

STATE OF TEXAS }
COUNTY OF HARRIS }

We, RR Houston Development, L.P., a Texas limited partnership, acting by and through J. Dickson Rogers, President of RR Houston Developers, L.L.C., Managing General Partner of RR Houston Development, L.P., owner (hereinafter referred to as Owners) of the 8.2498 acre tract described in the above and foregoing map of Remington Ranch, Sec. 4, 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 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') 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 (30') in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plot are originally intended for the construction of single-family residential dwelling units thereon, and shall be restricted for the use 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 plot is hereby 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 covenant and agree that all of the property within the boundaries of this plot is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening less than one and three quarters (1-3/4) square feet (18" diameter) with culverts or bridges to be provided for all private driveways and walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of center line of any and all bays, 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 times 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 plot 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 obstructions 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 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, RR Houston Development, L.P., has caused these presents to be signed by J. Dickson Rogers, President of RR Houston Developers, L.L.C., Managing General Partner of RR Houston Development, L.P., thereunto authorized, this 29 day of June, 2004.

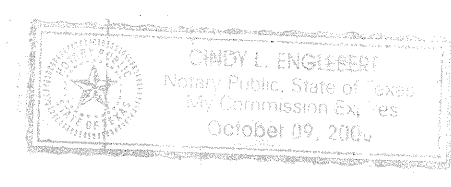
OWNER
RR HOUSTON DEVELOPMENT, L.P.
a Texas limited partnership
By
RR HOUSTON DEVELOPERS, L.L.C.
A Texas Limited Liability Company,
Managing General Partner

By: J. Dickson Rogers, President

STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared J. Dickson Rogers, President of RR Houston Developers, L.L.C., Managing General Partner of RR Houston Development, L.P., 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 and in the capacity therein and herein stated, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29 day of June, 2004.

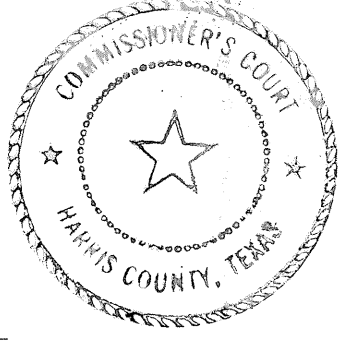


Andy R. Engelbert
Notary Public in and for the
State of TEXAS
My Notary Commission Expires 9 Oct 2006

I, Robert T. Russ, Jr., am authorized 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 plot boundary corners have been tied to the nearest survey corner and street intersection.



Robert T. Russ, Jr., Registered Professional Land Surveyor
Texas Registration No. 1485



APPROVED by the Commissioners' Court of Harris County, Texas this 24th day of August, 2004.

El Franco Lee, Commissioner, Precinct 1
Sylvia R. Garcia, Commissioner, Precinct 2
Robert Eckels, County Judge
Steve Rodack, Commissioner, Precinct 3
Jerry Eversole, Commissioner, Precinct 4

This is to certify that the Houston Planning Commission of the City of Houston, Texas has approved this plot and subdivision of Remington Ranch, Sec. 4 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 plot this 6th day of July, 2004.

By: M. Marvin Katz, Chairman or L.S. Brown, Vice-Chairman
By: Robert M. Likke, Secretary



I, Arthur L. Storey, Jr., County Engineer of Harris County, hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court and 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., P.E.
County Engineer

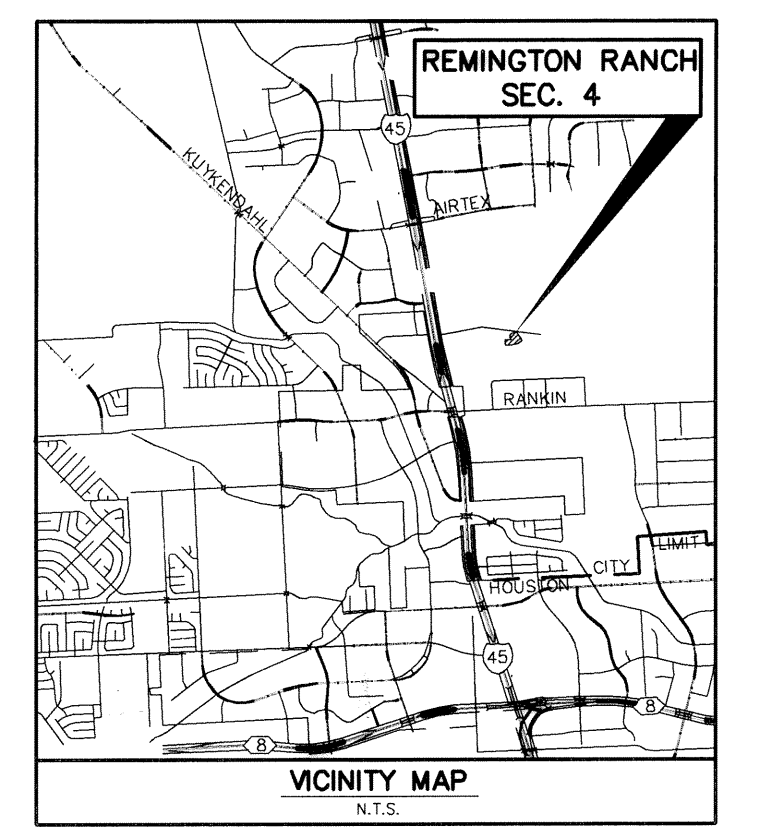
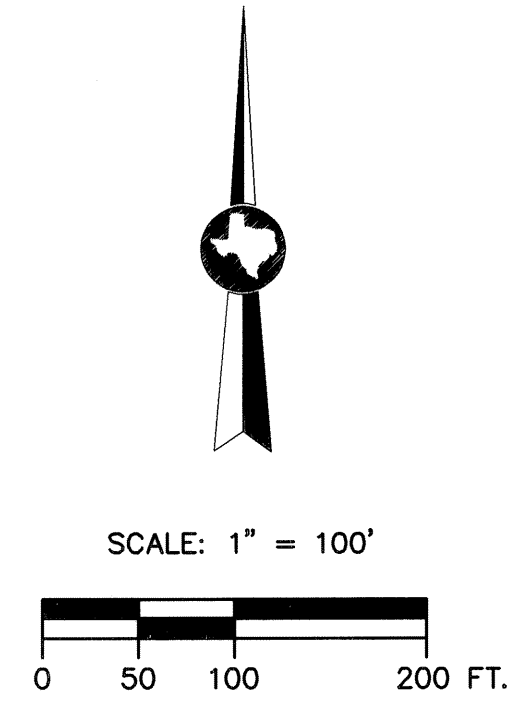
I, Beverly B. Kaufman, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on August 20, 2004, at 1:10 o'clock P.M. and duly recorded on August 26, 2004, at 1:30 o'clock P.M. and at Film Code No. 565002 of the Map Records of Harris County for said county.

Beverly B. Kaufman
Beverly B. Kaufman, Clerk of the County Court
Harris County, Texas
By: Edwina V. Pace
Deputy

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.

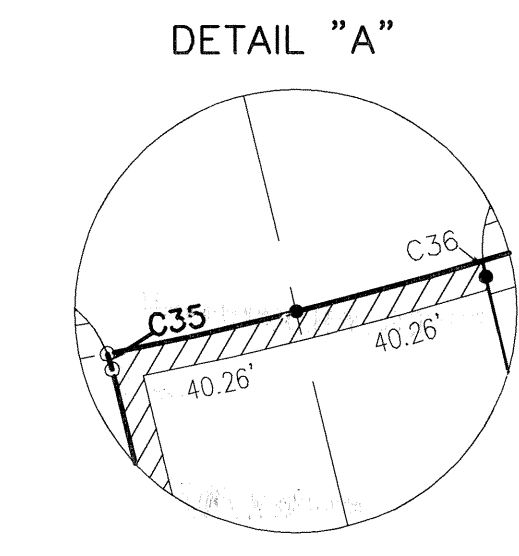
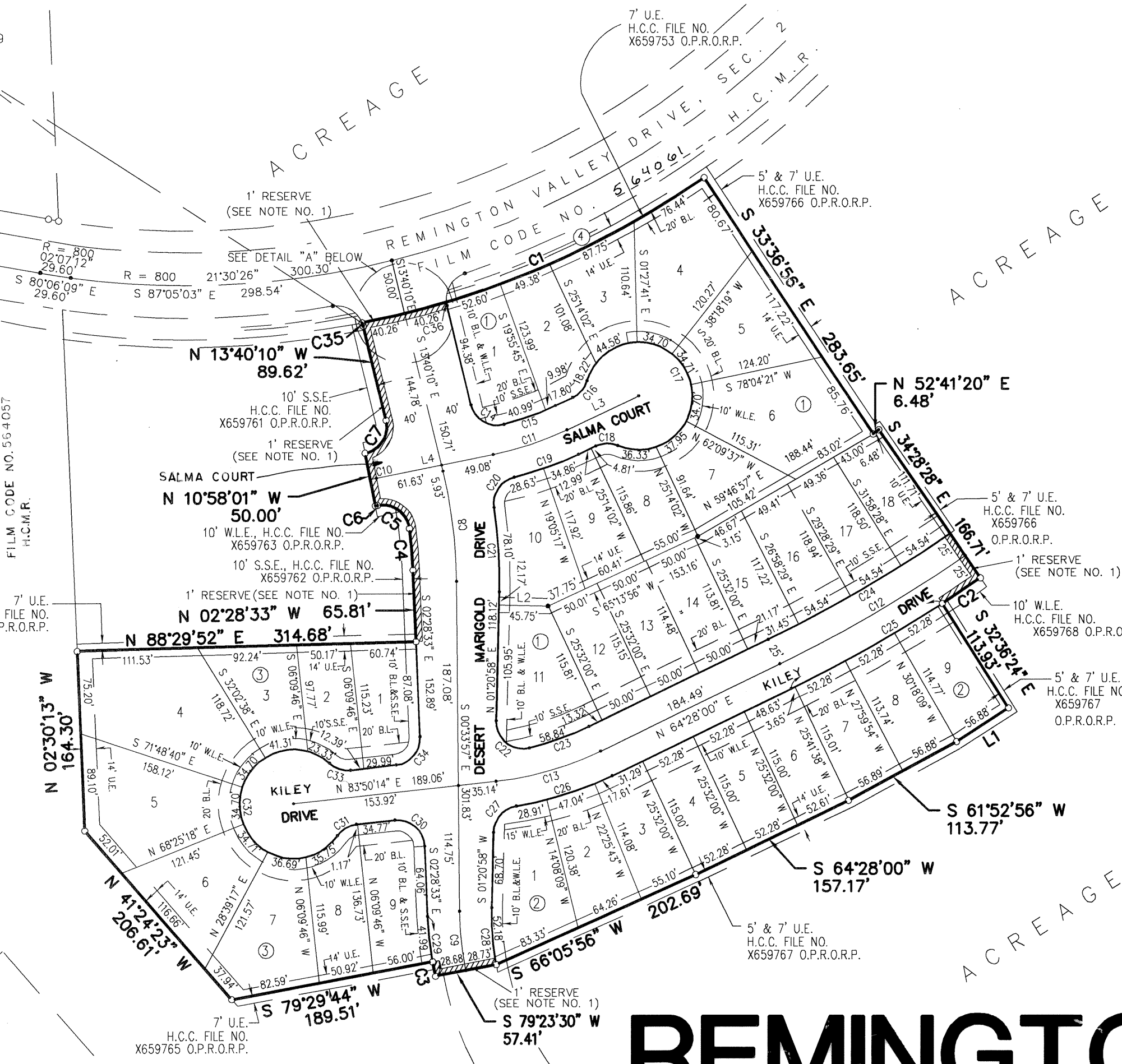
LINE CHART table with columns: LINE, DISTANCE, BEARING. Rows L1 to L4.

CURVE CHART table with columns: CURVE, RADIUS, DELTA, ARC, BEARING, CHORD. Rows C1 to C36.



GENERAL NOTES

- (1) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions 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 reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and be re-vested in the dedicator, his heirs, assigns, or successors.
(2) B.L. indicates Building Line.
(3) U.E. indicates Utility Easement.
(4) W.L.E. indicates Water Line Easement
(5) Strm. Sew. Esmt. indicates Storm Sewer Easement.
(6) S.S.E. indicates Sanitary Sewer Easement.
(7) F.M.E. indicates Force Main Easement.
(8) H.C.C.F. indicates Harris County Clerk's File Number
(9) All easements extend equidistant from either side of the property lines unless otherwise noted.
(10) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
(11) This survey is not tied into the Official City of Houston Survey System in compliance with Ordinance No. 60-1978 because a City Marker has not been established within 2000 feet of the property.
(12) 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.
(13) (1) 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, if not more than 900 square feet, also shall 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.
(2) 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.



REMINGTON RANCH

SEC. 4

BEING A SUBDIVISION OF 8.2498 ACRES OUT OF THE S.L. NOBLE SURVEY, A-608, IN HARRIS COUNTY, TEXAS.

36 LOTS 3 BLOCKS

OWNER
R R DEVELOPMENT, L.P.

NOVEMBER, 2003



RECORDER'S MEMORANDUM: At the time of recording, 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.