

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 Shores, Section 13, does hereby make subdivision of said property for and on behalf of Westwood Shores, Inc., according to the lines, 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 13, located in the Guadalupe Sosa Survey, Abstract No. 42, and the G. W. Wilson Survey, Abstract No. 630, Trinity County, Texas, and does hereby dedicate to public use, as such, said lines and easements shown thereon forever. Westwood Shores, Inc., 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 30 feet in width on the front of each lot and 10 feet in width on the side of each lot and 10 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 fifty feet from and parallel to the front line of each lot and twenty feet from and parallel to the rear 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, 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 drainage easements and green belts 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 easements, green belts and other tractor 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. 420 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 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.

ATTORNEY:
WESTWOOD SHORES, INC.
6 Meade St
Assistant Secretary
Michael P. Brown
Assistant Secretary
J. B. Belin, Jr., President
Gibraltar Savings Association
Duffin R. Duffin
Vice President

THE STATE OF TEXAS
COUNTY OF HARRIS
I, Lyle C. Smith, 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, agree to the act and deed of said corporation.

GIVEN under my hand and seal of office this 5th day of January, 1979.
Lyle C. Smith
Notary Public in and for Harris County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS
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.
Renée A. Surin
My Commission expires Nov. 2, 1980
Notary Public in and for Harris County, Texas

Approved by the Commissioner's Court of Trinity County, Texas, this 8th day of January, 1979.
L. B. Reynolds
Commissioner, Precinct #1
D. P. Duffin
Commissioner, Precinct #2

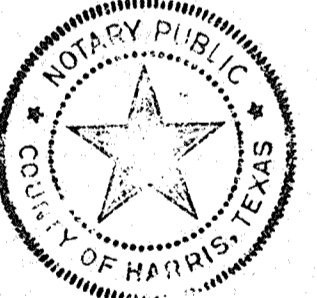
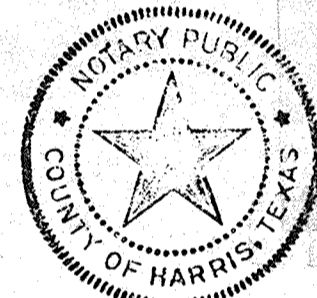
Approved by the County Court of Trinity County, Texas, this 8th day of January, 1979.
Dan P. Duffin
County Judge

Lynn Reynolds
Commissioner, Precinct #3
Clifton Reynolds
Commissioner, Precinct #4

I, Jorene Legg, Clerk of the County Court of Trinity County, Texas, do hereby certify that the instrument with its Certificate of Authentication was filed for registration on this 11th day of January, 1979, at 11:00 AM, in Volume 2 of the records of Plat of said County.

I, Jorene Legg, Clerk of the County Court of Trinity County, Texas, do hereby certify that the instrument with its Certificate of Authentication was filed for registration on this 11th day of January, 1979, at 11:00 AM, in Volume 2 of the records of Plat of said County.

I, Jorene Legg, Clerk of the County Court of Trinity County, Texas, do hereby certify that the instrument with its Certificate of Authentication was filed for registration on this 11th day of January, 1979, at 11:00 AM, in Volume 2 of the records of Plat of said County.



Obtain 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.

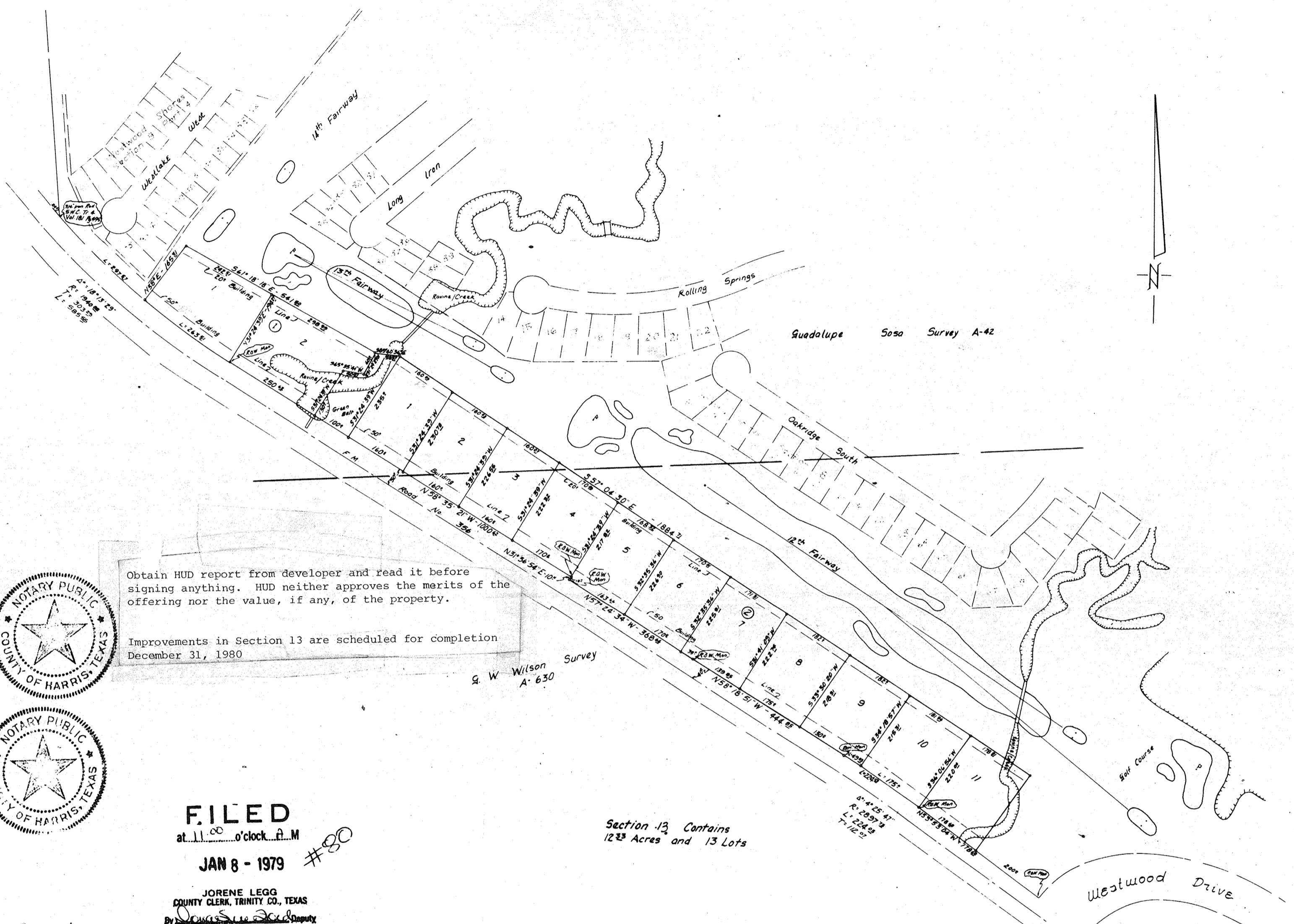
Improvements in Section 13 are scheduled for completion December 31, 1980

FILED
at 11:00 o'clock P.M.
JAN 8 - 1979 #80
JORENE LEGG
COUNTY CLERK, TRINITY CO., TEXAS
By David M. Duffin, Deputy



SUBDIVISION
SECTION - 13

SCALE
0 100 200



Vol 2 Pg. 145 Plat Records.