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U345920

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

531-87-0343
file
\$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

