

STATE OF TEXAS
COUNTY OF HARRIS

We, HHN Homes, L.P., acting by and through Joseph C. Halley, Jr., Managing Director-Development, hereinafter referred to as Owner of the 0.6887 acre tract described in the above and foregoing map of Villa Serena Replat No. 1, 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 plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby 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 public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') 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 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 public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10') for ten feet (10') back to back ground easements, or eight feet (8') for fourteen feet (14') back to back ground easements or seven feet (7') for sixteen feet (16') back to back ground easements, from a plane sixteen feet (16') above ground level upward, located adjacent to both sides 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, whereby the aerial easement totals thirty (30') in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plot 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 bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plot, 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 and all times for the purposes 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 plot and adjacent to a 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 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.

IN TESTIMONY THEREOF, the HHN Homes, L.P., has caused by these presents to be signed by Joseph C. Halley, Jr., its Managing Director-Development, thereunto authorized this 10th day of June, 2003.

HHN HOMES, L.P.
BY: [Signature]
Joseph C. Halley, Jr.
Managing Director-Development

BEFORE ME, the undersigned authority, on this day personally appeared Joseph C. Halley, Jr., Managing Director-Development, 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 10th day of June, 2003.



[Signature]
Annette M. Eisenman
Notary Public in and for the
State of Texas
My Commission Expires: 6/23/04

I, Kevin K. Kolb, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the subdivision shown hereon is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron pipes or rods having an outside diameter of not less than three quarter (3/4) inch on a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and to the City of Houston survey marker system.



[Signature]
Kevin K. Kolb
Registered Professional Land Surveyor
Texas Registration No. 5289

This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plot and subdivision of Villa Serena Replat No. 1 in compliance 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 10th day of June, 2003.

By: [Signature]
M. Marvin Katz or L. S. Brown
Chairman or Vice-Chairman
By: [Signature]
Robert M. Litke
Secretary



I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on June 16, 2003, at 1:15 o'clock P. m., and duly recorded on June 17, 2003, at 9:15 o'clock A. m., and in Film Code Number 646326 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: [Signature]
Deputy EDWIN V. MACK



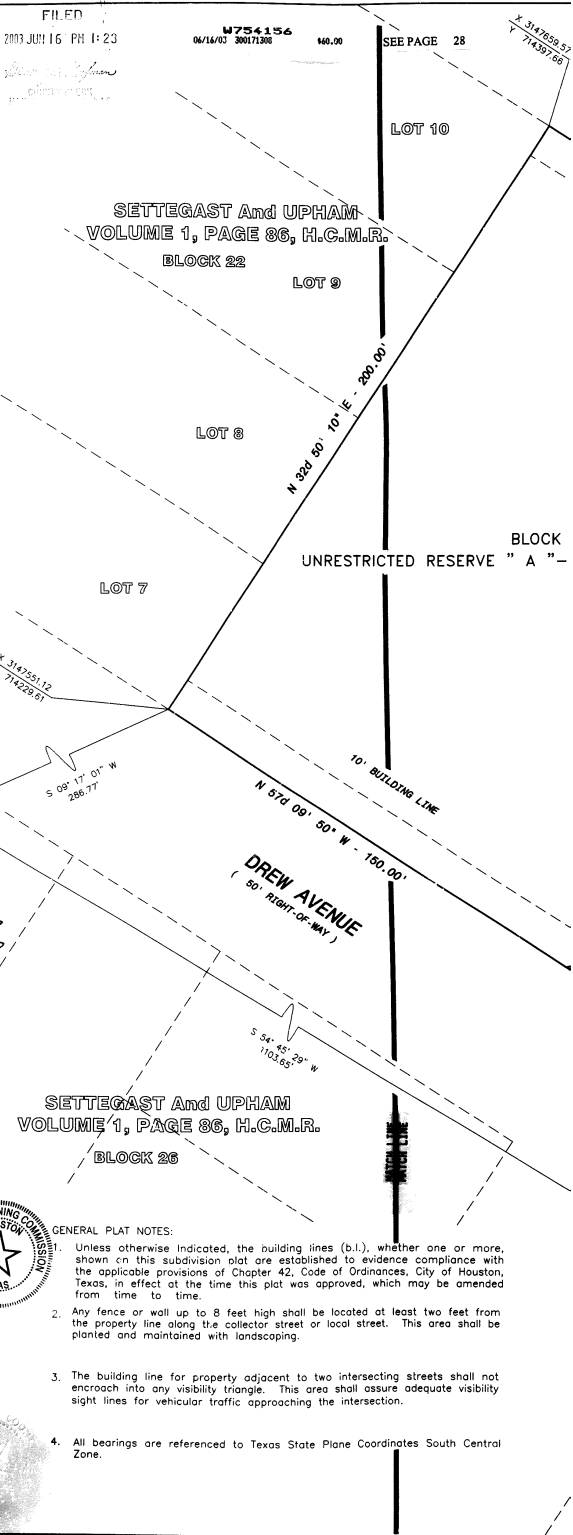
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

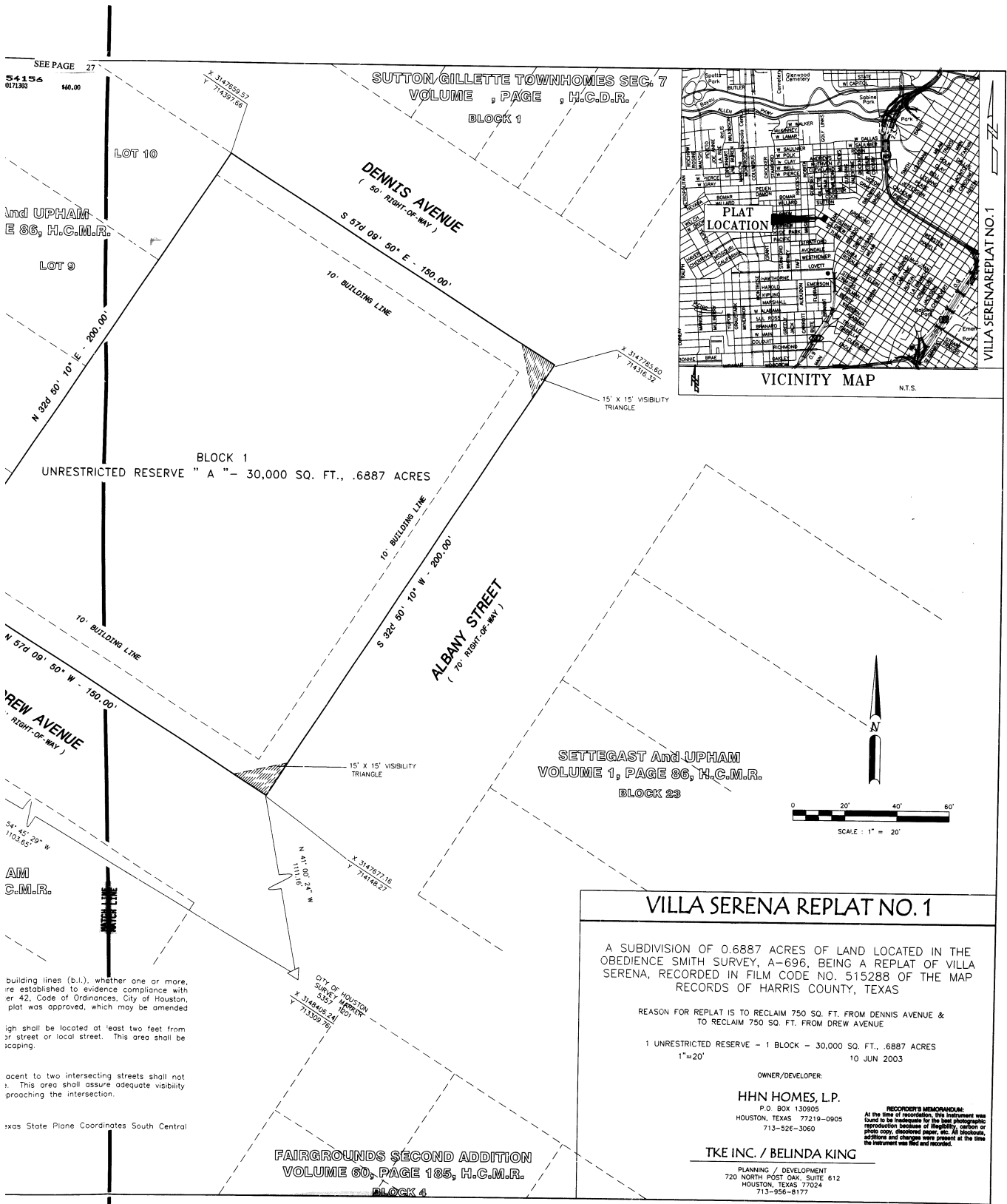
THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS
MAP RECORDS OF COUNTY CLERK

FILM CODE 536027

VILLA SERENA REPLAT NO. 1





building lines (b.l.), whether one or more, are re-established to evidence compliance with Ordinance 42, Code of Ordinances, City of Houston, which was approved, which may be amended.

Sign shall be located at least two feet from the street or local street. This area shall be landscaping.

Signs adjacent to two intersecting streets shall not be placed in such a manner as to obstruct adequate visibility approaching the intersection.

Coordinates: Texas State Plane Coordinates South Central

VILLA SERENA REPLAT NO. 1

A SUBDIVISION OF 0.6887 ACRES OF LAND LOCATED IN THE OBEDIENCE SMITH SURVEY, A-696, BEING A REPLAT OF VILLA SERENA, RECORDED IN FILM CODE NO. 515288 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT IS TO RECLAIM 750 SQ. FT. FROM DENNIS AVENUE & TO RECLAIM 750 SQ. FT. FROM DREW AVENUE

1 UNRESTRICTED RESERVE - 1 BLOCK - 30,000 SQ. FT., .6887 ACRES
 1"=20' 10 JUN 2003

OWNER/DEVELOPER:
HHN HOMES, L.P.
 P.O. BOX 130905
 HOUSTON, TEXAS 77219-0905
 713-526-3060

TKE INC. / BELINDA KING
 PLANNING / DEVELOPMENT
 720 NORTH POST OAK, SUITE 612
 HOUSTON, TEXAS 77024
 713-956-8177

RECORDER'S MEMORANDUM:
 At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of the use of carbon or photo copy, checked paper, etc. All blockwork, additions and changes were present at the time the instrument was filed and recorded.

OFFICE OF
BEVERLY B. KAUFMAN
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 536028
 FILM CODE

VILLA SERENA REPLAT NO. 1



Houston Independent School District

TAX OFFICE
3233 WESLAYAN, SUITE A-100
HOUSTON, TEXAS 77027

OFFICIAL TAX CERTIFICATE
Account No. 0330286000001

Legal LTS 1 THRU 6 BLK 22
SETTEGAST & UPHAM

Exemptions NONE
Effective date 06/10/2003

This is to certify that after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalty and interest are due on the described property for the following taxing unit(s):

Year	Levy due	Pen / Int	Fees	Total
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NO TAXES ARE CURRENTLY DUE

GRAND TOTALS

Levy
P & I
Fees

Total

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*****
* HHN HOMES LP
* PO BOX 130905
*
*
* HOUSTON, TX 772190905
*****

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A.C. Miller

Signature of Authorized Officer of
Collecting Office

OFFICE OF
BEVERLY B. KAUFMAN
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

536029

FILM CODE _____

VILLA SERENA REPLAT NO. 1

THIS IS PAGE 4 OF 4 PAGES

REDUCTION 12X CAMERA DESIGNATION MRG1



Paul Bettencourt

Harris County Tax Assessor - Collector

No. 311754
June 11, 2003

Tax Certificate

Account 033-028-000-0001
HHN HOMES LP
LTS 1 THRU 6 BLK 22
SETTEGAST & UPHAM
.6887 AC

I hereby certify that the tax records of Harris County show taxes paid through 2002 on the above referenced account. An exception to this would be when there is a change in land use or a change in exemption status during the year. This certificate does not cover exceptions.

FEE \$10.00

Paul Bettencourt

By

Cinda Siegel