

We, The Commons of Lake Houston, LTD., a Texas Limited Partnership, acting by and through Daniel K. Signorelli, (hereinafter referred to as Owners) of the 27.02 Acre tract described in the above and foregoing map of Commons Waterway do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said maps or plot and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do herein bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easements totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

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

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners 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 bays, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as 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 time for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners 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 is hereby restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners certify and covenant that they have complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1975, 63rd Legislature and all other regulations hereof on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

FURTHER, Owners hereby certify that this partial replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, The Commons of Lake Houston, LTD., has caused these presents to be signed by Daniel K. Signorelli, thereunto authorized, this 25th day of May, 2006.

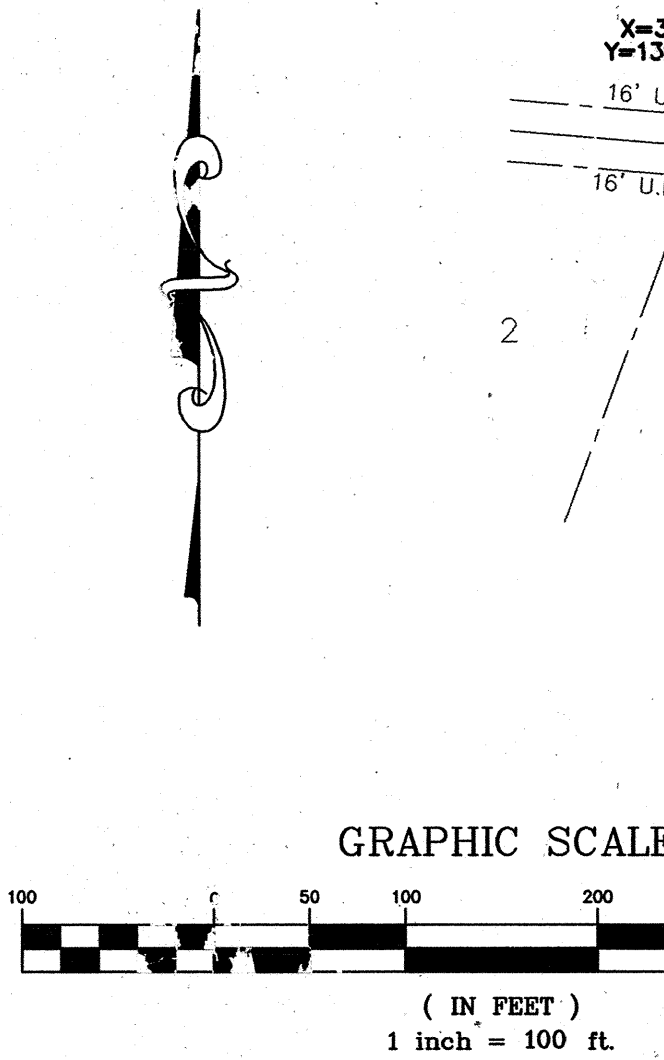
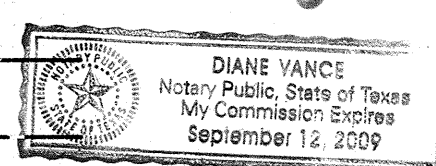
COMMONS OF LAKE HOUSTON, LTD.,
A Texas limited partnership

By: *Daniel K. Signorelli*
Daniel K. Signorelli

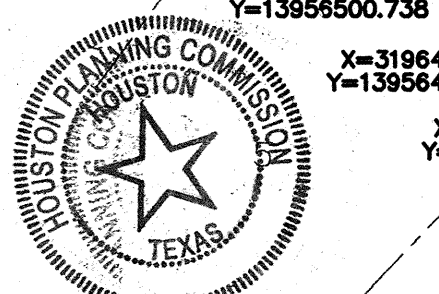
BEFORE ME, the undersigned authority, on this day personally appeared Daniel K. Signorelli, President The Commons of Lake Houston, LTD., a Texas Limited Partnership known to me to be the persons whose names are subscribed to the following instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed, and in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of May, 2006.

By: *Diane Vance*
Diane Vance
Notary Public in and for the state of Texas
My commission expires: 09/12/09



EXISTING COMMONS OF LAKE HOUSTON SECTION TWO
FILM CODE No. 378014
H.C.M.R.



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Commons Waterway, in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this 25th day of August, 2006.

By: *Carol Alford Lewis* Carol A. Lewis, PhD
Chair or
Mark A. Kilkenny
Vice Chair
By: *Marlene C. Gatzick* Marlene C. Gatzick
Secretary

I, Arthur L. Storey, Jr., County Engineer of Harris County, do hereby certify that the plot of this subdivision complies with all the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and further, that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Arthur L. Storey, Jr. 9.1.06
Arthur L. Storey, Jr., P.E.
County Engineer



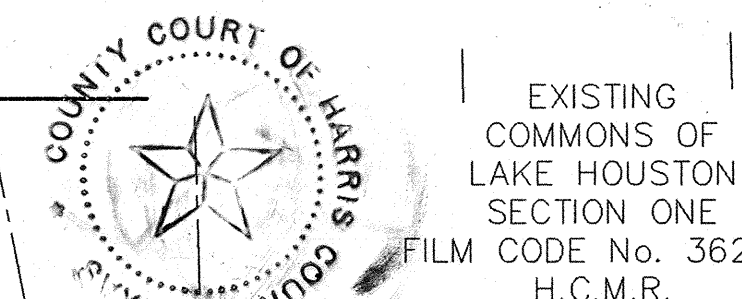
Beverly B. Kaufman
County Clerk
of Harris County, Texas
By: *Beverly B. Kaufman*
Deputy

I, Beverly B. Kaufman, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 08.1.2006 at 1:13 o'clock P.M., and duly recorded on 08.1.2006 at 8:00 o'clock A.M., and at Film Code Number 005227 of the Map Records of Harris County for said county.

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

BEVERLY B. KAUFMAN
Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

By: *Edwin V. Mack*
Edwin V. Mack
Deputy

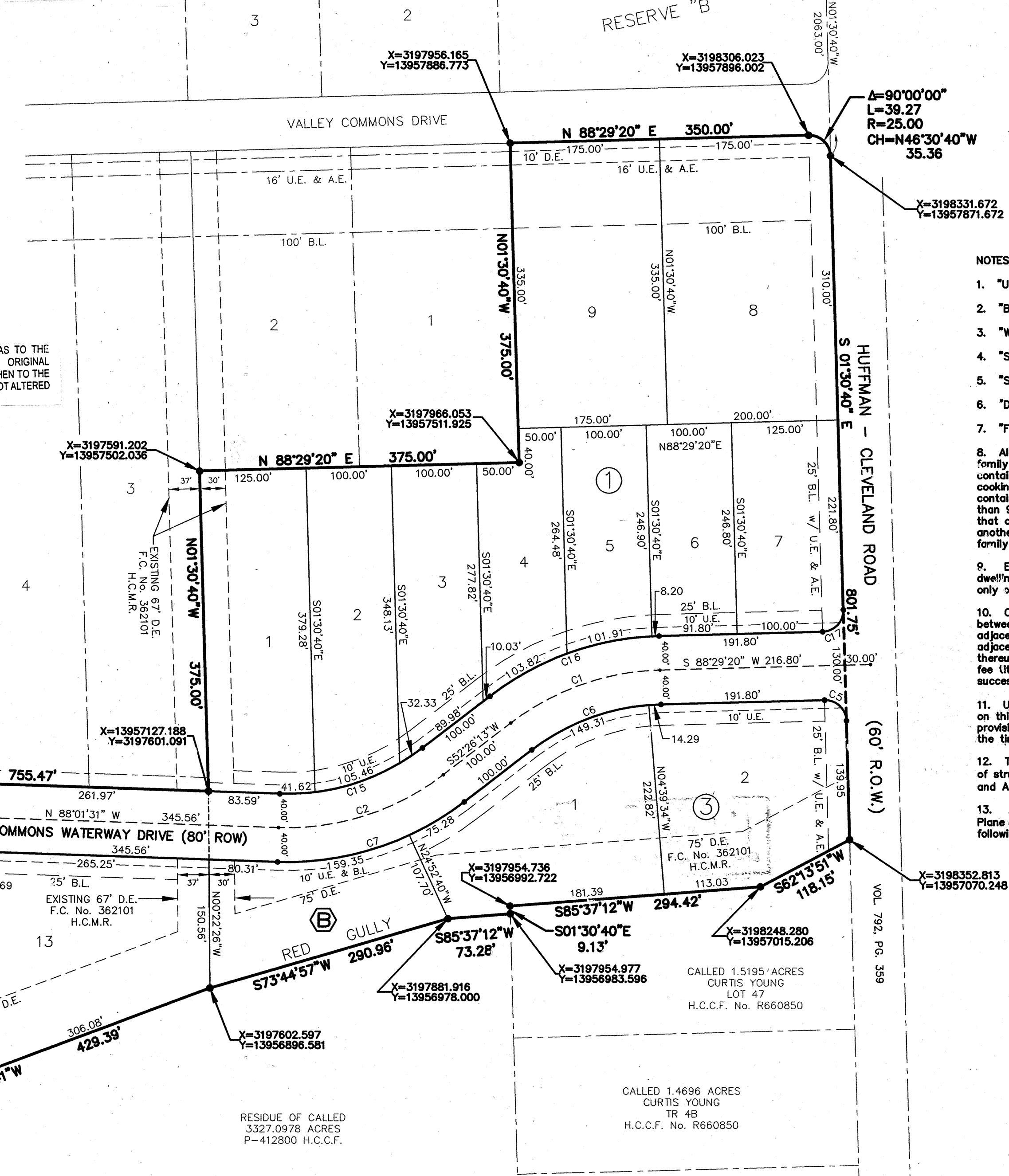


EXISTING COMMONS OF LAKE HOUSTON SECTION ONE
FILM CODE No. 362101
H.C.M.R.

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

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
2006 OCT 26 PM 1:13
Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS
20060152227
10/26/2006 RP1 \$60.00



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD
C1	188.77	300.00	36°03'07"	97.63	S70°27'46"W	185.67
C2	207.02	300.00	39°32'16"	107.82	N72°12'21"E	202.94
C3	252.12	500.00	28°53'26"	128.60	S77°31'46"W	249.46
C4	47.27	600.00	5°29'01"	23.65	S60°22'33"W	47.25
C5	39.27	25.00	90°00'00"	25.00	N46°30'40"W	35.36
C6	163.60	260.00	36°03'07"	84.61	S70°27'46"W	160.91
C7	234.62	340.00	39°32'16"	122.20	S72°12'21"E	229.99
C8	231.95	460.00	28°53'26"	118.50	S77°31'46"W	229.50
C9	43.49	460.00	5°29'01"	21.76	S60°22'33"W	43.47
C10	17.51	25.00	40°07'09"	9.13	S37°36'28"W	17.15
C11	272.52	60.00	26°01'41"	71.20	N32°19'58"W	91.76
C12	17.51	25.00	40°07'09"	9.13	N77°43'37"E	17.15
C13	51.05	540.00	5°29'01"	25.55	S60°22'33"W	51.03
C14	272.29	540.00	28°53'26"	139.10	S77°31'46"W	269.41
C15	179.42	260.00	39°32'16"	93.45	N72°12'21"E	175.88
C16	213.94	340.00	36°03'07"	110.64	N70°27'46"E	210.42
C17	39.27	25.00	90°00'00"	25.00	N43°29'20"E	35.36

LINE TABLE

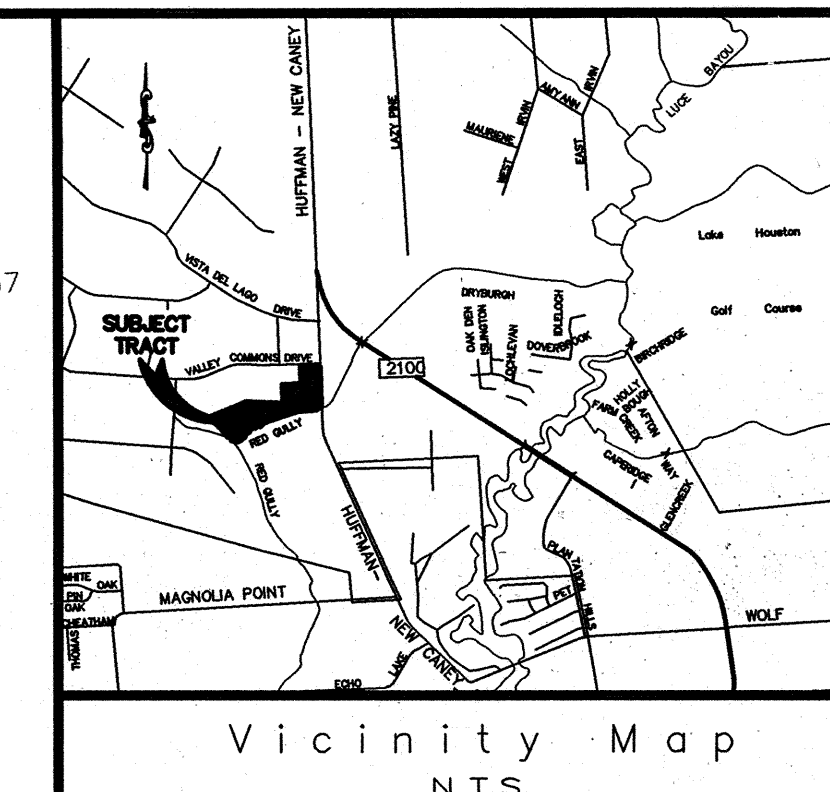
LINE	BEARING	LENGTH
L1	N53°02'41"W	49.88
L2	S88°01'08"W	43.19
L3	S10°55'15"W	52.59
L4	N90°00'00"W	88.01
L5	S29°46'58"W	103.64
L6	S71°30'42"W	99.81
L7	S34°54'30"W	20.31
L8	S39°45'12"E	38.95
L9	S21°14'25"W	26.90
L10	S71°27'17"W	38.58
L11	N50°23'29"W	49.17
L12	S81°27'47"W	58.93
L13	N16°58'46"W	54.88
L14	N77°50'50"W	58.86
L15	N41°02'52"W	61.97
L16	N64°35'46"W	47.58

COMMONS WATERWAY
A SUBDIVISION OF
27.02 ACRES OF LAND
OUT OF
THE JAMES H. ISBELL SURVEY
ABSTRACT NO. 474
HARRIS COUNTY, TEXAS
ALSO BEING A PARTIAL REPLAT OF
THE COMMONS OF LAKE HOUSTON, SECTION ONE
RESERVE "C"
AS RECORDED IN FILM CODE NUMBER 362101
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

3 BLOCKS - 24 LOTS - 2 RESERVES
OWNER/DEVELOPER:
COMMONS OF LAKE HOUSTON, LTD.
BY: PLATINUM LAND, LTD., GENERAL PARTNER
235 IH-45 NORTH, CONROE, TEXAS 77304
DANNENBAUM
ENGINEERING CORPORATION
3100 WEST ALABAMA, HOUSTON, TEXAS 77098 (713) 620-9570
SURVEYING AND MAPPING DIVISION
SCALE: 1"=100' MAY, 2006

- NOTES:
- "U.E. & A.E." Indicates Utility Easement and Aerial Easement
 - "B.L." Indicates Building Line
 - "W.L.E." Indicates Water Line Easement
 - "S.S.E." Indicates Storm Sewer Easement
 - "S.S.E." Indicates Sanitary Sewer Easement
 - "D.E." Indicates Drainage Easement
 - "F.M.E." Indicates Force Main Easement
 - All lots shown hereon are restricted to one (1) residential unit per lot. Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet shall also be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential.
 - Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
 - One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage 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 purpose and the fee title therein shall revert to and rest in the dedicator, his heirs, assigns or successors.
 - Unless otherwise indicated, the building line (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - This plat requires compliance with landscaping requirements prior to occupancy of structures as mandated in "Regulations of Harris County, Texas for the Approval and Acceptance of Infrastructure."
 - Coordinates shown hereon are Texas South Central Zone No. 4223 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale: 0.999943%

NOTES:
RESERVE "A" RESTRICTED TO LANDSCAPE ±0.70 ACRE/8,645 SQ. FT.
RESERVE "B" RESTRICTED TO LANDSCAPE ±0.71 ACRE/30,742 SQ. FT.
TOTAL= ±0.91 ACRE/39,387 SQ. FT.



RECORD PLAN 713-571-6425