WESTWOOD SHORES - SECTION TWELVE

STATE OF TEXAS I

COUNTY OF TRINITY I

KNOW ALL MEN BY THESE PRESENTS:

That Westwood Shores, Inc., a Texas Corporation ("Developer"), acting by and through J. B. Belin, Jr., its duly appointed and authorized President, the owner of the property subdivided in the above and foregoing plat of Westwood Shores, Section 12, does hereby make subdivision of said property for and on behalf of Westwood Shores, Inc., according to the lines, streets, blocks, lots, building lines and easements shown thereon, specified herein and in the Restrictions, Covenants and Conditions herewith applicable to such subdivision, and designates said Subdivision as Westwood Shores, Section 12, located in the E. I. Pantaleon Survey, Abstract No. A-31, of Trinity County, Texas, and does hereby dedicate to public use, as such, said streets, lines and easements shown thereon forever. Westwood Shores, Inc., does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets so dedicated or occasioned by the alteration of the surface of any portion of said streets to conform to such grades, and does hereby bind itself, its successors and assigns to warrant and forever defend the title to the land so dedicated, subject only to matters of record at the time of this dedication.

All the lots in Section 12 inclusive are "patio lots". There is hereby dedicated, in addition to those easements shown on the plat, utility easements lying within each patio lot except as noted herein and being 12.5 feet in width on the front of each such lot and 12.5 feet in width on the rear of each such lot. There is further hereby dedicated a 5 foot side building setback line for and within each patio lot, parallel to one of the side lot lines except as otherwise shown on the plat. There is a zero building line on the side lot line opposite the 5 foot building setback line except as otherwise shown on the plat and no utility easement on said zero building line. Further, there is hereby dedicated a building setback line within all lots being twenty feet from and parallel to the front line of each lot. No part of any building may be located within the easement areas dedicated herein or between the lot line and the building setback line of any lot. All utility easements are for the use and benefit of any public utility operating in Trinity County, Texas, as well as for the benefit of Westwood Shores., Inc., and other property owners in the subdivision to allow for the construction, repair, maintenance, and operation of a system or systems of electric light and power, telephone, gas, water, sewer and other utilities or services which the Developer may find necessary or proper and for the further purpose of providing drainage systems, waterways, ditches, and other such drainage structures. Westwood Shores, Inc., further reserves the right to use the streets, lanes, drainage easements as shown on the plat, as utility easements for the construction, repair, and maintenance and operation of various utilities as Developer may find necessary or proper; and Developer may, at its sole discretion, assign this right to utility companies or other entities as it deems necessary. Without limitation of the rights conferred by law, Developer or any utility company using such easements shall have the right to clear the area of such easements and cut down trees located thereon or the limbs or roots of trees encroaching thereon, when necessary or convenient for the installation of utilities therein, and shall further have the right when necessary or convenient for maintenance of utilities placed therein to trim the trees and shrubbery which overhangs or encroaches into the areas of such easements.

Dedication of streets, easements, reserves and other tracts or areas designated on the above and foregoing plat is made more explicit, and is subject to those Restrictions, Covenants and Conditions herewith applicable to this subdivision, which instrument is hereby made a part of this plat by reference.

Gibraltar Savings Association, being the owner and the holder of the lien created by that certain Deed of Trust dated May 16, 1977, recorded under Clerk's File No. 1998 in the Official Public Records of Real Property in Trinity County, Texas, does hereby in all respects approve, adopt, ratify and confirm all of the above and foregoing provisions and joins in the execution hereof to acknowledge its agreement that these provisions shall in all respects be binding upon the land thereby effected, notwithstanding any foreclosure of the said Deed of Trust or any other lien in favor of the undersigned lienholder and notwithstanding any conveyance to the undersigned in lieu of any such foreclosure.

IN TESTIMONY WHEREOF, Westwood Shores Inc., has caused these presents to be signed by J. B. Belin, Jr., as its duly Authorized President and by its Assistant Secretary, and Gibraltar Savings Association has caused these presents to be signed by its Vice President and Assistant Secretary, this the 11th day of January, 19 87.

ATTEST: WESTWOOD SHORES, INC.

Assistant Secretary — J. B. Belin, Jr., President

GIBRALTAR SAVINGS ASSOCIATION

Assistant Secretary — Vice-President

STATE OF TEXAS I

COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES J. HEARN, Vice-President of Gibraltar Savings Association, a Texas Banking Corporation, 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, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN under my hand and seal of office this the 11th day of JANUARY, 19 87.

Notary Public in and for Harris County, Texas

BETH HOVLAND
Notary Public in and for Harris County, Texas
My Commission Expires 10-2-89

THE STATE OF TEXAS I

COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared J. B. Belin, Jr., President of Westwood Shores, Inc., a Texas Corporation, known to me to be the person whose name appears to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said Corporation.

GIVEN under my hand and seal of office, this the 11th day of January, 19 87.

Notary Public in and for Harris County, Texas

I, JORENE LEGG, Clerk of the County Court of Trinity County, Texas, do hereby certify that the within instrument with its Certificate of Authentication was filed for registration in my office on January 14, 19 87, at 12:2 o'clock, P M., in Volume 2, Page 6, of the records of PLAT said County.

WITNESS my hand and seal of office at Groveton, the day last above written.

Jorene Legg, Clerk
County Court, Trinity County, Texas

Deputy

Approved by the Commissioner's Court of Trinity County, Texas, this the 14th day of January, 19 87.

Lynn Reynolds - Commissioner, Precinct #1 — Dean Price - Commissioner, Precinct #2

D. D. Dominey - County Judge

Clifton Reynolds - Commissioner, Precinct #3 — Clifton Elliott - Commissioner, Precinct #4

"Obtain the Property Report required by Federal Law and read it before signing anything. No Federal agency has judged the merits or values if any, of this property."

Improvements in Section 12 are scheduled for completion prior to December 31, 1986.

CURVE DATA					
No.	Delta	Tangent	Radius	Length	Degree
77.	23° 12' 52"	80.0	389.48	157.81	14.71084
78.	23° 12' 52"	92.32	449.48	182.12	12.74712
79.	8° 53' 50"	50.0	642.67	99.80	8.91527
80.	8° 53' 50"	54.67	702.67	109.12	8.15401
81.	44° 10' 45"	60.0	147.84	114.00	38.75526
82.	44° 10' 45"	84.35	207.84	160.26	27.56725
83.	27° 57' 28"	50.0	200.85	98.01	28.52665
84.	27° 57' 28"	35.06	140.85	68.73	40.67858
85.	8° 53' 42"	60.0	771.39	119.76	7.42760
86.	8° 53' 42"	63.89	821.39	127.52	6.97547
87.	34° 50' 11"	90.0	286.87	174.42	19.97273
88.	34° 50' 11"	74.31	236.87	144.02	24.18870
89.	19° 00'	50.0	298.79	99.08	19.17594
90.	19° 00'	41.63	248.79	82.50	23.02978
91.	42° 16' 03"	120.0	310.44	229.02	18.45631
92.	42° 16' 03"	100.67	260.44	192.13	21.99961
93.	28° 54' 18"	50.0	194.00	97.87	29.53391
94.	28° 54' 18"	62.89	244.00	123.09	23.48188
95.	53° 04' 39"	80.0	160.18	148.39	35.76962
96.	53° 04' 39"	104.97	210.18	194.71	27.26034
97.	2° 33' 16"	50.0	2242.80	99.98	2.55465
98.	2° 33' 16"	48.66	2182.80	97.31	2.62488
99.	22° 50' 50"	40.0	197.95	78.94	28.94457
100.	22° 50' 50"	29.90	147.95	59.00	38.72645
101.	21° 43' 20"	60.0	312.715	118.56	18.32204
102.	21° 43' 20"	50.41	262.715	99.60	21.80910
103.	34° 50' 11"	60.0	191.25	116.28	29.95858
104.	34° 50' 11"	44.31	141.25	85.88	40.56338
105.	6° 05' 50"	60.0	1126.58	119.89	5.08582
106.	6° 05' 50"	57.34	1076.58	114.57	5.32202
107.	22° 19' 40"	30.0	152.015	59.24	37.69087
108.	22° 19' 40"	20.13	102.015	39.75	56.16407
109.	79° 30'	15.0	18.04	25.03	317.60410
110.	79° 30'	56.59	68.04	94.04	84.20896

I, A. W. Osborn, Registered Public Surveyor, No. 1484, do hereby certify that the above plat represent the property as determined by an on the ground survey made under my direction and supervision during the month of January, 1980.

GIVEN UNDER MY HAND AND SEAL this the 9th day of January, 1980. (Uniform Certification adopted by the Texas Surveyors Association.)

REGISTERED PUBLIC SURVEYOR, NO. 1484

STATE OF TEXAS — A. W. OSBORN — 1484 — REGISTERED PUBLIC SURVEYOR

SUBSCRIBED AND SWORN TO before me, a Notary Public, in and for Smith County, Texas, this the 9th day of January, 19 80.

Notary Public, Smith County, Texas

NOTARY PUBLIC — COUNTY OF SMITH

E. I. PANTALEON SUR. A-31

SECTION 12 CONTAINS
41.704 Acres
235 LOTS

westwood shores

SUBDIVISION
SECTION - 12

~SCALE:~ 200 100 0 100 200

1"=200'