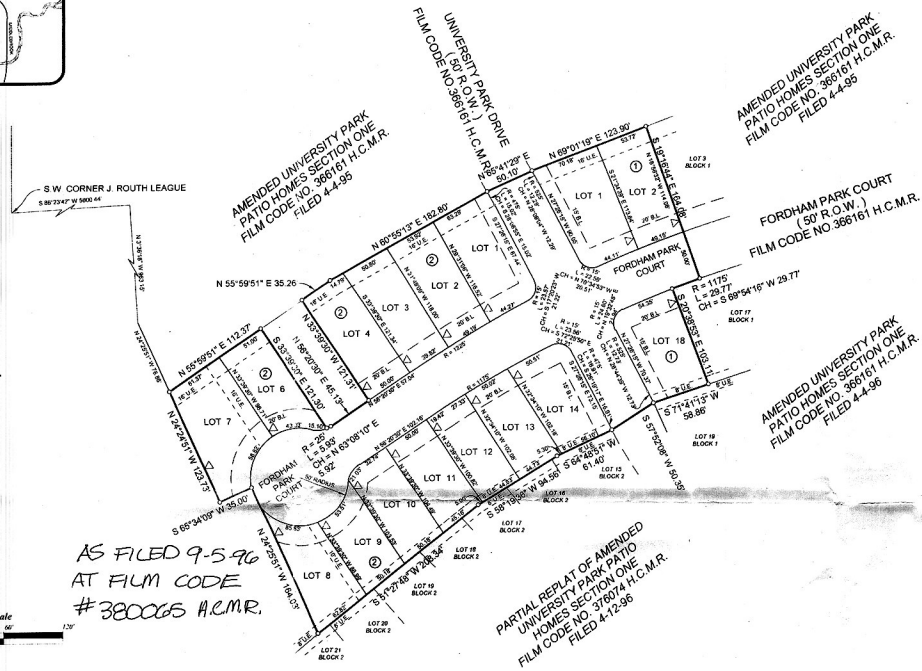


VICINITY MAP
N.T.S.



PARTIAL REPLAT OF AMENDED UNIVERSITY PARK PATIO HOMES SECTION ONE

DEVELOPER:
UNIVERSITY DEVELOPMENT, INC.
12390 HWY 249
HOUSTON, TEXAS 77086
PREPARED BY:
TAPLIN ENGINEERING, INC.
1505 HIGHWAY 6 SOUTH #100
HOUSTON, TEXAS 77077

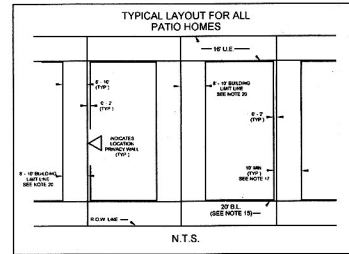
3.0846 ACRES OF LAND
BEING A PARTIAL REPLAT OF
LOTS 1,2 & 18 BLOCK 1
LOTS 1-4 & 6-14 BLOCK 2,
AMENDED UNIVERSITY PARK
PATIO HOMES, SECTION 1

16 LOTS, 2 BLOCKS

MAY 29, 1996
REVISED JULY 25, 1996
REVISED AUGUST 13, 1996

NOTES

1. ALL UTILITIES SHALL BE UNDERGROUND
2. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF PASADENA SPECIFICATIONS
3. ALL FINISHED FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH CITY OF PASADENA ORDINANCE 87-21 AND SUBSEQUENT AMENDMENTS THERETO
4. B.L. INDICATES BUILDING LINE
5. U.E. INDICATES UTILITY EASEMENT
6. W.L.E. INDICATES WATERLINE EASEMENT
7. STM SWR ESMF INDICATES STORM SEWER EASEMENT
8. S.S.E. INDICATES SANITARY SEWER EASEMENT
9. D.E. INDICATES DRAINAGE EASEMENT
10. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
11. BUILDING LINE TRANSITIONS ARE 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE TRANSITION OCCURS.
12. ALL EASEMENTS ON LOT LINES ARE CENTERED UNLESS OTHERWISE NOTED
13. THE RADIIUS ON ALL BLOCK CORNERS IS 15 FEET UNLESS OTHERWISE NOTED
14. P.L. INDICATES PROPERTY LINE
15. WHERE FRONT 20' S.L.'S ARE SHOWN HEREON THE GARAGE SHALL BE SET BACK A MINIMUM OF 25 FEET IF FRONT LOADED
16. WHERE SIDE 15' S.L.'S ARE SHOWN HEREON THE GARAGE SHALL BE SET BACK A MINIMUM OF 15 FEET IF SIDE LOADED OR 20' IF FRONT LOADED
17. A MINIMUM SIDE YARD SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN THE WALLS OF ADJACENT PATIO HOMES
18. ALL LOTS MAY HAVE A MAXIMUM NON-PERMEABLE COVERAGE OF 80% FOR SINGLE STORY RESIDENCES AND 3 STORY RESIDENCES WHERE THE SECOND STORY DOES NOT EXCEED 500 SQ. FT.
19. ALL LOTS CONTAINING 2 STORY RESIDENCES WHERE THE SECOND STORY EXCEEDS 500 SQ. FT. MAY HAVE A MAXIMUM NON-PERMEABLE COVERAGE OF 55%
20. ALL LOT FINISHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PASADENA ORD. #91-36
21. ADJACENT SIDE YARDS SHALL MAINTAIN A SEPARATION AS SHOWN IN TYPICAL LAYOUT OUTLINE
22. FENCES MAY BE CONSTRUCTED ON THE SIDE PROPERTY LINE ONLY BEHIND THE FRONT BUILDING LINE, ON ALL CORNER LOTS.
23. LANDSCAPE RESERVES SHALL BE OWNED AND MAINTAINED BY THE APPLICABLE COMMUNITY ASSOCIATION.
24. NO PART OF ANY BUILDING OR ANY APPURTENANCES THERETO SHALL ENROACH A LOT LINE.
25. EACH LOT SHALL CONTAIN A MINIMUM OF 1000 SQUARE FEET OF ENCLOSED PATIO AREA ORIENTED TOWARD ONE SIDE OF THE PATIO HOME.
26. A SIDE EASEMENT EXTENDING NO MORE THAN 5 (FIVE) FEET FROM THE PRIVACY WALL OR ZERO (0) LOT LINE WALL INTO THE PATIO AREA OF THE NEIGHBORING LOT SHALL BE REQUIRED AND SHALL BE USED FOR MAINTENANCE AND DRAINAGE PURPOSES.
27. LOTS BOUNDING OR BACKING ON PARK SHADOWS TRAIL DRIVE AND BAY AREA BOULEVARD ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS ACROSS ADJACENT RESTRICTED RESERVES.
28. THERE IS AN EXISTING 50' BUILDING LINE OFF PARK SHADOWS TRAIL.
29. NO VISUAL OBSTRUCTIONS SHALL BE ALLOWED AT ELEVATIONS BETWEEN 2' & 6' ABOVE GRADE WITHIN THE SITE VISIBILITY TRIANGLE.



STATE OF TEXAS
COUNTY OF HARRIS

WE, STATURE CONSTRUCTION INCORPORATED, ACTING BY AND THROUGH THOU THOROUGH PRESIDENT AND DONNA CASIMIRO, SECRETARY BEING OFFICERS OF STATURE CONSTRUCTION INCORPORATED, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF A PARTIAL REPLAT OF AMENDED UNIVERSITY PARK PATIO HOMES SECTION ONE, DO HEREBY MAKE ALLEYS, PARKS, BUILDINGS, AND EASEMENTS HEREBY SHOWN AND DESCRIBED IN SAID INSTRUMENT, AND PARTIAL REPLAT OF AMENDED UNIVERSITY PARK PATIO HOMES, SECTION ONE IN THE CITY OF PASTORAL, TEXAS, AS SUCH AS THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON, AND DO HEREBY MAKE ANY AND ALL CLAIMS TO THE PUBLIC AS TO THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DESCRIBED OR OCCUPATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND TO DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

IT IS HEREBY COVENANTED AND AGREED WITH EACH LOT OWNER, WITH THE CITY OF PASADENA, AND THE PASADENA PLANNING AND ZONING COMMISSION THAT THIS SUBDIVISION SHALL BE RESTRICTED TO PATIO HOMES ONLY AND DEVELOPED TO CONFORM IN ALL WAYS WITH THE RULES AND REGULATIONS OF SAID COMMISSION LAST ADOPTED BY IT PRIOR TO THIS DATE, AND UPON WHICH SAID PLAN IS APPROVED.

WE HEREBY COVENANT AND AGREE THAT ALL LOTS WITHIN THE BOUNDARIES OF THIS SUBDIVISION ARE FOR RESIDENTIAL PURPOSES UNLESS OTHERWISE NOTED.

WITNESS OUR HAND IN PASADENA, TEXAS, THIS 11TH DAY OF AUGUST, 1996.

STATURE CONSTRUCTION INCORPORATED
ATTEST: *Donna Casimiro* SECRETARY
Thou Thorough PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Thou Thorough*, PRESIDENT OF STATURE CONSTRUCTION INCORPORATED, SECRETARY OF STATURE CONSTRUCTION INCORPORATED, AND THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND AGREED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND THEREIN AND HERIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11TH DAY OF AUGUST 1996

Celeste Y. Camp
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 06/17/97

FIRST AMERICAN BANK, FSB, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS A PARTIAL REPLAT OF AMENDED UNIVERSITY PARK PATIO HOMES, SECTION ONE, SAID LIEN BEING EVIDENCED BY RECORDS IN FILE NO. _____ OF THE DEEDS RECORDS OF HARRIS COUNTY, TEXAS, DOES HEREBY BY ALL THINGS SUBROGATE ITS INTEREST IN SAID PROPERTY TO THE PURPOSES, INTENT AND PURPOSES, AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID PLAT AND DOES HEREBY CONFIRM THAT IT IS THE PRESENT OWNER OF SAID LIEN AND HAS NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

FIRST AMERICAN BANK, FSB
ATTEST: *Wanda Thomas* BY *Raymond Hester*

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *Wanda Thomas*, VICE PRESIDENT OF FIRST AMERICAN BANK, FSB, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS 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 HERIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11TH DAY OF August 1996

Shelia B. Labrie
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 08/21/98

THIS IS TO CERTIFY THAT HARRY TAPLIN, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, THAT ALL BLOCK CORNERS, CURVE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED AND CORRECTLY REPRESENTED IN THIS SURVEY MADE BY ME.

Harry Taplin, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2044

THE UNDERSIGNED ATTEST THAT THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS, APPROVED THIS PARTIAL REPLAT AND SUBDIVISION OF AMENDED UNIVERSITY PARK PATIO HOMES, SECTION 1 AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS, THIS 11TH DAY OF SEPTEMBER 1996.

Steven Johnson CHAIRMAN
Steve C. Baker SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY COURT OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF IDENTIFICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 1996, AT _____ O'CLOCK _____ AND IS CORRECTLY RECORDED ON _____ OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, FOR SAID COUNTY, FILM CODE NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN

BY: DEPUTY *Beverly B. Kaufman*
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS