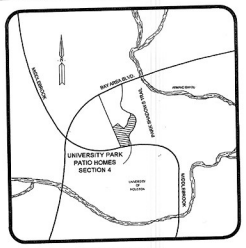
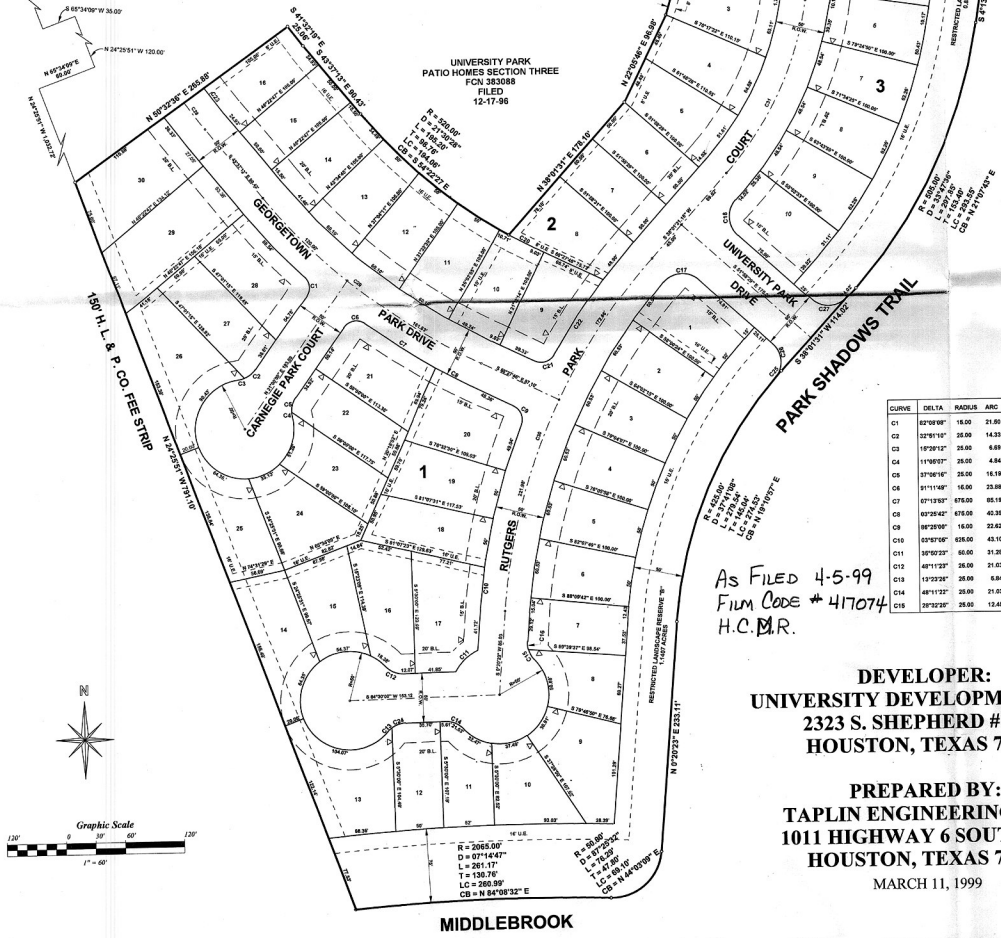
UNIVERSITY PARK PATIO HOMES
SECTION FOUR

12.4286 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
56 LOTS, 3 BLOCKS, 2 RESERVES



VICINITY MAP
N.T.S.

S.W. CORNER J. NORTH LEAGUE
E.INTERIOR CORNER S. MURPHY LEAGUE
S 86°23'42" W 5800.44'
N 3°38'18" W 963.15'
N 24°25'51" W 290.50'
S 65°34'09" W 35.00'
N 24°25'51" W 120.00'
N 65°34'09" E 40.00'
N 24°25'51" W 1,057.2'



Graphic Scale
120' 0 30' 60' 120'
1" = 60'

As Filed 4-5-99
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H.C.M.R.

DEVELOPER:
UNIVERSITY DEVELOPMENT, INC.
2323 S. SHEPHERD # 1430
HOUSTON, TEXAS 77019

PREPARED BY:
TAPLIN ENGINEERING, INC.
1011 HIGHWAY 6 SOUTH #101
HOUSTON, TEXAS 77077
MARCH 11, 1999

NOTES

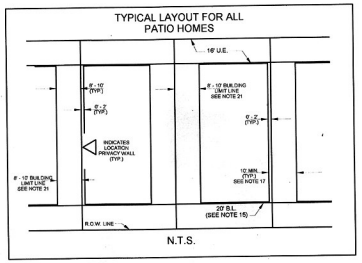
1. ALL UTILITIES SHALL BE UNDERGROUND
2. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF PASADENA SPECIFICATIONS.
3. ALL FINISHED FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH CITY OF PASADENA ORDINANCE 57.21 AND SUBSEQUENT AMENDOMENTS THERETO.
4. B.L. INDICATES BUILDING LINE.
5. U.E. INDICATES UTILITY EASEMENT.
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 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 STRAIGHT SIDE LOT LINE WHERE TRANSITION OCCURS.
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.
18. ALL LOTS MAY HAVE A MAXIMUM NON-PERMEABLE COVERAGE OF 60% FOR SINGLE STORY RESIDENCES AND 2-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 50 %.
20. ALL LOT FENCING 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 DRAWING.
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 ENCROACH A LOT LINE.
24. EACH LOT SHALL CONTAIN A MINIMUM OF 1000 SQARE 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 PRIVACY WALL OR ZERO LOT LINE WALL INTO THE PATIO AREA OF THE NEIGHBORING LOT SHALL BE REQUIRED FOR MAINTENANCE AND DRAINAGE PURPOSES.
26. LOTS SIDING OR BACKING ON PARK SHADOWS TRAIL OR MIDDLEBROOK DRIVE ARE HEREBY DENIED DIRECT DRIVEWAY 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' & 6' ABOVE GRADE WITHIN THE SITE VISIBILITY TRIANGLE.

CURVE DATA

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	62°09'08"	15.00	21.80	13.07	S 10°06'04" E	19.71
C2	32°61'10"	25.00	14.33	7.37	S 47°25'36" W	14.14
C3	15°29'12"	25.00	6.69	3.37	S 71°31'17" W	6.67
C4	11°05'03"	25.00	4.84	2.43	N 11°38'48" W	4.83
C5	37°06'16"	25.00	16.19	8.39	N 12°26'52" E	15.91
C6	91°11'49"	16.00	23.88	15.32	N 76°35'54" E	21.43
C7	67°13'53"	575.00	85.19	42.66	S 61°25'08" E	85.14
C8	63°25'42"	575.00	40.39	20.20	S 68°44'55" E	40.38
C9	58°25'08"	15.00	22.62	14.09	S 25°15'16" E	20.54
C10	83°57'06"	525.00	43.10	21.56	S 02°19'56" W	43.09
C11	30°50'23"	50.00	31.28	16.17	S 42°26'11" W	30.77
C12	48°11'23"	25.00	21.03	11.18	N 71°24'18" W	20.41
C13	13°23'25"	25.00	5.84	2.93	N 43°00'22" E	5.83
C14	48°11'23"	25.00	21.03	11.18	S 71°24'18" E	20.41
C15	28°32'35"	25.00	12.45	6.36	N 33°34'47" W	12.32

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C16	19°39'58"	25.00	8.57	4.33	N 09°29'06" W	8.53
C17	91°02'30"	25.00	39.72	26.48	N 82°39'16 E	35.67
C18	90°00'00"	25.00	39.27	25.00	N 06°58'29" W	35.36
C19	62°16'49"	65.00	70.97	40.03	S 36°53'57" E	72.36
C20	03°20'06"	520.00	30.26	15.14	S 66°47'44" E	30.26
C21	88°29'09"	15.00	22.62	14.09	S 68°19'44" W	20.54
C22	08°25'18"	525.00	51.57	46.02	S 29°19'53" W	51.79
C23	04°09'44"	480.00	32.70	16.36	N 41°32'18" W	32.69
C24	34°47'57"	25.00	15.18	7.83	N 67°06'01" E	14.95
C25	01°16'24"	425.00	9.45	4.72	N 37°23'20" E	9.45
C26	85°43'38"	25.00	38.71	24.45	N 07°36'41" W	34.96
C27	90°00'00"	25.00	39.27	25.00	N 83°01'31" E	35.36
C28	04°09'46"	475.00	34.52	17.27	S 41°32'19" E	34.51
C29	24°50'33"	650.00	281.83	143.17	S 56°02'30" E	279.63
C30	37°41'08"	600.00	394.22	204.76	N 19°10'57" E	387.07
C31	33°47'36"	330.00	194.64	100.24	N 21°07'43" E	191.83
C32	62°10'46"	80.00	114.86	69.87	N 36°53'57" W	109.28

TYPICAL LAYOUT FOR ALL PATIO HOMES



N.T.S.

STATE OF TEXAS
COUNTY OF HARRIS

WE, UNIVERSITY DEVELOPMENT INCORPORATED, ACTING BY AND THROUGH Jack Tang VICE-PRESIDENT AND Sonia Casimiro SECRETARY BEING OFFICERS OF UNIVERSITY DEVELOPMENT, INCORPORATED, AND STATURE CONSTRUCTION INCORPORATED, ACTING BY AND THROUGH Jack Tang PRESIDENT AND Jorge Casimiro SECRETARY BEING OFFICERS OF STATURE CONSTRUCTION, INCORPORATED, OWNERS OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF UNIVERSITY PARK PATIO HOMES SECTION FOUR, 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, SECTION FOUR 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 CONFIRM 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 17th DAY OF March 1999.

UNIVERSITY DEVELOPMENT, INCORPORATED.
ATTEST: Sonia Casimiro SECRETARY
BY: Jack Tang VICE- PRESIDENT

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 17th DAY OF March 1999.

STATURE CONSTRUCTION, INCORPORATED.
ATTEST: Jorge Casimiro SECRETARY
BY: Tom Thibodeau PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jack Tang VICE-PRESIDENT AND Sonia Casimiro SECRETARY OF UNIVERSITY DEVELOPMENT, INC. AND Jack Tang PRESIDENT AND Jorge Casimiro SECRETARY OF STATURE CONSTRUCTION, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF March 1999.

Deborah Martinez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

DEBORAH MARTINEZ
MY COMMISSION EXPIRES
September 15, 2000

COMERICA BANK-TEXAS, A TEXAS CORPORATION, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS UNIVERSITY PARK PATIO HOMES, SECTION FOUR, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN FILE NO. _____ OF THE DEED OF RECORDS OF HARRIS COUNTY, TEXAS, DO 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.

COMERICA BANK-TEXAS
ATTEST: Beth Carr
BY: Larry A. Stroud VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Larry A. Stroud, vice-president OF COMERICA BANK-TEXAS, 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 SAVINGS ASSOCIATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 17th DAY OF March 1999.

Deborah Martinez
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES Sept 15 2002

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.

HARRY TAPLIN, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2048

THIS IS TO CERTIFY THAT THE PLANNING COMMISION OF THE CITY OF PASADENA, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF UNIVERSITY PARK PATIO HOMES, SECTION 4 AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURE OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISION OF THE CITY OF PASADENA, TEXAS. THIS 22 DAY OF MARCH, 1999.

GEORGE SHEFFIELD - CHAIRMAN
Al Fox

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 _____, 1999, AT _____ O'CLOCK M. AND DULY RECORDED ON _____, 1999, 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

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