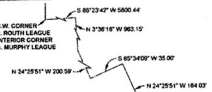
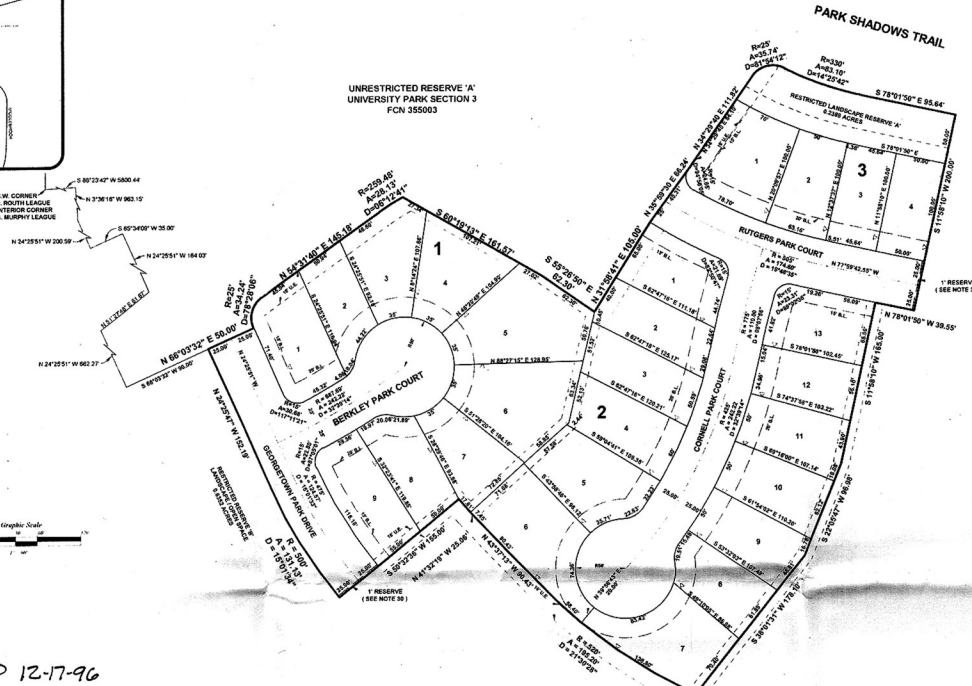




VICINITY MAP  
N.T.S.



UNRESTRICTED RESERVE 'A'  
UNIVERSITY PARK SECTION 3  
FCN 355003



AS FILED 12-17-96  
AT FILM CODE #  
383088 H.C.M.R.

UNRESTRICTED RESERVE 'A'  
UNIVERSITY PARK SEC. 3  
FCN 355003

# UNIVERSITY PARK PATIO HOMES SECTION THREE

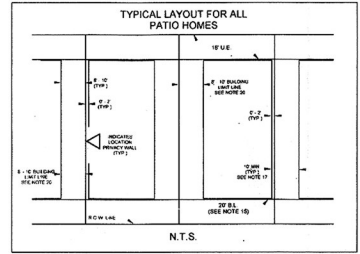
DEVELOPER:  
UNIVERSITY DEVELOPMENT, INC.  
12390 HWY 249  
HOUSTON, TEXAS 77086

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

May 13, 1996

5.6253 ACRES OF LAND  
BEING A PARTIAL REPLAT OF  
UNRESTRICTED RESERVE "A"  
HARRIS COUNTY, TEXAS  
BLOCK 1, UNIVERSITY PARK, SECTION 3  
S. MURPHY LEAGUE, A-53  
26 LOTS, 3 BLOCKS, 1 RESERVE

- 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. B.L. INDICATES BUILDING LINE
  5. U.E. INDICATES UTILITY EASEMENT
  6. W.L.E. INDICATES WATERLINE EASEMENT
  7. STM SWR. ESMT. 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 RADII 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 22 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 SIDE LOADED OR 30' 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 2 STORY RESIDENCES WHERE THE SECOND STORY DOES NOT EXCEED 500 SQ. FT.
  19. ALL LOTS CONTAINING 2-3 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. 89-38
  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 THERE TO SHALL ENCRUSH 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 WAY INTO THE PATIO AREA OF THE NEIGHBORING LOT SHALL BE REQUIRED FOR MAINTENANCE AND DRAINAGE PURPOSES
  27. LOTS BOUNDING OR BACKING ON PARK SHADOWS TRAIL 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 & 8' ABOVE GROUND 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 BLOCK STREETS ADJUT ADJACENT ACRES. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDABLE PLAT THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE E.E. TITLE THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.



STATE OF TEXAS  
COUNTY OF HARRIS

WE, UNIVERSITY DEVELOPMENT INCORPORATED, ACTING BY AND THROUGH JOHN ROBERT MADANEL, PRESIDENT AND GEORGE KAWAHA, SECRETARY BEING OFFICERS OF UNIVERSITY DEVELOPMENT, INCORPORATED, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF UNIVERSITY PARK PATIO HOMES SECTION THREE, DO HEREBY MAKE SUBDIVISION THIS PROPERTY, ACCORDING TO THE LINES, STREETS, LOTS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN AND DESIGNATE SAID SUBDIVISION AS UNIVERSITY PARK PATIO HOMES, SECTION THREE IN THE ELYSTER MURPHY LEAGUE, ABSTRACT 25, 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 OCCURRED 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 17<sup>th</sup> DAY OF SEPTEMBER, 1996

UNIVERSITY DEVELOPMENT, INCORPORATED  
ATTEST: Steve Thomas, SECRETARY

John R. McDaniel  
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 Steve Thomas, SECRETARY OF UNIVERSITY DEVELOPMENT, INC. KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES AND ADDRESSES ARE SET FORTH IN SAID INSTRUMENT AND 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17<sup>th</sup> DAY OF SEPTEMBER, 1996

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

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 THREE, SAID LIEN BEING EXERCISED BY INSTRUMENT OF RECORD FILED IN PUBLIC RECORDS OF THE COUNTY OF HARRIS COUNTY, TEXAS, AND THAT THE UNDERSIGNED HAS BEEN ADVISED BY SAID CORPORATION THAT 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.

Cam Campbell  
CAMPELL WOOD, PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cam Campbell, PRESIDENT OF LIBERTY SAVINGS ASSOCIATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHOSE NAME AND ADDRESS ARE SET FORTH IN SAID INSTRUMENT AND THAT THEY 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 SAVINGS ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17<sup>th</sup> DAY OF SEPT., 1996

Marie Nava  
MARIE NAVA, Notary Public, State of Texas  
My Commission Expires 01-17-99

THIS IS TO CERTIFY THAT HARRY TAPLIN, JR. A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAS FILED THE ABOVE PLAT 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.

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 PLAT AND SUBDIVISION OF UNIVERSITY PARK PATIO HOMES, SECTION 3 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 17<sup>th</sup> DAY OF SEPTEMBER, 1996

Steve Thomas  
STEVE THOMAS, CHAIRMAN

Edgar Barlow  
EDGAR BARLOW, 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 AUTHENTICITY WAS FILED FOR REGISTRATION IN MY OFFICE ON THIS 17 DAY OF SEPTEMBER, 1996 AT 10:00 O'CLOCK A.M. AND DAILY RECORDED ON \_\_\_\_\_ 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 B. Kaufman  
DEPUTY 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 this city as in which this record is filed.

Director of Public Works