

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN LAKE TOWNHOUSES

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STATE OF TEXAS)
COUNTY OF HARRIS)

123-10-0563

THIS DECLARATION, made on the date hereinafter set forth by RAM CONSTRUCTION COMPANY, INC., a Texas corporation, hereinafter referred to as "Declarant",

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain property in the City of Houston, Harris County, Texas, which is more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN AS THOUGH SET OUT VERBATIM.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

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ARTICLE I

DEFINITIONS

Section 1.1 - "Association" shall mean and refer to HIDDEN LAKE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, its successors and assigns.

Section 1.2 - "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of any obligation.

Resto:

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123-10-0564

Section 1.3 - "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the association.

Section 1.4 - "Common Area" shall mean all real property owned by the association for the common use and enjoyment of the owners. The common area to be owned by the association at the time of the conveyance of the first lot is described as follows: SEE EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES AS THOUGH SET OUT VERBATIM.

Section 1.5 - "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map or plat of the properties with the exception of the common area.

Section 1.6 - "Declarant" shall mean and refer to Woodside, Inc., a Texas corporation, its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

ARTICLE II

PROPERTY RIGHTS

Section 2.1 - Owners' Easements of Enjoyment: Every owner shall have a right and easement of the enjoyment in and to the common area which shall be appurtenant to and shall pass with the title of every lot, subject to the following provisions:

(a) the right of the association to suspend the voting rights and right to use the recreational facilities if any, by an owner for any period during which any assessment against his lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of any published rules and regulations:

(b) the right of the association to dedicate, abandon, partition, subdivide, encumber, sell or transfer all or any part of the common area and/or improvements located thereon to any public agency, authority or utility for

123-10-0565

such purposes and subject to such conditions as may be agreed to by the members; except, however, no such acts as contained in this paragraph shall be effective unless an instrument signed by three-fourths (3/4ths) of each class of members and their respective first mortgagees agreeing to such dedication or transfer has been recorded prior thereto. Easements granted for public utilities or for other similar purposes consistent with the intended use of such property by the members of the association are hereby excluded from such requirement;

(c) the right of the association to limit the number of guests of owners.

(d) the right of the association, in accordance with its articles of incorporation or by-laws, to borrow money for the purpose of improving the common area and facilities and in aid thereof to mortgage said property; except, however, no such encumbrance shall be effective unless an instrument signed by three-fourths (3/4ths) of each class of members and their respective first mortgagees has been agreed to and signed in writing.

Section 2.2 - Delegation of Use: Any owner may delegate, in accordance with the by-laws, his right of enjoyment to the common area and facilities to the members of his family, his tenants or contract purchasers who reside on the property.

Section 2.3 - Parking Rights: The use of all parking areas situated in the common area shall be subject to the exclusive control and management of the Board of Directors of the association.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 3.1 - Every owner of a lot which is subject to assessment shall be a member of the association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.

Section 3.2 - The association shall have two classes of voting membership:

Class A. Class A members shall be all owners with the exception of the Declarant and shall be entitled to one (1) vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but no event shall more than one vote be cast with respect to any lot.

Class B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(b) on the fifth (5th) anniversary date of this Declaration.

ARTICLE IV

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 4.1 - Creation of the Lien and Personal Obligation of Assessments: The Declarant, for each lot owned within the properties, hereby covenants, and each owner of any lot by acceptance of a deed therefor, whether or not it shall be expressed in such deed, is deemed to covenant and agree to pay to the association; (a) annual assessments or charges, and (b) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

The annual and special assessments, together with interests, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the

123-10-0566

person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

123-10-0567

Section 4.2 - Purpose of Assessments: The assessments levied by the association shall be used exclusively to: (a) promote the recreation, health, safety and welfare of the residents in the properties; and (b) the improvement, maintenance of the common area, and of the exterior of the homes and yards situated upon the properties as more fully provided in Article VI, Section 6.1.

Section 4.3 - Maximum Annual Assessment: Until January 1st of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment shall be Three Hundred Forty-Eight and No/100 (\$348.00) per lot.

(a) From and after January 1st of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment may be increased each year, for a period of two (2) years only, not more than 28% (such percentage increase may be cumulative from year-to-year) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1st of the third year immediately following the conveyance of the first lot to an owner, the maximum annual assessment may be increased each year and thereafter, not more than 10% (such percentage increase may be cumulative from year-to-year) above the maximum assessment of the previous year without a vote of the membership.

(c) From and after January 1st of the third year immediately following the conveyance of the first lot to an owner, the maximum annual assessment may be increased above 10% by the vote and written assent of three-fourths (3/4ths) of each class of members, and their respective first mortgagees.

(d) The board of directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4.4 - Special Assessments for Capital Improvements: In addition to the annual assessments authorized above, the association may levy, in any assessment year, a special assessment applicable to

that year only for the purpose of defraying, in whole or in part, the cost of any new construction, and/or reconstruction, of a capital improvement upon the common area, including fixtures and personal property related thereto, provided that any such assessment shall have the vote and written assent of three-fourths (3/4ths) of each class of members, and their respective first mortgagees.

123-10-0568

Section 4.5 - Notice and Quorum for Any Action Authorized Under Sections 4.3 and 4.4: Written notice of any meeting called for the purpose of taking any action authorized under Section 4.3 or 4.4 shall be sent to all members not less than ten (10) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast fifty percent (50%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirements, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be more than sixty (60) days following the preceding meeting.

Section 4.6 - Uniform Rate of Assessment and Payments: Any special assessments must be fixed at a uniform rate for all lots. Annual assessments shall be collected on a monthly basis. Special assessments may be collected on a monthly basis. The board of directors shall establish and maintain an adequate reserve fund for replacement of the common elements. This reserve fund shall be funded by regular monthly payments within the annual assessments to be established and paid separately from any special assessments provided in the preceding paragraphs.

Reserve fund payments shall be subject to the same provisions as to liens, enforcement, and all such provisions as are the assessments provided for herein.

Section 4.7 - Date of Commencement of Annual Assessments, Due Dates: The annual assessments provided for herein shall commence as to each lot, other than those owned by Declarant, on the first day of the month not more than thirty (30) days

123-10-0569

following the conveyance of such lot by Declarant, and shall commence as to each lot owned by the Declarant on the first day of the month following the month on which such lot is first used for residential purposes. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The board of directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The due dates shall be established by the board of directors. The association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the association setting forth whether the assessments on a specified lot have been paid.

Section 4.8 - Effect of Nonpayment of Assessments,

Remedies of the Association: The association shall give the mortgagee of any lot written notice of any default in the performance of the mortgagor's obligations under the terms of this Declaration, including default in payment of any assessments, which are not cured within thirty (30) days. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six percent (6%) per annum. The association may bring an action at law against the owner personally obligated to pay the same, or foreclose the lien against the property. Each such owner, by his acceptance of a deed to a lot, hereby expressly vests in the association, or its agents, the right and power to bring all actions against such owner personally for the collection of such charges as a debt and to enforce the aforesaid lien by all methods available for the enforcement of such liens, including judicial foreclosure by an action brought in the name of the association in a like manner as a mortgage or deed of trust lien on real property, and such owner hereby expressly grants to the association a power of sale in connection with said lien. The lien provided for in

this section shall be in favor of the association and shall be for the benefit of all other lot owners. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common area or abandonment of his lot.

Section 4.9 - Subordination of the Lien to Mortgages:

The lien of the assessments provided for herein shall be subordinate to the liens of any first mortgage. Sale or transfer of any lot shall not affect the assessment lien; except, however, any holder of the mortgage which comes into possession of the lot pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed (or assignment) in lieu of foreclosure, shall take the property free of any claims for unpaid assessments or charges against the mortgaged unit which accrue prior to the time such holder comes into possession of the lot (except for claims for a pro rata share of such assessments or charges resulting from a pro rata reallocation of such assessments or charges to all lots including the mortgaged unit).

Section 4.10 - Exempt Property: All properties dedicated to, and accepted by, a local public authority and all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Texas shall be exempt from the assessments created herein. However, no land or improvements devoted to dwelling use shall be exempt from said assessments.

Section 4.11 - Insurance:

(a) The board of directors of the association shall obtain and continue in effect blanket property insurance to insure the buildings and structures, if any, in the common area and the association against risks of loss or damage by fire and other hazards as are covered under Texas standard fire and extended coverage provisions, and said insurance shall include coverage against vandalism, said policies to be in the maximum replacement amounts allowed by law. Premiums for all such insurance shall be common expense.

123-10-0570

(b) The board of directors of the association shall obtain comprehensive public liability insurance in such limits as it shall deem desirable, insuring the association, its board of directors, agents and employees, and each owner, from and against liability in connection with the common area. Premiums for all such insurance shall be common expense.

(c) Each owner shall be responsible at his own expense and cost for his own personal insurance on the contents of his own residence, carport and his additions and improvements thereto, including decorations, furnishings and personal property therein, and his personal property stored elsewhere on the properties; and for his personal liability not covered by liability insurance for all owners obtained as a part of the common expense.

(d) The board of directors shall have the authority and responsibility to, and shall, select the insurance carrier to provide fire and extended coverage insurance under a master policy covering all buildings joined by party walls, and each owner shall join in the purchase of such master policy and pay his pro rata or designated premium therefor. In the event an owner shall fail to pay his pro rata or designated share of premiums for such master policy as above provided, then, the association, after approval by two-thirds(2/3rds) vote of the board of directors, shall have the right, through its agents and employees, to pay such premium and the cost of such premium shall be added to and become a part of the assessment to which the lot of such owner is subject.

(e) All such insurance coverage obtained by the board of directors shall be written in the name of the association as Trustee. In the event of damage or destruction by fire or other casualty to any property covered by insurance written in the name of the Association, the board of directors shall, with concurrence of the mortgagee, if any, upon receipt of the

123-10-0571

123-10-0572

insurance proceeds, contract to rebuild or repair such damaged or destroyed portions of the property to as good condition as formerly. All such insurance proceeds shall be deposited in a bank or other financial institution, the account of which bank or institution are insured by a federal governmental agency, with the proviso agreed to by said bank or institution that such funds may be withdrawn only by signature of at least one-third (1/3rd) of the members of the board of directors, or by an agent duly authorized by the board of directors. The board of directors shall advertise for sealed bids with any licensed contractor, and then may negotiate with any contractor, who shall be required to provide a full performance and payment bond for the repair, reconstruction or rebuilding of such destroyed building or buildings. In the event the insurance proceeds are insufficient to pay all the costs of repairing and/or rebuilding to the same condition as formerly, the board of directors shall levy a special assessment against all townhouse owners, as established above, to make up any deficiency for repair or rebuilding of the Common Area not a physical part of a townhouse unit. In the event of damage or destruction by fire or other casualty to any townhouse, carport, storage area or other property of an individual owner, said Owner, shall, with concurrence of the mortgagee, if any, upon receipt of the insurance proceeds, contract to repair or rebuild such damaged or destroyed portions of the carport, storage area and exterior of the townhouse in a good workmanlike manner in conformance with the original plans and specifications of said townhouse. In the event such owner refuses or fails to so repair and rebuild or enter into a contract to repair and rebuild any and all such damage to the exterior of the townhouse, carport and storage area within thirty (30) days, the association, by and through its board of directors, is hereby irrevocably authorized by such Owner to repair and rebuild any such townhouse and carport and storage area in a good and workmanlike manner in conformance

with their original plans and specifications. The Owner shall then repay the association in the amount actually expended for such repairs, and the Association shall have a lien securing the payment of same and subject to foreclosures as above provided.

(f) All costs, charges and premiums for all insurance that the board of directors authorizes as pursuant to the above subsections shall be a common expense of all owners and be a part of the annual and/or special assessment(s).

(g) Unless at least seventy-five percent (75%) of the first mortgagees (based upon one vote for each mortgage) of individual lots and units in the townhouse association have given their prior written approval, the board of directors of the association shall not be entitled to use hazard insurance proceeds for losses to any of the association's common area property for other than the repair, replacement or reconstruction of such improvements.

ARTICLE V

ARCHITECTURAL CONTROL

Section 5.1 - No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the board of directors of the association, or by an architectural committee composed of three (3) or more representatives appointed by the board. In the event said board, or its designated committee, fails to approve or disapprove such design and location within forty-five (45) days after said plans and specification have been submitted to it, approval will not be required and this article will be deemed to have been fully complied with. All decisions of such

123-10-0573

123-10-0574

committee shall be final and binding and there shall be no revision of any action of such committee except by procedure by injunctive relief when such action is patently arbitrary and capricious. Members of said committee shall not be liable to any person subject to or possessing or claiming the benefits of these restrictive covenants for any damage or injury to property or for any other loss arising out of their acts hereunder; it being understood and agreed that any remedy shall be restricted to injunctive relief and no other. Neither the members of such committee nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. In the event of any attempt by owner, board of directors or other persons to change, waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design or the exterior appearance of units on any lot, the exterior maintenance of units on lots, the maintenance of party walls or common fences and driveways, or the upkeep of lawns and plantings in the common area, same shall be ineffective unless agreed to in writing by three-fourths (3/4ths) of all classes of the members and their respective first mortgagees.

ARTICLE VI

EXTERIOR MAINTENANCE

Section 6.1 - In addition to maintenance upon the common area, including but not limited to repair or replacement of capital improvements, including fixtures and personal property related thereto, the association shall provide exterior maintenance upon each lot which is subject to assessment hereunder as follows: painting, repairing, replacing (but not in the event of fire, or other casualty loss normally covered by insurance on the premises) and caring for exterior building surfaces, including all walls within enclosed patio areas, roofs, gutters and downspouts (if any), fences, trees, shrubs, grass, walks and other exterior improvements and planted areas. Such exterior maintenance shall not include: glass surfaces, window and door fixtures

and hardware, landscaping installed by owner (if any), exterior light fixtures operated from a residence, air conditioning, utility company meters, circuit breakers and switch panels, sanitary sewer, gas and electric power service lines, nor any work or things specifically defined as owner's maintenance in Article VIII, Section 8.12.

123-10-0575

In the event that the need for maintenance or repair is caused through the willful or negligent act of the owner, his family, or guests, or invitees, the cost of such maintenance or repairs shall be added to and become a part of the assessment to which such lot is subject.

In the event an owner is responsible for certain exterior maintenance as set forth in the rules and regulations of the association and such owner shall fail to maintain the premises and the improvements situated thereon in a manner satisfactory to the board of directors, the association, after approval by two-thirds (2/3rds) votes of the board of directors, shall have the right through its agents and employees, to enter upon said lot and to repair, maintain, and restore the lot and any improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such lot is subject.

ARTICLE VII

PARTY WALLS

Section 7.1 - General Rules of Law to Apply: Each wall which is built as a part of the original construction of the homes upon the properties and placed on the dividing line between the lots shall constitute a party wall, and, to the extent not inconsistent with the provisions of this article, the general rules of law regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

Section 7.2 - Sharing of Repair and Maintenance: The cost of reasonable repair and maintenance of a party wall shall be shared by the owners who make use of the wall in proportion to such use.

123-10-0576

Section 7.3 - Destruction by Fire or Other Casualty: If a party wall is destroyed or damaged by fire or other casualty, any owner who has used the wall may restore it, and if the other owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

Section 7.4 - Weatherproofing: Notwithstanding any other provision of this article, an owner who by his negligent or willful act causes the party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

Section 7.5 - Right to Contribution Runs with Land: The right of any owner to contribution from any other owner under this article shall be appurtenant to the land and shall pass to such owner's successors in title.

ARTICLE VIII

USE RESTRICTIONS

The lots and the common area shall be occupied and used as follows:

Section 8.1 - Residential Use: No owner shall occupy or use his lot or building thereon, or permit the same or any part thereof to be occupied or used for any purpose other than as a private residence for the owner, his family, guests and tenants. In no event shall garages, if any, be used for human habitation, either temporarily or permanently.

Section 8.2 - Obstruction of Common Area: There shall be no obstruction of the common area. Nothing shall be stored in the common area without the prior written consent of the board of directors.

Section 8.3 - Insurance: Nothing shall be done or kept in the common area which will increase the rate of insurance on the common area, without the prior written consent of the board of

directors. No owner shall permit anything to be done or kept in the common area which will result in the cancellation of insurance on any part of the common area, or which would be in violation of any law. No waste will be committed in the common area.

Section 8.4 - Nuisances: No noxious or offensive activity shall be carried on upon any lot, or the common area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the other owners. No boat, trailer or truck shall be parked or stored in front of any dwelling unit for more than forty-eight (48) hours. No repair work, dismantling or assembling of motor vehicles or any other machinery or equipment shall be permitted in any street, driveway or yard adjacent to a street, or in the common area. No sunbathing or any other recreational activity shall be permitted upon the roofs of any building or structure.

Section 8.5 - Temporary Structures: No structures of a temporary character, trailer, basement, tent, shack, barn, servants quarters or other outbuildings shall be used on any lot at any time as a residence, either temporarily or permanently; nor shall any used residence or other used structure be moved onto any lot. During the construction and sales period of the initial dwelling units the builder may erect and maintain such structures as is customary in connection with such construction and sale of such property, including, but without limitation, a business office, storage areas, construction yards, signs, model units and sales office.

Section 8.6 - Signs: No sign of any kind shall be displayed to public view on any lot or building except one (1) sign of not more than five (5) square feet in area advertising the merits of the property for sale or rent. During the construction and initial sales period of the dwelling units, the builder may use other signs and displays to advertise the merits of the property for sale or rent.

123-10-0577

123-10-0578

Section 8.7 - Oil and Mining Operations: No gas or oil drilling, gas or oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot.

Section 8.8 - Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets, may be kept provided that they shall not become a nuisance and are not kept, bred or maintained for any commercial purposes.

Section 8.9 - Garbage and Refuse Disposal: No lot shall be used or maintained as dumping ground for rubbish. All incinerators or other equipment for the storage or disposal of such materials shall be kept in clean and sanitary condition. Garbage disposal shall be accomplished through a private disposal contractor.

Section 8.10 - Sewage Treatment: No sewage treatment system shall be permitted on any lot.

Section 8.11 - Use of Common and Open Areas: Except in the individual patio areas appurtenant to a residence, no planting or gardening shall be done, and no fences, hedges or walls shall be erected or maintained upon the properties except such as are installed in connection with the initial construction of the residences located thereon or those approved by the association's board of directors or the architectural committee, it being understood that this provision is applicable to lots as well as common area.

Section 8.12 - Owner's Maintenance: The owner shall maintain and keep in repair the following equipment and lines located outside the residence and situated on owner's lot: air conditioning compressor condenser, including pipes and electrical lines connecting same to the residence, sanitary sewer line connecting the residence to the sanitary sewer collection system, water line connecting the residence to the water distribution system, electric power service conductors from the exterior of the building to the point of connecting to the electric utility company's

123-10-0579

junction box or transformer, electric circuit breakers, any portion of natural gas, and/or telephone service lines located on the lot but not maintained by the gas and/or telephone companies. Maintenance, upkeep and repairs of any patio area shall be the sole responsibility of the individual owner and not in any manner the responsibility of the association.

An owner shall do no act nor any work that will impair the structural soundness or integrity of another residence or impair any easement or hereditament, nor do any act nor allow any condition to exist which will adversely affect the other residences or their owners.

Section 8.13 - Outside Antennas: Without prior written approval of the board of directors, no exterior television or radio antennas of any sort shall be placed, allowed or maintained upon any portion of the improvements to be located upon the property, nor upon any structure situated upon the property other than an aerial for a master antenna system, should any such master system or systems be utilized and require any such exterior antenna.

Section 8.14 - Non-Discrimination: No action shall at any time be taken by the association or its board of directors which in any manner would discriminate against any owner or owners in favor of the other owners.

ARTICLE IX

EASEMENTS AND UTILITIES

Section 9.1 - Construction: Each lot and the property included in the common area shall be subject to an easement for encroachments created by construction, settling and overhangs, as designed or constructed by the Declarant. A valid easement for said encroachments and for the maintenance of same, so long as it stands, shall and does exist. In the event the structure containing two (2) or more residences is partially or totally destroyed, and then rebuilt, the owners so affected agree that minor encroachments of parts of the adjacent residential units on common areas due to construction shall be permitted and that a valid easement for said encroachment and the maintenance thereof shall exist.

123-10-0580

Section 9.2 - Utility, Emergency and Association: There is hereby created a blanket easement upon, across, over and under all of said property for ingress, egress, installation, replacing, repairing and maintaining all utilities, including but not limited to water, sewers, gas, telephones and electricity, and a master television antenna system. By virtue of this easement, it shall be expressly permissible for the providing electrical and/or telephone company to erect and maintain the necessary poles and other necessary equipment on said property and to affix and maintain electrical and/or telephone wires, circuits and conduits on, above, across and under the roofs and exterior walls of said residences. An easement is further granted to all police, fire protection, ambulance, garbage and trash collector pickup vehicles and all similar persons to enter upon the common area in the performance of their duties. Further, an easement is hereby granted to the association, its officers, agents, employees and to any management company selected by the association to enter in or to cross over the common area and any lot to perform the duties of maintenance and repair of the residence or common area provided for herein. Notwithstanding anything to the contrary contained in this paragraph, no sewers, electrical lines, water lines, or other utilities may be installed or relocated on said property except as initially programmed and approved by the Declarant or thereafter approved by Declarant or the association's board of directors. Should any utility furnishing a service covered by the general easement herein provided request a specific easement by separate recordable document, Declarant shall have the right to grant such easement on said property without conflicting with the terms hercof. The easements provided for in this article shall in no way affect any other recorded easement on said premises.

Section 9.3 - Watering System: An appropriate water system shall be provided for planted areas on the common area. Such system shall be owned, operated and maintained by the association.

ARTICLE X

GENERAL PROVISIONS

Section 10.1 - Enforcement: The association, or any owner,

shall have the right to enforce, by and proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this declaration. Failure by the association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 10.2 - Severability: Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 10.3 - Amendment: The covenants and restriction of this declaration shall run with and bind the land, for a term of twenty (20) years from the date of this declaration is recorded, after which time they shall be automatically extend for successive periods of ten (10) years. This declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the lot owners, and their first mortgagees, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the lot owners, and their first mortgagees. Any amendment must be recorded in the Deed of Records of Harris County, Texas.

Section 10.4 - Annexation:

(a) Declarant may, from time to time, and without consent of the members, annex such additional property as Declarant may designate out of the following property, to wit: SEE EXHIBIT "C" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES AS THOUGH SET OUT VERBATIM.

(b) Additional residential property and common area may be annexed to the properties with the consent of three-fourths (3/4ths) of each class of members.

Section 10.5 - Right of Examination: In addition to the provisions provided under Article VII, Section 2 subparagraph (a) of the Hidden Lake Townhouse Home Owners Association, Inc., the first mortgagee of any unit in said townhouse association shall have the right to examine the books and records of the association, said association being the owner of the common area as herein described.

123-10-0581

Section 10.6 - Payment by Mortgagee of Taxes, etc. in

Default: In addition and cumulative to the right of the association, as hereinabove described, first mortgagees of lots in the townhouse association may, jointly or singly pay taxes or any other charges which are in default and which may or have become a charge against any of the association's area, and may pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage on the lapse of a policy for such common area. Said first mortgagees making such payments shall be entitled to immediate reimbursement therefor from the townhouse association. Entitlement and right to such reimbursement shall be reflected in a letter agreement addressed in favor of any said first mortgagee duly executed by the appropriate officer of the townhouse association, same to be delivered to said mortgagee upon closing of any one or more townhouse lots.

123-10-0582

Section 10.5 - Condemnation: In case at any time or times the common area or any part thereof shall be taken or condemned by any authority having the power of eminent domain, the board of directors of the association shall give Federal Home Loan Mortgage Corporation (c/o of its loan servicer at such servicer's address) notice in writing of said loss to, or taking of, said common area.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 7th day of July, 1975.

DECLARANT
RAM CONSTRUCTION COMPANY, INC.

BY: [Signature]
President

1072

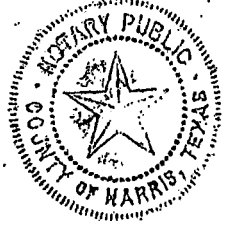
ATTEST:
[Signature]

STATE OF TEXAS)
)
COUNTY OF HARRIS)

123-10-0583

BEFORE ME, the undersigned authority, on this day personally appeared James P. Charquist, President of RAM CONSTRUCTION COMPANY, INC., a 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 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, on this the 7th day of July, 1975.



J. Robert Copeland
Notary Public in and for Harris
County, Texas

A tract of land containing 10.713 acres of land, more or less, is in the John Reinerman Survey, A-642, and the John Austin Survey, A-1, Harris Co. Texas; said 10.713 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a point marking the Southwest corner of Lot 33, Block of TIMBERGROVE MANOR SUBDIVISION, SECTION FOUR (4), according to the map thereof corded in Volume 38, Page 66 of the Harris County Map Records, said point also b on the Northeasterly line of a 150 foot wide Flood Control Drainage Easement as recorded by deed in Volume 2495, Page 34 of the Harris County Deed Records;

THENCE North 46 degrees 44 minutes 52 seconds East, a distance of 2 feet to a point for the Southeast corner of Lot 31, Block 17 of Timbergrove Manor Subdivision, Section 4, according to the Map thereof, recorded in Volume 38, Page of the Harris County Map Records; said point also being in the centerline of the Old Channel of White Oak Bayou;

THENCE, along the centerline meanders of the Old Channel of White O. Bayou as follows:

- South 87 degrees 26 minutes 50 seconds East, 16.83 feet to a point;
- South 59 degrees 13 minutes 20 seconds East, 46.76 feet to a point;
- South 59 degrees 01 minutes 10 seconds East, 90.21 feet to a point;
- South 50 degrees 52 minutes 40 seconds East, 145.01 feet to a point;
- South 58 degrees 18 minutes 00 seconds East, 72.01 feet to a point;
- South 71 degrees 15 minutes 10 seconds East, 101.62 feet to a point;
- South 66 degrees 02 minutes 20 seconds East, 49.24 feet to a point;
- South 56 degrees 33 minutes 40 seconds East, 20.29 feet to a point;
- South 48 degrees 48 minutes 00 seconds East, 29.33 feet to a point;
- South 41 degrees 19 minutes 30 seconds East, 38.62 feet to a point;
- South 33 degrees, 59 minutes 50 seconds East, 25.93 feet to a point;
- South 28 degrees 22 minutes 10 seconds East, 28.41 feet to a point;
- South 18 degrees 20 minutes 20 seconds East, 15.06 feet to a point;
- South 17 degrees 46 minutes 40 seconds East, 25.41 feet to a point;
- South 12 degrees 12 minutes 00 seconds East, 18.93 feet to a point;
- South 02 degrees 52 minutes 10 seconds East, 101.86 feet to a point;
- South 03 degrees 35 minutes 30 seconds East, 30.33 feet to a point;
- South 05 degrees 31 minutes 40 seconds West, 31.14 feet to a point;
- South 13 degrees 09 minutes 30 seconds West, 15.81 feet to a point;
- South 46 degrees 31 minutes 40 seconds West, 21.22 feet to a point;
- South 47 degrees 07 minutes 20 seconds West, 57.31 feet to a point;
- South 56 degrees 47 minutes 40 seconds West, 55.35 feet to a point;
- South 59 degrees 50 minutes 25 seconds West, 190.11 feet to a point;
- South 51 degrees 58 minutes 10 seconds West, a distance of 65.61 feet to a point on the Northerly line of said 150 foot wide Flood Control Easement;
- South 51 degrees 58 minutes 10 seconds West, 50.00 feet to a point;
- South 41 degrees 58 minutes 01 seconds West, 50.00 feet to a point;
- South 31 degrees 21 minutes 02 seconds West, 62.75 feet to a point in the center line of White Oak Bayou;

THENCE, along the center line of said White Oak Bayou as follows:

- North 37 degrees 21 minutes 00 seconds West, 191.42 feet to a point;
- North 37 degrees 28 minutes 48 seconds West, 585.69 feet to a point

for corner;

THENCE, North 46 degrees 44 minutes 52 seconds East, a distance of 150.56 feet to the POINT OF BEGINNING and containing 10.713 acres of land, more or less.

March 12, 1974

Field notes covering a tract of land containing 2.8000 acres which is located in the John Reinerman Survey, Abstract No. 642 all in the City of Houston, Harris County, Texas and this 2.8000 acre tract is more particularly described by metes and bounds as follows;

PLACE OF BEGINNING being a north corner of this tract which itself is the intersection point of the right-of-way cul-de-sac curve of Worthshire Street as per the subdivision of the Hiddenlake Section One (P.U.D.) 2.6349 acre tract as recorded in Volume 211, Page 36 of the Harris County Deed Records with a southeasterly line of a 28 foot wide paved private street (westerly side) of the said subdivision;

THENCE along the northerly line of this tract and a southerly line of the Worthshire Street cul-de-sac as follows;

SOUTHEASTERLY around the arc of a 430.00 foot radius curve to the left having a central angle of $05^{\circ} 17' 35''$ and a chord that bears $S 34^{\circ} 55' 30'' E$ for 39.71 feet or along the said curve arc for 39.72 feet to a point for compound curve;

NORTHEASTERLY around the arc of a 60.00 foot radius curve to the left having a central angle of $144^{\circ} 22' 58''$ and a chord that bears $N 70^{\circ} 13' 45'' E$ for 114.25 feet or along the said curve arc for 151.20 feet to a point;

THENCE $N 74^{\circ} 32' 25'' E$ along a northerly line of this tract and a southerly line of the aforesaid 28 foot wide paved private street for 35.85 feet to a point for beginning of a curve;

THENCE SOUTHEASTERLY around the arc of a 20.00 foot radius curve to the right having a central angle of $62^{\circ} 12' 27''$ and a chord that bears $S 74^{\circ} 21' 21'' E$ for 20.66 feet or around the curve arc for 21.71 feet to a point for end of this curve;

THENCE along the northeasterly line of this herein described 2.8000 acre tract which is also a southwesterly line of the 28 foot wide paved private street as follows;

$S 43^{\circ} 15' 08'' E$ for 168.92 feet to an angle point;
 $S 37^{\circ} 28' 48'' E$ for 251.74 feet to a point for beginning of a curve;

THENCE SOUTHWESTERLY around the arc of a 20.00 foot radius curve to the right having a central angle of $90^{\circ} 00' 00''$ and a chord that bears $S 07^{\circ} 31' 12'' W$ for 28.28 feet or along the said curve arc for 31.42 feet to a point for tangent of this curve;

THENCE $S 52^{\circ} 31' 12'' W$ along a southeast line of this tract which is also a northwest lines of the said 28 foot wide paved private street and of a 10 foot wide water line easement for 216.00 feet;

THENCE NORTHWESTERLY around the arc of a 20.00 foot radius curve to the right having a central angle of $90^{\circ} 00' 00''$ and a chord that bears $N 82^{\circ} 28' 48'' W$ for 28.28 feet or along the said curve arc for 31.42 feet to the tangent point of this curve;

THENCE $N 37^{\circ} 28' 48'' W$ along a southwest line of this herein described 2.8000 acre tract which is also the northeast lines of a 28 foot wide paved private street and the 10 foot wide water line easement as per the said recorded plat of Hiddenlake Section One, for 497.39 feet to a point for beginning of a curve;

THENCE NORTHEASTERLY around the arc of a 20.00 foot radius curve to the right having a central angle of $84^{\circ} 13' 40''$ and a chord that bears $N 04^{\circ} 38' 02'' E$ for 26.82 feet or along the said curve arc for 29.40 feet to a point for end of this curve;

EXHIBIT "C"

r. g. miller engineers inc.

123-10-0587

March 12, 1974

THENCE N 46° 44' 52" E along a northwest line of this tract which is also a southeast line of the said 10 foot wide water line easement and of the 28 foot wide paved private street for 68.66 feet to the PLACE OF BEGINNING.

March 12, 1974

123-10-0588

Field notes covering a tract of land containing 3.5950 acres which is located in the John Austin Survey, Abstract No. 1 and the John Reinerman Survey, Abstract No. 642 in the City of Houston, Harris County, Texas and this tract is more particularly described by metes and bounds as follows;

PLACE OF BEGINNING being the most westerly corner of the Hiddenlake Section One (P.U.D.) 2.6349 acre tract as per Volume 211, Page 36 of the Map Records of Harris County and corner is located in northeast line of the 150 foot wide Harris County Flood Control District Easement-White Oak Bayou, 300 feet wide, as per Volume 2495, Page 34 of the Harris County Deed Records and same point is the most northerly corner of this herein described 3.5950 acre tract;

THENCE S 72° 29' 36" E for 13.64 feet to an angle point;

THENCE S 37° 28' 48" E along the northeasterly lines of this tract and of the said 150 foot wide White Oak Bayou, same being a southwest line of Hiddenlake Section One for 585.85 feet to a point for interior corner of this tract;

THENCE N 52° 31' 12" E along a northwesterly line of this tract and a southeasterly line of Hiddenlake Section One for 215.75 feet to a point for corner;

THENCE S 37° 28' 48" E along a easterly line of this tract for 181.62 feet to a point for most east corner that is located in a southeasterly line of a 30 foot wide drainage easement;

THENCE along the southeasterly line of this tract as follows;

S 59° 50' 25" W for 151.75 feet to an angle point;
S 51° 58' 10" W for 115.61 feet to an angle point;
S 41° 58' 10" W for 50.00 feet to an angle point;
S 31° 21' 02" W for 62.75 feet to a point for most south corner of this tract which is located in the center-line of White Oak Bayou;

THENCE along the westerly line of this tract and within the center-line of White Oak Bayou as follows;

N 37° 21' 00" W for 191.42 feet to an angle point;
N 37° 28' 48" W for 585.69 feet to a point for most west corner of this tract;

THENCE N 46° 44' 52" E for 150.54 feet to the PLACE OF BEGINNING.

123-10-0589

STATE OF TEXAS }
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

JUL 8 1975



P. J. ...
COUNTY CLERK,
HARRIS COUNTY, TEXAS

FILED
COUNTY CLERK
HARRIS COUNTY, TEXAS
JUL 9 4 30 PM 1975



123-10-0590

OFFICE OF
R. E. TURRENTINE, JR.
COUNTY CLERK
HARRIS COUNTY
HOUSTON, TEXAS

ADDRESS ALL CORRESPONDENCE TO
P. O. BOX 1525
HOUSTON, TEXAS 77001

**CERTIFICATE OF LEGALITY AND AUTHENTICITY
FOR MICROFILM RECORDS**

**RECORDS DEPARTMENT: REAL PROPERTY DIVISION
HARRIS COUNTY, TEXAS**

I, R. E. TURRENTINE, JR., COUNTY CLERK OF HARRIS COUNTY, TEXAS, hereby certify that the public records now of record in the office of the County Clerk of Harris County, Texas, are being microfilmed under and by virtue of the authority of an order passed by the Commissioners' Court of Harris County, Texas, on June 8, 1959, and recorded in Volume 44, Page 623, of the Minutes of said Court, said order having been passed under and by virtue of the provisions of Article 6574b, Revised Civil Statutes of Texas (1925), for the purpose of recording, preserving and protecting the same and for the purpose of reducing space required for filing, storing and for safekeeping of the same.

Further, it is hereby certified that, from and after September 1, 1971, Records filed in the Office of the County Clerk of Harris County, Texas, also, are being recorded on microfilm under and by virtue of Article 1941(a), Vernon's Texas Civil Statutes (1971).

Further, it is hereby certified that the foregoing series of photographs in this roll of microfilm, between the Title Page Guide identifying the kind of Record and this Certificate of Legality and Authenticity, have been made in accordance with the above authority and are correct, legible and exact copies of the original records in my office, or of the original documents and instruments filed in my office for record, as follows:

**OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
HARRIS COUNTY, TEXAS**

Filed On July 8th, 1975
File Number E 479 880 Thru File Number E 479 928
Starting With _____ Ending With _____
Film Code No. 123-10-0407 Film Code No. 123-10-0590

R. E. TURRENTINE, JR.,
COUNTY CLERK,
HARRIS COUNTY, TEXAS

By [Signature] Deputy



123-10-0591

OFFICE OF
R. E. TURRENTINE, JR.
COUNTY CLERK
HARRIS COUNTY
HOUSTON, TEXAS

ADDRESS ALL CORRESPONDENCE TO
P. O. BOX 1525
HOUSTON, TEXAS 77001

FILM TITLE PAGE

FOR

OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

—
"INSTRUMENTS AFFECTING REAL PROPERTY TITLE WHICH WERE FILED
IN THE OFFICE OF THE COUNTY CLERK OF HARRIS COUNTY, TEXAS ON
9th DAY July, 1975,
STARTING WITH FILE NUMBER FA79929."

R. E. TURRENTINE, JR.,
COUNTY CLERK,
HARRIS COUNTY, TEXAS

BY

A handwritten signature in cursive script, appearing to read "R. E. Smith".

DEPUTY

Handwritten initials

STATE OF TEXAS X
COUNTY OF HARRIS X

151-10-1743

Whereas, by a deed dated July 8, 1976, filed in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. E817976 and recorded under Film Code No. 144-10-2464 among the Official Public Records of Real Property of Harris County, Texas, Ram Construction Company, Inc., conveyed to H. L. Contractors, Inc. the real property described on Exhibit "A" attached hereto, together with all improvements and fixtures situated thereon; and

Whereas, pursuant to the provisions of Section 10.4 of the Declaration of Covenants, Conditions and Restrictions of Hidden Lake Townhouses (hereinafter called the "Declaration"), filed in the Office of the County Clerk of Harris County, Texas under County Clerk's File No. E479928 and recorded under Film Code No. 123-10-0563, additional property may be annexed to and become bound by the provisions of the Declaration;

*50
3/2*

Now, therefore, the undersigned, a successor of the Declarant in the Declaration, hereby declares that the property described in Exhibit "A" is annexed to and shall become bound by the provisions of the Declaration.

Executed this the 28 day of September 1976.

H. L. CONTRACTORS, INC.

By *Charles W. Just*
HLS, President

HIDDEN LAKE TOWNHOUSE HOMEOWNERS ASSOCIATION, INC.

By *James P. Charnquist*
James P. Charnquist, President

FILED
OCT 21 9 36 AM 1976
COUNTY CLERK
HARRIS COUNTY, TEXAS

151-10-1744

THE STATE OF TEXAS X
COUNTY OF HARRIS X

Before me, the undersigned authority, on this day personally appeared Charles W. Austin, President of H. L. CONTRACTORS, Inc., a 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 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 28TH day of SEPTEMBER, 1976.

Elaine B. Penn
Notary Public in and for
Harris County, Texas



THE STATE OF TEXAS X
COUNTY OF HARRIS X

Before me, the undersigned authority, on this day personally appeared James P. Charnquist, President of HIDDEN LAKE TOWNHOUSE HOME-OWNERS ASSOCIATION, INC., a 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 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 28th day of September, 1976.

Lynne Edwards
Notary Public in and for
Harris County, Texas



EXHIBIT "A"

Field notes describing a tract of land containing 64,701 square feet, 1.4853 acres out of the John Reinerman Survey, Abstract 642 in the City of Houston, Harris County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at the most Southerly Southeast corner of Hidden Lake, Section One as per Volume 211, Page 36 of the Harris County Map Records, same point being in the North line of White Oak Bayou;

Thence N 37° 28' 48" W along the North line of White Oak Bayou and along a Southerly line of the aforementioned Hidden Lake, Section One and the most Southerly line of the most Southerly 28-foot wide concrete paved private street for 48.00 feet;

Thence N 52° 31' 12" E for 28.00 feet to a point in the North line of the aforesaid 28-foot wide pavement for the PLACE OF BEGINNING.

THENCE N 37° 28' 48" W along the North line of the said 28-foot wide pavement and a 10.00 foot wide water line easement for 255.00 feet;

THENCE N 52° 31' 12" E along the Westerly line of this tract for 171.00 feet;

THENCE S 37° 28' 48" E for 65.00 feet;

THENCE N 52° 31' 12" E for 85.00 feet to a point in the South line of the most Northerly 28-foot wide concrete paved private street out of Hidden Lake, Section One;

THENCE S 37° 28' 48" E along the North line of this tract and along the South line of the most Northerly 28-foot wide pavement for 190.00 feet to a point for beginning of a curve;

THENCE SOUTHWESTERLY around a 20.00 foot radius curve to the right, said curve having a central angle of 90° 00' 00" and a chord which bears S 07° 31' 12" W for 28.28 feet or along said curve arc for 31.42 feet to a point;

THENCE S 52° 31' 12" W along the Westerly line of the most Easterly 28-foot wide concrete paved private street out of said Hidden Lake, Section One and along the West line of a 10.00 foot wide water line easement for 216.00 feet to a point for beginning of a curve;

THENCE NORTHWESTERLY around a 20.00 foot radius curve to the right, said curve having a central angle of 90° 00' 00" and a chord which bears N 82° 28' 48" W for 28.28 feet or along said curve arc for 31.42 feet to the PLACE OF BEGINNING.

RETURN TO:
SOUTHERN TITLE CO.
1415 PRAIRIE ST.
HOUSTON, TEXAS 77002

A-60-522 Ram Construction
SN/MOM

121-10-1745

151-10-1746

STATE OF TEXAS }
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED, in the Official
Public Records of Real Property of Harris County, Texas on

OCT 21 1976



R. C. ...
COUNTY CLERK,
HARRIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ALL MEN BY THESE PRESENTS THAT

Me, James P. Charney and William B. Huff, President and Secretary, respectively, of RWH Construction Co., owners of the 22249 acre tract of land in the John Dehaven Survey, Abstract 662, and the John Austin Survey, Abstract 1, City of Houston, Harris County, Texas, as shown on the attached map or plat of Hidden Lake Section One, certify to the following:

The attached map or plat truly and correctly represents the proposed plan and type of development of that certain 22249 acre tract of land and it is desired and to the intent to establish as private streets, not available for the general use of the public, all of the area shown thereon as a private street and do hereby dedicate to public use, as such, all designated public streets, alleys and easements shown thereon; and do hereby waive any claim for damages occasioned by the establishing of grades as approved for the public streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of the public streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

IN TESTIMONY WHEREOF, the RWH Construction Co., has caused these presents to be signed by James P. Charney, its President, thereunto authorized and its Secretary, William B. Huff, and its common seal hereunto affixed this 27th day of September, 1973.

RWH CONSTRUCTION CO.

James P. Charney
James P. Charney, President

Before me, the undersigned authority, on this day personally appeared James P. Charney and William B. Huff, President and Secretary, respectively of RWH Construction Co., the corporation above named, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, in the capacities therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 27th day of September, 1973.

Linda Shelburne
Linda Shelburne
Notary Public in and for Harris County, Texas

STATE OF TEXAS
COUNTY OF HARRIS

Me, The Lomas & Nettleton Pk. Corp., owners and holders of 116 1/2 acres of the above described property, said 116 1/2 acres evidenced by instrument of the Official Public Record of Real Property File Code No. 64-28-0274, Harris County, Texas, do hereby in all things subordinate to said development plat and dedication said 116 1/2 acres and we hereby confirm that we are the present owners of said land and have not assigned the same nor any part thereof.

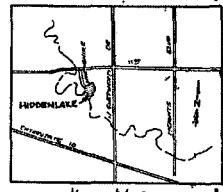
IN TESTIMONY WHEREOF, The Lomas & Nettleton Pk. Corp., has caused these presents to be signed by Loretta Lelandrossa, its Vice President thereunto authorized, attested, by its Asst. Secretary - *Alvin F. Parker*, and its common seal hereunto affixed this 27th day of September, 1973.

THE LOMAS & NETTLETON PK. CORP.

Loretta Lelandrossa
Loretta Lelandrossa - Vice President

D999246

097 OCT 15 PM 2 38

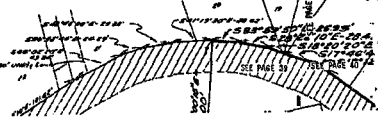


Key Map

OFFICE OF
R. S. THOMPSON, JR., P. O. BOX 4021
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 311 PAGE 37

HIDDEN LAKE SECTION ONE (PUD)

THIS IS PAGE 2 OF 8 PAGES



D999216

STATE OF TEXAS }
COUNTY OF HARRIS }

HC13-43 42432 - D 997246 B PD 60.00

Before me, the undersigned authority, on this day personally appeared *Lorena Lohmeyer and Rhonda G. Parker My Vice President and Secretary* respectively, of The Lomas & Ballington Pl. Co., the corporation above named, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, in the capacities therein stated, and at the act and deed of said corporation.

Given under my hand and seal of office this *25th* day of *September*, 1973.

Alfred M. ...
Notary Public in and for Harris County, Texas

STATE OF TEXAS }
COUNTY OF HARRIS }

I, R. E. Turrentine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on *25th* day of *September*, 1973, at *2:22* o'clock, *P.M.*, and duly recorded on *25th* day of *September*, 1973, at *2:22* o'clock, *P.M.*, Volume *B 77*, page *36* of record of maps of said County.

OFFICE OF
R. E. TURRENTINE, JR., P.O. BOX 4311
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 277 PAGE 36
HIDDEN LAKE SECTION ONE (PUD)
THIS IS PAGE 3 OF 5 PAGES

R. E. Turrentine, Jr.
CLERK, COUNTY COURT
HARRIS COUNTY, TEXAS
I HEREBY CERTIFY THAT THIS INSTRUMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL INSTRUMENT AS FILED IN MY OFFICE ON THE DATE AND AT THE PLACE ABOVE WRITTEN.

Witness my hand and seal of office, at Houston, the day and date last above written.

This is to certify that I, John V. Armstrong, a licensed surveyor of the State of Texas, have plotted the above plat from an actual survey on the ground, and that all corners are properly marked with 1/2-inch iron rods, and that the above plat correctly represents that survey made by me.

CERTIFICATION OF APPROVAL

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and development plan known as Hidden Lake Section One, as shown herein in conformance with present ordinances relative to projects constituting private streets.

IN TESTIMONY WHEREOF, witnesses the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this *25th* day of *September*, 1973.

Richard ...
Richard ... Secretary

John V. Armstrong
John V. Armstrong - Registered Professional Surveyor
Texas Registration No. 1460



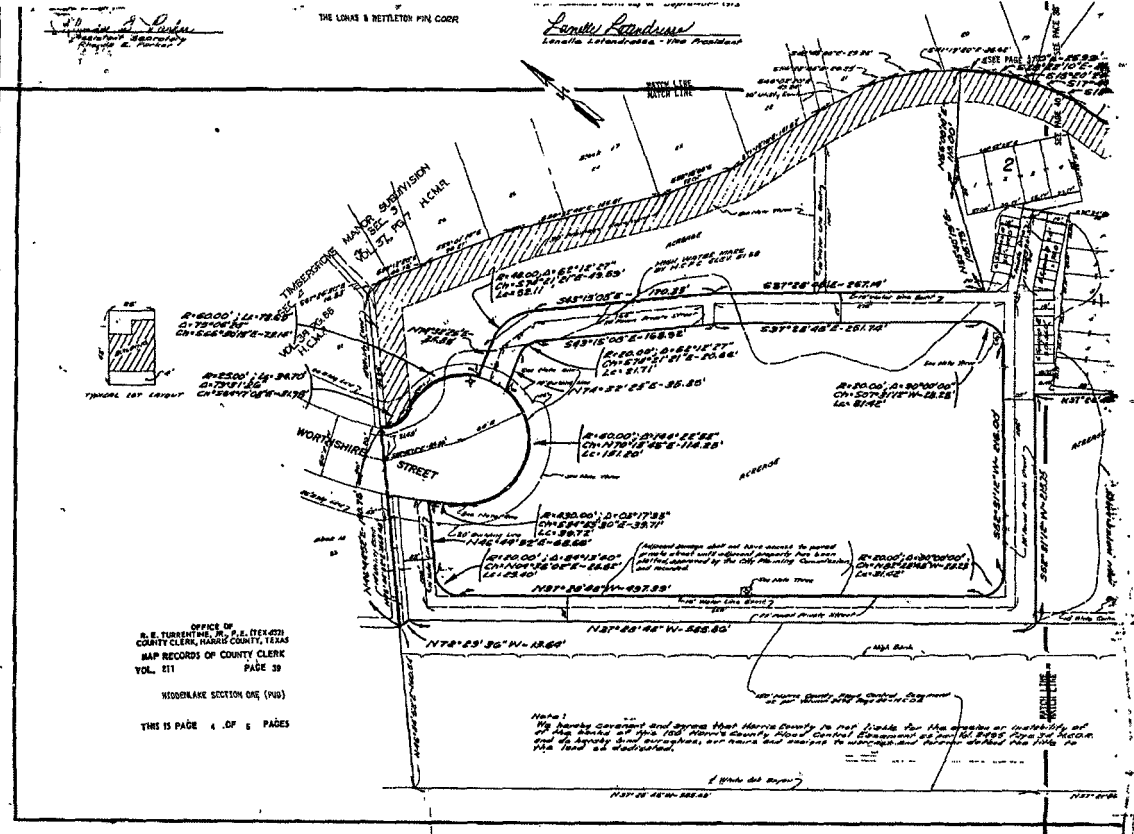
LEGEND

- ▶ BUILDING ENTRANCES 10 UNITS x 2,000 = 20
- ▲ ROAD SIDE LANE PARKING REQ'U = 20
- ▲ PARKING AN SITE = 20

Handwritten signature and notes

THE LONAS & RETLETER P&L COOR

Handwritten signature
Lorella Landresea, Vice President

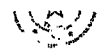
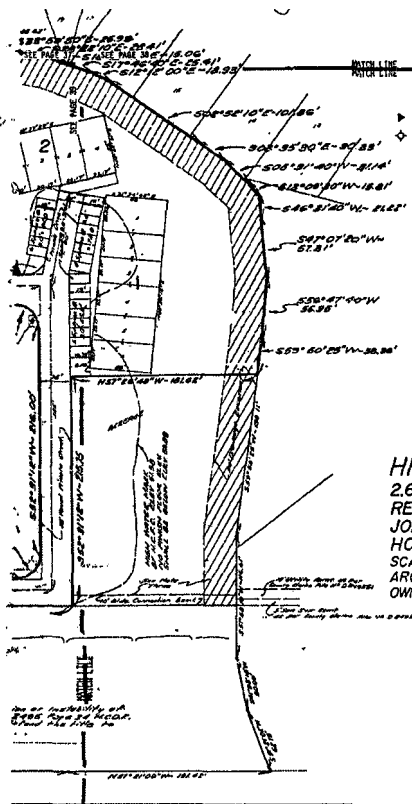


OFFICE OF
B. E. TURKISH, JR., CLERK
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 211
PAGE 39
MIDDLAKE SECTION ONE (1/2)

THIS IS PAGE 4 OF 6 PAGES

Handwritten note:
We hereby certify and agree that Harris County is not liable for the accuracy or correctness of this plat as filed with the Harris County Clerk's Office as of the 15th day of March, 1988, and we agree to indemnify, defend and hold harmless the Harris County Clerk from and against all claims, damages, costs and expenses in connection with this plat as hereinafter provided.

Handwritten note:
1/24/88



LEGEND

▶ BUILDING ENTRANCES	10 UNITS x 2,000 = 20
◄ PROP. FIRE HYD.	PARKING REQ'U = 20
	PARKING ON SITE = 20
	D.U./A = 3.80

- NOTE:**
- 1.) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets to subdivisions plans where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes (and the fee title therein shall revert to and revert in the dedicator, his heirs, assigns, or successors);
 - 2.) A minimum of two parking spaces shall be provided per lot.
 - 3.) Easements and building lines shown on adjacent acreage are hereby established as shown.

This survey is not valid until the official City of Houston zoning system is completed with amendments no. 83-1973, because of City Survey Marker has not been established within each lot of this property.

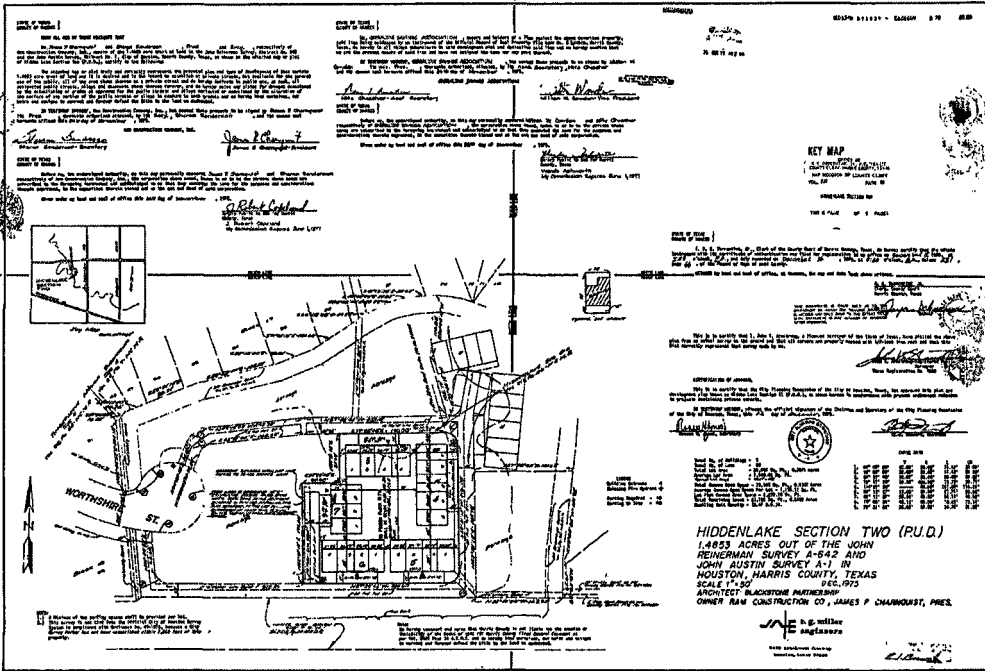
HIDDENLAKE SECTION ONE (P.U.D.)
 2.6349 ACRES OUT OF THE JOHN REINERMAN SURVEY A-642 AND JOHN AUSTIN SURVEY A-1 IN HOUSTON, HARRIS COUNTY, TEXAS
 SCALE: 1" = 50' OCTOBER, 1973
 ARCHITECT: HOFF, BLACKSTONE, STRODE
 OWNER: RAM CONSTRUCTION CO., JAMES P. CHARNOUIST, PRES.

R. G. Miller
engineers

OFFICE OF
 R. S. THRENTON, JR., R. E. REYNOLDS
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 VOL. 271 PAGE 40

HIDDENLAKE SECTION ONE (PUD)

0400 southwest freeway - Houston, Texas 77086
 THIS IS PAGE 5 OF 5 PAGES



STATE OF TEXAS }
COUNTY OF HARRIS }

KNOW ALL MEN BY THESE PRESENTS THAT

Me, James R. Charrigula and Sharon Sanderson, Pres. and Secy., respectively of Ram Construction Company, Inc., owners of the 1.4853 acre tract of land in the John Heilman Survey, Abstract No. 642 and the John Austin Survey, Abstract No. 1, City of Houston, Harris County, Texas, as shown on the attached map or plat of Hidden Lake Section Two (P.L.S.), certify to the following:

The attached map or plat truly and correctly represents the proposed plan and type of development of that certain 1.4853 acre tract of land and it is desired and is the intent to establish as private streets, but available for the general use of the public, all of the area shown thereon as a private street and do hereby dedicate to public use, as such, all designated public streets, alleys and easements shown thereon forever, and do hereby waive any claim for damages occasioned by the establishing of grades as approved for the public streets and alleys dedicated or occasioned by the alteration of the surface of any portion of the public streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

IN WITNESS WHEREOF, Ram Construction Company, Inc., has caused these presents to be signed by James R. Charrigula its Pres. and Sharon Sanderson authorized attorney, by its Secy., Sharon Sanderson, and its common seal hereunto affixed this 26th day of November, 1978.

RAM CONSTRUCTION COMPANY, INC.

Sharon Sanderson
Sharon Sanderson - Secretary

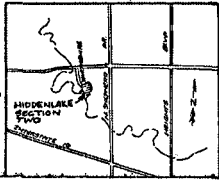
James R. Charrigula
James R. Charrigula - President

STATE OF TEXAS }
COUNTY OF HARRIS }

Before me, the undersigned authority, on this day personally appeared James R. Charrigula and Sharon Sanderson respectively of Ram Construction Company, Inc., the corporation above named, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, in the capacities therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 26th day of November, 1978.

Robert Copeland
Notary Public in and for Harris County, Texas
J. Robert Copeland
My Commission Expires June 1, 1979



MATCH LINE
MATCH LINE

STATE OF TEXAS }
COUNTY OF HARRIS }

Me, GIBRALTAR SAVINGS ASSOCIATION, owners and holders of a lien against the above said lien being evidenced by an instrument of the Official Record of Real Property File Code No. E527 Texas, do hereby in all things subordinate to said development plat and dedication said lien and we are the present owners of said lien and have not assigned the same nor any part thereof.

IN WITNESS WHEREOF, GIBRALTAR SAVINGS ASSOCIATION, has caused these presents to be signed by its Vice. Pres., Milton W. Cowden, authorized attorney, attested, by its Asst. Secretary, Nita Cheachner, and its common seal hereunto affixed this 26th day of November, 1978.

GIBRALTAR SAVINGS ASSOCIATION

Nita Cheachner
Nita Cheachner - Asst. Secretary

Milton W. Cowden
Milton W. Cowden

STATE OF TEXAS }
COUNTY OF HARRIS }

Before me, the undersigned authority, on this day personally appeared Milton W. Cowden respectively of GIBRALTAR SAVINGS ASSOCIATION, the corporation above named, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed, in the capacities therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this 26th day of November, 1978.

Wanda Ashby
Notary Public in and for Harris County, Texas
Wanda Ashby
My Commission Expires June 1, 1979

OFFICE OF
S. E. TUBRENTIN, JR., CLERK
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 231 PAGE 67

HIDDEN LAKE SECTION TWO
THIS IS PAGE 2 OF 5 PAGES

SEE PAGE 68
SEE PAGE 69
SEE PAGE 70

8626609

REG-18 311037 - 8626609 8 PM 60.00

all owners and holders of a lien against the above described property, Official Record of Map Property File Code No. E584836, Harris County, a development plat and dedication said item and we hereby confirm that all assigned the same nor any part thereof.

ES ASSOCIATION has caused these presents to be signed by Milton W. Cowden, assisted by its Asst. Secretary, Nita Cheaster on the 26th day of November, 1978.

ES ASSOCIATION
Milton W. Cowden - Vice President

to this day personally appeared Milton W. Cowden and Nita Cheaster of the corporate names, known to me to be the persons whose and acknowledged to me that they executed the same for the purposes and as therein stated and as the act and deed of said corporation.

on the 26th day of November, 1978.
Nita Cheaster
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1977

RECORDED
HARRIS COUNTY, TEXAS
78 DEC 13 PM 2 58

OFFICE OF
B. E. TURBENTINE, JR., P.O. 1153-021
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 231 PAGE 68

HIDDEN/BLAZE SECTION TWO
THIS IS PAGE 3 OF 5 PAGES



STATE OF TEXAS }
COUNTY OF HOUSTON }

I, B. E. Turbentine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on December 5, 1978, at 2:58 o'clock, P.M., and duly recorded on December 16, 1978, at 4:30 o'clock, P.M., Volume 231, Page 68 of the Record of Maps of said County.

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

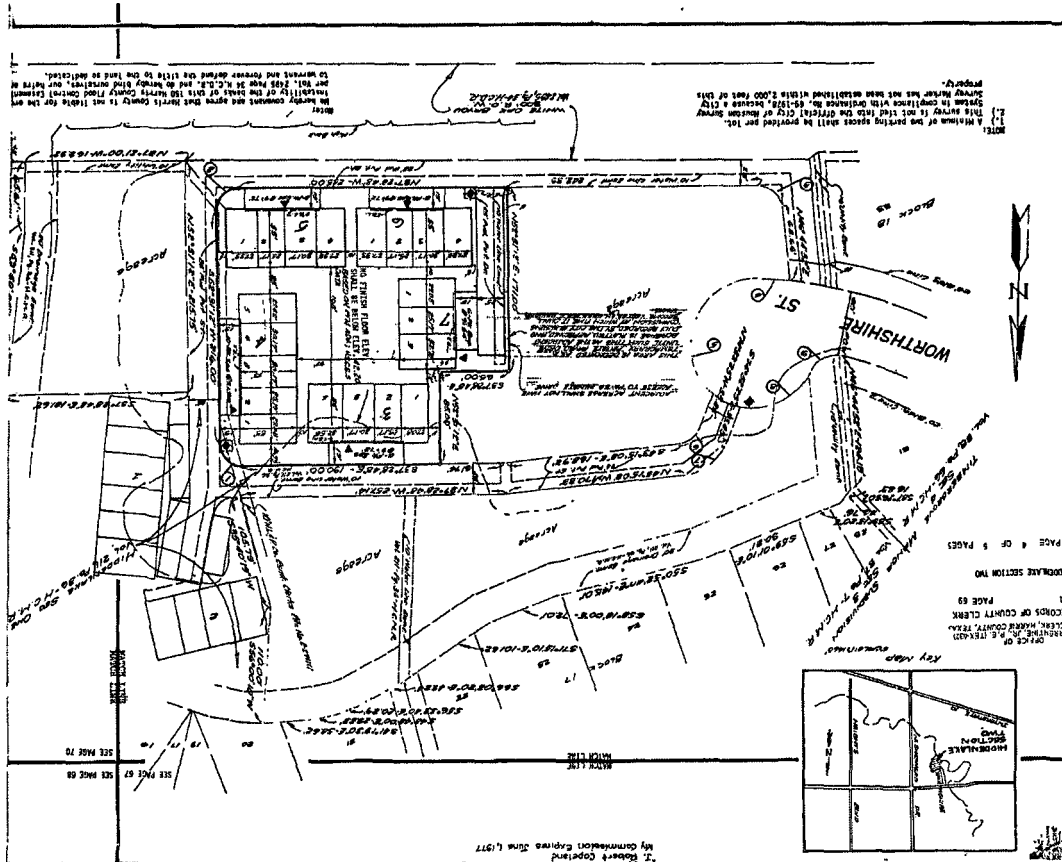
B. E. TURBENTINE, JR.
Clerk, County Court
Harris County, Texas

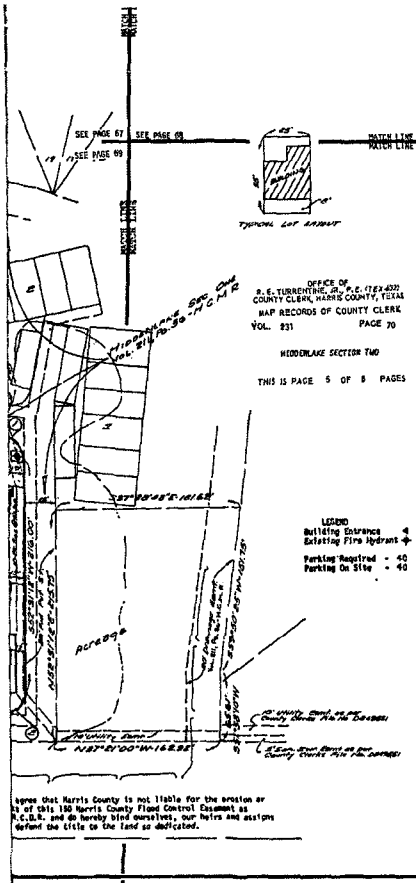
THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL WRITING IS AFFIXED AND ONLY THEN TO THE EXTENT SUCH SUCH INSTRUMENT IS NOT ALREADY ON RECORD AFTER RECORDING.

This is to certify that I, John T. Armstrong, a Licensed Surveyor of the State of Texas, have plotted the above

SEE PAGE 67
SEE PAGE 68
SEE PAGE 70







STATE OF TEXAS)
COUNTY OF HARRIS)

I, R. E. Turbentine, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on December 5, 1978, at 2:52 o'clock, P.M., and duly recorded on December 16, 1978, at 4:30 o'clock, P.M., Volume 231, Page 66, of the Record of Maps of said County.

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

R. E. TURBENTINE, JR.
Clerk, County Court
Harris County, Texas

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS APPLIED AND ONLY TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR SUPPLANTED AFTER RECORDING.

This is to certify that I, John V. Armstrong, a licensed surveyor of the State of Texas, have plotted the above plat from an actual survey on the ground and that all corners are properly marked with 1/2-inch iron rods and that this plat correctly represents that survey made by me.

John V. Armstrong, Registered Professional Surveyor
Texas Registration No. 1580

CERTIFICATION OF APPROVAL

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and development plan known as Hidden Lake Section II (P.U.D.), as shown herein in conformance with present ordinances relative to projects containing private streets.

IN TESTIMONY WHEREOF, I witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 12 day of December, 1978.

Mascoe H. Jones, Secretary



G. F. Stewart, Chairman

CURVE DATA

	T	R	L	CH
1.	90° 00' 00"	20.00'	20.00'	31.42'
2.	90° 00' 00"	20.00'	20.00'	31.42'
3.	84° 13' 40"	18.07'	20.00'	29.40'
4.	151° 37' 55"	19.88'	435.00'	39.71'
5.	184° 22' 58"	60.00'	131.20'	114.25'
6.	69° 32' 27"	32.96'	20.00'	21.71'
7.	82° 12' 27"	23.96'	48.00'	52.13'
8.	78° 06' 24"	46.13'	60.00'	78.65'
9.	78° 31' 25"	60.00'	23.00'	31.89'

Total No. of Buildings - 8
 Total No. of Lots - 20
 Total Lot Area - 30,001 Sq. Ft., 0.701 Acres
 Average Lot Area - 1,500.05 Sq. Ft.
 Minimum Lot Area - 747.50 Sq. Ft.
 Total Common Open Space - 23,182 Sq. Ft., 0.5322 Acres
 Average Common Open Space Per Lot - 1,159.12 Sq. Ft.
 Lot Film Common Open Space - 2,699.19 Sq. Ft.
 Total Remaining Space - 23,182 Sq. Ft., 0.5322 Acres
 Dwelling Unit Density - 13.42 U./A.

HIDDENLAKE SECTION TWO (P.U.D.)

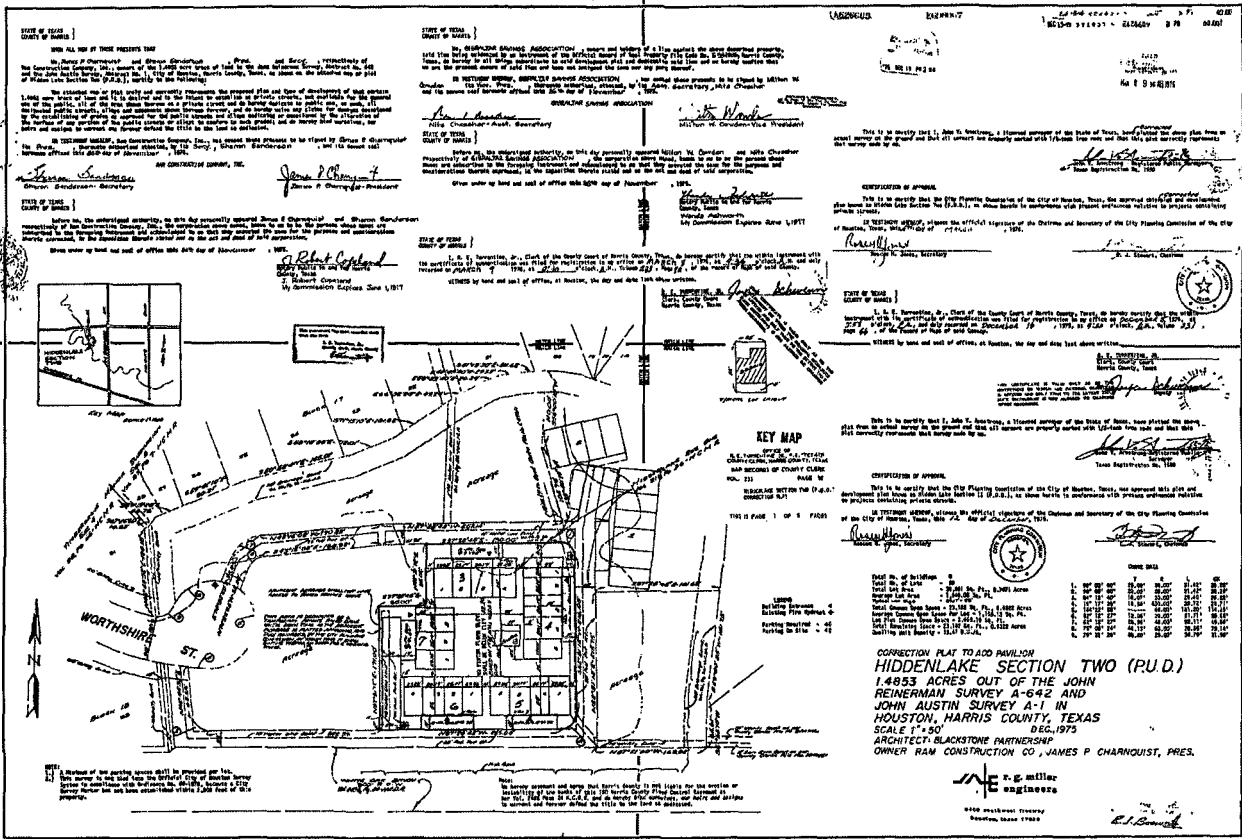
1.4853 ACRES OUT OF THE JOHN REINERMAN SURVEY A-642 AND JOHN AUSTIN SURVEY A-1 IN HOUSTON, HARRIS COUNTY, TEXAS
 SCALE 1"=50' DEC. 1978
 ARCHITECT: BLACKSTONE PARTNERSHIP
 OWNER: RAM CONSTRUCTION CO., JAMES P. CHARNOUST, PRES.

r. g. miller engineers

8400 Southwest Freeway
Houston, Texas 77058

12/12/78
 R. J. Boush

Agrees that Harris County is not liable for the erection or maintenance of this 180 Harris County Flood Control easement as R.E.C.R. and do hereby bind ourselves, our heirs and assigns defend the title to the land so dedicated.



STATE OF TEXAS
COUNTY OF HARRIS

WE, the undersigned, do hereby certify that the following is a true and correct copy of the original plat as filed in the office of the County Clerk of Harris County, Texas, on this 14th day of December, 1975.

James P. Charnoist, President
James P. Charnoist, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

By, HARRIS COUNTY ASSOCIATION, a corporation organized under the laws of the State of Texas, and known as the Harris County Association, Texas, do hereby certify that the following is a true and correct copy of the original plat as filed in the office of the County Clerk of Harris County, Texas, on this 14th day of December, 1975.

James P. Charnoist, President
James P. Charnoist, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

By, HARRIS COUNTY ASSOCIATION, a corporation organized under the laws of the State of Texas, and known as the Harris County Association, Texas, do hereby certify that the following is a true and correct copy of the original plat as filed in the office of the County Clerk of Harris County, Texas, on this 14th day of December, 1975.

James P. Charnoist, President
James P. Charnoist, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

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James P. Charnoist, President
James P. Charnoist, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

By, HARRIS COUNTY ASSOCIATION, a corporation organized under the laws of the State of Texas, and known as the Harris County Association, Texas, do hereby certify that the following is a true and correct copy of the original plat as filed in the office of the County Clerk of Harris County, Texas, on this 14th day of December, 1975.

James P. Charnoist, President
James P. Charnoist, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

By, HARRIS COUNTY ASSOCIATION, a corporation organized under the laws of the State of Texas, and known as the Harris County Association, Texas, do hereby certify that the following is a true and correct copy of the original plat as filed in the office of the County Clerk of Harris County, Texas, on this 14th day of December, 1975.

James P. Charnoist, President
James P. Charnoist, Secretary

KEY MAP

SECTION 28 OF TOWNSHIP 35 NORTH, RANGE 10 WEST, COUNTY OF HARRIS, TEXAS

THIS IS PAGE 1 OF 8 PAGES

DATE OF REVISION: 12/14/75

OWNER: RAM CONSTRUCTION CO., JAMES P. CHARNOIST, PRES.

ARCHITECT: BLACKSTONE PARTNERSHIP

ENGINEER: R. G. MILLER ENGINEERS

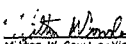
SW-2-16 402433 2-16007 8 FB 40.00
 (0213-02 221.027.2 4026609 8 FB 60.00)

DISGN017

OWNER and holder of a lien against the above described property, a Official Record of Real Property File Code No. 858438, Harris County, 34 development plat and definition said item and we hereby certify that not assigned the same nor any part thereof.

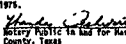
ASSOCIATION has caused these presents to be signed by Milton W. (shown), alleged, by its Asst. Secretary, Nita Chessher day of November, 1978.

ILTAZ SAVINGS ASSOCIATION


 Milton W. Cowden - Vice President

On this day personally appeared Milton W. Cowden and Nita Chessher of the corporation above named, known to me to be the persons above and acknowledged to me that they executed the same for the purposes and uses therein stated and as the act and deed of said corporation.


this 26th day of November, 1978.


 Wanda Ashworth
 My Commission Expires June 1, 1977

County Court of Harris County, Texas, do hereby certify that the within instrument with distinction in my office on MARCH 9, 1978, at 9:30 o'clock A.M. and duly recorded in Volume 233, Page 94, of the record of Maps of said County, Houston, the day and date last above written.

J. J. Thompson, Jr.
 Clerk, County Court
 Harris County, Texas

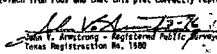
SEE PAGE 93
 MATCH LINE
 SEE PAGE 96
 MATCH LINE


 J. J. Thompson, Jr.
 Notary Public in and for Harris County, Texas
 My Commission Expires June 1, 1977

OFFICE OF
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 VOL. 233 PAGE 94
 HINDSHAKE SECTION TWO (P.D.C.)
 CONNECTION PLAT
 THIS IS PAGE 3 OF 5 PAGES

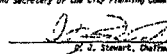
FILED
 HARRIS COUNTY, TEXAS
 MAR 8 9 26 AM 1978

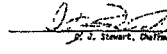
This is to certify that I, John V. Armstrong, a licensed surveyor of the State of Texas, have plotted the above plat from an actual survey on the ground and that all corners are properly marked with 1/2-inch iron rods and that this plat correctly represents that survey made by me.


 John V. Armstrong - Registered Public Surveyor
 Texas Registration No. 1300

CERTIFICATION OF APPROVAL
 This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and development plan known as Hidden Lake Section Two (P.D.C.), as shown herein in conformance with present ordinances relative to projects containing private streets.

IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning Commission of the City of Houston, Texas, this 19th day of MARCH, 1978.


 Gordon H. Jones, Secretary

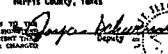

 D. J. Stewart, Chairman

STATE OF TEXAS
 COUNTY OF HARRIS

J. J. Thompson, Jr., Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on DECEMBER 16, 1978, at 9:30 o'clock A.M., and duly recorded on DECEMBER 16, 1978, at 9:30 o'clock A.M., Volume 233, page 94, of the Record of Maps of said County.

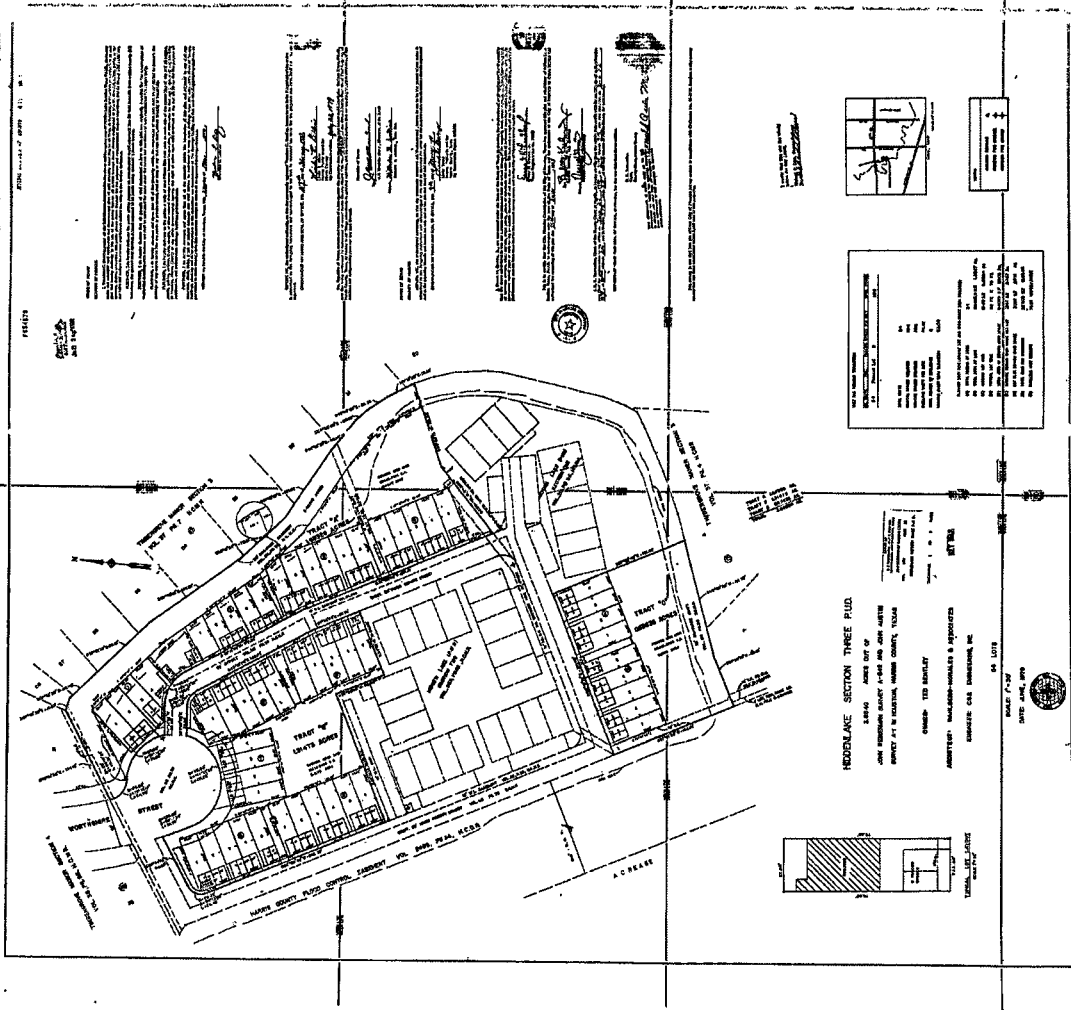
WITNESS by hand and seal of office, at Houston, the day and date last above written.

J. J. Thompson, Jr.
 Clerk, County Court
 Harris County, Texas


 J. J. Thompson, Jr.
 Notary Public in and for Harris County, Texas
 My Commission Expires June 1, 1977

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SURVEY IS REFLECTED AND ONLY UPON THE EXPIRY DATE EACH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDATION.

This is to certify that I, John V. Armstrong, a licensed surveyor of the State of Texas, have plotted the above plat from an actual survey on the ground and that all corners are properly marked with 1/2-inch iron rods and that this plat correctly represents that survey made by me.



HUDDLAKE SECTION THREE PLUD

2.8610 ACRES OUT OF
 JOHN HARRIS COUNTY AC-648 AND JOHN HARRIS
 COUNTY AC-10 IN HARRIS COUNTY, TEXAS

OWNER: TED HARRIS
 AMBUSTON, TEXAS

PREPARED BY: HARRIS COUNTY SURVEYORS & APPRAISERS
 HARRIS COUNTY, TEXAS

DATE: JUNE, 1998

SCALE: AS SHOWN

BY: [Signature]

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS AND RESTRICTIONS:

1. THE TRACT IS SUBJECT TO THE EASEMENT GRANTED BY THE HARRIS COUNTY SURVEYORS & APPRAISERS TO THE HARRIS COUNTY ROAD AND BRIDGE COMPANY, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF THE HARRIS COUNTY ROAD AND BRIDGE.

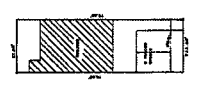
2. THE TRACT IS SUBJECT TO THE EASEMENT GRANTED BY THE HARRIS COUNTY SURVEYORS & APPRAISERS TO THE HARRIS COUNTY ROAD AND BRIDGE COMPANY, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF THE HARRIS COUNTY ROAD AND BRIDGE.

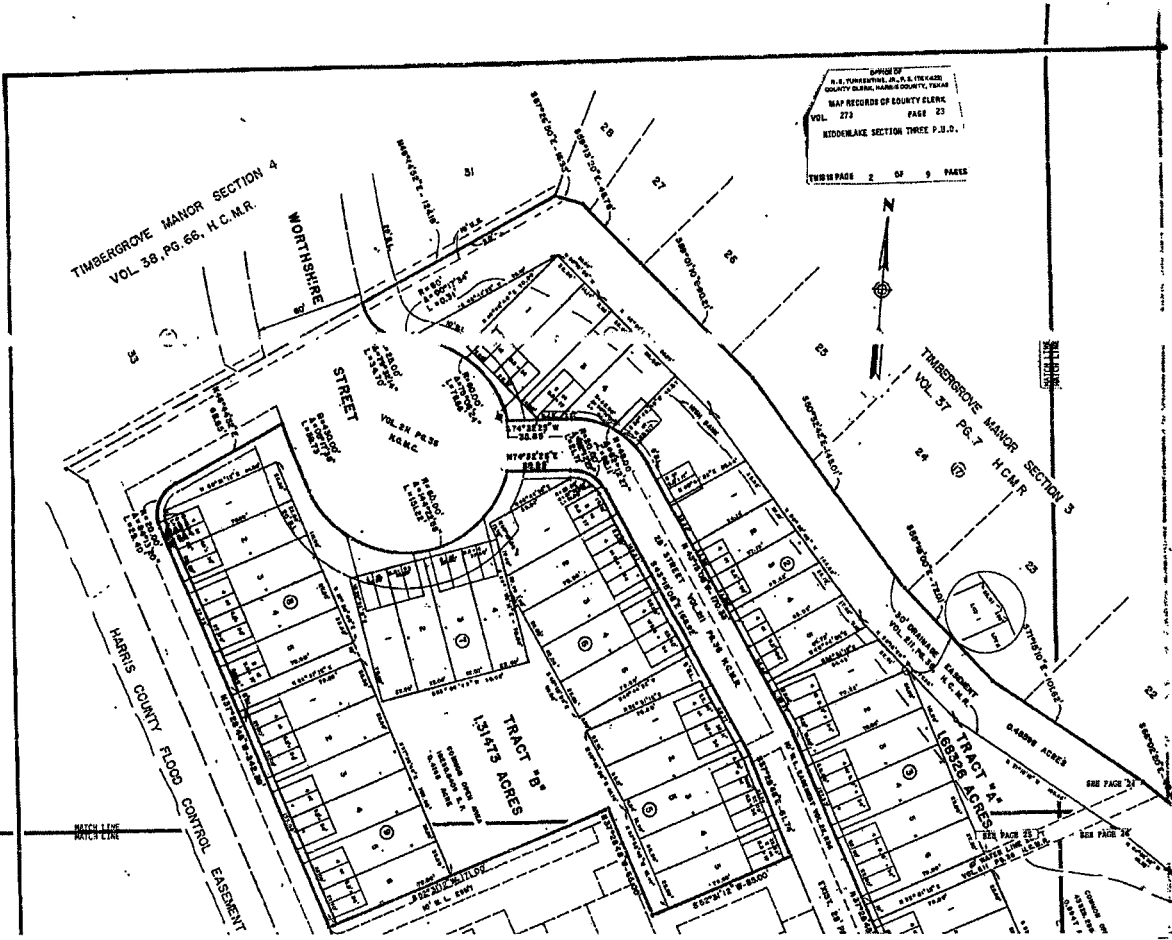
3. THE TRACT IS SUBJECT TO THE EASEMENT GRANTED BY THE HARRIS COUNTY SURVEYORS & APPRAISERS TO THE HARRIS COUNTY ROAD AND BRIDGE COMPANY, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF THE HARRIS COUNTY ROAD AND BRIDGE.

4. THE TRACT IS SUBJECT TO THE EASEMENT GRANTED BY THE HARRIS COUNTY SURVEYORS & APPRAISERS TO THE HARRIS COUNTY ROAD AND BRIDGE COMPANY, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF THE HARRIS COUNTY ROAD AND BRIDGE.



TRACT NO.	ACRES	OWNER
1	0.10	JOHN HARRIS COUNTY
2	0.10	JOHN HARRIS COUNTY
3	0.10	JOHN HARRIS COUNTY
4	0.10	JOHN HARRIS COUNTY
5	0.10	JOHN HARRIS COUNTY
6	0.10	JOHN HARRIS COUNTY
7	0.10	JOHN HARRIS COUNTY
8	0.10	JOHN HARRIS COUNTY
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10	0.10	JOHN HARRIS COUNTY
11	0.10	JOHN HARRIS COUNTY
12	0.10	JOHN HARRIS COUNTY
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37	0.10	JOHN HARRIS COUNTY
38	0.10	JOHN HARRIS COUNTY
39	0.10	JOHN HARRIS COUNTY
40	0.10	JOHN HARRIS COUNTY
41	0.10	JOHN HARRIS COUNTY
42	0.10	JOHN HARRIS COUNTY
43	0.10	JOHN HARRIS COUNTY
44	0.10	JOHN HARRIS COUNTY
45	0.10	JOHN HARRIS COUNTY
46	0.10	JOHN HARRIS COUNTY
47	0.10	JOHN HARRIS COUNTY
48	0.10	JOHN HARRIS COUNTY
49	0.10	JOHN HARRIS COUNTY
50	0.10	JOHN HARRIS COUNTY





F 654079

JUL 25 1979 AM 4:22 654079 0 10:10

RECORDED
JUL 23 3 04 PM 1979

STATE OF TEXAS
COUNTY OF HARRIS

I, Theodore C. Bentley, owner of the S.248 tract described in the above and foregoing map of Hidden Lake Section Three P.L.L.D., do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever all streets (except those streets designated as private streets), alleys, paths, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed and do hereby bind successors, assigns and heirs of the said property to the same.

FURTHER, I do hereby dedicate for public utility purposes an undivided aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, I do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any surface water into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, I do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all boulevards, streets, paths, roads, bridges, or other natural drainage courses located in said plat, or easements for drainage purposes, giving the City of Houston, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance drainage facilities and structures.

FURTHER, I do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operation and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into the easement except by means of an approved drainage structure.

WITNESS my hand in the City of Houston, Texas, this 27th day of July, 1979.

Theodore C. Bentley
Theodore C. Bentley

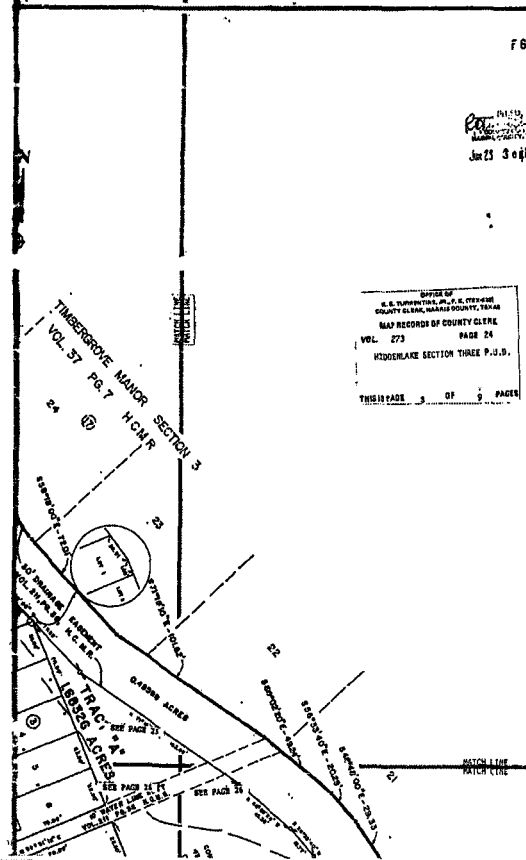
BEFORE ME, the undersigned authority, on this day personally appeared Theodore C. Bentley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of July, 1979.

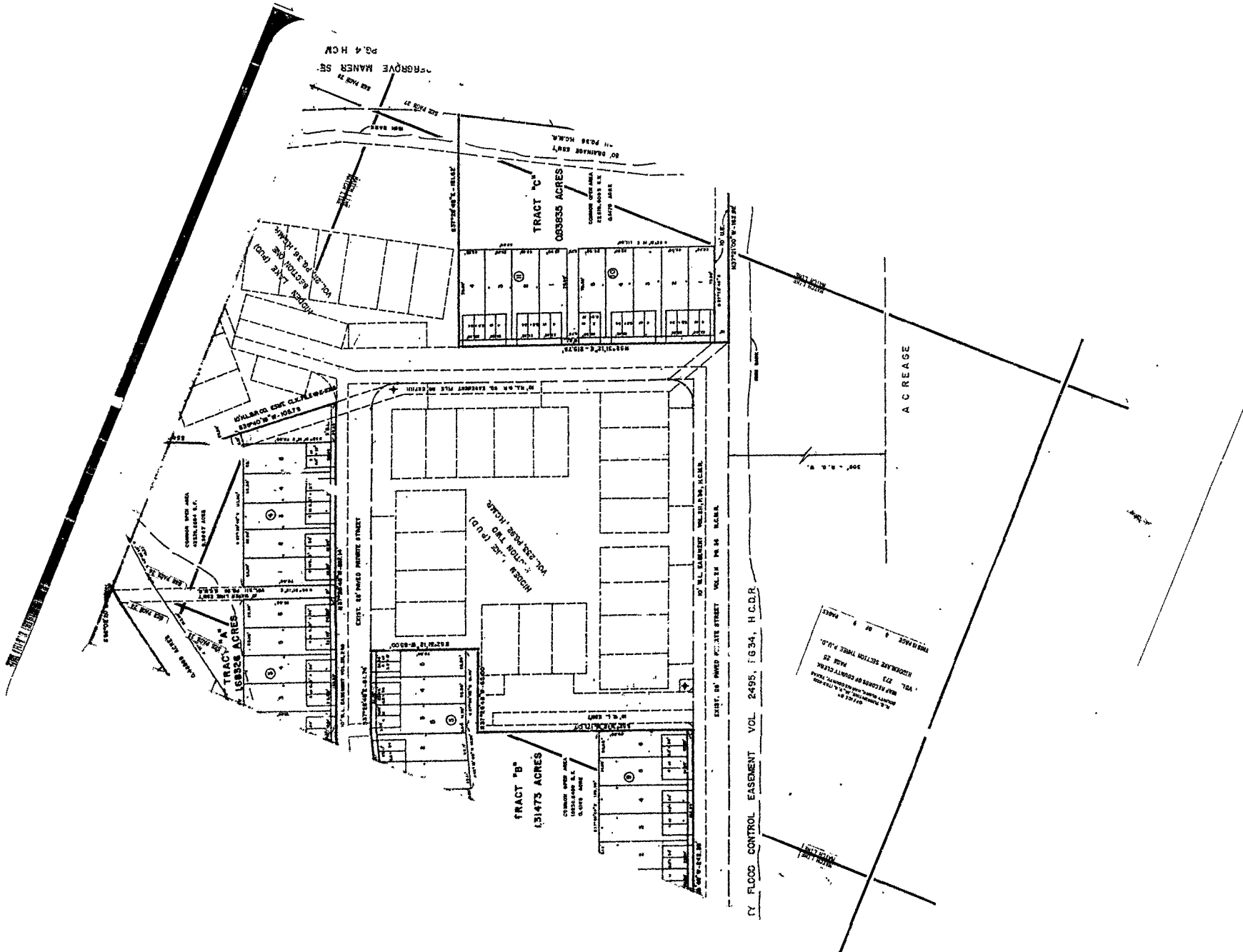
Charles K. Hillier
Charles K. Hillier
Notary Public in and for
Harris County
My Commission expires July 28, 1979

We, Republic of Texas, owners and holders of a Deed against the plat known as Hidden Lake, Section Three, P.L.L.D., said Deed being evidenced by Instrument of record under County Clerk's File No. 275237 of the Official Public Records of Real Property of Harris County, Texas, do hereby in all things subordinate to said plat said Deed, and we hereby confirm that we are the present owners of said Deed and have not assigned the same or any part thereof.

Republic of Texas
J.R. Westmoreland
J.R. Westmoreland, Chairman of the Board



WITNESSED
S.E. SURVEYOR, P.L.S. 2, 1979-1981
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 273 PAGE 24
HIDDEN LAKE SECTION THREE P.L.L.D.
THIS IS PAGE 3 OF 3 PAGES



FLOOD CONTROL EASEMENT VOL 2495, I G 94, H C D R

PLAT OF THE
 MAP SHOWING THE
 FLOOD CONTROL EASEMENT
 VOL 2495, I G 94, H C D R
 MADE 25
 HICKMAN SECTION THREE P. 1. D.

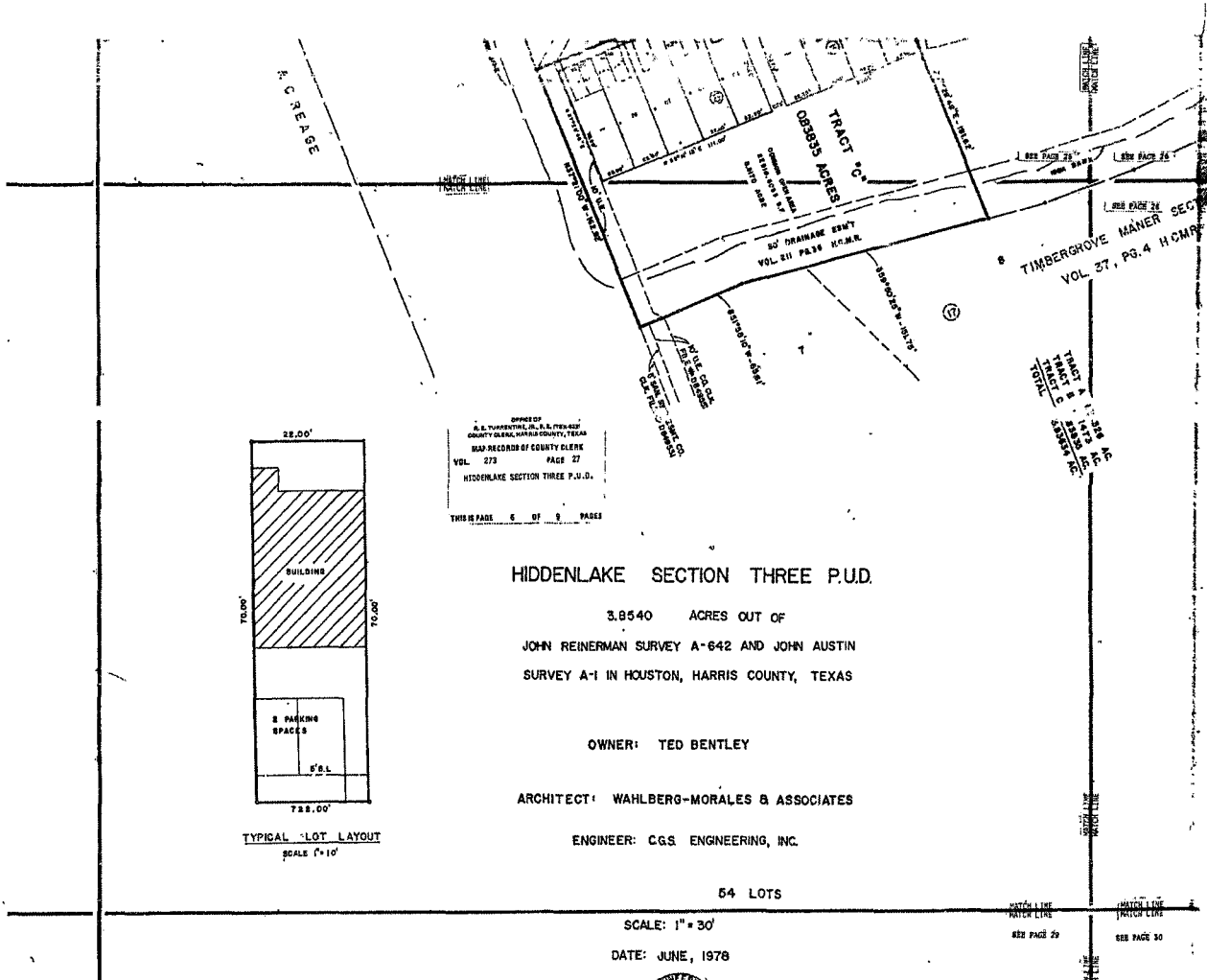
GROVE MANER ST
 PG. 4 H C R

TRACT "B"
 1.31473 ACRES

TRACT "C"
 0.63555 ACRES

TRACT "A"
 1.8332 ACRES

A C REASE



OFFICE OF
 A. S. TIMPERTINE, JR., P.E., LICENSED
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 HARRIS COUNTY RECORDS OF COUNTY CLERK
 VOL. 273 PAGE 27
 HIDDENLAKE SECTION THREE P.U.D.
 THIS IS PAGE 6 OF 9 PAGES

HIDDENLAKE SECTION THREE P.U.D.

3.9540 ACRES OUT OF
 JOHN REINERMAN SURVEY A-642 AND JOHN AUSTIN
 SURVEY A-1 IN HOUSTON, HARRIS COUNTY, TEXAS

OWNER: TED BENTLEY

ARCHITECT: WAHLBERG-MORALES & ASSOCIATES

ENGINEER: CGS ENGINEERING, INC.

54 LOTS

SCALE: 1" = 30'

DATE: JUNE, 1978

MATCH LINE
 SEE PAGE 29

MATCH LINE
 SEE PAGE 30

H. P. Thompson
 Clerk
 County Clerk, Harris County

THE COMMISSIONER OF THE ONLY AS TO THE
 AUTHORITY IN THESE CASES, HOWEVER,
 IS LIMITED TO THE EXTENT OF THE
 APPLICABLE LAWS AND ORDINANCES
 OF THE STATE.

Donald Quin Miller

TIMBERGROVE MANER SECTION 3
 VOL. 37, PG. 4 H.C.M.R.

This survey is not tied into the official City of Houston survey system in compliance with Ordinance No. 65-1978, because a city survey marker has not been established within 4,000 feet of this property.

OFFICE OF
 H. P. THOMPSON, CLERK, HARRIS
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 VOL. 37, PAGE 4
 HEDDLAKE SECTION THREE P.J.D.
 THIS IS PAGE 7 OF 8 PAGES

I certify that this plot lies wholly
 within the City Limits.
 Robert W. Dyer, County Surveyor
Robert W. Dyer

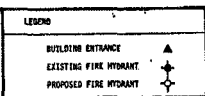
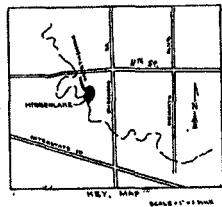
UNIT AND PARKING TABULATION

NO. UNITS	TYPE	PARKING SPACES PER UNIT	TOTAL SPACES
64	Planned Lot	2	108

TOTAL UNITS	64
PARKING SPACES REQUIRED	108
PARKING SPACES PROVIDED	108
DWELLING UNITS PER ACRE	14.01
TOTAL NUMBER OF BUILDINGS	7
MINIMUM FLOOR SLAB ELEVATION	3.308'

PLANNED UNIT DEVELOPMENT LOT AND OPEN-SPACE DATA ANALYSIS:

(A) TOTAL NUMBER OF LOTS	64
(B) TOTAL AREA OF LOTS	82405.96 S.F. 1.8917 Ac.
(C) AVERAGE LOT AREA	1287.6 S.F. 0.0354 Ac.
(D) TYPICAL LOT SIZE	22 FT. X 70 FT.
(E) TOTAL AREA OF COMMON OPEN SPACE	84079 S.F. 1.9002 Ac.
(F) AVERAGE COMMON OPEN SPACE PER LOT	1313.7 S.F. .0357 Ac.
(G) LOT PLUS COMMON OPEN SPACE	5097 S.F. .0711 Ac.
(H) TOTAL AREA FOR EASEMENTS	27805 S.F. 0.6383 Ac.
(I) DWELLING UNIT DENSITY	14.01 UNITS/ACRE



SEE PAGE 27
 SEE PAGE 28
 SEE PAGE 29
 SEE PAGE 30
 SEE PAGE 31
 SEE PAGE 32
 SEE PAGE 33
 SEE PAGE 34
 SEE PAGE 35
 SEE PAGE 36
 SEE PAGE 37
 SEE PAGE 38
 SEE PAGE 39
 SEE PAGE 40
 SEE PAGE 41
 SEE PAGE 42
 SEE PAGE 43
 SEE PAGE 44
 SEE PAGE 45
 SEE PAGE 46
 SEE PAGE 47
 SEE PAGE 48
 SEE PAGE 49
 SEE PAGE 50
 SEE PAGE 51
 SEE PAGE 52
 SEE PAGE 53
 SEE PAGE 54
 SEE PAGE 55
 SEE PAGE 56
 SEE PAGE 57
 SEE PAGE 58
 SEE PAGE 59
 SEE PAGE 60
 SEE PAGE 61
 SEE PAGE 62
 SEE PAGE 63
 SEE PAGE 64
 SEE PAGE 65
 SEE PAGE 66
 SEE PAGE 67
 SEE PAGE 68
 SEE PAGE 69
 SEE PAGE 70
 SEE PAGE 71
 SEE PAGE 72
 SEE PAGE 73
 SEE PAGE 74
 SEE PAGE 75
 SEE PAGE 76
 SEE PAGE 77
 SEE PAGE 78
 SEE PAGE 79
 SEE PAGE 80
 SEE PAGE 81
 SEE PAGE 82
 SEE PAGE 83
 SEE PAGE 84
 SEE PAGE 85
 SEE PAGE 86
 SEE PAGE 87
 SEE PAGE 88
 SEE PAGE 89
 SEE PAGE 90
 SEE PAGE 91
 SEE PAGE 92
 SEE PAGE 93
 SEE PAGE 94
 SEE PAGE 95
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 SEE PAGE 97
 SEE PAGE 98
 SEE PAGE 99
 SEE PAGE 100

HIDDENLAKE SECTION THREE P.U.D.

3.8540 ACRES OUT OF

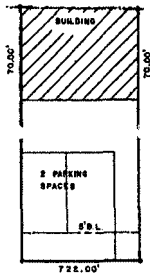
JOHN REINERMAN SURVEY A-642 AND JOHN AUSTIN

(THE CITY OF HOUSTON, TEXAS)

OWNER: TED BENTLEY

ARCHITECT: WAHLBERG-MORALES & ASSOCIATES

ENGINEER: C.G.S. ENGINEERING, INC.



TYPICAL LOT LAYOUT
SCALE 1" = 10'

54 LOTS

SCALE: 1" = 30'

DATE: JUNE, 1978



OFFICE OF
A. S. TURNER, JR., S.E., REGISTERED
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK
VOL. 275 PAGE 29
HIDDENLAKE SECTION THREE P.U.D.

THIS IS PAGE 5 OF 5 PAGES

SEE PAGE 27

SEE PAGE 28

SEE PAGE 29

SEE PAGE 30

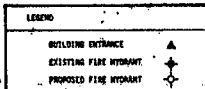
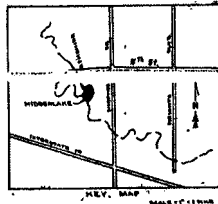
UNIT AND PARKING TABULATION

NO. UNITS	TYPE	PARKING SPACES PER UNIT	TOTAL SPACES
84	PHENOM 1-4	9	756

TOTAL UNITS	84
PARKING SPACES REQUIRED	108
PARKING SPACES PROVIDED	108
SMELLING UNITS PER ACRE	14.01
TOTAL NUMBER OF BUILDINGS	8
MINIMUM FLOOR SLAB ELEVATION	83.08

PLANNED UNIT DEVELOPMENT LOT AND OPEN-SPACE DATA ANALYSIS:

(A) TOTAL NUMBER OF LOTS	84
(B) TOTAL AREA OF LOTS	82403.9 S.F. 1.8917 Ac.
(C) AVERAGE LOT AREA	1840 S.F. 0.0384 Ac.
(D) TYPICAL LOT SIZE	22 FT. X 70 FT.
(E) TOTAL AREA OF COMMON OPEN SPACE	48629 S.F. 1.1128 Ac.
(F) AVERAGE COMMON OPEN SPACE PER LOT	580 S.F. 0.0132 Ac.
(G) LOT PLUS COMMON OPEN SPACE	3007 S.F. 0.711 Ac.
(H) TOTAL AREA FOR EASEMENTS	87805 S.F. 0.8383 Ac.
(I) SMELLING UNIT DENSITY	14.01 UNITS/ACRE



DRAWN BY
A.S. WINDING, P.A.S., DESIGN
COUNTY BLDG. & HOME IMPROV. DEPT.
MAP RECORDS OF COUNTY CLERK
VOL. 273 PAGE 30
HIDDEN LAKE SECTION THREE P.L.D.
THIS PAGE 9 OF 9 PAGES