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U345920

DEDICATION OF COMMON AREA PRIVATE UTILITY, DRAINAGE AND EGRESS  
EASEMENTS  
FOR  
OAK PLACE COURT

531-87-0343  
/ll  
\$13.00

04/24/00 201230759 U345920

STATE OF TEXAS \$  
COUNTY OF TEXAS \$

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, 5177 BUILDERS, LTD., by Lovett Interests, Inc., General Partner,  
purchased that certain tract of land being 1.8568 acres and recorded same with General Warranty  
Deed with Vendor's Lien filed for record under Clerk's File No. T196253 Film Code No. 520-36-  
2528. Said 1.8568 acre tract of land has been subsequently divided into eight separate sections,  
Section One thru Eight and subsequently deeded to separate entities, the owners of said sections  
are as follows:

- Section One 5177 Builders, Ltd.
- Section Two Kirby Frank, Inc.
- Section Three Sage Interests, Inc.
- Section Four Trusspro, LLC
- Section Five 5177 Builders, Ltd.
- Section Six 5177 Builders, Ltd.
- Section Seven Kirby Frank, Inc.
- Section Eight Sage Interests, Inc.

2000 APR 24 AM 10:41  
FILED  
COUNTY CLERK  
HARRIS COUNTY TEXAS  
*Bonny L. Hoffman*

THEREFORE, it is the consensus among these entities to dedicate common areas  
throughout the subdivision known as Oak Place Court for common area private utility, drainage  
and egress, regress easements.

NOW THEREFORE, the four (4), sixteen (16') foot shared driveway areas are hereby  
dedicated and will be used for the installation of all water facilities as well as an access easement  
for pedestrian and vehicular traffic.

NOW THEREFORE, the areas within the above described properties, which are not  
covered by a foundation slab, are areas dedicated to be common for the installation of utility,  
drainage systems and to allow for sheet flow of water from one lot to another as well as areas  
permissible to be used for egress, regress purposes.

NOW THEREFORE, 5177 BUILDERS, LTD., and its successors and assigns, desire to  
provide for the general maintenance and upkeep of all utilities and drainage facilities and to such  
end gutters on roofs, drains, drainage lines an similar devises may be required, located within the  
portion of the property to which each the owners of the Lot have the right of nonexclusive  
possession.

NOW THEREFORE, in consideration of the foregoing and the premises contained herein,  
5177 BUILDERS, LTD., its successors and assigns, hereby agree that each subsequent owners of

531-87-0344

the Lots shall be responsible for the prorata maintenance and upkeep of the private drainage facilities, or any other private utilities contained within the easement areas including the common sewer truck lines servicing the residences. The City of Houston is in no way responsible for the maintenance of any of these private lines.

Executed this 20th day of April, 2000.

5177 Builders, Ltd., by Lovett Interests, Inc.,  
General Partner

BY: Frank M. K. Liu, Pres.  
Frank M. K. Liu, President

Trusspro, LLC.

BY: Xiao-Min, Cai  
Xiao-Min, Cai, Manager

Sage Interests, Inc.

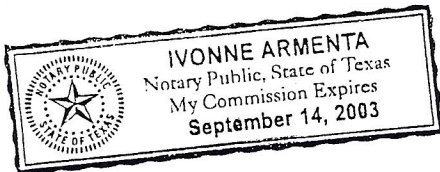
BY: Frank M. K. Liu, Pres.  
Frank M. K. Liu, President

Kirby Frank, Inc.

BY: Frank M. K. Liu, Pres.  
Frank M. K. Liu, President

STATE OF TEXAS        \$  
                                  \$  
COUNTY OF HARRIS    \$

This instrument was acknowledged before me on the 20th day of April, 2000, by Frank M.K. Liu, President of Lovett Interest, Inc. General Partner of 5177 Builders, Ltd.



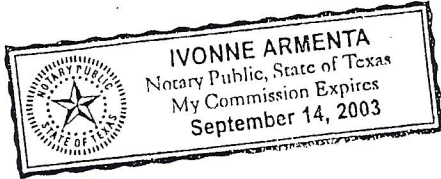
Ivonne Armenta  
Notary Public in and for the State of Texas

Ivonne Armenta  
Printed Name of Notary  
My Commission Expires: 9-14-2003

531-87-0345

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20th day of April, 2000, by Xiao-Min Cai, Manager of Trusspro, L.L.C.

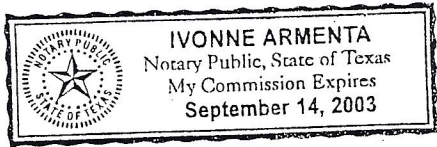


Ivonne Armenta  
Notary Public in and for the State of Texas

Ivonne Armenta  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20th day of April, 2000, by Frank M.K. Liu, President of Sage Interests, Inc.

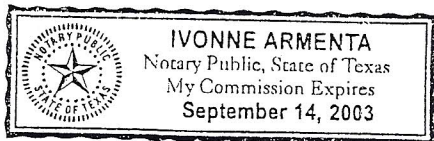


Ivonne Armenta  
Notary Public in and for the State of Texas

Ivonne Armenta  
Printed Name of Notary  
My Commission Expires: 9-14-2003

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 20th day of April, 2000, by Frank M.K. Liu, President of Kirby Frank, Inc.



Ivonne Armenta  
Notary Public in and for the State of Texas

Ivonne Armenta  
Printed Name of Notary  
My Commission Expires: 9-14-2003

531-87-0346

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  
THE STATE OF TEXAS }  
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED in File Number  
Sequence on the date and at the time stamped hereon by me; and was  
dually RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas on

APR 24 2000



*George B. Ferguson*

COUNTY CLERK  
HARRIS COUNTY TEXAS