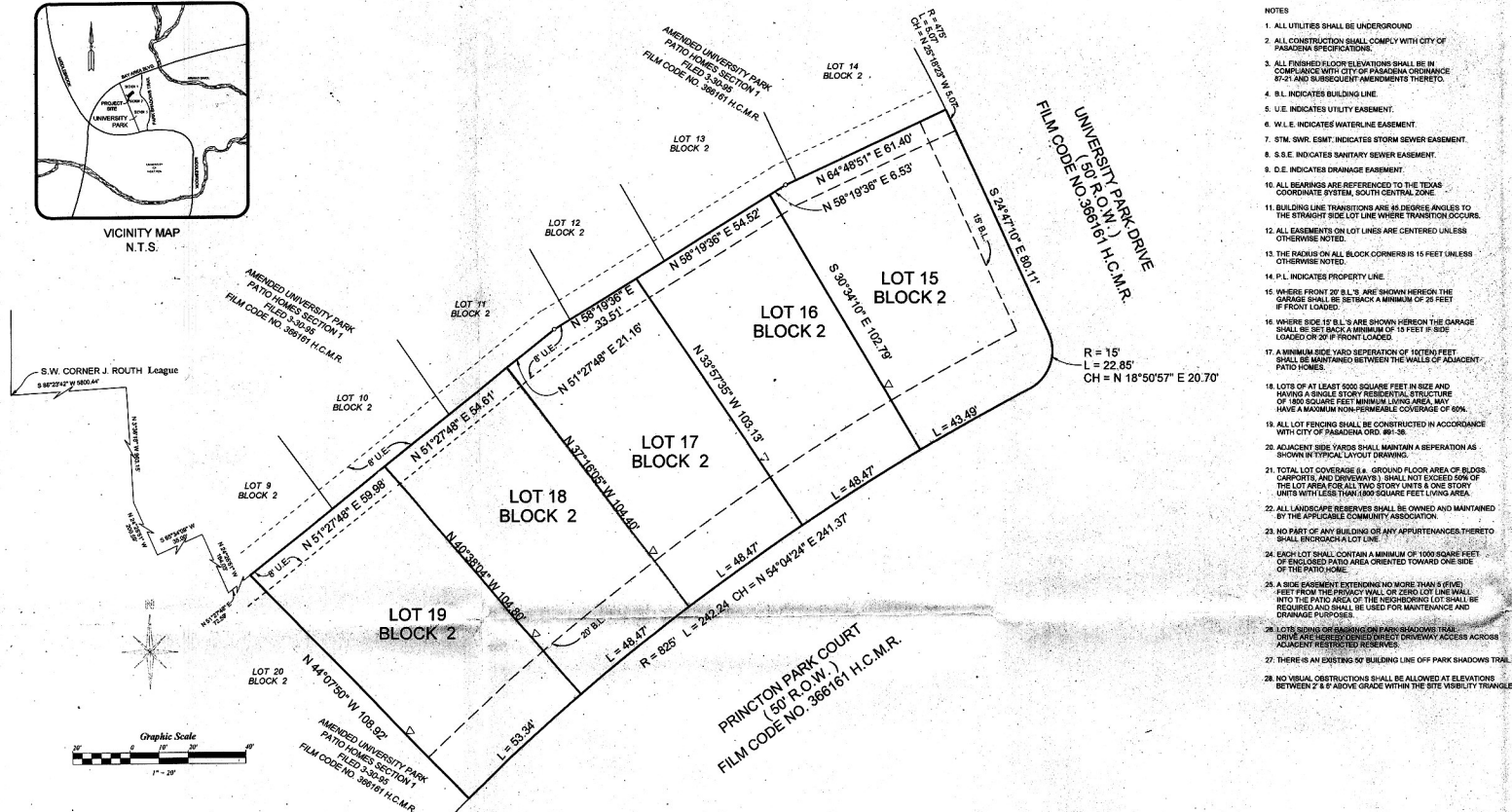
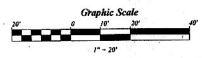


VICINITY MAP
N.T.S.



UNIVERSITY PARK DRIVE
FILM CODE NO. 366161 H.C.M.R.

PRINCETON PARK COURT
FILM CODE NO. 366161 H.C.M.R.



**PARTIAL REPLAT
OF AMENDED
UNIVERSITY PARK**

AS FILED 4-12-96 AT
FILM CODE #376074 H.C.M.R.
**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

0.6514 ACRES OF LAND
BEING A PARTIAL REPLAT OF
LOTS 15 - 19 BLOCK 2,
AMENDED UNIVERSITY PARK
PATIO HOMES, SECTION 1
5 LOTS, 1 BLOCK

MARCH 27, 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 THERE TO.
 4. R.L. INDICATES BUILDING LINE
 5. U.I.E. INDICATES UTILITY EASEMENT.
 6. W.L.E. INDICATES WATERSHED EASEMENT
 7. STM. SWR. ESM. 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' B.L.'S ARE SHOWN HEREON THE GARAGE SHALL BE SETBACK A MINIMUM OF 25 FEET IF FRONT LOADED.
 16. WHERE SIDE 12' B.L.'S ARE SHOWN HEREON THE GARAGE SHALL BE SETBACK A MINIMUM OF 15 FEET IF SIDE LOADED OR 20' IF FRONT LOADED.
 17. A MINIMUM SIDE YARD SEPARATION OF 10' TO NEEDS SHALL BE MAINTAINED BETWEEN THE WALLS OF ADJACENT PATIO HOMES.
 18. LOTS OF AT LEAST 800 SQUARE FEET IN SIZE AND HAVING A SINGLE STORY RESIDENTIAL STRUCTURE OF 1600 SQUARE FEET MINIMUM LIVING AREA, MAY HAVE A MAXIMUM NON-PERMEABLE COVERAGE OF 60%.
 19. ALL LOT FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PASADENA ORD. 86-18.
 20. ADJACENT SIDE YARDS SHALL MAINTAIN A SEPARATION AS SHOWN IN TYPICAL LAYOUT DRAWING.
 21. TOTAL LOT COVERAGE (i.e. GROUND FLOOR AREA OF BLDGS, CARPORTS, AND DRIVEWAYS) SHALL NOT EXCEED 50% OF THE LOT AREA FOR ALL TWO STORY UNITS & ONE STORY UNITS WITH LESS THAN 800 SQUARE FEET LIVING AREA.
 22. ALL LANDSCAPE RESERVES SHALL BE OWNED AND MAINTAINED BY THE APPLICABLE COMMUNITY ASSOCIATION.
 23. NO PART OF ANY BUILDING OR ANY APPURTENANCES THERETO SHALL ENCRUMPH A LOT LINE.
 24. EACH LOT SHALL CONTAIN A MINIMUM OF 1000 SQUARE FEET OF ENCLOSED PATIO AREA ORIENTED TOWARD ONE SIDE OF THE PATIO HOME.
 25. A SIDE EASEMENT EXTENDING NO MORE THAN 5 (FIVE) FEET FROM THE FRONT WALL OR ZERO LOT LINE SHALL BE REQUIRED AND SHALL BE USED FOR MAINTENANCE AND DRAINAGE PURPOSES.
 26. LOTS SIDING OR PARASOLS ON PARK SHADOWS TRAIL DRIVE ARE HEREBY DENIED DIRECT OR INDIRECT ACCESS ACROSS ADJACENT RESTRICTED RESERVES.
 27. THERE IS AN EXISTING 50' BUILDING LINE OFF PARK SHADOWS TRAIL.
 28. NO VISUAL OBSTRUCTIONS SHALL BE ALLOWED AT ELEVATIONS BETWEEN 2 & 8' ABOVE GRADE WITHIN THE SITE VISIBILITY TRIANGLE.

STATE OF TEXAS
COUNTY OF HARRIS

WE, UNIVERSITY DEVELOPMENT INCORPORATED, ACTING BY AND THROUGH JOHN ROBERT MCNEEL, PRESIDENT AND GEORGE MARVAL, SECRETARY BEING OFFICERS OF UNIVERSITY DEVELOPMENT INCORPORATED, OWNERS OF THE PROPERTY SURVEYED WITHIN ABOVE AND FOREGOING MAP OF A PARTIAL REPLAT OF AMENDED UNIVERSITY PARK PATIO HOMES SECTION ONE, DO HEREBY MAKE CERTAIN AND SUBSCRIBE TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO BE 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.

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 PRIOR TO THIS DATE, AND UPON WHICH BASIS THIS PLAT 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 27TH DAY OF APRIL 1996.

UNIVERSITY DEVELOPMENT, INCORPORATED

ATTEST: *George Kauffman* SECRETARY BY *John Robert McNeel* PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *John Robert McNeel*, PRESIDENT AND *George Kauffman*, SECRETARY OF UNIVERSITY DEVELOPMENT, INCORPORATED, 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 THEREIN AND HEREBY SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GREEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27TH DAY OF APRIL 1996.

Bryan Arwell
Notary Public, State of Texas
My Commission Expires 11-3-98

LIBERTY SAVINGS ASSOCIATION, A TEXAS CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS PARTIAL REPLAT OF AMENDED UNIVERSITY PARK PATIO HOMES, SECTION ONE, HARRIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENTS THEREIN AND HEREBY SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION, AND THE EFFECTS OF SAID PLAT 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.

LIBERTY SAVINGS ASSOCIATION
H. Campbell Wood
H. CAMPBELL WOOD, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *H. Campbell Wood*, PRESIDENT OF LIBERTY SAVINGS ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGMENTS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HERIN STATED, AND AS THE ACT AND DEED OF SAID ASSOCIATION.

GREEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27TH DAY OF APRIL 1996.

Shirley E. Whitt
Notary Public, State of Texas
My Commission Expires 11-3-98

THIS IS TO CERTIFY THAT *L. 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, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED; AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

L. Harry Taplin, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2048

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS, HAS APPROVED THIS PARTIAL REPLAT AND REVISIONS OF AMENDED UNIVERSITY PARK PATIO HOMES, SECTION ONE AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS, THIS 27TH DAY OF APRIL 1996.

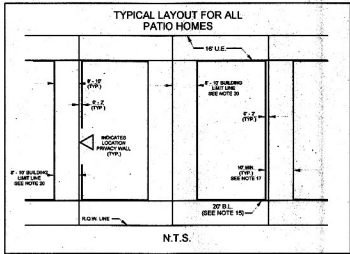
Steve Williams
Steve Williams, Chairman
Shirley E. Whitt
Shirley E. Whitt, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

I, BEVERLY E. 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 APRIL 27, 1996 AT 10:00 O'CLOCK P.M. AND IS DAILY RECORDED ON APRIL 27, 1996 AT 10:00 O'CLOCK P.M. AND AT FILM CODE NO. _____ 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.

BY: *Beverly E. Kaufman*
DEPUTY BEVERLY E. KAUFMAN,
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS



N.T.S.