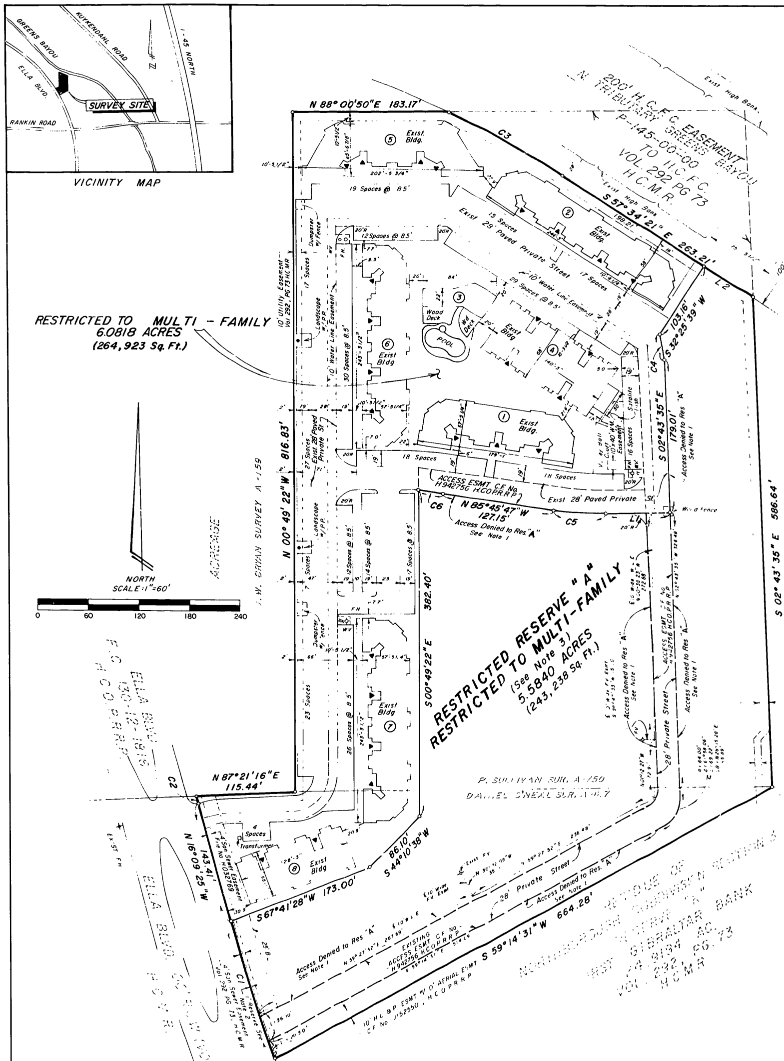

OFFICE OF
ANITA RODEHEAVER
COUNTY CLERK HARRIS COUNTY TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 349058

BAYOU OAKS TOWNHOME APARTMENTS
REPLAT

THIS IS PAGE 1 OF 1 PAGES

REDUCTION 24X CAMERA DESIGNATION MRG 1

LEGEND

F.H. - FIRE HYDRANT
▲ - BUILDING ENTRANCE
P.P. - POWER POLE
W.V. - WATER VALVE
② - BUILDING NUMBER

LINE TABLE

LINE NO.	BEARING	DISTANCE
L 1	S 87° 16' 24" W	73.50'
L 2	S 57° 34' 21" E	65.00'

Total Number of Buildings 8 (7 Residential, 1 Office)

Total of 48 Efficiency Units @ 1.25 Parking Spaces Required 60

Total of 90 1 Bedroom Units @ 1.333 Parking Spaces Required 120

Total of 72 2 Bedroom Units @ 1.667 Parking Spaces Required 120

Total of 210 Units

Total Parking Spaces Required 300

Total Parking Spaces Provided 321

REASON FOR REPLAT: TO REMOVE 1' RESERVE

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE
C 1	05° 05' 30"	1950.00'	173.29'	N 18° 42' 10" W	173.23'
C 2	00° 20' 55"	1200.00'	7.30'	N 16° 19' 53" W	7.30'
C 3	08° 33' 40"	1000.00'	149.42'	S 61° 51' 11" E	149.28'
C 4	29° 07' 18"	59.68'	30.33'	S 17° 17' 14" E	30.01'
C 5	06° 57' 49"	513.00'	62.35'	N 89° 14' 42" W	62.31'
C 6	03° 44' 44"	438.67'	28.68'	N 87° 38' 09" W	28.67'

STATE OF TEXAS

COUNTY OF HARRIS

We, First Gibraltar Bank, FSB acting by the through Michael R. Walker, Sr. Vice President, and Timothy M. OConner, Secretary, being officers of First Gibraltar Bank, FSB, owner hereinafter referred to as Owners (whether one or more) of the 11.6658 tract described in the above and foregoing map of Bayou Oaks Townhome Apartments, 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 (except those streets designated as private 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 to 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 (10'0") 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 designated with aerial easements (U.E. & 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' 0") for ten feet (10' 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 both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners 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 septic tanks into any public or private street, 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 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 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 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 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 do hereby covenant and agree that those streets located within the boundaries of this plat specifically notes as private streets, shall be hereby established and maintained as private streets by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, fire fighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designates and established as private streets.

FURTHER, the Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

NOTES:

1. Access to the 28' Private Street is hereby denied to reserve "A" until such time as a plat for multi family use is submitted, approved and duly recorded.
2. A one foot reserve (1' reserve) had been 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 purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
3. Future plans for development of Reserve "A" shall be approved by the City of Houston, Department of Public Works, Harris County Flood Control, and the Harris County Engineer's Office prior to construction.

91 JUN 26 AM 9:04

N198822

06/26/91 00347367 N198822 $ 50.00

IN TESTIMONY WHEREOF, the First Gibraltar Bank, FSB has caused these presents to be signed by Michael R. Walker, its Sr. Vice President, thereunto authorized, attested by its Secretary, Timothy M. OConner, and its common seal hereunto affixed this 3rd day of May, 1991.

First Gibraltar Bank, FSB

By: [signature]
Michael R. Walker
Sr. Vice President

Attest: [signature]
Timothy M. OConner
Secretary

STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this say personally appeared Michael R. Walker, and Timothy M. OConner, Sr. V. President and Secretary, 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 and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of May, 1991.

[signature]
Notary Public in and for the State of T E X A S

Carla Dial Fry
Printed Name

My Commission Expires:
5-31-93

CARLA DIAL FRY
MY COMMISSION EXPIRES
MAY 31, 1993

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

I, Carlos P. Cotton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision 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 (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

[signature]
Carlos P. Cotton

Texas Registration No. 1902

STATE OF TEXAS
CARLOS P. COTTON
1902
PROFESSIONAL LAND SURVEYOR

This is to certify that the Houston Planning and Zoning Commission has approved this plat of Bayou Oaks Townhome Apartments 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 25 day of JUNE, 1991.

By: [signature]
Chairman: M. Marvin Katz

By: [signature]
Donna H. Kristaponis, Secretary

I, Anita Rodeheaver, 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 JUN 26, 1991, at 9:04 o'clock A.m., and duly recorded on JUN 91, 1991, at 10:30 o'clock A.m., and at Film Code No. 349058 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.

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

I certify that this plat lies wholly within the City Limits.

Jerry A. Anderson, P.E., COUNTY ENGINEER
[signature]

Anita Rodeheaver
Clerk of the County Court
Harris County, Texas

By: [signature]

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.

BAYOU OAKS TOWNHOME APARTMENTS
11.6658 ACRES
BEING A PARTIAL REPLAT OF
RESERVE "K" OF NORTHBOROUGH SUBD. SECT. 3
RECORDED IN
VOL. 292 PAGE 73 H.C.M.R.
OUT OF THE
DANIEL O'NEAL SURVEY, A-617
AND THE
P. SULLIVAN SURVEY, A-750
HARRIS COUNTY, TEXAS

0 LOTS 0 BLOCKS 1 RESERVE

DEVELOPER:
F.G.B. REALTY ADVISORS Inc.
14951 DALLAS PARKWAY
DALLAS, TEXAS 75240
(214) 444-5581

OWNER:
FIRST GIBRALTAR BANK, FSB

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
6335 GULFTON DR., SUITE 200
HOUSTON, TEXAS 77081
(713) 777-5337