

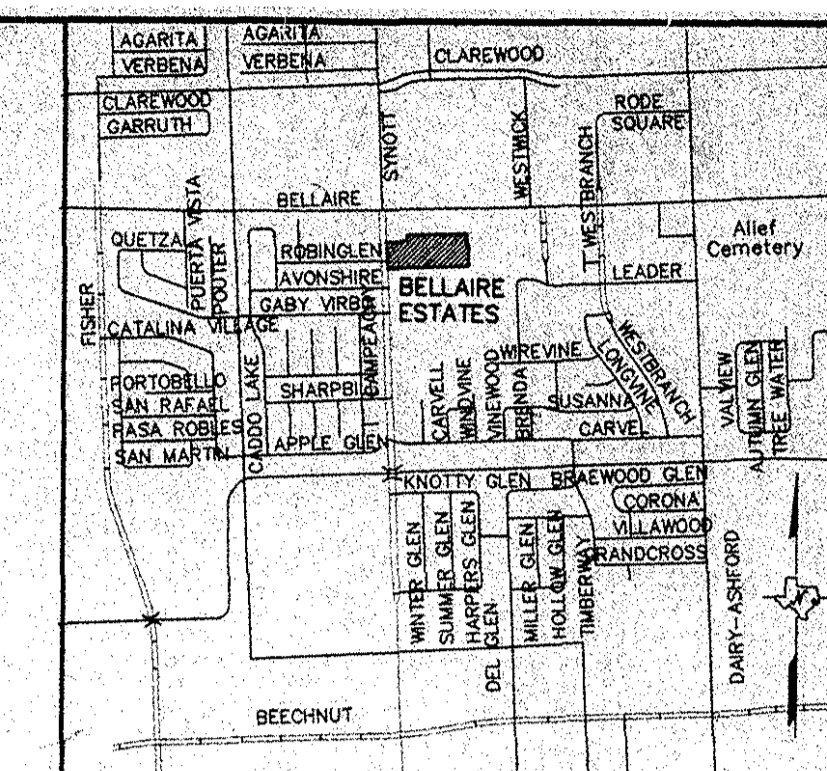
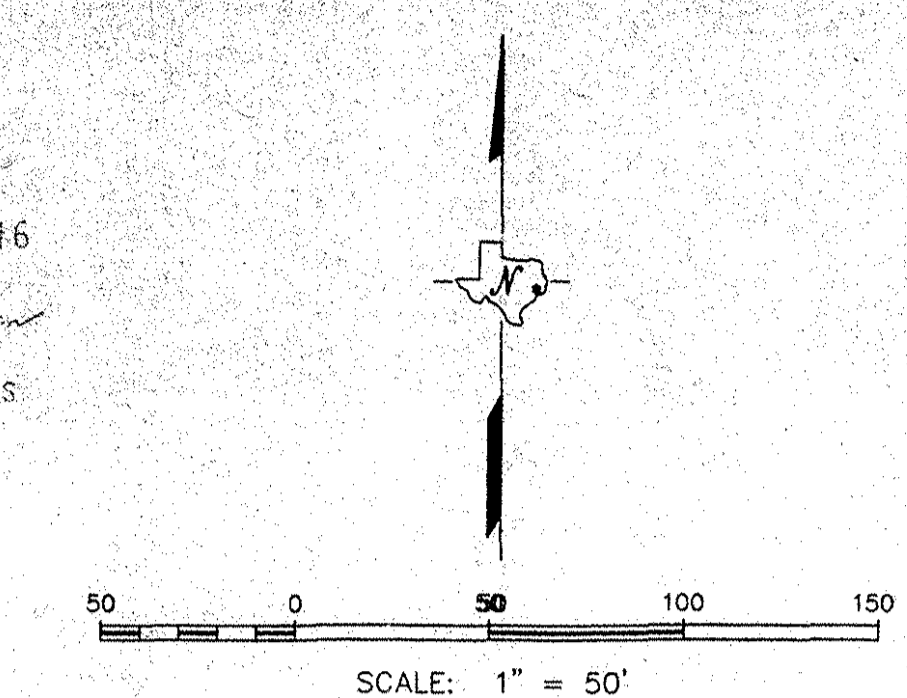
BELLAIRE BOULEVARD
120' R.O.W.

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	25.00	89°58'08"	39.26	24.99	S 47°41'0" E	35.35
C2	53.00	89°58'08"	83.22	52.97	S 47°41'0" E	74.83
C3	25.00	90°08'08"	39.33	25.06	N 42°48'58" E	35.40
C4	53.00	90°04'49"	83.33	53.07	N 42°47'19" E	75.01

COMPENSATING OPEN SPACE TABLE		
AVG LOT SIZE (N SQ. FT.)	NO. LOTS	MULTIPLIER
3,999-3,500	3	300
3,499-3,000	7	400
2,999-2,500	55	500
TOTAL LOTS	65	TOTAL REQUIRED 31,200 SQ. FT.

TOTAL OPEN SPACE PROVIDED = 33,630 SQ. FT.

FILED
FEBRUARY 6 2003
HARRIS COUNTY TEXAS



VICINITY MAP
NO SCALE



BRAEWOOD GLEN SECTION 7 VOL. 277, PG. 124 H.C.M.R.

WILDFLOWER GREEN SECTION 2 VOL. 265, PG. 111 H.C.M.R.

STATE OF TEXAS
COUNTY OF HARRIS

We, YCW Interests, Ltd., a Limited Partnership acting by and through its General Partner, William Yeh, hereinafter referred to as Owners of the 6.0689 acre tract described in the above and foregoing map of BELLAIRE ESTATES, 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 seven feet, six inches (7' 6") for fourteen feet (14' 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 eight feet (8' 0") for fourteen feet (14' 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 declare that all parcels of land designated as lots on this plat are originally intended for the construction of single-family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for some 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 plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, 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 bays, 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 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 plat 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 abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

IN TESTIMONY WHEREOF, the YCW Interests, Ltd. acting by and through its General Partner, William Yeh, has caused these presents to be signed by William Yeh, its President thereunto authorized this 10th day of Feb. 2003.

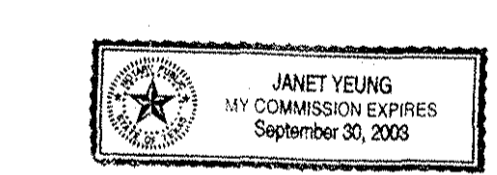
By: William Yeh
General Partner of YCW Interests, Ltd.

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared William Yeh
General Partner of YCW Interests, Ltd. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of Feb. 2003.

By: Janet Yeung
Notary Public in and for Harris County, Texas
My Commission Expires: September 2003



This is to certify that the Houston Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of BELLAIRE ESTATES in accordance 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 28th day of Feb. 2003.

By: M. Marv Koltz
Chairman
By: Robert M. Litke
Secretary

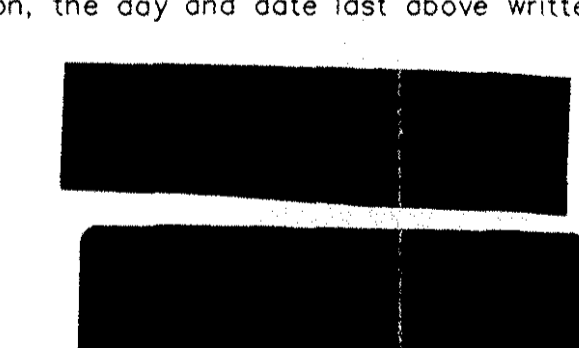


I, Beverly B. Kaufman, Clerk of the County of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in Subplot 6 on March 6, 2003, at 11:00 AM, o'clock, and duly recorded on March 7, 2003, at 9:15 AM, o'clock, and in Film Code Number 99010 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.

BEVERLY B. KAUFMAN,
Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas

By: Edward Mack
Deputy



NOTES:
1. Unless otherwise indicated, the building lines (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.
2. 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 of not more than 500 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.
3. 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.
4. This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local governmental agency as public rights-of-way. The City of Houston has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

We, United Central Bank, owners and holders of a lien against the property described in the plat known as Bellaire Estates, said lien being evidenced by instrument of record in Clerk's File No. W221122 of the O.P.R.O.R.P. of Harris County, Texas, do hereby in all things subordinate our interest to said property to the purposes and effects of said plat and the dedications and restrictions shown herein to said plat and we confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

By: Nasrullah Khan
S.A. Vice President, Lending
ATTEST: Paul Cheong
Vice President, Lending

STATE OF TEXAS
COUNTY OF HARRIS

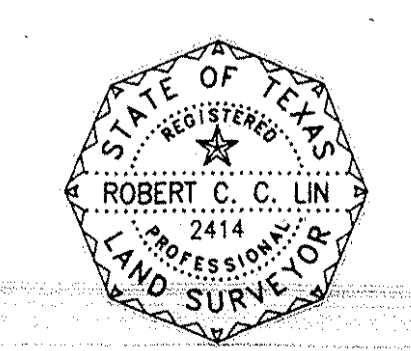
BEFORE ME, the undersigned authority, on this day personally appeared Nasrullah Khan
S.A. Vice President, and Paul Cheong
Vice President, of United Central Bank, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10th day of Feb. 2003.

By: Janet Yeung
Notary Public in and for the State of Texas
My Commission Expires: September 2003

I, Robert C.C. Lin, am registered under the laws of the State of Texas to practice in 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 have 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 and to the City of Houston survey marker system.

By: Robert C.C. Lin
Registered Professional Land Surveyor
Texas Registration No. 2414
State of Texas



BELLAIRE ESTATES
A SUBDIVISION OF 6.0689 ACRES (264,360 SQ. FT.) OF LAND
LOCATED IN THE STAFFORD SMITH SURVEY, ABSTRACT 1360
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

65 LOTS
FEBRUARY 2003

5 RESERVES
SCALE: 1" = 50'

OWNER: YCW INTERESTS, LTD.
7171 HARWIN, SUITE 207
HOUSTON, TEXAS 77036

Lin Engineering, Inc.
11806 WILCREST, SUITE 200
HOUSTON, TEXAS 77031
(281)530-3168