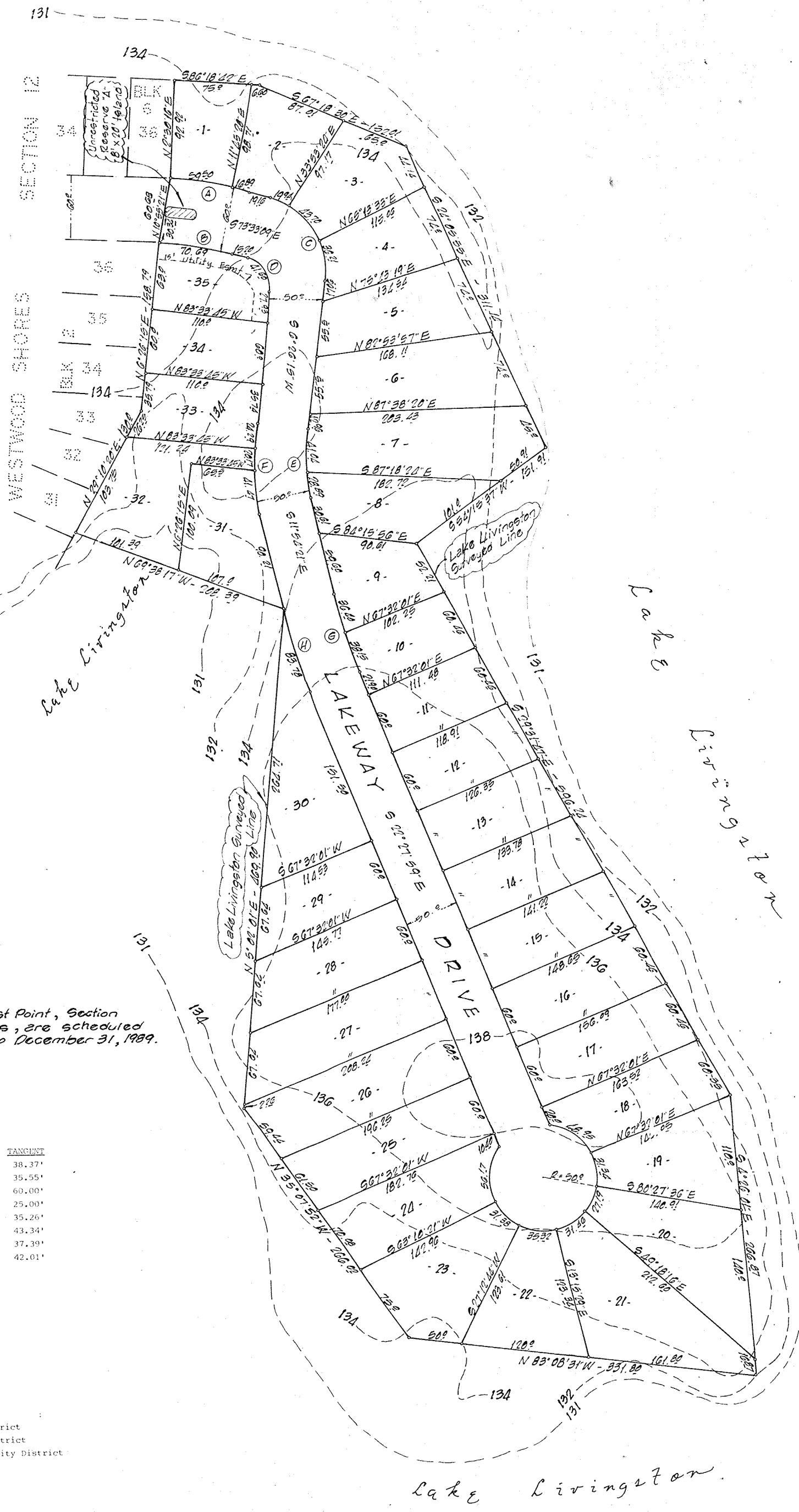


23971



Improvements in West Point, Section 12 of Westwood Shores, are scheduled for completion prior to December 31, 1989.

	DELTA	RADIUS	TANGENT
(A)	13° 15' 49"	330.00'	38.37'
(B)	15° 00' 00"	270.00'	35.55'
(C)	79° 59' 24"	71.52'	60.00'
(D)	79° 59' 24"	29.80'	25.00'
(E)	18° 20' 36"	218.41'	35.20'
(F)	18° 20' 36"	208.41'	43.34'
(G)	10° 33' 38"	404.55'	37.39'
(H)	10° 33' 38"	454.55'	42.01'

TAXING AUTHORITIES:
*Trinity County
*Trinity Memorial Hospital District
*Trinity Independent School District
*Westwood Shores Municipal Utility District

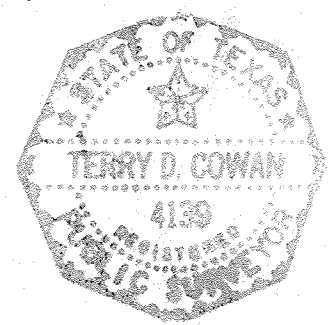
NOTE: The Lake Livingston Flowage Easement for West Point is Elevation 138

NOTE: The County is not responsible for road maintenance in this subdivision. It is the responsibility of the Westwood Shores Property Owners Association.

NOTE: All contour information shown hereon furnished by Kisenbaker, Fix, and Associates.

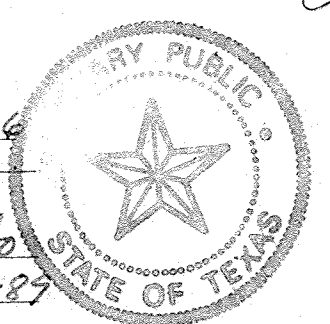
I, TERRY D. COWAN, Registered Public Surveyor No. 4139, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.
GIVEN UNDER MY HAND AND SEAL this 23rd day of January, 1986.

Terry D. Cowan
TERRY D. COWAN
Registered Public Surveyor No. 4139



Approved by the Commissioner's Court of Trinity County, Texas, this the 11th day of January, 1986.
Lynn Reynolds Commissioner Lynn Reynolds
Dean Price Commissioner Dean Price
Jimmie Thornton County Judge Jimmie Thornton
Cecil Webb Commissioner Cecil Webb
Betty Davis Commissioner Betty Davis

I, ELAINE LOCKHART, 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 2-18-86 at 4:00 o'clock p.m. in Volume 136 of the records of Trinity County, Texas.
WITNESS my hand and seal of office of Groveton, the last day above written.



THE STATE OF TEXAS
County of Smith
This instrument was acknowledged before me on Jan 23, 1986 by TERRY D. COWAN.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of Jan A.D. 1986.
Mollie Bots
Notary Public, Smith County, Texas
My Commission Expires 11-20-87

WEST POINT
STATE OF TEXAS
COUNTY OF TRINITY
KNOW ALL MEN BY THESE PRESENTS:
That WESTWOOD SHORES, INC., a Texas corporation (sometimes herein referred to as the "Developer"), acting by and through J. B. Beilin, Jr., its duly appointed and authorized President, the owner of the property subdivided in the above and foregoing plat at West Point 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 specified in the West Point Restrictions, Restrictions and Covenants ("Restrictions") applicable to such subdivision and hereafter recorded in the Official Public Records of Real Property of Trinity County, Texas, and designates said subdivision as West Point, located in the E. I. Pantaleon Survey, Abstract No. 31, of Trinity County, Texas, and does hereby dedicate to public use, as such easements shown thereon and dedicated hereunder. Westwood Shores, Inc. does hereby waive any claims for damages occasioned by the establishing of grades as approved for the street(s) shown thereon or occasioned by the alteration of the surface of any portion of the street(s) 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 dedication, including the reservations contained herein, and subject to the Restrictions.

Further, Westwood Shores, Inc. does hereby reserve unto itself, its successors and assigns, all of the oil, gas and other minerals in, on, under, and that may be produced and saved from all the land and easements hereby dedicated, but without surface rights to explore for, develop or produce same, which surface rights (including rights of ingress and egress) are hereby waived.
There is further hereby dedicated a building setback line for and within all lots being twenty feet (20') from and parallel to the front lot line, twenty feet (20') from and parallel to the rear lot line and five feet (5') from and parallel to the side lot lines.

The street(s) shown on this plat are not dedicated to the public, but instead will be conveyed to the hereinafter formed property owners association for this subdivision, for the use and use expressly set forth in the deed conveying said streets, with Developer reserving to itself, its invitees, designees, successors-in-title to each lot shown hereon and the invitees of each successor, rights of ingress, egress and passage over and along such street(s), which shall be private streets for the exclusive use and benefit of such class of parties, all as more fully set forth in, each deed and all of which rights shall be an easement appurtenant to and for the benefit of each such lot within this subdivision.

Notwithstanding the fact that all of the roads and streets in this subdivision are not dedicated to the public, but that each property owner has an appurtenant easement for rights of ingress and egress and use of such street(s), it is hereby stipulated that the applicable Trinity County officials with full authority to establish speed limits and other traffic rules and regulations and penalties or violations thereof upon the street(s) of this subdivision. The law enforcement officers of Trinity County, the State of Texas and other law enforcement bodies and fire department officials and fire protection personnel, vehicles and equipment may enter upon the street(s) of this subdivision to enforce traffic regulations or other laws in the same manner as if the street(s) were dedicated to the public. Trinity County shall have no responsibility for maintenance of the private street(s) within this subdivision.

There is hereby dedicated in addition to those easements shown on the plat, utility easements lying within each lot and being fifteen feet (15') in width on the front and five feet (5') in width on the side of each such 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 Developer and other property owners in this subdivision to allow for construction, repair, maintenance, and operation of a system of 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. Developer further reserves the right to use the street(s), lanes and drainage easements as shown on the plat as utility easements for the construction, repair and maintenance and operation of various utilities as the Developer may find necessary or proper; and the 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, the 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 thereon, 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 easements, reserves and other tracts or areas designated on such above and foregoing plat is made more explicit, and is subject to the Restrictions, to which reference is here made for all purposes.

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. 1988, 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 WITNESS WHEREOF, Westwood Shores, Inc. has caused these presents to be signed by J. B. Beilin, 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, 1986.

ATTEST:
WESTWOOD SHORES, INC.
Cheri D. Womeldurf Assistant Secretary
J. B. Beilin, Jr. President
GIBRALTAR SAVINGS ASSOCIATION
Cheri D. Womeldurf Assistant Secretary
Charles L. Beckman Vice-President

STATE OF TEXAS)
COUNTY OF HARRIS)
BEFORE ME, the undersigned authority, on this day personally appeared *Cheri D. Womeldurf*, Vice-President of Gibraltar Savings Association, a Texas 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 February, 1986.

Cheri D. Womeldurf
Notary Public in and for Harris County, Texas
My Commission Expires 03-14-88

STATE OF TEXAS)
COUNTY OF HARRIS)
BEFORE ME, the undersigned authority, on this day personally appeared *J. B. Beilin, 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 February, 1986.

J. B. Beilin, Jr.
Notary Public in and for Harris County, Texas
My Commission Expires March 14, 1988

WEST POINT
A REPLAT OF THE UNRESTRICTED RESERVE
WESTWOOD SHORES - SECTION 12

8.7483 Acres 1 Block 1 Reserve 35 Lots

E. I. PANTALEON SURVEY, ABSTRACT No. 31
TRINITY COUNTY, TEXAS

