

WESTWOOD VILLAGE, SECTION TWO
 (A replat of a portion of the Unrestricted Reserve in Section 3 of Westwood Shores)

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 Village, Section Two, does hereby make subdivision of said property for and on behalf of Westwood Shores, Inc., according to the lines, streets, lots, block, 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 Village, Section Two, located in the Guadalupe Sosa Survey, Abstract No. 42, part of the George W. Wilson Survey, Abstract No. 630, 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.

There is hereby dedicated in addition to those easements shown on the plat, a utility easement 5 feet on either side of the Zero Building Line from the front lot line to the building structure and from the back lot line to the building structure. The Zero Building Line is hereby defined as that side lot line in each lot on which the common wall between each two connecting building structures lie, it being recognized that such line shall not be determined until the structures are built and that the construction of such buildings shall constitute a dedication of such line. In no way is the easement to be construed as encroaching upon any area occupied by the building structure.

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 property owners in the subdivision to allow for the construction, repair, maintenance and operation of a system of electric light and power, telephone, gas, water, sewer, cable television 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, parking areas, 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 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 limbs or roots of trees encroaching thereon, when necessary or convenient for the installation of utilities herein, and shall further have the right when necessary or convenient for maintenance of utilities placed thereon to trim trees and shrubbery which overhangs or encroaches into the areas of such easements. There is also dedicated an unobstructed aerial easement 5 feet wide upward from a plane 20 feet above the ground located adjacent to all utility easements shown hereon, provided for herein and in the said Restrictions, Covenants, and Conditions. No part of any building may be located within the easement areas dedicated herein.

Dedications 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.

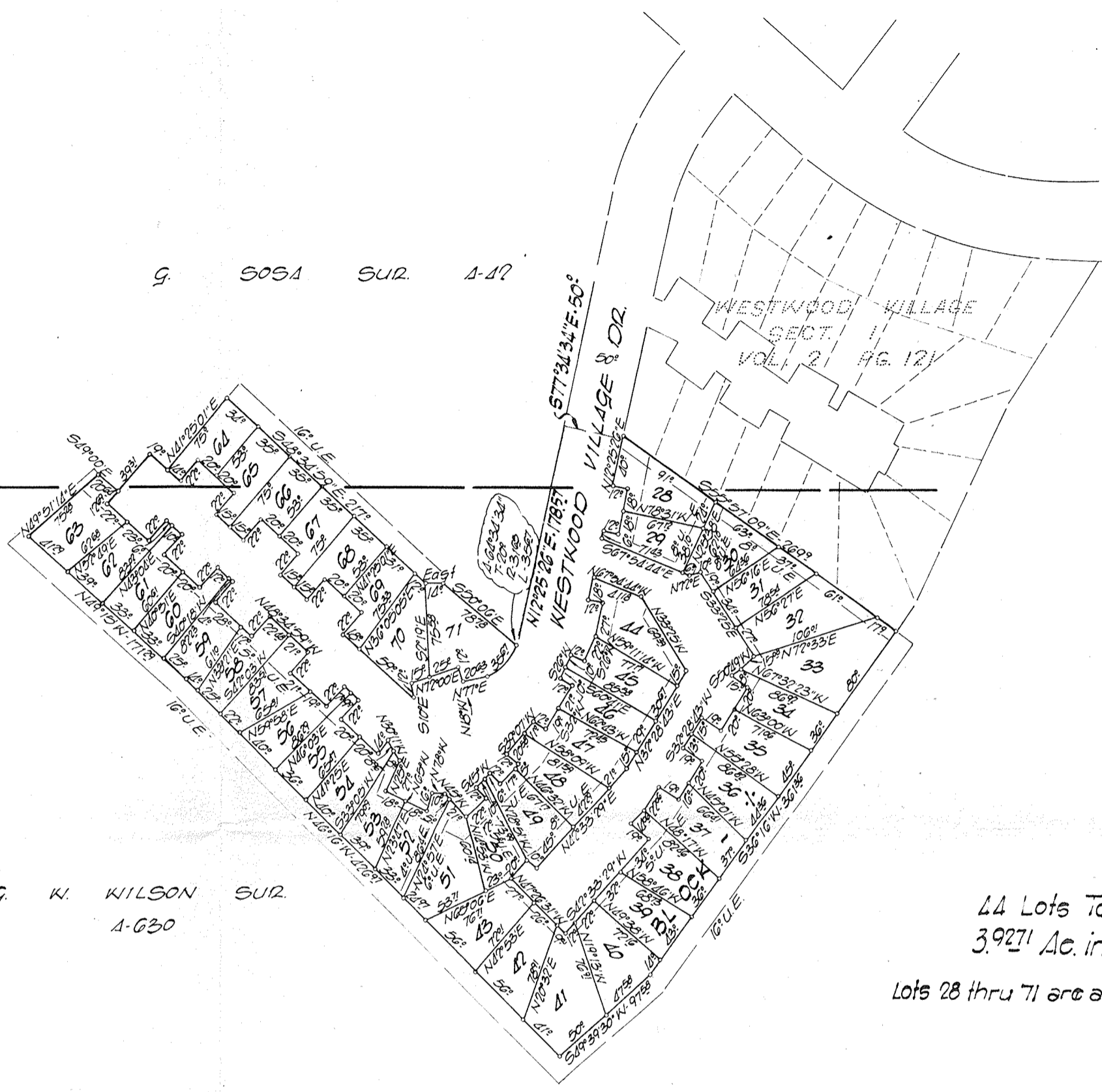
Gibraltar Savings Association being the owner and the lien created by that certain Deed of Trust, dated July 1, 1971, recorded under Clerk's File No. 920 in the Deed of Trust Records of Trinity County, Texas, does hereby in all respects approve, adopt, ratify and confirm all of the above and foregoing provisions and joins in the execution hereof to acknowledge its agreement that these provisions shall in all respects 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 affected, notwithstanding any foreclosure of the said Deed of Trust or any other lien in favor of the undersigned lender and notwithstanding any encumbrance to the undersigned in lieu of such foreclosure.

IN WITNESS WHEREOF, Westwood Shores, Inc. has caused these presents to be signed by 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 10th day of March, 1978.

WESTWOOD SHORES, INC.
 J. B. Belin, Jr., President
 John Amundson, Assistant Secretary
 Gibraltar Savings Association
 Steve Steiny, Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Wiley R. Wisely, 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 10 day of March, 1978.
 CARMEN WALLIS
 Notary Public in and for Harris County, Texas
 My Commission Expires June 22, 1978

I, A. M. 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, 1978.
 GIVEN UNDER MY HAND AND SEAL this 13th day of January, 1978.
 Uniform Certification adopted by the Texas Surveyors Association, June 3, 1967.
 A. M. Osborn
 REGISTERED PUBLIC SURVEYOR, No. 1484
 SUBSCRIBED AND SWORN to before me, a Notary Public, in and for Smith County, Texas, this the 13th day of January, 1978.
 [Signature]
 Notary Public, Smith County, Texas



G. SOSA SUR. A-47

G. W. WILSON SUR. A-630

44 Lots Total
 3.9271 Ac. in unit - 2
 Lots 28 thru 71 are all in Block - 1

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 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 10th day of March, 1978.
 Alpha Jo Patrick
 Notary Public in and for Harris County, Texas
 My Commission Expires September 22, 1979

I, BETTIE MAE ANSWORTH, Clerk of the County Court of Trinity County, Texas, do hereby certify that the within instrument with its Certificates of Authentication was filed for registration in my office on March 14th, 1978, at 11:50 o'clock A.M., in Volume 2 page 136 of the records of Plat said County.
 WITNESS my hand and seal of office at Groveton, the day last above written.
 Bettie Mae Answorth, Clerk
 County Court, Trinity County, Texas.
 [Signature]
 Approved by the Commissioner's Court of Trinity County, Texas, this the 13th day of March, 1978.
 Lynn Reynolds, Chairman
 Dean Price, Commissioner, Precinct #1
 Albert Burton, County Judge
 Clayton Reynolds, Commissioner, Precinct #1
 R. C. Davis, Commissioner, Precinct #4

WESTWOOD VILLAGE
 WV
 subdivision
 section 2

FILED
 at 11:50 o'clock A.M.
 MAR 14 1978
 BETTIE MAE ANSWORTH
 County Clerk, Trinity County, Texas
 By [Signature] Deputy

