

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 10, does hereby make subdivision of said property for and on behalf of Westwood Shores, Inc., according to 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 10, located in the Guadalupe Sosa Survey, Abstract No. 42.

Trinity County, Texas, and does hereby dedicate to public use, as such, said streets, lines and easements shown thereon. 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 utility easements lying within each lot platted herein, such easements being adjacent to all boundaries of each such lot and being 12.5 feet in width on the front of each lot and 5 feet in width on the side of each lot and 12.5 feet in width on the rear of each such lot.

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. 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 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, green belts, 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 thereon, 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.

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 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 those 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. Belin, Jr., 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 5th day of January, 1979.

ATTEST:  
 6 Mawds Han Assistant Secretary  
 Michael T. Parris Assistant Secretary  
 J. B. Belin, Jr., President  
 Gibraltar Savings Association  
 Vice President

No.	Angle	Tangent	Radius	Length	Degree
1.	27° 24' 31"	50.0 ft.	205.04 ft.	98.09 ft.	27.94357
2.	27° 24' 31"	37.01 ft.	155.04 ft.	74.17 ft.	36.95524
3.	20° 23' 24"	50.0 ft.	278.03 ft.	98.94 ft.	20.60792
4.	20° 23' 24"	41.01 ft.	228.03 ft.	81.15 ft.	25.12684
5.	27° 24' 31"	30.0 ft.	123.03 ft.	58.35 ft.	46.52477
6.	27° 24' 31"	17.81 ft.	73.03 ft.	34.93 ft.	78.46050
7.	20° 23' 24"	30.0 ft.	166.82 ft.	39.37 ft.	34.34449
8.	20° 23' 24"	21.01 ft.	116.82 ft.	41.57 ft.	49.04747
9.	18° 04' 32"	100.0 ft.	336.78 ft.	194.47 ft.	17.01292
10.	18° 34' 12"	82.18 ft.	276.78 ft.	159.76 ft.	20.70099
11.	43° 40' 15"	56.0 ft.	139.76 ft.	106.53 ft.	40.99584
12.	43° 40' 15"	35.97 ft.	89.76 ft.	68.42 ft.	63.83770
13.	78° 28' 21"	100.0 ft.	461.11 ft.	196.95 ft.	12.42571
14.	24° 28' 21"	86.99 ft.	401.11 ft.	171.32 ft.	14.28845
15.	31° 56' 16"	40.0 ft.	139.78 ft.	77.92 ft.	40.98909
16.	31° 56' 16"	25.69 ft.	89.78 ft.	50.05 ft.	61.81584
17.	11° 01' 19"	60.0 ft.	621.88 ft.	119.63 ft.	9.21338
18.	11° 01' 19"	55.18 ft.	571.88 ft.	110.01 ft.	10.01892
19.	31° 56' 16"	100.0 ft.	349.66 ft.	194.79 ft.	16.89566
20.	31° 56' 16"	82.83 ft.	289.66 ft.	161.35 ft.	19.79423

Obtain the property report required by federal law and read before signing anything. No federal agency has judged the merits or values if any, of this property.

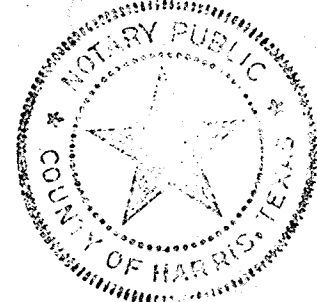
Improvements in Section 10 are scheduled for completion December 31, 1986.

THE STATE OF TEXAS I  
 COUNTY OF HARRIS I

BEFORE ME, the undersigned authority, on this day personally appeared Walter R. Wills, 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 purpose 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 5th day of January, 1979.

Ann Ann Roberts  
 Notary Public in and for Harris County, Texas



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 5th day of January, 1979.

Araceli A. Surin  
 Notary Public in and for Harris County, Texas  
Renée A. Surin  
 My Commission Expires Nov. 2, 1980



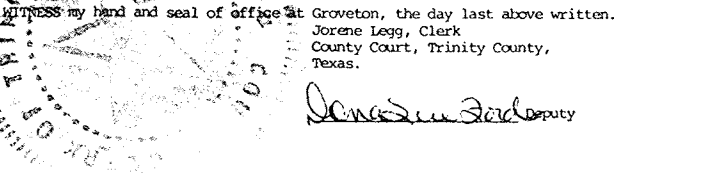
Approved by the Commissioner's Court of Trinity County, Texas, this 8th day of January, 1979.

Lynn Reynolds - Commissioner, Precinct #1  
Dean Price - Commissioner, Precinct #2  
Walter R. Wills  
Clifford Elliot

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 recording in my office on this 21st day of January, 1979, in Volume 2 of Page 144 of the records of said County.

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

Jorene Legg, Clerk  
 County Court, Trinity County, Texas.



I, A. W. Osborn, Registered Public Surveyor, No. 1484, do hereby certify that the above plat represents the property as determined by, on the ground survey made under my direction and supervision during the month of January, 1979. GIVEN UNDER MY HAND AND SEAL this 26th day of January, 1979. (Uniform Certification adopted by the Texas Surveyors Association, June 3, 1974.)

A. W. Osborn  
 REGISTERED PUBLIC SURVEYOR, NO. 1484

SUBSCRIBED AND SHOWN TO before me, a Notary Public, in and for South County, Texas, this 26th day of December, 1978.



Section 10 contains 39.7614 Acres & 212 Lots

FILED #79  
 at 11:00 o'clock A.M.

JAN 8 - 1979

JORENE LEGG  
 COUNTY CLERK, TRINITY CO., TEXAS  
 By Debra J. ... Deputy



SUBDIVISION  
 SECTION - 10

