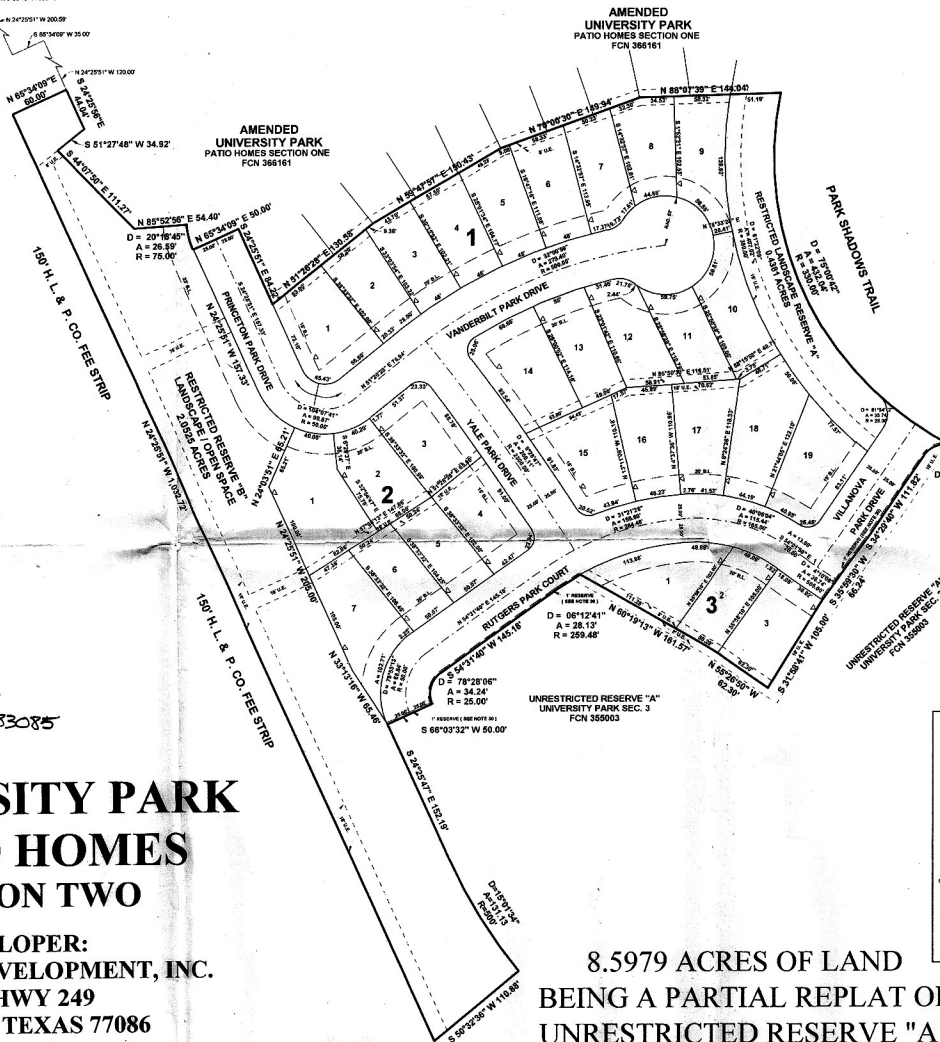


VICINITY MAP
N.T.S.

AS CORNER
2 POINTS
S. MURPHY LEAGUE
S. UNIVERSITY LEAGUE
N 24° 25' 11" W 180.00'
N 69° 34' 02" W 200.00'
N 69° 34' 02" W 20.00'



- 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. STW SWR. EMBT. 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 FEET UNLESS OTHERWISE NOTED.
 14. P.L. INDICATES PROPERTY LINE
 15. WHERE FRONT 20 B.L.'S ARE SHOWN HEREON THE GARAGE SHALL BE SET BACK A MINIMUM OF 20 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 FEET SHALL BE MAINTAINED BETWEEN THE WALLS OF ADJACENT PATIO HOMES
 18. ALL LOTS MAY HAVE A MAXIMUM NON-PERMEABLE COVERAGE OF 50% FOR SINGLE STORY RESIDENCES AND 75% FOR 2-STORY RESIDENCES WHERE THE SECOND STORY DOES NOT EXCEED 500 SQ. FT.
 19. ALL LOTS CONTAINING 3-STORY RESIDENCES, WHERE THE SECOND STORY EXCEEDS 500 SQ. FT. MAY HAVE A MAXIMUM NON-PERMEABLE COVERAGE OF 50%.
 20. ALL LOT FENCING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PASADENA ORD. 861-36
 21. ADJACENT SIDE YARDS SHALL MAINTAIN A SEPARATION AS SHOWN IN TYPICAL LAYOUT DRAWING.
 22. FENCES MAY BE CONSTRUCTED ON THE SIDE PROPERTY LINE, ONLY BEHIND THE FRONT BUILDING LINE, ON ALL CORNER LOTS.
 23. ALL LANDSCAPE RESERVES SHALL BE OWNED AND MAINTAINED BY THE APPLICABLE COMMUNITY ASSOCIATION.
 24. NO PART OF ANY BUILDING OR ANY APPURTENANCES THERETO SHALL ENCRUMBER 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 LOT LINE WALL INTO THE PATIO AREA OF THE RECORDED LOT SHALL BE REQUIRED FOR MAINTENANCE AND DRAINAGE PURPOSES.
 27. LOTS SERVING OR BACKING ON PARK SHADOWS TRAIL DRIVE ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS ACROSS ADJACENT RESTRICTED RESERVES
 28. THERE IS AN EXISTING 50' BUILDING LINE OFF PARK SHADOWS TRAIL
 29. NO WALL, OBSTRUCTIONS SHALL BE ALLOWED AT ELEVATIONS BETWEEN 2 & 8 ABOVE GRADE WITHIN THE SITE VISIBILITY TRIANGLE
 30. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREAFTER BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVECT IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.

STATE OF TEXAS
COUNTY OF HARRIS

WE, UNIVERSITY DEVELOPMENT INCORPORATED, ACTING BY AND THROUGH JOHN ROBERT McNEAL, PRESIDENT AND GEORGE VANARA, SECRETARY AND OFFICERS OF UNIVERSITY DEVELOPMENT INCORPORATED, OWNERS OF THE PROPERTY SHOWN IN THE PLAT KNOWN AS UNIVERSITY PARK PATIO HOMES SECTION TWO, 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 UNIVERSITY PARK PATIO HOMES, PARKS, AND EASEMENTS SECTION TWO, HEREON FOREVER, AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF CORNERS 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 CORNERS, 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 THE PLAT IS APPROVED

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

WITNESSE OUR HAND IN PASADENA, TEXAS, THIS 17TH DAY OF MAY 1996

UNIVERSITY DEVELOPMENT INCORPORATED
 ATTEST: *Steve Taylor* SECRETARY
George Vanara SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. McNEAL, PRESIDENT AND GEORGE VANARA, SECRETARY AND OFFICERS 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 HERETO SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

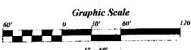
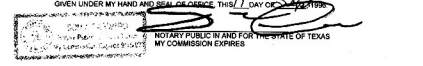
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17TH DAY OF MAY 1996

John R. McNeal
George Vanara

STATE OF TEXAS
COUNTY OF HARRIS

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 TWO, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD 20847, FILED IN THE OFFICE OF THE CLERK 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 DEDICATOR 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: *John C. Wood* PRESIDENT



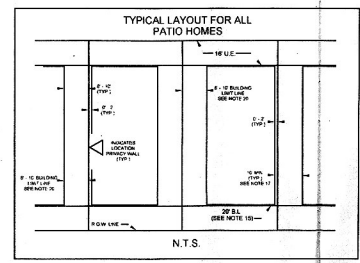
AS FILED 12-17-96
AT FILM CODE # 383085
A. C. M. R.

UNIVERSITY PARK PATIO HOMES SECTION TWO

DEVELOPER:
UNIVERSITY DEVELOPMENT, INC.
12390 HWY 249
HOUSTON, TEXAS 77086

PREPARED BY:
TAPLIN ENGINEERING, INC.
1505 HIGHWAY 6 SOUTH #100
HOUSTON, TEXAS 77077
May 13, 1996

8.5979 ACRES OF LAND
BEING A PARTIAL REPLAT OF
UNRESTRICTED RESERVE "A"
BLOCK 1, UNIVERSITY PARK, SECTION 3
S. MURPHY LEAGUE, A-53
HARRIS COUNTY, TEXAS
29 LOTS, 3 BLOCKS, 2 RESERVES



MARIO NAVA
Notary Public, State of Texas
My Commission Expires 01/17/98

THIS IS TO CERTIFY THAT I, 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.

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF PASADENA, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF UNIVERSITY PARK PATIO HOMES, SECTION TWO AS SHOWN HEREON.

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 AUTHENTICITY WAS FILED FOR REGISTRATION IN MY OFFICE ON 1996 AT 10:00 O'CLOCK
M AND DULY RECORDED ON 1996 AT 10:00 O'CLOCK
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

I, the undersigned, Director of Public Works of the City of Pasadena do hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which this approval is required.