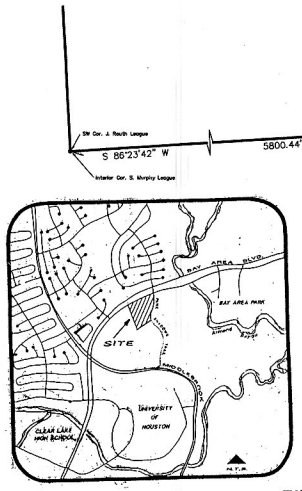
AMENDED PLAT OF
UNIVERSITY PARK
PATIO HOMES, SECTION ONE

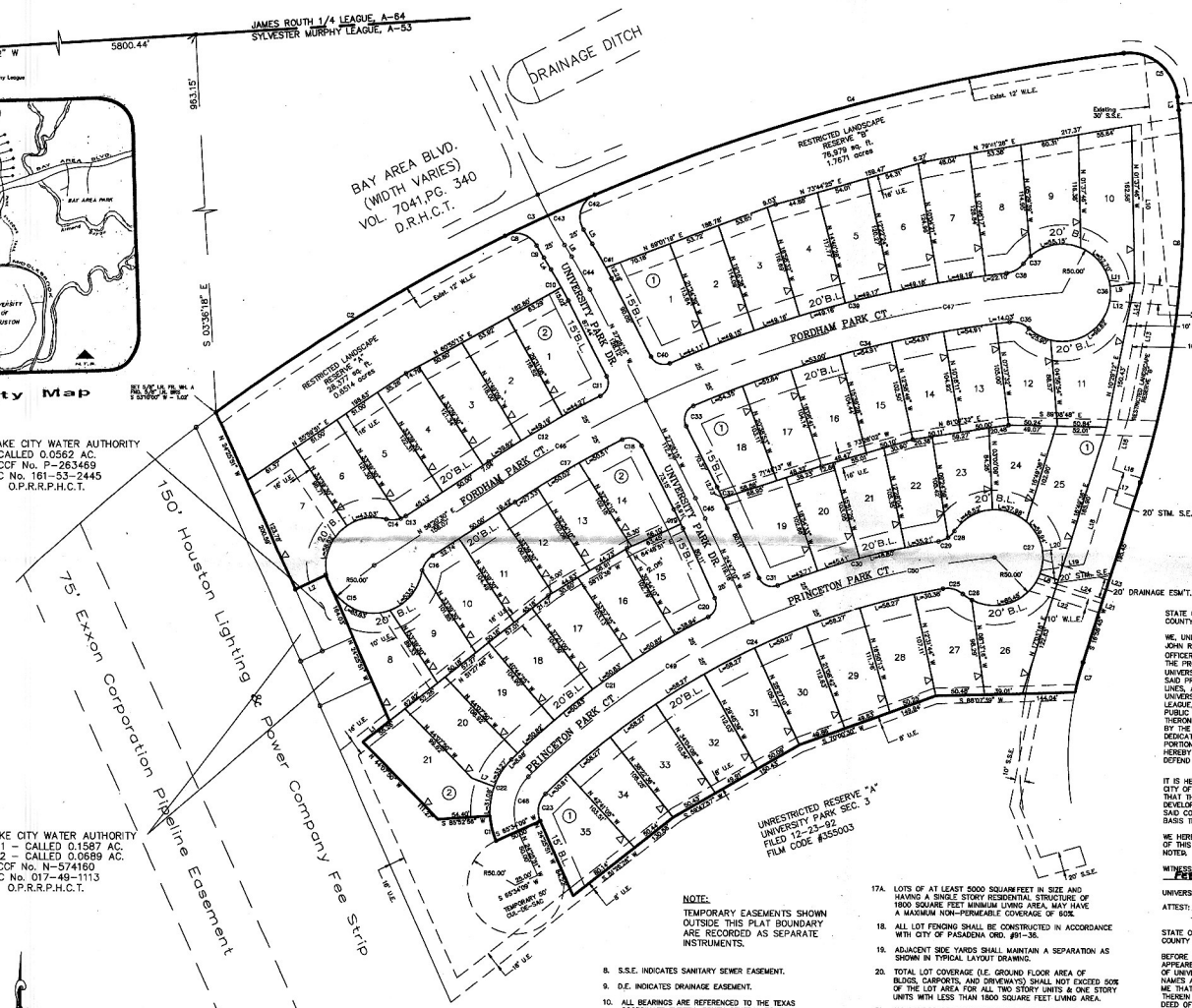
AS FILED 3-30-95
AT FILM CODE #
366161 H.C.M.R.

12.4603 ACRES OF LAND
BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE "A",
BLOCK 1, UNIVERSITY PARK, SECTION 3
S. MURPHY, ABSTRACT NO. A-53

SCALE: 1"=60' FEBRUARY 1995
CONTAINING
56 LOTS, 2 RESERVES, 2 BLOCKS
OWNER
UNIVERSITY DEVELOPMENT, INC.
PREPARED BY
PROVIDENT ENGINEERS, INC.
11500 N.W. FRWY, Suite 570
Houston, Texas 77092

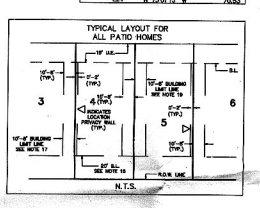


Vicinity Map



LINE	DIRECTION	DISTANCE
L1	N 31°21'48" E	34.60'
L2	S 49°34'00" W	55.00'
L3	S 06°19'18" E	13.60'
L4	N 31°21'48" E	14.00'
L5	N 31°21'48" W	17.40'
L6	N 31°21'48" E	14.00'
L7	N 70°22'48" E	24.70'
L8	N 70°48'00" E	50.10'
L9	N 83°13'33" E	58.10'
L10	N 01°37'44" W	184.50'
L11	N 88°00'34" W	23.00'
L12	N 88°49'00" E	20.00'
L13	N 10°18'00" E	136.84'
L14	N 10°18'00" W	142.25'
L15	N 18°11'05" E	37.46'
L16	N 73°01'55" E	31.31'
L17	N 73°01'55" W	30.69'
L18	N 18°11'05" E	43.53'
L19	N 81°40'48" E	44.47'
L20	N 81°40'48" W	27.47'
L21	N 73°01'55" W	71.53'
L22	N 73°01'55" W	79.31'
L23	N 73°01'55" W	71.64'
L24	N 73°01'55" W	70.52'

TYPICAL LAYOUT FOR ALL PATIO HOMES



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.58'	25.14'	35.63'	N 18°18'00" W	90°42'47"
C2	18.00'	10.60'	5.50'	10.44'	S 68°21'39" W	33°58'18"
C3	1976.00'	101.80'	50.94'	101.79'	S 85°21'00" W	2°57'00"
C4	19.00'	29.83'	19.00'	26.87'	S 74°36'07" W	90°00'00"
C5	50.00'	52.27'	28.92'	49.97'	S 31°42'00" W	59°53'41"
C6	50.00'	387.54'	198.53'	384.93'	S 05°31'00" W	443°55'00"
C7	530.00'	33.08'	16.54'	33.08'	S 11°11'00" W	3°34'00"
C8	50.00'	37.53'	19.41'	34.18'	N 73°03'48" W	43°00'00"
C9	50.00'	41.53'	22.30'	39.00'	N 31°21'48" E	47°36'00"
C10	475.00'	38.71'	19.36'	38.70'	N 29°39'00" W	4°40'41"
C11	13.00'	17.00'	10.00'	15.82'	N 17°09'00" E	74°53'41"
C12	125.00'	133.26'	69.21'	133.26'	S 29°27'00" E	61°07'00"
C13	25.00'	5.44'	2.88'	5.43'	S 88°21'00" E	12°28'00"
C14	25.00'	15.10'	7.79'	13.87'	S 87°13'00" E	34°36'00"
C15	25.00'	241.19'	44.72'	68.97'	N 33°39'00" E	275°53'00"
C16	25.00'	21.03'	11.18'	20.41'	N 39°14'00" E	48°11'23"
C17	112.00'	127.89'	63.99'	121.00'	N 58°12'00" E	65°24'00"
C18	19.00'	23.56'	13.00'	22.21'	N 72°00'00" W	88°36'10"
C19	47.00'	21.00'	10.69'	21.00'	N 28°03'00" E	25°36'00"
C20	25.00'	39.85'	25.50'	35.70'	S 18°00'00" W	91°18'14"
C21	825.00'	293.57'	148.58'	292.05'	S 57°43'38" W	20°23'00"
C22	25.00'	64.55'	34.39'	63.49'	N 20°21'00" W	49°08'18"
C23	25.00'	30.31'	17.03'	28.47'	N 10°08'00" E	69°26'00"
C24	775.00'	469.06'	241.97'	461.95'	N 82°28'00" W	34°40'48"
C25	50.00'	21.54'	11.17'	21.38'	N 14°08'00" W	24°41'00"
C26	50.00'	11.22'	5.63'	11.19'	N 56°25'00" W	12°51'00"
C27	50.00'	235.02'	50.00'	74.63'	N 14°34'00" W	269°22'00"
C28	25.00'	9.64'	4.88'	9.58'	N 44°45'18" W	22°05'00"
C29	25.00'	10.55'	5.35'	10.47'	N 67°52'24" W	24°10'00"
C30	825.00'	173.13'	86.89'	172.83'	N 73°57'00" E	11°58'00"
C31	15.00'	23.85'	15.30'	21.70'	N 88°23'17" E	91°06'18"
C32	825.00'	24.26'	12.13'	24.26'	N 28°16'13" W	01°30'00"
C33	15.00'	24.60'	16.09'	21.94'	N 18°31'48" W	93°56'00"
C34	1175.00'	338.80'	170.66'	337.77'	N 74°21'48" E	16°31'00"
C35	25.00'	23.61'	12.74'	22.96'	N 72°53'18" W	54°08'00"
C36	50.00'	230.37'	55.54'	74.30'	N 00°39'00" E	263°39'00"
C37	50.00'	10.79'	5.42'	10.77'	N 43°27'00" W	12°22'00"
C38	25.00'	20.46'	10.84'	19.90'	N 58°43'00" W	47°03'00"
C39	1225.00'	361.18'	181.83'	359.92'	S 74°31'00" W	16°53'00"
C40	25.00'	22.26'	14.06'	20.51'	N 70°33'00" W	50°57'00"
C41	525.00'	40.67'	20.30'	40.66'	N 39°58'00" W	04°26'00"
C42	25.00'	42.88'	28.91'	37.82'	N 17°18'00" W	98°25'41"
C43	500.00'	58.60'	29.63'	58.57'	N 31°18'00" W	6°43'00"
C44	500.00'	38.64'	19.33'	38.63'	N 33°00'00" W	04°26'00"
C45	500.00'	23.11'	11.57'	23.11'	N 35°15'00" W	02°39'00"
C46	1200.00'	170.58'	85.43'	170.44'	N 80°08'00" E	08°08'00"
C47	1200.00'	448.02'	223.43'	443.32'	N 70°08'00" E	21°23'00"
C48	50.00'	60.60'	34.87'	56.98'	N 10°08'00" E	69°28'00"
C49	800.00'	287.72'	132.37'	286.26'	N 30°03'00" E	20°36'00"
C50	800.00'	283.29'	131.39'	281.79'	N 74°30'00" E	20°18'00"

STATE OF TEXAS
COUNTY OF HARRIS

WE, UNIVERSITY DEVELOPMENT INCORPORATED, ACTING BY AND THROUGH JOHN ROBERT McDANIEL, PRESIDENT AND GEORGE KAWAJA, SECRETARY BEING OFFICERS OF UNIVERSITY DEVELOPMENT, INCORPORATED, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF AMENDED UNIVERSITY PARK PATIO HOMES SECTION 1, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS AMENDED UNIVERSITY PARK PATIO HOMES, SECTION 1 IN THE SYLVESTER MURPHY LEAGUE, ABSTRACT 53, HARRIS COUNTY, TEXAS; AND DEDICATE TO THE PUBLIC USE, AS SUCH THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES; AND DO HEREBY BIND OURSELVES, MY 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 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 10th DAY OF FEBRUARY, 1995.

UNIVERSITY DEVELOPMENT, INCORPORATED, AND UNIVERSITY PARK PATIO HOME COMMUNITY ASSOCIATION

ATTEST: George Kawaja SECRETARY BY: John R. McDaniel PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John R. McDaniel PRESIDENT AND George Kawaja SECRETARY OF UNIVERSITY DEVELOPMENT, INC., 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 THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

CAPACITY GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF February, 1995.

CELESTE Y. LINER NOTARY PUBLIC State of Texas My Comm. Exp. 6-19-98

Celeste Y. Liner
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 6-19-98

LIBERTY SAVINGS ASSOCIATION, A TEXAS CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS UNIVERSITY PARK PATIO HOMES, SECTION 1, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NO. P242335 OF THE DEED OF RECORDS OF HARRIS COUNTY, TEXAS, DOES HEREBY IN ALL THINGS SUBORDINATE ITS INTEREST IN SAID PROPERTY TO THE PURPOSES AND 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
ATTEST: Lynn Paul
Lynn Paul, A.V.P.
BY: H. C. 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 ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15th DAY OF February, 1995.

Tracey K. Wyatt
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

TRACEY K. WYATT Notary Public, State of Texas My Commission Expires

THIS IS TO CERTIFY THAT I, HAROLD B. FISHER, A LICENSED SURVEYOR UNDER THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, ANGLE POINTS, AND POINTS OF CURVE ARE PROPERLY MARKED, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

Harold B. Fisher
HAROLD B. FISHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3582

STATE OF TEXAS HAROLD B. FISHER 3582 REGISTERED PROFESSIONAL LAND SURVEYOR

THIS IS TO CERTIFY THAT THE PLANNING COMMISION OF THE CITY OF PASADENA, TEXAS, HAS APPROVED THIS AMENDED PLAT AND SUBDIVISION OF UNIVERSITY PARK PATIO HOMES, SECTION 1 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 21TH DAY OF MARCH, 1995.

BY: Edna Barlow
EDGAR BARLOW, SECRETARY
BY: Steve Thomas
STEVE THOMAS, CHAIRMAN

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 AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ 1995, AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____ 1995, AT _____ O'CLOCK ____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: _____
DEPUTY

BEVERLY B. KAUFMAN,
CLERK OF THE COUNTY COURT
HARRIS COUNTY, TEXAS

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. S.E. 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 RADIUS ON ALL BLOCK CORNERS IS 15.00 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 15' B.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 (TEN) FEET SHALL BE MAINTAINED BETWEEN THE WALLS OF ADJACENT PATIO HOMES.
17A. LOTS OF AT LEAST 5000 SQUARE FEET IN SIZE AND HAVING A SINGLE STORY RESIDENTIAL STRUCTURE OF 1800 SQUARE FEET MINIMUM LIVING AREA, MAY HAVE A MAXIMUM NON-PERMEABLE COVERAGE OF 60%.
18. ALL LOT FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PASADENA ORD. #91-36.
19. ADJACENT SIDE YARDS SHALL MAINTAIN A SEPARATION AS SHOWN IN TYPICAL LAYOUT DRAWING.
20. 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 1800 SQUARE FEET LIVING AREA.
21. ALL LANDSCAPE RESERVES SHALL BE OWNED AND MAINTAINED BY THE APPLICABLE COMMUNITY ASSOCIATION.
22. NO PART OF ANY BUILDING OR ANY APPURTENANCES THERETO SHALL ENCROACH A LOT LINE.
23. EACH LOT SHALL CONTAIN A MINIMUM OF 1000 SQUARE FEET OF ENCLOSED PATIO AREA ORIENTED TOWARD ONE SIDE OF THE PATIO HOME.
24. A SIDE EASEMENT EXTENDING NO MORE THAN FIVE (5) FEET FROM THE PRIVACY WALL OR ZERO LOT LINE WALL INTO THE PATIO AREA OF THE NEIGHBORING LOT SHALL BE REQUIRED AND SHALL BE USED FOR MAINTENANCE AND DRAINAGE PURPOSES.
25. LOTS SIDING OR BACKING BAY AREA BLVD. AND PARK SHADOWS DRIVE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS ACROSS ADJACENT RESTRICTED RESERVES.
26. THERE IS AN EXISTING 75' BUILDING LINE OFF BAY AREA BLVD. AND AN EXISTING 50' BUILDING LINE OFF PARK SHADOWS TRAIL.
27. NO VISUAL OBSTRUCTIONS SHALL BE ALLOWED AT ELEVATIONS BETWEEN 2' & 6' ABOVE GRADE WITHIN THE SITE VISIBILITY TRIANGLE.

NOTE:
TEMPORARY EASEMENTS SHOWN OUTSIDE THIS PLAT BOUNDARY ARE RECORDED AS SEPARATE INSTRUMENTS.