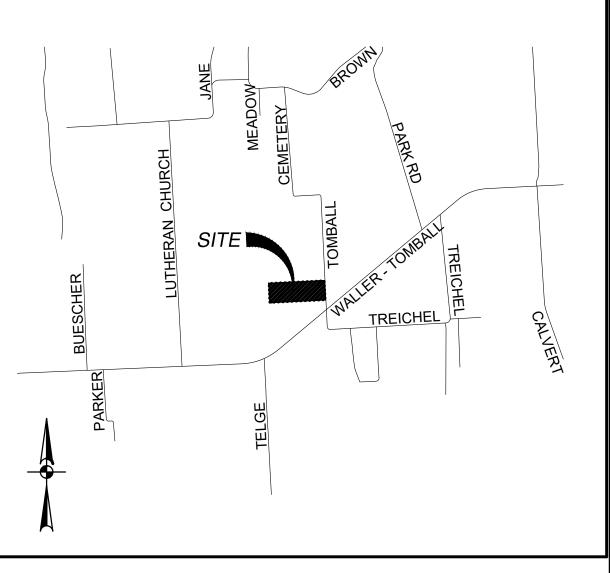
THENCE: S 03°19'11" E, ALONG SAID WEST RIGHT-OF-WAY LINE AND DEPARTING SAID SOUTH LINE, A DISTANCE OF 681.49 FEET TO 5/8 INCH IRON ROD WITH CAP STAMPED "TONY" FOUND FOR A SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT AND ON THE NORTH LINE, ALSO THE NORTHEAST CORNER OF SITEMAG AT TOMBALL FINAL PLAT RECORDED UNDER FILM CODE NUMBER 700317 OF

THE HARRIS COUNTY MAP RECORDS;

THENCE: S 86'39'32" W, ALONG AND WITH THE COMMON LINE BETWEEN SAID NORTH LINE AND SOUTH LINE OF SAID 31.122 ACRES, PASSING AT A DISTANCE OF 1,358.48 FEET THE NORTHWEST CORNER OF SAID SITEMAG AT TOMBALL FINAL PLAT AND THE NORTHEAST CORNER OF CALLED 2.952 ACRES DESCRIBED IN A DEED TO CITY OF TOMBALL RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20090443955, AND ALONG THE NORTH LINE OF SAID 2.952 ACRES, FOR A TOTAL DISTANCE OF 1,988.49 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ON THE EAST LINE OF CALLED 121 ACRE TRACT AS RECORDED UNDER VOLUME 3948, PAGE 260 OF THE HARRIS COUNTY DEED RECORDS AND THE NORTHWEST CORNER OF SAID 2.952 ACRES;

THENCE: N 03°00'51" W, DEPARTING SAID NORTH LINE AND ALONG SAID EAST LINE, A DISTANCE OF 683.31 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF PINE COUNTRY OF TOMBALL, SECTION TWO RECORDED UNDER FILM CODE NUMBER 628282 OF THE HARRIS COUNTY MAP

THENCE: N 86°42'40" E, ALONG AND WITH SAID SOUTH LINE, PASSING AT A DISTANCE OF 1544.76 FEET FOR THE SOUTHWEST CORNER OF SAID PINE COUNTRY OF TOMBALL, SECTION TWO, RESERVE "A" REPLAT AND ALONG THE SOUTH LINE OF SAID PINE COUNTRY OF TOMBALL, SECTION TWO, RESERVE "A" REPLAT A TOTAL DISTANCE OF 1,984.85 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.122 ACRES IN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS.



VICINITY MAP MAP REF: KEY MAP 287M ZIP CODE: 77377

PINEVALE

A SUBDIVISION OF 31.1224 ACRES (1355691.44 SQ. FT.)
IN THE JOHN H. EDWARD SURVEY, A-20 AND
CHANCY GOODRICH SURVEY, A-311 BLOCK 3
HARRIS COUNTY, TEXAS.

76 LOTS 2 BLOCKS 2 RESERVES

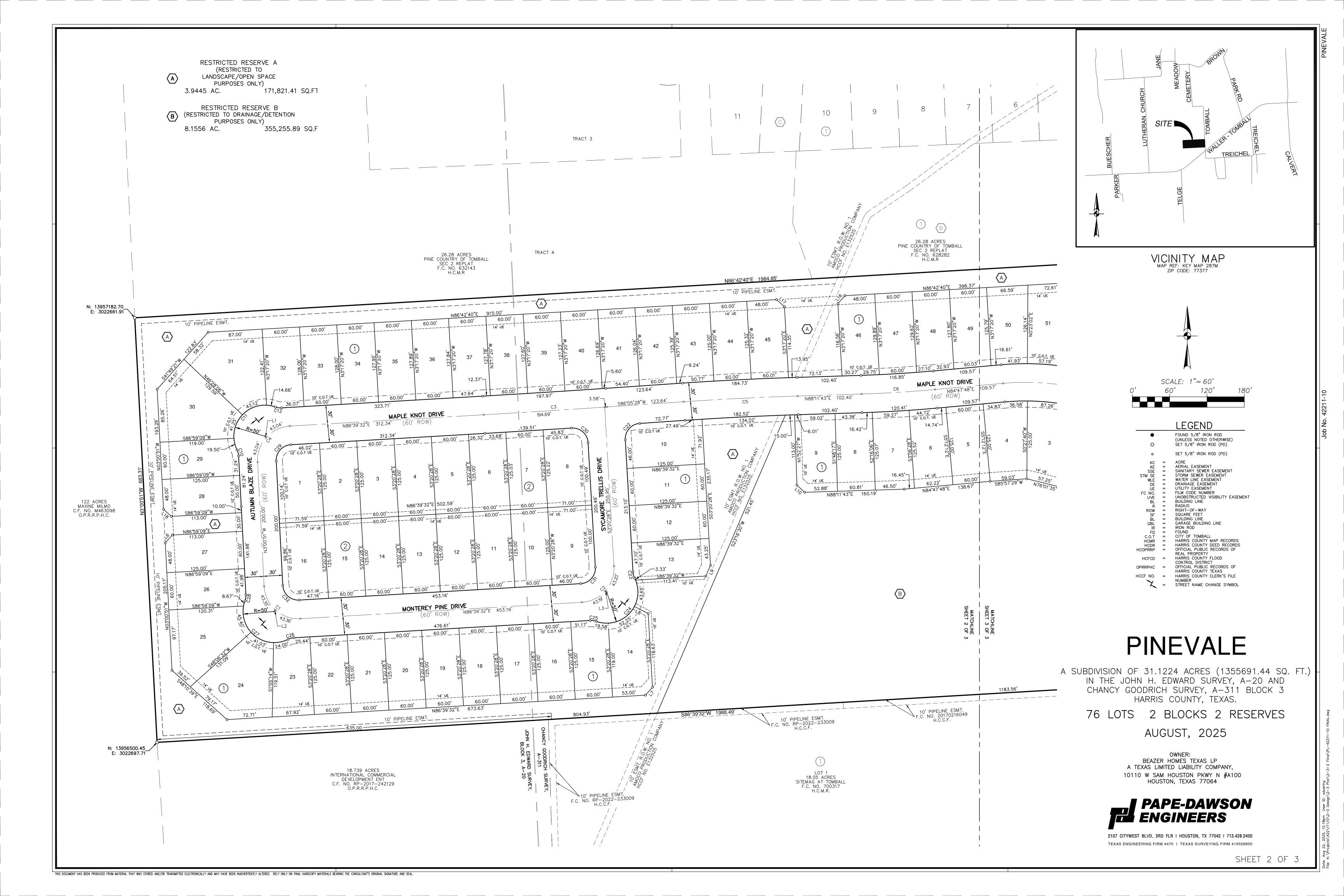
AUGUST, 2025

OWNER:
BEAZER HOMES TEXAS, L.P.,
A TEXAS LIMITED LIABILITY COMPANY,
10110 W SAM HOUSTON PKWY N #A100
HOUSTON, TEXAS 77064



2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400 TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

SHEET 1 OF 3



- 2. THE RADIUS ON ALL BLOCK CORNERS IS 25.00 FEET, UNLESS OTHERWISE NOTED.
- 3. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE SHOWN.

4. WITH RESPECT TO RECORDED INSTRUMENTS WITHIN THIS PLAT, THE SURVEYOR RELIED ON CITY PLANNING LETTER ISSUED BY TEXAS AMERICAN TITLE, G.F. NUMBER 2791025-04539, WITH AN EFFECTIVE DATE OF JUNE 5, 2025.

- 5. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.9998700169.
- 6. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).
- 7. A MINIMUM OF TEN (10) FEET SHALL BE PROVIDED BETWEEN SIDES OF RESIDENTIAL DWELLINGS.
- 8. PUBLIC EASEMENTS DENOTED ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT AT ALL TIMES, OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY OF ANY TIME OF PROCURING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF TOMBALL, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF IT'S RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER THE CITY OF TOMBALL NOR ANY OTHER PUBLIC UTILITY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO PROPERTY WITHIN AN EASEMENT ARISING OUT OF THE REMOVAL OR RELOCATION OF ANY OBSTRUCTION IN THE PUBLIC EASEMENT.
- 9. THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48201CO210L, DATED JUNE 18, 2007 FOR HARRIS COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV. ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- 10. ALL OIL/GAS PIPELINES OR PIPELINE EASEMENTS WITH OWNERSHIP THROUGH THE SUBDIVISION HAVE BEEN SHOWN.
- 11. NO BUILDING OR STRUCTURE SHALL BE CONSTRUCTED ACROSS ANY PIPELINES, BUILDING LINES, AND/OR EASEMENTS. BUILDING SETBACK LINES WILL BE REQUIRED ADJACENT TO OIL/GAS PIPELINES. THE SETBACKS AT A MINIMUM SHOULD BE 15 FEET OFF CENTERLINE OF LOW PRESSURE GAS LINES, AND 30 FEET OFF CENTERLINE OF HIGH PRESSURE GAS LINES.
- 12. THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE ANY VALID COVENANTS OR RESTRICTIONS.
- 13. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 14. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.
- 15. A TEN FOOT WIDE CITY OF TOMBALL UTILITY EASEMENT IS HEREBY DEDICATED TO THIS PLAT AND IS CENTERED ON THE GAS MAIN EXTENSION FROM THE CITY OF TOMBALL RIGHT-OF-WAY OR CITY OF TOMBALL UTILITY EASEMENT UP TO AND AROUND THE GAS METER.

LINE TABLE			
LINE #	BEARING	LENGTH	
L1	S4810'39"E	2.82'	
L2	N41'49'21"E	3.15'	
L3	N48*20'28"W	2.98'	
L4	S28*13'11"W	9.94'	
L5	S86°40'49"W	50.00'	
L6	N41*59'09"E	16.97'	
L7	S41°39'32"W	16.97'	
L8	S62*34'18"E	25.00'	
L9	S23°16'30"W	18.73'	
L10	N46*50'22"W	16.98'	
L11	S76°01'06"W	17.03'	
L12	N41*07'35"E	20.00'	
L13	S23°39'11"E	35.33'	
L14	N35*02'40"E	31.23'	
L15	N5*38'25"W	34.60'	
L16	N41*42'40"E	16.97'	
L17	S48*17'20"E	16.97'	
L18	N48*00'51"W	16.97'	

		CUR	VE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENG
C1	55.00'	90°19'37"	S4810'39"E	78.00'	86.7
C2	55.00'	90°00'00"	N41°39'32"E	77.78'	86.3
C3	20000.00'	0*34'05"	N86*22'30"E	198.27	198.
C4	55.00'	89*40'23"	S41°49'21"W	77.56	86.0
C5	5000.00'	2°06'15"	S87*08'35"W	183.61	183.
C6	2000.00'	3*23'54"	N86*29'45"E	118.61	118.
C7	400.00'	36*26'16"	N76°59'04"W	250.12	254.
C8	400.00'	31°30'41"	N12*27'50"E	217.23'	219.
C9	400.00'	34°33'16"	S76°02'34"E	237.60'	241.
C10	25.00'	23°04'26"	N14°33'04"W	10.00'	10.0
C11	50.00'	135*49'15"	N41°49'21"E	92.66	118.
C12	25.00'	23*04'26"	S81°48'15"E	10.00'	10.0
C13	25.00'	100°57'17"	N70°45'26"E	38.57	44.0
C14	25.00'	46*54'51"	N18*52'42"W	19.90'	20.4
C15	50.00'	265*24'49"	S89*37'43"E	73.48'	231.
C16	25.00'	39*31'04"	S2319'09"W	16.90'	17.2
C17	25.00'	97"12'22"	S27*41'58"E	37.51'	42.4
C18	370.00'	17°01'03"	S84*48'40"E	109.49	109.
C19	30.00'	89*59'58"	N41°40'50"E	42.43'	47.
C20	30.00'	88*53'07"	N47°45'45"W	42.01'	46.5
C21	430.00'	33*26'23"	N75°29'07"W	247.41'	250.
C22	25.00'	89*25'55"	S41*22'30"W	35.18'	39.0
C23	25.00'	23*04'26"	S14*52'41"E	10.00'	10.0
C24	50.00'	136°08'52"	S41°39'32"W	92.77	118.
C25	25.00'	23*04'26"	N81°48'15"W	10.00'	10.0
C26	25.00'	23*04'26"	S75°07'19"W	10.00'	10.0
C27	50.00'	136 ° 28'29"	N4810'39"W	92.87	119.
C28	25.00'	23*04'26"	N8*31'22"E	10.00'	10.0
C29	25.00'	89*40'23"	S41°49'21"W	35.25'	39.′
C30	25.00'	90°23'57"	N48°32'26"W	35.48'	39.4
C31	25.00'	90°00'00"	N41°39'32"E	35.36'	39.2
	i — — —				

L	OT AREA	L		
_OT NO.	BLK NO.	ACRES	SF	LOT NO.
1	1	0.2098	9138.49	31
2	1	0.2141	9324.67	32
3	1	0.2141	9324.67	33
4	1	0.1878	8179.57	34
5	1	0.1722	7500.00	35
6	1	0.1748	7612.43	36
7	1	0.1761	7668.84	37
8	1	0.1731	7538.35	38
9	1	0.1847	8047.33	39
10	1	0.2018	8790.15	40
11	1	0.1722	7500.00	41
12	1	0.1722	7500.00	42
13	1	0.1702	7415.17	43
14	1	0.1918	8356.62	44
15	1	0.1700	7405.04	45
16	1	0.1722	7500.00	46
17	1	0.1722	7500.00	47
18	1	0.1722	7500.00	48
19	1	0.1722	7500.00	49
20	1	0.1722	7500.00	50
21	1	0.1722	7500.00	51
22	1	0.1722	7500.00	52
23	1	0.1783	7765.50	53
24	1	0.2811	12243.96	54
25	1	0.2598	11316.34	55
26	1	0.1714	7464.98	56
27	1	0.1705	7428.00	57
28	1	0.1705	7428.00	58
29	1	0.1700	7405.50	59

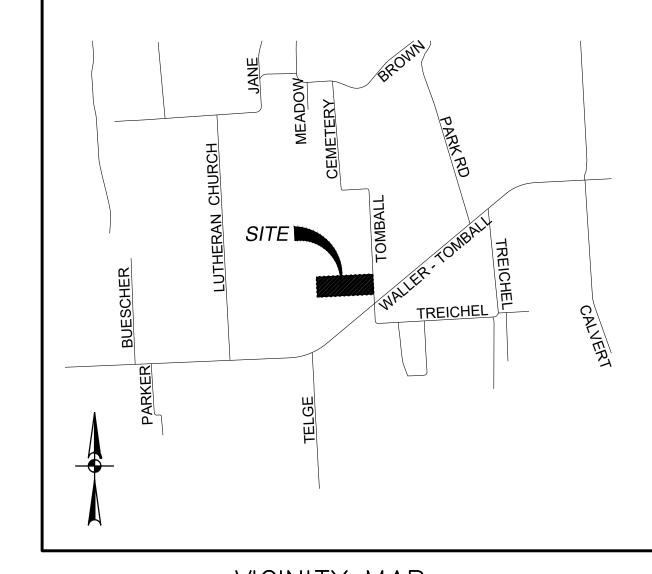
 29
 1
 0.1700
 7405.50

 30
 1
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 12000.48

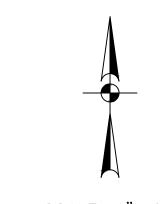
LOT AREA TABLE			
LOT NO.	BLK NO.	ACRES	SF
31	1	0.2749	11975.21
32	1	0.1749	7618.93
33	1	0.1763	7681.70
34	1	0.1763	7678.42
35	1	0.1762	7675.15
36	1	0.1761	7671.88
37	1	0.1760	7668.59
38	1	0.1759	7662.18
39	1	0.1755	7645.86
40	1	0.1749	7618.73
41	1	0.1741	7582.12
42	1	0.1732	7543.16
43	1	0.1724	7508.53
44	1	0.1723	7505.92
45	1	0.1716	7474.24
46	1	0.1764	7685.72
47	1	0.1789	7794.27
48	1	0.1774	7726.51
49	1	0.1747	7607.86
50	1	0.1800	7840.47
51	1	0.1928	8400.27
52	1	0.1944	8467.92
53	1	0.2061	8977.93
54	1	0.2866	12482.62
55	1	0.1933	8420.01
56	1	0.2054	8948.57
57	1	0.1995	8689.03
58	1	0.2127	9267.18
59	1	0.2264	9861.23
60	1	0.2282	9939.44

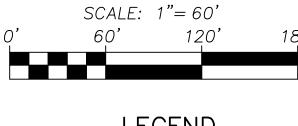
C32 | 25.00' | 9019'37" | S4810'39"E | 35.46' | 39.41'

L	LOT AREA TABLE			
LOT NO.	BLK NO.	ACRES	SF	
1	2	0.2014	8771.70	
2	2	0.1722	7500.00	
3	2	0.1722	7500.00	
4	2	0.1722	7500.00	
5	2	0.1722	7500.00	
6	2	0.1722	7500.32	
7	2	0.1723	7506.52	
8	2	0.2013	8768.87	
9	2	0.2007	8740.87	
10	2	0.1722	7500.00	
11	2	0.1722	7500.00	
12	2	0.1722	7500.00	
13	2	0.1722	7500.00	
14	2	0.1722	7500.00	
15	2	0.1722	7500.00	
16	2	0.2033	8857.29	









		<u>LEGEND</u>
•		FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
0		SET 5/8" IRON ROD (PD)
0		SET 5/8" IRON ROD (PD)
AC AE SSE STM SE WLE DE UE FC NO. UVE BL R ROW SF BL GBL IR FD C.O.T		ACRE AERIAL EASEMENT SANITARY SEWER EASEMENT STORM SEWER EASEMENT WATER LINE EASEMENT DRAINAGE EASEMENT UTILITY EASEMENT FILM CODE NUMBER UNOBSTRUCTED VISIBILITY EASEMENT BUILDING LINE RADIUS RIGHT-OF-WAY SQUARE FEET BUILDING LINE GARAGE BUILDING LINE
HCMR HCDR	=	HARRIS COUNTY MAP RECORDS
HCOPRRP	=	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HCFCD	=	HARRIS COUNTY FLOOD CONTROL DISTRICT
OPRRPHC	=	OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY TEXAS
HCCF NO.	=	HARRIS COUNTY CLERK'S FILE

NUMBER STREET NAME CHANGE SYMBOL

PINEVALE

A SUBDIVISION OF 31.1224 ACRES (1355691.44 SQ. FT.) IN THE JOHN H. EDWARD SURVEY, A-20 AND CHANCY GOODRICH SURVEY, A-311 BLOCK 3 HARRIS COUNTY, TEXAS.

76 LOTS 2 BLOCKS 2 RESERVES

AUGUST, 2025

BEAZER HOMES TEXAS LP A TEXAS LIMITED LIABILITY COMPANY, 10110 W SAM HOUSTON PKWY N #A100 HOUSTON, TEXAS 77064



2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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