

"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."

G. SOSA SUR A-42
Westwood Shores Sub.
Section 3
Vol. 2 Pg. 75

BROADMOOR

BROADMOOR
R=451.89
T=256.8

G. W. WILSON SUR A-630
Westwood Village
Section 2
Vol. 2 Pg. 136

G. W. WILSON SUR A-630

Westwood Village
Section 2
Vol. 2 Pg. 136

WESTWOOD

BLK 60

BLK 61

BLK 62

BLK 63

BLK 64

BLK 65

BLK 66

BLK 67

BLK 68

BLK 69

BLK 70

BLK 71

BLK 72

BLK 73

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BLK 92

BLK 93

BLK 94

BLK 95

BLK 96

BLK 97

BLK 98

BLK 99

BLK 100

BLK 101

BLK 102

(A replat of a portion of the unrestricted Reserve in Section 3 of Westwood Shores)
STATE OF TEXAS
COUNTY OF TRINITY

KNOW ALL MEN BY THESE PRESENTS:
That Westwood Shores, Inc., a Texas Corporation ("Developer"), acting by and through J. B. Bellin, Jr., its duly appointed and authorized President, the owner of the property subdivided in the above and foregoing plat of Westwood Village, Section Three, does hereby make subdivision of said property for and on behalf of Westwood Shores, Inc., according to the lines, streets, lots, blocks, 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 Three, located in the Goshulps 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 back lot line, except that said easement does not encroach upon any portion of the lot that is occupied by the building structure. The zero building line is hereby defined as that side lot line in a lot on which the common wall between two connecting building structures lie, or the side lot line in a lot on which the side wall of a single building structure lies nearest to 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 any 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, green-belts, parking areas, 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 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 area 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 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 WITNESS WHEREOF, Westwood Shores Inc., has caused these presents to be signed by J. B. Bellin, 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, 1980.

WITNESSES:
WESTWOOD SHORES, INC.
J. B. Bellin, Jr., President
GIBRALTAR SAVINGS ASSOCIATION
Vice-President

I, JORGE LIND, 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 January 11, 1980, at 10:10 o'clock, A.M., in Volume 97, page 1 of the records of said County.

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

Jorge Legg, Clerk
County Court, Trinity County,
Texas
Cheryl Cartwright
Deputy

Approved by the Commissioner's Court of Trinity County, Texas, this the 14th day of January, 1980.

Lynn Reynolds - Commissioner, Precinct #1
Don Price - Commissioner, Precinct #2

Bun Donnelly - County Judge

Clifford Reynolds - Commissioner, Precinct #3
Clifford Elliott - Commissioner, Precinct #4

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this 11th day of January, 1980, J. B. Bellin, 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 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 11th day of January, 1980.

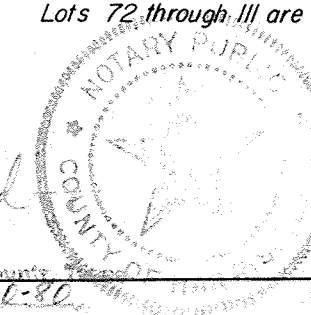
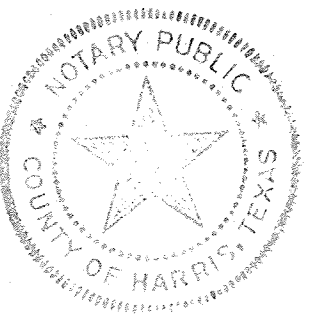
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this 11th day of January, 1980, CHARLES A. ACKERMAN, 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 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 11th day of January, 1980.

Notary Public in and for Harris County, Texas



WESTWOOD VILLAGE



subdivision section 3



~SCALE~

40 Lots Total
3174 Ac. in Unit 3
Lots 72 through 111 are in Block I

I, A. M. Osborn, Registered Public Surveyor, No. 1484, do hereby certify that the above plat represents 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, A. M. OSBORN, Registered Public Surveyor, No. 1484)

SUBSCRIBED AND SHOWN to before me, a Notary Public, in and for Texas, this the 9th day of January, 1980.

