

KNOW ALL MEN BY THESE PRESENTS:  
THAT B.R.L. VENTURE, a Texas joint venture ("Developer"), acting by and through J. B. Belin, Jr., its duly appointed and authorized Manager, the owner of the property subdivided in the above and foregoing plat of Westwood Shores, Section 8, does hereby make subdivision of said property for and on behalf of B.R.L. Venture, according to the lines, streets, blocks, lots, building lines and easements shown thereon, specified herein and in the Restrictions, Covenants and Conditions of even date herewith applicable to such subdivision, and designates said subdivision as Westwood Shores, Section 8, located in the Guadalupe Sosa Survey, Abstract No. 47, part of the George 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. B.R.L. Venture 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.

The platted lots to the South and East of the Ravine/Creek are "single family lots". There is hereby dedicated, in addition to those easements shown on the plat, utility easements lying within each single family lot platted herein, such easements being adjacent to all boundaries of each such lot and being 10 feet in width on the front of each lot and 5 feet in width on the side of each lot and 8 feet in width on the rear of each lot.

The platted lots to the North and West of the Ravine/Creek are "patio lots". There is hereby dedicated, in addition to those easements shown on the plat, utility easements lying within each patio lot platted herein, such easements being adjacent to all boundaries of each such lot and being 10 feet in width on the front of each lot and 8 feet in width on the rear of each such lot. There is further hereby dedicated a 5 foot side lot building setback line for and within each patio lot, parallel to one of the side lot lines except as otherwise shown on the plat. The 5 foot area within the side building setback line and the adjacent side lot line is hereby dedicated as a utility easement 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.

There is further hereby dedicated a building setback line for and within all lots being twenty feet from and parallel to the front line of each lot as shown on the plat. 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. The Ravine/Creek and Green Belt that is bounded by platted lots and boundaries of the plat is hereby dedicated as a drainage and utility easement.

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 B.R.L. Venture and 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. B.R.L. Venture further reserves the right to use the streets, lanes, drainage easements as shown on the plat, and reserves, both restricted and unrestricted, 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 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 trees and shrubbery which overhang or encroach 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.

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 of even date herewith applicable to this subdivision, which instrument is hereby made a part of this plat by reference.

Houston Imperial Corporation, being the owner and the holder of 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 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, B.R.L. Venture has caused these presents to be signed by J. B. Belin, Jr., as duly authorized manager, and Houston Imperial Corporation has caused these presents to be signed by its President and Secretary this 11th day of February, 1977.

B.R.L. VENTURE  
by *J. B. Belin, Jr.*, Manager  
ATTEST:  
*Debra L. Maxwell*, Secretary  
HOUSTON IMPERIAL CORPORATION  
by *Walter Wanda*, President



# SUBDIVISION SECTION - 8

Obtain the HUD Report from developer and read it before signing anything. HUD neither approves the merits of the offering nor the value, if any, of the property.

Improvements in Section 8 are scheduled for completion prior to December 31, 1982.

I, BETTY MAE AINSWORTH, 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 2-14-1977, at 9:44 o'clock, A.M., and duly recorded 2-14-1977, at 9:44 o'clock, A.M., in Volume 2, page 117, of the records of Trinity of said County.

WITNESS my hand and seal of office at Groveton, the day last above written.  
*Betty Mae Ainsworth*  
Betty Mae Ainsworth, Clerk  
County Court, Trinity County,  
Texas.

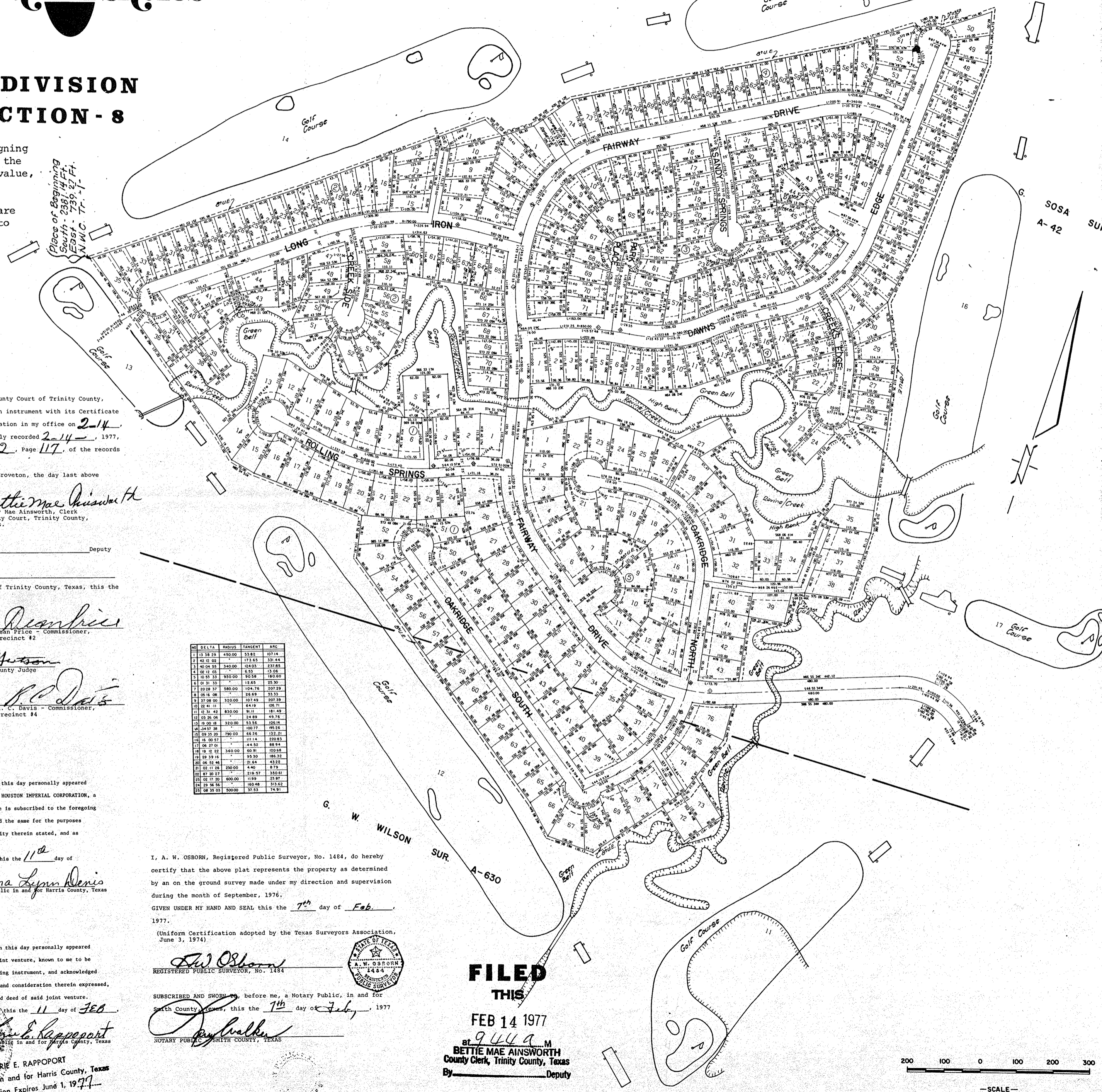
Approved by the Commissioner's Court of Trinity County, Texas, this the 15th day of Feb., 1977  
*Lynn Reynolds*  
Lynn Reynolds - Commissioner,  
Precinct #1

*Albert Hutson*  
Albert Hutson - County Judge  
*Clifton Reynolds*  
Clifton Reynolds - Commissioner,  
Precinct #3  
*R. C. Davis*  
R. C. Davis - Commissioner,  
Precinct #4

STATE OF TEXAS  
COUNTY OF HARRIS  
I, *Walter Wanda*, President of HOUSTON IMPERIAL CORPORATION, a corporation known to me to be the person whose name is subscribed to the foregoing instrument and authorized by me to execute the same for the purposes and conditions therein expressed, in the capacity therein stated, and as the duly authorized officer of said corporation.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th day of February, 1977.  
*Lema Lynn Denis*  
Notary Public in and for Harris County, Texas

STATE OF TEXAS  
COUNTY OF HARRIS  
BEFORE ME, the undersigned authority, on this day personally appeared J. B. Belin, Jr., Manager of B.R.L. Venture, a joint venture, 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 consideration therein expressed, in the capacity therein stated, and in full view of my face and of the signing of the deed of said joint venture.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th day of FEB 1977.  
*Marie E. Rapoport*  
Marie E. Rapoport  
Notary Public in and for Harris County, Texas  
Commission Expires June 1, 1977

Section 8 Contains 66<sup>2/3</sup> Acres  
335 Lots



I, A. W. 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 September, 1976.  
GIVEN UNDER MY HAND AND SEAL THIS 7th day of Feb., 1977.  
(Uniform Certification adopted by the Texas Surveyors Association, June 3, 1974)

*A. W. Osborn*  
REGISTERED PUBLIC SURVEYOR, No. 1484  
SUBSCRIBED AND SWORN to before me, a Notary Public, in and for South County, Texas, this 11th day of Feb., 1977.  
*Marie E. Rapoport*  
NOTARY PUBLIC IN AND FOR HARRIS COUNTY, TEXAS

**FILED THIS**  
FEB 14 1977  
at 9:44 A.M.  
BETTY MAE AINSWORTH  
County Clerk, Trinity County, Texas  
By *Betty Mae Ainsworth* Deputy

