WESTWOOD VILLAGE, SECTION ONE

(A replat of a portion of the Unrestricted reserve in Section 3

STATE OF TEXAS
COUNTY OF TRINITY

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 Village, Section One, does hereby make subdivision of said property for and on behalf of B. R. L. Venture, according to the line, 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 One, 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. 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.

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 the boundaries of each such lot and being 5 feet in width on the front lot line and on the side lot line opposite the Zero Building Line as herein defined of each such lot and 6 feet in width on the rear lot line of each said lot.

In addition there is hereby dedicated 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 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, 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. B. R. L. Venture 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. There is further hereby dedicated a building setback line for and within each lot as shown herein and generally being ten feet from and parallel of any building may be located within the easement areas dedicated herein or between the front line and the building setback line of any lot.

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.

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 affected, 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.

ATTHST: HOUSTON INTERPAL CORPORATION

ACTION INTERPAL CORPORATION

Assis Accretary President CALCA

all appears the undersigned authority, on this day personally appears. President of HOSEN IMPERATOR President of HOSEN IMPERATOR PRESIDENT AND SEAL OF OFFICE this the LOCAL AND SEAL OF OFFICE this SEAL OF OFFICE TH

Notify Fublic in and for Harlis County, Texas.

STATE OF TEXAS
COUNTY OF HARRIS

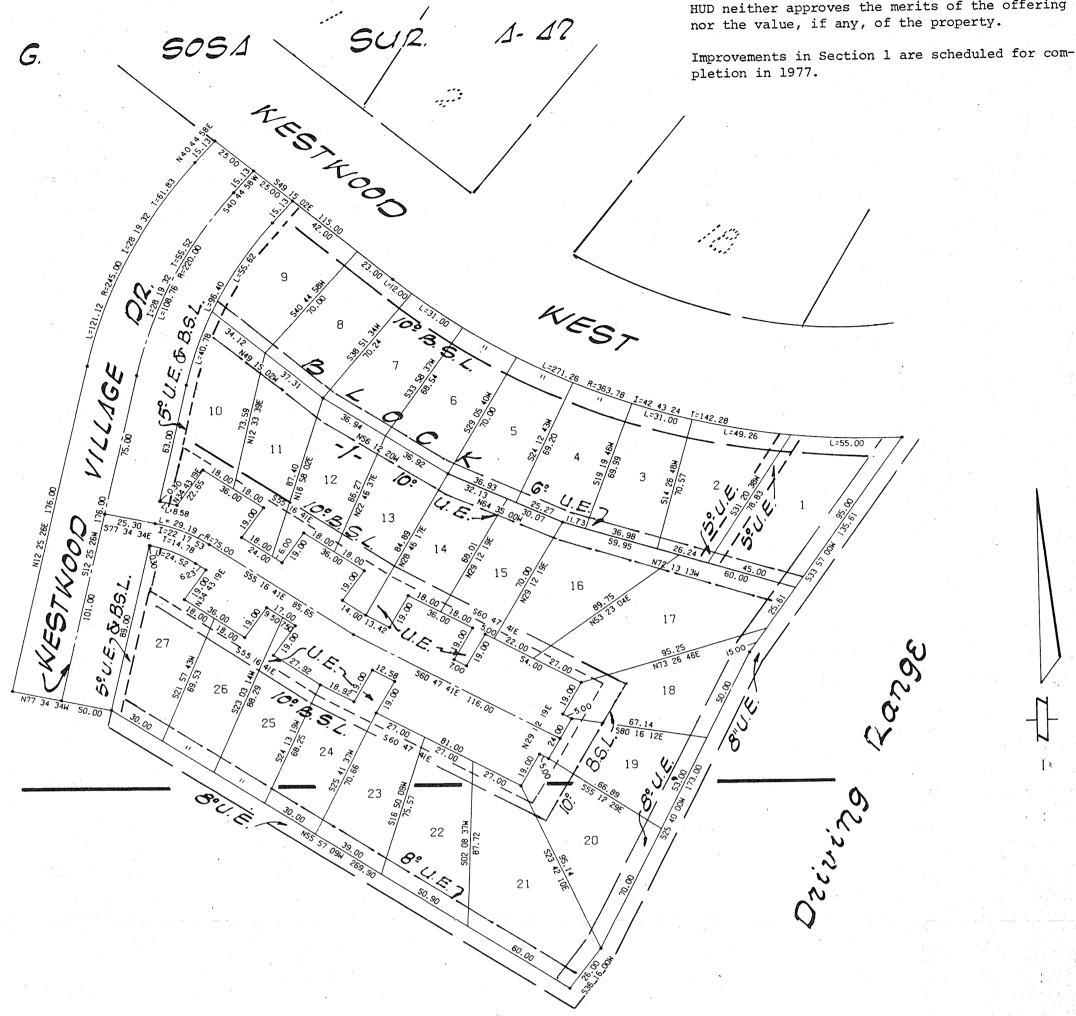
BEFORE ME, the undersigned authority, on this day personally appeared J. B. Belin, Jr., Manager of B. R. L. VENTURE, a joint venture, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the conductor the same for the purposes and consideration therein expressed, is the magnetic, therein stated, and as the act and

1977.

Notary Public in and for Harris County, Texas.

and read it before signing anything.

HUD neither approves the merits of the offering nor the value, if any, of the property.



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 June 13, 1977, at 9:30 o'clock, Am., and duly recorded on June 13, 1977 at 9:30 o'clock, Am., in Volume 2, Page 121, of the records of Plat of said County.

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

Betty Mae Ainsworth, Clerk
County Court, Trinity County,
Texas.
Deputy
Deputy

WILSON

Approved by the Commissioner's Court of Trinity County, Texas, this the Both day of June 1977.

Lynn Reynolds Commissioner.

Dean Price Commissioner,
Precinct #2

Albert

Liften Reynolds - Commissioner,

Precinct #3

County Judge

R. C. Davis Commissioner,

Precinct #4

1. JOHN COWAN, Registered Public Surveyor, No. 243. do hereby certify that the above Plat was prepared from an actual survey, made by me on the ground during the month of the country under my hand and seat this the country day of force.

SUBSCRIBED AND SWORN TO, before me, a Notary Public, in and for fine day of fine 1977.

NOTARY-PUBLIC Smith COUNTY, TEXAS

2.3059 Acros in Unit-1

WESTWOOD



VILLAGE

Obtain the HUD Property Report from the developer

subdivision section 1

