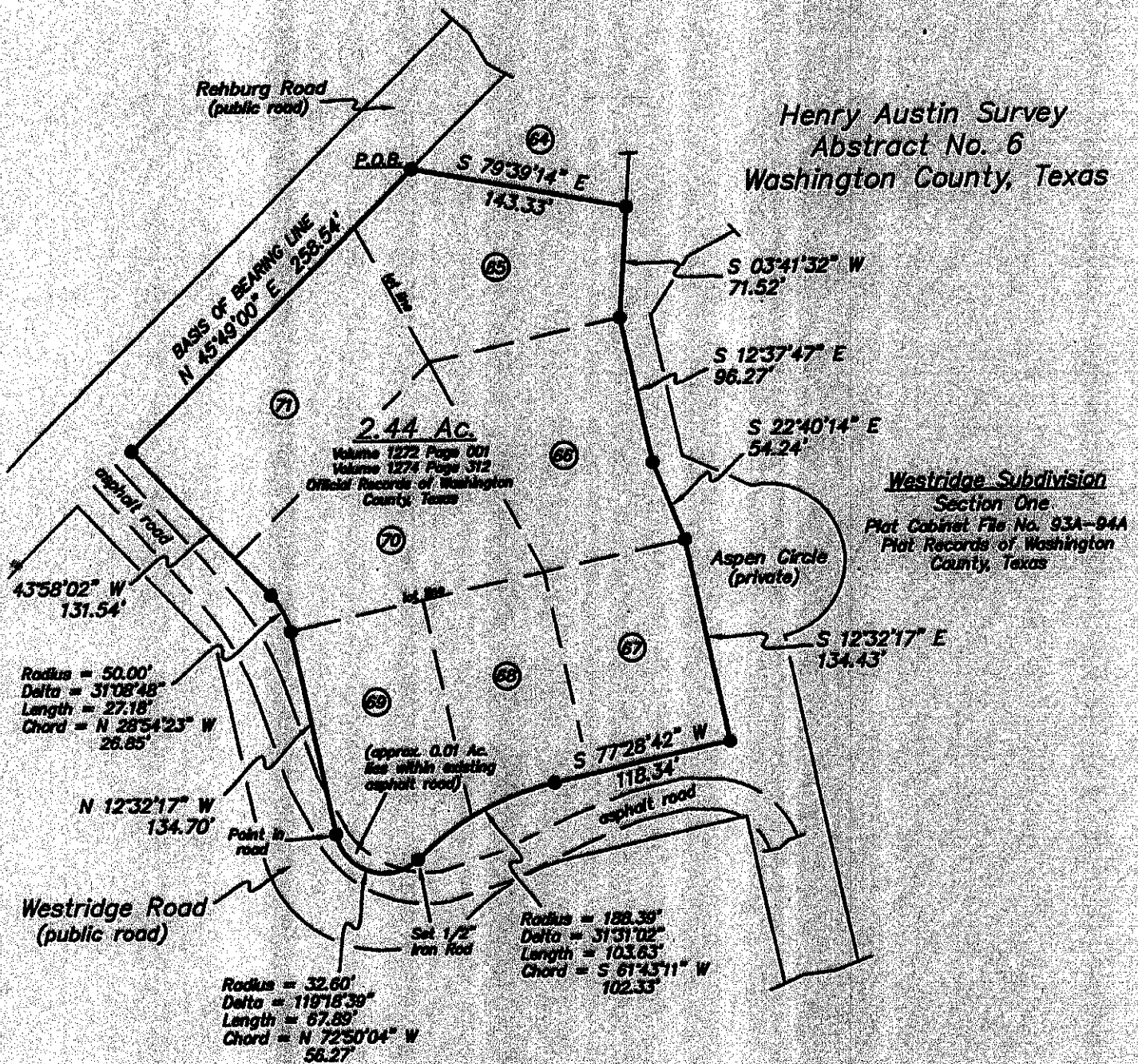
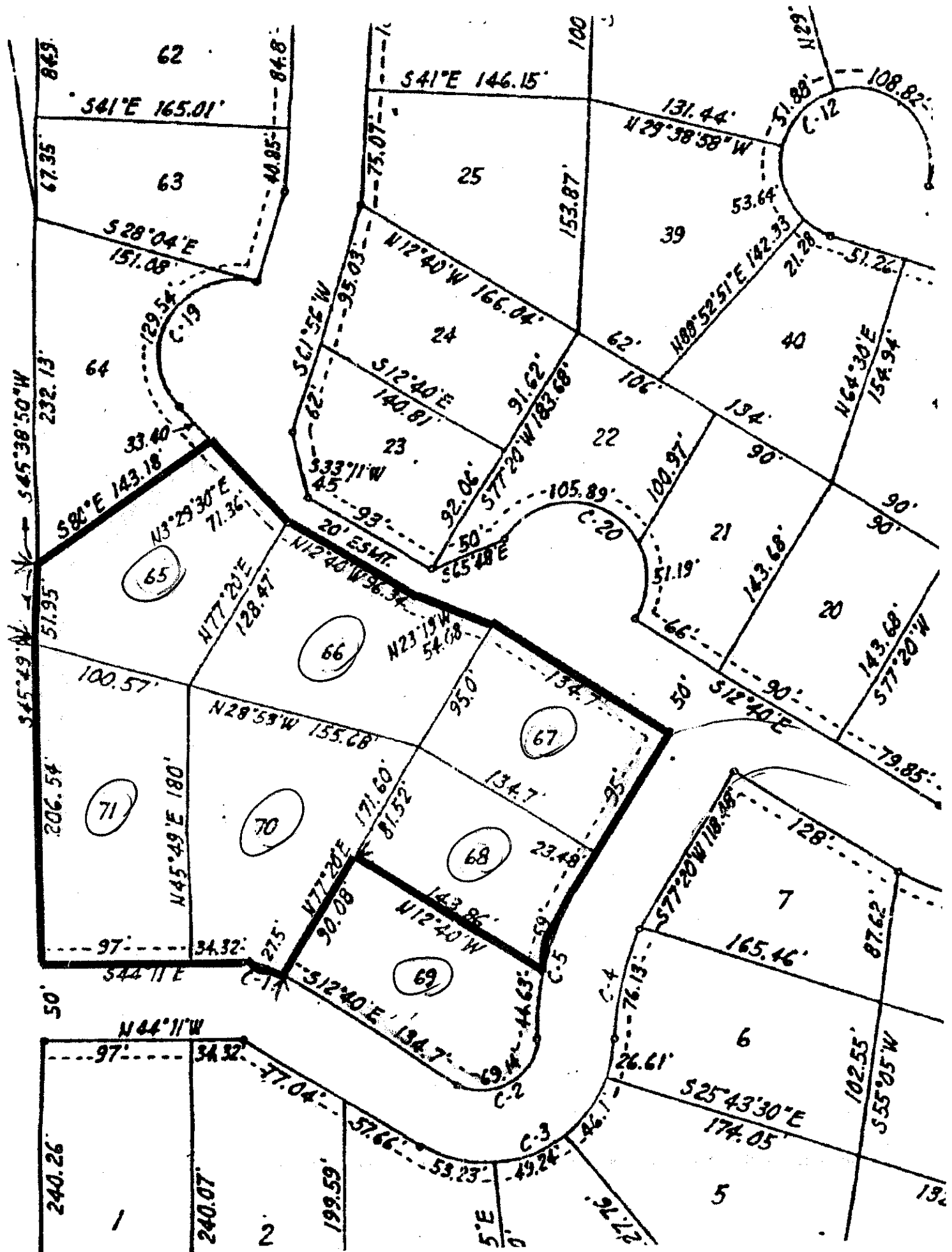


Henry Austin Survey
Abstract No. 6
Washington County, Texas



REHMBURG ROAD



SUBDIVISION RESTRICTIONS: WESTRIDGE SUBDIVISION

THE STATE OF TEXAS X
 X
COUNTY OF WASHINGTON X

KNOW ALL MEN BY THESE PRESENTS:

That Bland Willis Cadillac Company Profit Sharing Plan and Trust, of Harris County, Texas, the owners of Westridge Subdivision, as shown by the plat thereof duly recorded in the Plat Records of Washington County, Texas, do hereby acknowledge, declare and adopt the following Restrictions, which are hereby impressed on all of said property, and these Restrictions and Covenants shall run with the land for a period of twenty-five (25) years:

1. No building shall be erected, altered or permitted to remain on any lot other than a detached single-family residential dwelling not to exceed two (2) stories in height and a private garage (or other covered car parking facility) for not more than two (2) automobiles and other than bona fide servants quarters; provided, however, that servants quarters structures shall not exceed the main dwelling in area, height or number of stories; and the living area of the main residence structure (exclusive of porches, opened or screened) garages, patios, drives, carports, driveways, or terraces shall contain not less than 1200 sq. ft. on the ground or first floor, unless otherwise approved by the Architectural Committee hereinafter set out.
2. No building shall be located on any lot nearer to the front street line than thirty (30) ft. or nearer to the street side line than twenty (20) ft. No building shall be located nearer than twelve (12) ft. to an interior side lot line. For the purposes of this covenant, ease, steps, and unroofed terraces shall be considered as part of a building.
3. Any owner of one or more adjoining lots (or portions thereof) may consolidate such lots or portions into one building site, with the privilege of placing or constructing improvements on such resulting sites, in which case side setback lines shall be measured from the resulting side property lines rather than from the lot lines as indicated on the recorded plat.
4. All lots in the subdivision shall be used only for single-family residential purposes. No noxious or offensive activities of any sort shall be permitted, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood. No lot in this subdivision shall be used for any commercial, business or professional purpose nor for church purposes. The renting or leasing of any improvements thereon or portion thereof for commercial purposes is prohibited. No house trailer, camper trailer, camper vehicle, or motor vehicle (or portion thereof) or any mobile-type home or movable prefabricated home shall be placed on any lot in Section 1.

5. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any lot at any time as a residence, unless approved by the Architectural Committee hereinafter set out, except, however, that a garage may contain living quarters for bona fide servants and except also that a field office may be established by the developer.

6. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other common household pets may be kept as household pets provided that they are not kept, bred or maintained for commercial purposes and provided they do not constitute a nuisance and do not constitute a danger or potential or actual disruption of other lot owners, their families or guests.

7. All lots shall be kept at all times in a sanitary, healthful and attractive condition, and the owner or occupants of all lots shall keep all weeds or grass thereon cut and shall in no event use any lot for storage of materials (or equipment) except for normal residential requirements that are incident to the construction of improvements thereon as herein permitted, nor permit the accumulation of garbage, trash, or rubbish of any kind thereon, and shall not burn any garbage, trash or rubbish.

8. No lot or other portion of the subdivision shall be used or permitted for hunting nor for the discharge of any pistol, rifle, shotgun or any other firearm, or any bow and arrow or any other device capable of killing, maiming or injuring.

→ 9. No outside toilets will be permitted. Each residence constructed will be required to have a septic tank. No installation of any type of septic tank for the disposal of sewage shall be allowed which would result in raw or untreated or unsanitary sewage being carried into any body of water or an adjoining property owner's premises, and must be provided with adequate field of laterals to appropriately absorb the effluent from the tank. E

10. No oil drilling, oil development operations, oil refining or mining operations of any kind shall be permitted upon any lot, nor shall any wells, tanks, tunnels, mineral excavation or shafts be permitted upon any lot. No derrick or other structure designed for use in boring for oil or natural gas, shall be erected, maintained or permitted on any building site. At no time shall the drilling, usage or operation of any water well be permitted on any lot without the express consent of the developer.

11. No water skiing, and no boats propelled by any type of motor or engine shall be allowed on the lake embodied into Section 1 of this subdivision.

→ 12. Developer reserves the necessary easements and right of ways for construction, maintenance and repair of all pipes, conduits and ditches necessary for the construction and maintenance of a system of drainage and a supply of water, gas, and for constructing, maintaining and repairing a system providing for light and power, telephone and telegraph service to said area and the inhabitants thereof, for the purpose instant to the development and use of said property as a rural home community. Neither the owner nor any utility company

using the easements or rights of ways reserved by plat of this subdivision filed for record in the Map Records of Washington County, Texas, shall be liable for any damages done by either them or their assigns, agents, employees, or servants to shrubbery, trees, flowers, or other property of any owner situated on the land covered by the easements or adjacent to said right of ways. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Where not shown, ~~it is a ten (10) ft. easement~~ reserved for the benefit of the developer and any public utility company on each side of all property lines shown on the plat of the subdivision as filed of record in the Map Records of Washington County, Texas.

13. House trailers, camper trailers, camper vehicles, or any mobile-type home or movable pre-fabricated home may be placed on any lot in Section 2. All such type living quarters must be of factory construction and have sewerage or there must be a septic tank as set out in Paragraph 9 above. External por-tacans not allowed.

14. There shall be established an Architectural Control Committee composed of three (3) members appointed by the undersigned (and/or by designees of the undersigned from time to time) to protect the owners of the lots in this subdivision against such improper use of lots as would depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials, to obtain harmonious architectural schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes and placement of attractive mobile homes thereon, where allowed, with appropriate locations thereof, on lots; to secure and maintain proper setbacks from the streets and adequate free spaces between the structures; to regulate and/or participate in regulation of the use of lake area; and, in general, to provide adequately for a high type of quality of improvements of said property, and thereby to enhance the value of investments made by purchasers of lots therein. The Architectural Control Committee may modify the Restrictions herein where necessary due to terrain conditions, or for the enhancement of the subdivision and on written application of a lot owner if such application serves to enhance the subdivision.

15. The undersigned, the Architectural Control Committee, and the officers and members thereof, shall not be deemed to assume any liability with regard to any undertaking by consequence of its enactment and enforcement of, or failure to enact or enforce minimum standards for, any improvements, and no act or omission shall be construed to impose any liability upon the undersigned, said Architectural Control Committee, or the officers and members thereof for damages which any grantee may sustain.

16. No children fifteen (15) years or under shall be allowed in the park area or on the lake or around the lake area unless accompanied by an adult person. The developer of the subdivision herein shall incur no liability for any injuries sustained by any person in the park area or in the area around the lake or for any injuries incurred upon the lake.

EXECUTED this the 11th day of March, 1972.

Blakey Land Surveying
4650 Wilhelm Lane
Burton, Texas 77835-5794

Telephone/Fax 979-289-3900

LELDON L. WANT, SR., ET UX
2.44 ACRE TRACT

ALL THAT TRACT OR PARCEL OF LAND containing 2.44 acres, situated in Washington County, Texas, being out of the Henry Austin Survey, Abstract No. 6, and being all of Lots 65, 66, 67, 68, 70, and 71 of Section One of Westridge Subdivision (plat recorded in Plat Cabinet File No. 93A-94A of the Plat Records of Washington County, Texas), and being described in a deed from Michael Burke a/k/a Michael E. Burke and Tracy L. Burke to Leldon L. Want, Sr., and May L. Want dated February 27, 2008, and recorded in Volume 1272, Page 001 of the Official Records of Washington County, Texas, and being all of Lot 69 of said Section One of Westridge Subdivision and described in a deed from Sadie I. Locke to Leldon L. Want, Sr., and Mary L. Want dated March 27, 2008, and recorded in Volume 1274, Page 312 of the Official Records of Washington County, Texas, said 2.44 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying in the Southeast margin of Rehburg Road (county maintained public road), marking the Southwest corner of Lot 64 of Section One of Westridge Subdivision, the Northwest corner of Lot 65, and the Northwest corner of the herein described tract;

THENCE departing said Rehburg Road, along the Southerly line of Lot 64, with the Northerly line of Lot 65, S 79deg 39min 14sec E, 143.33 ft. (plat call S 80deg E, 143.18 ft.), to a found 3/8 inch iron rod (bent), lying in the Westerly margin of Aspen Circle (private road), marking the Southeast corner of Lot 64, the Northeast corner of Lot 65, and the Northeast corner of the herein described tract;

THENCE along the Westerly margin of Aspen Circle, with the Easterly line of the herein described tract, S 03deg 41min 32sec W, 71.52 ft. (plat call S 03deg 29min 30sec W, 71.36 ft.), to a found 3/8 inch iron rod, marking the Southeast corner of Lot 65, and the Northeast corner of Lot 66; S 12deg 37min 47sec E, 96.27 ft. (plat call S 12deg 40min E, 96.34 ft.), to a found 3/8 inch iron rod, marking a deed angle for said Lot 66; S 22deg 40min 14sec E, 54.24 ft. (plat call S 23deg 19min E, 54.08 ft.), to a found 3/8 inch iron rod, marking the Southeast corner of Lot 66, and the Northeast corner of Lot 67; and, S 12deg 32min 17sec E, 134.43 ft. (plat call S 12deg 40min E, 134.7 ft.), to a found 3/8 inch iron rod, lying at the intersection of the Westerly margin of Aspen Circle with the Northwest margin of Westridge Road (public road), marking the Southeast corner of Lot 67, and the Southeast corner of the herein described tract;

THENCE along the Northwest margin of Westridge Road, with the Southeast line of Lot 67, and a portion of the Southeast line of Lot 68, S 77deg 28min 42sec W, 118.34 ft. (plat call S 77deg 20min W, 118.48 ft.), to a found 3/8 inch iron rod, marking the beginning of a curve;

THENCE with said road margin, in a curve to the left, having a radius of 188.39 ft., a central angle (delta) of 31deg 31min 02sec, for a distance (length of curve) of 103.63 ft. (chord S 61deg 43min 11sec W, 102.33 ft.), to a 1/2 inch iron rod, set for the end of said curve, and the beginning of a curve to the right;

THENCE with said road margin, in a curve to the right, having a radius of 32.60 ft., a central angle (delta) of 119deg 18min 39sec, for a distance (length of curve) of 67.89 ft. (chord N 72deg 50min 04sec W, 56.27 ft.), to a point, lying in an existing asphalt road, marking the end of said curve;

THENCE along the Easterly margin of said Westridge Road, along the Westerly line of Lot 69, N 12deg 32min 17sec W, 134.70 ft. (plat call N 12deg 40min W, 134.7 ft.), to a found 3/8 inch iron rod, marking the Northwest corner of Lot 69, the Southwest corner of Lot 70, and the beginning of a curve to the left;

THENCE along said road margin, in a curve to the left, having a radius of 50.00 ft., a central angle (delta) of 31deg 08min 48sec, for a distance (length of curve) of 27.18 ft. (chord N 28deg 54min 23sec W, 26.85 ft.), to a found 3/8 inch iron rod, marking the end of said curve;

THENCE along the Northeast margin of said Westridge Road, with the Southwest line of Lot 70 and Lot 71, N 43deg 58min 02sec W, 131.54 ft. (plat call N 44deg 11min W, 131.32 ft.), to a found 3/8 inch iron rod (at the base of a 2 ft. x 2 ft. brick column), lying at the intersection of the Northeast margin of Westridge Road with the Southeast margin of Rehburg

Records of Washington County, Texas, said 2.44 acre tract being more particularly described as follows:

BEGINNING at a found 3/8 inch iron rod, lying in the Southeast margin of Rehburg Road (county maintained public road), marking the Southwest corner of Lot 64 of Section One of Westridge Subdivision, the Northwest corner of Lot 65, and the Northwest corner of the herein described tract;

THENCE departing said Rehburg Road, along the Southerly line of Lot 64, with the Northerly line of Lot 65, S 79deg 39min 14sec E, 143.33 ft. (plat call S 80deg E, 143.18 ft.), to a found 3/8 inch iron rod (bent), lying in the Westerly margin of Aspen Circle (private road), marking the Southeast corner of Lot 64, the Northeast corner of Lot 65, and the Northeast corner of the herein described tract;

THENCE along the Westerly margin of Aspen Circle, with the Easterly line of the herein described tract, S 03deg 41min 32sec W, 71.52 ft. (plat call S 03deg 29min 30sec W, 71.36 ft.), to a found 3/8 inch iron rod, marking the Southeast corner of Lot 65, and the Northeast corner of Lot 66; S 12deg 37min 47sec E, 96.27 ft. (plat call S 12deg 40min E, 96.34 ft.), to a found 3/8 inch iron rod, marking a deed angle for said Lot 66; S 22deg 40min 14sec E, 54.24 ft. (plat call S 23deg 19min E, 54.08 ft.), to a found 3/8 inch iron rod, marking the Southeast corner of Lot 66, and the Northeast corner of Lot 67; and, S 12deg 32min 17sec E, 134.43 ft. (plat call S 12deg 40min E, 134.7 ft.), to a found 3/8 inch iron rod, lying at the intersection of the Westerly margin of Aspen Circle with the Northwest margin of Westridge Road (public road), marking the Southeast corner of Lot 67, and the Southeast corner of the herein described tract;

THENCE along the Northwest margin of Westridge Road, with the Southeast line of Lot 67, and a portion of the Southeast line of Lot 68, S 77deg 28min 42sec W, 118.34 ft. (plat call S 77deg 20min W, 118.48 ft.), to a found 3/8 inch iron rod, marking the beginning of a curve;

THENCE with said road margin, in a curve to the left, having a radius of 188.39 ft., a central angle (delta) of 31deg 31min 02sec, for a distance (length of curve) of 103.63 ft. (chord S 61deg 43min 11sec W, 102.33 ft.), to a 1/2 inch iron rod, set for the end of said curve, and the beginning of a curve to the right;

THENCE with said road margin, in a curve to the right, having a radius of 32.60 ft., a central angle (delta) of 119deg 18min 39sec, for a distance (length of curve) of 67.89 ft. (chord N 72deg 50min 04sec W, 56.27 ft.), to a point, lying in an existing asphalt road, marking the end of said curve;

THENCE along the Easterly margin of said Westridge Road, along the Westerly line of Lot 69, N 12deg 32min 17sec W, 134.70 ft. (plat call N 12deg 40min W, 134.7 ft.), to a found 3/8 inch iron rod, marking the Northwest corner of Lot 69, the Southwest corner of Lot 70, and the beginning of a curve to the left;

THENCE along said road margin, in a curve to the left, having a radius of 50.00 ft., a central angle (delta) of 31deg 08min 48sec, for a distance (length of curve) of 27.18 ft. (chord N 28deg 54min 23sec W, 26.85 ft.), to a found 3/8 inch iron rod, marking the end of said curve;

THENCE along the Northeast margin of said Westridge Road, with the Southwest line of Lot 70 and Lot 71, N 43deg 58min 02sec W, 131.54 ft. (plat call N 44deg 11min W, 131.32 ft.), to a found 3/8 inch iron rod (at the base of a 2 ft. x 2 ft. brick column), lying at the intersection of the Northeast margin of Westridge Road with the Southeast margin of Rehburg Road, marking the West corner of Lot 71, and the West corner of the herein described tract;

THENCE along the Southeast margin of said Rehburg Road, with the Northwest line of Lot 71 and Lot 65, N 45deg 49min 00sec E, 258.54 ft. (plat call N 45deg 49min E, 258.49 ft., this line being the BASIS OF BEARING LINE for this survey), to the **PLACE OF BEGINNING** and containing 2.44 acres of land (of which approximately 0.01 acres lies within an existing asphalt road).

September 29, 2008
W.O.#281386


Michael J. Blakey
Registered Professional Land Surveyor No. 5935

Plat prepared in connection with this description.