

8952995

DECLARATION OF ANNEXATION

FOR

THE PENINSULAS AT LAKE OLYMPIA, SECTION FOUR

THE STATE OF TEXAS
COUNTY OF FORT BEND

THIS DECLARATION OF ANNEXATION is made by LAKE OLYMPIA DEVELOPMENT N. V., a Netherlands Antilles corporation, doing business as LAKE OLYMPIA DEVELOPMENT CORPORATION ("Declarant") and AMENITY INVESTMENT, INC. (AMENITY).

WITNESSETH:

WHEREAS, Declarant is the owner of all or a portion of the properties described on Exhibits "A", "B" and "C" which are attached hereto and incorporated by reference for all purposes (the "Property") upon which Declarant is in the process of developing a residential/mixed use commercial community known as Lake Olympia pursuant to a common or uniform plan or scheme of development:

AND, WHEREAS, by virtue of Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded in Volume 1355 at Page 709 of the Deed Records of Fort Bend County, Texas, Declarant has created, out of that portion of the Property which is more particularly described in the Declaration, a subdivision known as PALMER PLANTATION AT LAKE OLYMPIA SECTION ONE and has imposed upon such subdivision the covenants, conditions and restrictions described in the Declaration described above (the Declaration and any and all and all amendments and supplements thereto being hereinafter called the "Declaration");

AND, WHEREAS, as contemplated by the Declaration, Declarant now desires to create, out of that portion of the Property, more particularly described in Exhibit "D" which is attached hereto and incorporated herein by reference for all purposes, a subdivision to be known as THE PENINSULAS AT LAKE OLYMPIA SECTION FOUR (the "Subdivision") and with the joinder of Amenity to impose upon the property constituting the

Subdivision, the covenants, conditions and restrictions described in the Declaration, except to the extent that the same are modified or amended herein, all as a part of Declarant's uniform plan or scheme for development of the Property.

NOW, THEREFOR, Declarant and Amenity hereby declare that all of the Subdivision shall be held, sold and conveyed subject to all of the easements, restrictions, covenants, and conditions described in the Declaration, which is incorporated herein by reference for all purposes, except to the extent that the Declaration is specifically amended herein, all of which easements, restrictions, covenants and conditions shall run with the property constituting the Subdivision and shall be binding upon any person or entity owning or claiming any right, title or interest in or to any portion of the property constituting the Subdivision, and their heirs, successors and assigns, and all of which shall inure to the benefit of, and be enforceable by, Declarant and each Owner (as defined in the Declaration); provided, however, that the easements, restrictions, covenants and conditions of the Declaration, so far as they affect the Subdivision, are amended as follows:

1. The Subdivision shall constitute, and the restrictions, covenants and conditions of this Declaration of Annexation shall only cover and affect the following described property:
 Lots One (1) through Fourteen (14), inclusive in Block One (1); Lots One (1) through Seventy-Four (74), inclusive, in Block Two (2); and Lots One (1) through Seventeen (17), inclusive in Block Three (3), all in The Peninsulas at Lake Olympia Section Four, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 1011 A+B in the Plat Records of Fort Bend County, Texas.
2. All Lots within this Subdivision, other than Lots One (1) through Seventeen (17) in Block Three (3), are hereby declared to be Waterway Lots.
3. Article V, Section Four, "Approval of Plans" is hereby amended to the following extent, and to the

following extent only:

- (a) Plans for landscaping except where they might affect existing trees and lighting of a particular Lot need not be submitted to the Architectural Control Committee for approval until such time as the Builder or Owner of such Lot is ready, or is obligated, to proceed with installation of landscaping and lighting;
- (b) The final working plans and specifications need not include details of interior mechanical, electrical and plumbing fixtures, systems or installations, but shall include details of any exterior mechanical, electrical and plumbing structures; and
- (c) In the case of a Builder, the Architectural Control Committee may approve a partial preliminary site plan which reflects the exterior elevation, size and configuration of the proposed Living Unit and ancillary buildings, and reasonably identifies and describes all exterior colors and materials, provided that the actual preliminary plan, and final plan, for such Lot, comply with, and follow, such partial preliminary site plan.
- (d) All plans submitted to the Architectural Control Committee, including partial, preliminary and final plans shall show but not be limited to the location of the proposed foundation or slab upon each Lot. The Architectural Control Committee shall have the right to require (1) that the slab or foundation be of pier and beam or pier and slab construction, (2) that a tree preservation plan be provided and (3) that adjustments be made in the location, height and extent of improvements to the extent that the Architectural Control Committee believes that the use of such foundation construction may help to preserve the maximum number of trees upon the Lot or within the subdivision.

4. The following Sections of Article VII are amended as follows:

Section 2. Improvement on Lots. No building or other structure of any kind or type shall be constructed, maintained or allowed on any Lot other than: (i) one detached single-family dwelling, which shall not exceed two and one-half (2 1/2) stories in height; (ii) no more than one (1) private garage for no less than two (2) nor more than three (3) passenger cars, which garages shall open to the side of the Lot and not face the street unless specifically approved in writing by the Architectural Control Committee; (iii) servant's quarters for household and domestic employees actually employed by the Owner or resident of the Lot; and (iv) a greenhouse to grow plants solely for family or household purposes of the Owner or resident of the Lot, which greenhouse must not be visible from the street or adjacent property unless agreed to be Declarant, and plans for construction of such greenhouse. No carports (which shall not include portecocheres) shall be allowed on any Lot unless specifically approved in writing by the

Architectural Control Committee.

Section 6. Frontage. All improvements shall be constructed on Lots so as to front the street upon which the Lot faces. A corner Lot shall be deemed to face toward the street which is furthest from the building setback line for such Lot. The front exterior wall of a dwelling shall be constructed so as to lie either parallel to the street upon which the Lot faces, or at an angle thereto which does not exceed 45 degrees.

Section 7. Size. Each Living Unit constructed upon a Lot within the Subdivision shall contain not less than 2,200 square feet of living area if a one-story Living Unit and not less than 2,700 square feet of living area if a two-story Living Unit. All computations of living area shall be exclusive of opened or screened porches, terraces, patios, driveways, garages, servant's quarters and/or greenhouses. Measurements shall be made to the face of the outside walls of the living area.

Section 8. Roofing Material. The roof of any Living Unit (including any garage or servant's quarters) shall be constructed or covered with (i) wood shingles which have been treated with fire retardant as prescribed by the ordinances of the City of Missouri City as then in existence or (ii) asphalt or composition type shingles of a minimum of 300 pound dimensional type, comparable in color to aged or weathered wood shingles. The decision of such comparison shall rest exclusively with the Architectural Control Committee. Any other type of roofing materials shall be permitted only at the sole discretion of the Architectural Control Committee and shall not be deemed approved until approved in writing.

Section 9. Garages. Unless the Architectural Control Committee specifically agrees otherwise in writing, each Living Unit shall have an attached or detached enclosed private garage, but in no event more than one (1) garage, for not less than two (2) nor more than three (3) passenger cars. Each owner or resident of a Lot shall keep all doors to the private garage shut at all times when it is not necessary to keep such doors open. Garages shall be used only for passenger cars and other vehicles, including boats on trailers, of a type and size as will allow the door or doors of the garage to be shut completely with such vehicle or trailer inside. All garage doors shall open to the side of the Lot and shall not face the street, unless specifically approved in writing by the Architectural Control Committee.

Section 10. Fences. No owner shall be required to build any fence on the back portion of any Lot, and no Owner shall build any fence or other similar structure on the back portion of any waterway Lot without the express, prior written approval of the Architectural Control Committee. Unless otherwise specifically agreed in writing by the Architectural Control Committee, no building, fence or other structure shall be placed or built on any Lot nearer to the front lot line or nearer to a side street line than the building setback lines shown on the subdivision plat nor in any front yard. No building or other structure (except for a fence) shall encroach on any easement reflected on the subdivision plat.

The dedicated drainage easement within Lots One (1) through Seventeen (17) inclusive, in Block Three (3), shall be kept free of all fences, buildings, plantings, and other obstructions that interfere with drainage. Only wrought iron fences with spacings not less than four inches and not more than six inches shall be allowed within the drainage easement. All improvements within the drainage easement shall be subject to the approval of the party ultimately responsible for its maintenance as a drainage easement.

5. There is added to Article VII new Sections 33, 34 and 35 as follows:

Section 33. Window Coverings. Each Owner and occupant of a Living Unit shall provide drapes, blinds or window coverings, the exterior of which, when such window coverings are closed, shall be on white or neutral color.

Section 34. Height Restrictions on Waterway Lot. No portion of any deck, porch, patio, or other similar structure shall be erected or allowed to extend on any portion of any WATERWAY LOT to a height of more than three (3') feet above the natural elevation of the Lot at any point on the Lot. No structure, fences or landscaping of any kind shall be so placed on the portion of any WATERWAY LOT behind the house erected thereon so as to prevent or impair the view of any lake or waterway from any adjoining WATERWAY LOT.

Section 35. Tree Preservation. The following shall apply to all lots containing existing trees:

- (a) For the purposes of tree preservation the term "tree" shall mean those that one more than six (6) inches in diameter at a height of five (5) feet from the existing ground except as noted.
- (b) Every effort must be made to locate all improvements, drives, trenches and other structures to be placed upon the Lot in such a way as to minimize the number of trees which must be cut or removed.
- (c) A site plan reflecting the location of all existing trees and their species, and the proposed location of all improvements including houses, garages, driveways, walkways, patios, decks, fill and any other improvements structure or facility to be placed upon the Lot shall be submitted and shall require the approval of the Architectural Control Committee prior to the commencement of construction.
- (d) A tree preservation plan reflecting the steps to be taken to protect and preserve existing trees during construction and as a result of proposed improvements shall be submitted and shall require approval by the Architectural Control Committee prior to the commencement of construction.
- (e) The Architectural Control Committee shall have the right to require the installation of a tree or trees of the species and size not exceeding eight (8) inches in diameter at a height of five (5) feet from existing ground, to compensate for losses and/or damages due to construction or improvements to be placed on the Lot.

6. The is further amended by substitution of the Exhibits "E" and "F" which are attached hereto and

incorporated herein by reference for all purposes, for the Exhibits "E" and "F" which are attached to the Declaration.

- 7. Except to the extent that the Declaration is specifically amended herein, all of the covenants, conditions, restrictions and reservations contained in the Declaration shall be and remain in full force and effect.
- 8. All words, phrases or terms used herein shall have the same meaning as contained in the Declaration, unless a contrary definition is given herein.

EXECUTED this 16th day of October, 1989.

LAKE OLYMPIA DEVELOPMENT, N.V.,
A NETHERLAND ANTILLES CORPORATION
d/b/a LAKE OLYMPIA DEVELOPMENT

BY: [Signature]
NAME: David K.C. Tsai
TITLE: Managing Director

AMENITY INVESTMENTS, INC.

BY: [Signature]
NAME: Andrew Choy
TITLE: President of Houston Division

THE STATE OF TEXAS
COUNTY OF FORT BEND

This instrument was acknowledged before me on the 16th day of October, 1989 by David K.C. Tsai, Managing Director of LAKE OLYMPIA DEVELOPMENT, N. V., a Netherlands Antilles Corporation, d/b/a LAKE OLYMPIA DEVELOPMENT CORPORATION, on behalf of said corporation.



Brenda Harris
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
NAME: Brenda Harris
MY COMMISSION EXPIRES: 4/23/91

2162 1620

THE STATE OF TEXAS
COUNTY OF FORT BEND

This instrument was acknowledged before me on the 16th
day of October, 1989 by Andrew Choy, President
of the Houston Division of AMENITY INVESTMENTS, INC., on
behalf of said corporation.



Brenda Harris
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
NAME: Brenda Harris
MY COMMISSION EXPIRES: 4/23/91

RETURN TO: LAKE OLYMPIA DEVELOPMENT
2700 LAKE OLYMPIA PARKWAY
MISSOURI CITY, TEXAS 77459

2162 1621

Revised 1-8-82

October 12, 1981 AS PER ORIGINAL

Job No. 176-0000-21

DESCRIPTION OF
PALMER PLANTATION MUNICIPAL
UTILITY DISTRICT NO. 1

Being 359.403 acres of land located in the David Bright League, Abstract 13, Fort Bend County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Quail Valley Subdivision, Glenn Lakes, Section 1, a subdivision of record in Volume 10, Page 1 of the Plat Records of Fort Bend County, Texas;

Thence, with the south line of said Glenn Lakes, Section 1, North $88^{\circ} 58' 55''$ East, 795.93 feet to a point for corner;

Thence, continuing with said south line, North $88^{\circ} 20' 20''$ East, 280.00 feet to a point for corner;

Thence, leaving said south line, South $01^{\circ} 39' 40''$ East, 336.70 feet to a point for corner;

Thence, South $57^{\circ} 52' 10''$ East, 448.39 feet to a point for corner;

Thence, South $38^{\circ} 22' 03''$ East, 302.76 feet to a point for corner;

Thence, South $50^{\circ} 21' 21''$ East, 903.96 feet to a point for corner;

Thence, South $26^{\circ} 57' 08''$ East, 299.78 feet to a point for corner;

Thence, South $18^{\circ} 14' 45''$ West, 438.36 feet to a point for corner;

Thence, South $61^{\circ} 41' 30''$ West, 297.48 feet to a point for corner;

Thence, South $01^{\circ} 23' 53''$ East, 598.05 feet to a point for corner; in the north line of Senior Road (60.00 feet wide);

EXHIBIT "A"

October 12, 1981

Job No. 176-0000-21

Thence, South $64^{\circ} 56' 34''$ West, 75.36 feet to a point for corner;

Thence, South $61^{\circ} 40' 12''$ West, 590.83 feet to a point for corner
in the aforementioned north line of Senior Road;

Thence, with the north line of Senior Road, South $88^{\circ} 36' 07''$ West,
2885.67 feet to a point for corner in the center line of Oyster Creek;

• Thence, with the center line meanders of Oyster Creek the following
nineteen (19) courses:

1. North $36^{\circ} 39' 40''$ West, 90.41 feet to a point for corner;
2. North $56^{\circ} 58' 53''$ West, 789.64 feet to a point for corner;
3. North $58^{\circ} 32' 29''$ West, 712.80 feet to a point for corner;
4. North $85^{\circ} 33' 10''$ West, 645.21 feet to a point for corner;
5. South $80^{\circ} 49' 42''$ West, 185.43 feet to a point for corner;
6. South $87^{\circ} 34' 50''$ West, 165.42 feet to a point for corner;
7. North $73^{\circ} 32' 23''$ West, 221.74 feet to a point for corner;
8. North $41^{\circ} 44' 14''$ West, 212.81 feet to a point for corner;
9. North $10^{\circ} 38' 12''$ West, 235.33 feet to a point for corner;
10. North $41^{\circ} 07' 59''$ East, 159.52 feet to a point for corner;
11. North $34^{\circ} 56' 41''$ East, 198.35 feet to a point for corner;
12. North $53^{\circ} 43' 35''$ East, 203.19 feet to a point for corner;
13. North $62^{\circ} 17' 52''$ East, 174.31 feet to a point for corner;
14. North $60^{\circ} 18' 28''$ East, 100.99 feet to a point for corner;
15. North $45^{\circ} 26' 24''$ East, 118.28 feet to a point for corner;
16. North $31^{\circ} 38' 44''$ East, 531.90 feet to a point for corner;
17. North $03^{\circ} 37' 10''$ West, 501.14 feet to a point for corner;
18. North $16^{\circ} 46' 56''$ West, 125.90 feet to a point for corner;
19. North $64^{\circ} 09' 40''$ West, 198.56 feet to a point for corner;

Thence, leaving said center line, South $87^{\circ} 38' 27''$ East, 119.41
feet to a point for corner;

Thence, North $88^{\circ} 43' 15''$ East, 135.68 feet to a point for corner
in the south line of a replat of Quail Valley Subdivision, Thunderbird,
Section 2, a subdivision of record in Volume 23, Page 3 of the Plat Records
of Fort Bend County, Texas;

Thence, with the south line of said Thunderbird, Section 2 the
following five (5) courses:

Revised 1-8-82

October 12, 1981

Job No. 176-0000-21

1. North $88^{\circ} 13' 48''$ East, 283.63 feet to a point for corner;
2. North $88^{\circ} 43' 55''$ East, 593.59 feet to a point for corner;
3. North $88^{\circ} 59' 29''$ East, 459.22 feet to a point for corner;
4. North $89^{\circ} 04' 57''$ East, 918.79 feet to a point for corner;
5. North $88^{\circ} 37' 56''$ East, 835.47 feet to the southeast corner of said Thunderbird, Section 2, same being in the west line of the aforementioned Glenn Lakes, Section 1;

Thence, with the west line of Glenn Lakes, Section 1, South $00^{\circ} 57' 25''$ East, 8.91 feet to the POINT OF BEGINNING and containing 359.403 acres of land.

LICHLITER/JAMESON & ASSOCIATES, INC.

EXHIBIT "A"

P. 3 OF 3

DESCRIPTION OF
PALMER PLANTATION MUNICIPAL
UTILITY DISTRICT NO. 2

Being 332.269 acres of land located in the David Bright League, Abstract 13, Fort Bend County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of Quail Valley Subdivision, Glenn Lakes, Section 1, a subdivision of record in Volume 10, Page 1 of the Plat Records of Fort Bend County, Texas;

Thence, North $88^{\circ} 53' 11''$ East, 3,026.35 feet to a point for corner;

Thence, South $01^{\circ} 06' 49''$ East, 275.77 feet to a point for corner;

Thence, South $64^{\circ} 29' 38''$ East, 76.36 feet to a point for corner;

Thence North $58^{\circ} 33' 08''$ East, 243.06 feet to a point for corner;

Thence, South $01^{\circ} 06' 49''$ East, 2,939.99 feet to a point for corner in the north line of Senior Road (60.00 feet wide);

Thence, with the north line of Senior Road, South $88^{\circ} 36' 07''$ West, 4,497.19 feet to a point for corner;

Thence, leaving said north line, North $01^{\circ} 23' 53''$ West, 895.90 feet to a point for corner;

Thence, North $61^{\circ} 41' 30''$ East, 297.48 feet to a point for corner;

Thence, North $18^{\circ} 14' 45''$ East, 438.36 feet to a point for corner;

Thence, North $26^{\circ} 57' 08''$ West, 299.78 feet to a point for corner;

Thence, North $50^{\circ} 21' 21''$ West, 903.96 feet to a point for corner;

Thence, North $38^{\circ} 22' 03''$ West, 302.76 feet to a point for corner;

AS PER ORIGINAL

2162 1625

Revised 1/8/82

October 12, 1981

Job No. 180-0000-21

Thence, North 57° 52' 10" West, 448.39 feet to a point for corner;

Thence, North 01° 39' 40" West, 336.70 feet to a point for corner
in the south line of aforementioned Glenn Lakes, Section 1;

Thence, with the south line of Glenn Lakes, Section One,
North 88° 20' 20" East, 2,164.25 feet to the POINT OF BEGINNING and
containing 332.269 acres of land.

LICHLITER/JAMESON & ASSOCIATES, I

EXHIBIT "B"

October 24, 1983
Job No. 173-0104-02

LEGAL DESCRIPTION

53.7577 ACRES IN THE
ELIJAH ROARK LEAGUE, A-77
FORT BEND COUNTY, TEXAS

Being 53.7577 acres in the Elijah Roark League, Abstract 77, Fort Bend County, Texas, more particularly being a portion of that certain 389.5 acre tract of land conveyed to Hermann Hospital Estates by instrument of record in Volume 75, Page 530, Deed Records, Fort Bend County, Texas and said 53.7577 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1 1/4 inch iron pipe found marking the northwest corner of that certain 3.5489 acre tract conveyed to Dannie Joe DeWalt Robinson by instrument of record in Volume 504, Page 66, Deed Records, Fort Bend County, Texas, same being in the south line of Senior Road;

Thence, leaving said south line of Senior Road, with the west line of said 3.5489 acres, South 10° 36' 47" East, 389.27 feet to a 1/2 inch iron rod set for corner in the approximate centerline of a drainage swale;

Thence, leaving the west line of said 3.5489 acres, with the approximate centerline of said drainage swale, the following eleven (11) courses:

1. South 86° 38' 21" West, 50.72 feet to a 1/2 inch iron rod set for corner;
2. South 86° 38' 21" West, 144.35 feet to a 1/2 inch iron rod set for corner;
3. South 88° 13' 56" West, 154.01 feet to a 1/2 inch iron rod set for corner;
4. South 88° 36' 21" West, 628.70 feet to a 1/2 inch iron rod set for corner;
5. South 88° 47' 48" West, 490.55 feet to a 1/2 inch iron rod set for corner;

EXHIBIT "C"

53.7577 Acres

October 24, 1983
Job No. 173-0104-02

6. South 88° 29' 19" West, 386.99 feet to a 1/2 inch iron rod set for corner;
7. South 88° 32' 18" West, 420.79 feet to a 1/2 inch iron rod set for corner;
8. South 88° 20' 20" West, 484.90 feet to a 1/2 inch iron rod set for corner;
9. South 67° 04' 26" West, 47.60 feet to a 1/2 inch iron rod set for corner;
10. South 35° 02' 58" West, 313.15 feet to a 1/2 inch iron rod set for corner;
11. South 85° 32' 47" West, 186.41 feet to a 1/2 inch iron rod set for corner;

Thence, South 53° 24' 21" West, 149.91 feet to a 1/2 inch iron rod set for corner, same being in the northeasterly line of Rustlers Crossing, a subdivision of record in Volume 28, Page 2, Map Records, Fort Bend County, Texas;

Thence, with said northeasterly line, the following five (5) courses:

1. North 44° 21' 45" West, 52.21 feet to a 1/2 inch iron rod set for corner;
2. North 82° 47' 45" West, 288.10 feet to a 1/2 inch iron rod set for corner;
3. North 56° 34' 29" West, 187.14 feet to a 1/2 inch iron rod set for corner;
4. North 77° 57' 54" West, 510.03 feet to a 1/2 inch iron rod set for corner;
5. North 66° 58' 35" West, 600.97 feet to a 1/2 inch iron rod set for corner, same being the most northerly corner of said Rustlers Crossing;

EXHIBIT "C"

53.7577 Acres

October 24, 1983
Job No. 173-0104-02

Thence, North 68° 37' 59" West, at 55.51 feet pass the most easterly corner of that certain 84.3676 acre tract conveyed to Colonial Savings Association by instrument of record in Volume 937, Page 723, Deed Records, Fort Bend County, Texas and continue with the northeasterly line of said 84.3676 acres, in all, 166.66 feet to a 1/2 inch iron rod set for corner;

Thence, continuing with said northeasterly line, North 48° 38' 44" West, 205.64 feet to a 1 1/4 inch iron pipe found marking the northeast corner of said 84.3676 acres and the northwest corner of the aforementioned 389.5 acres, same being in the aforementioned south line of Senior Road;

Thence, North 01° 24' 00" West, 30.00 feet to a 1/2 inch iron rod set for corner in the centerline of Senior Road, also being the north line of the aforementioned Elijah Roark League, A-77, and the south line of the David Bright League, A-13;

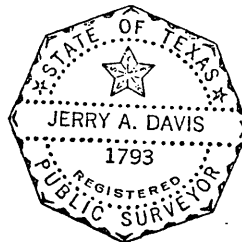
Thence, with said centerline, North 88° 36' 00" East, 5,059.53 feet to a 1/2 inch iron rod set for corner;

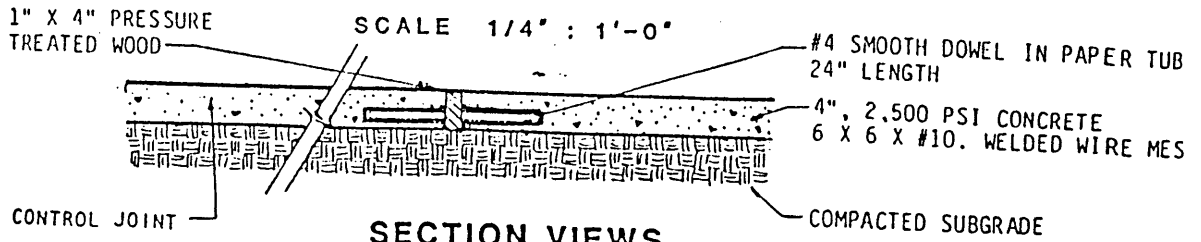
Thence, leaving said centerline, South 01° 24' 00" East, 30.00 feet to the POINT OF BEGINNING and containing 53.7577 acres of land.

LICHLITER/JAMESON & ASSOCIATES, INC.

Jerry A. Davis

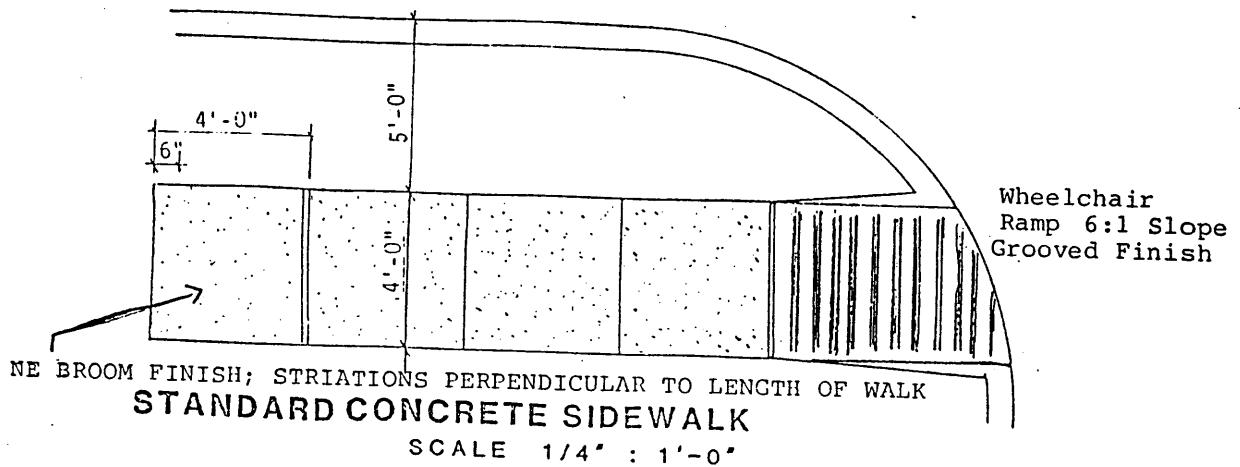
Jerry A. Davis
Registered Public Surveyor
Texas Registration No. 1793





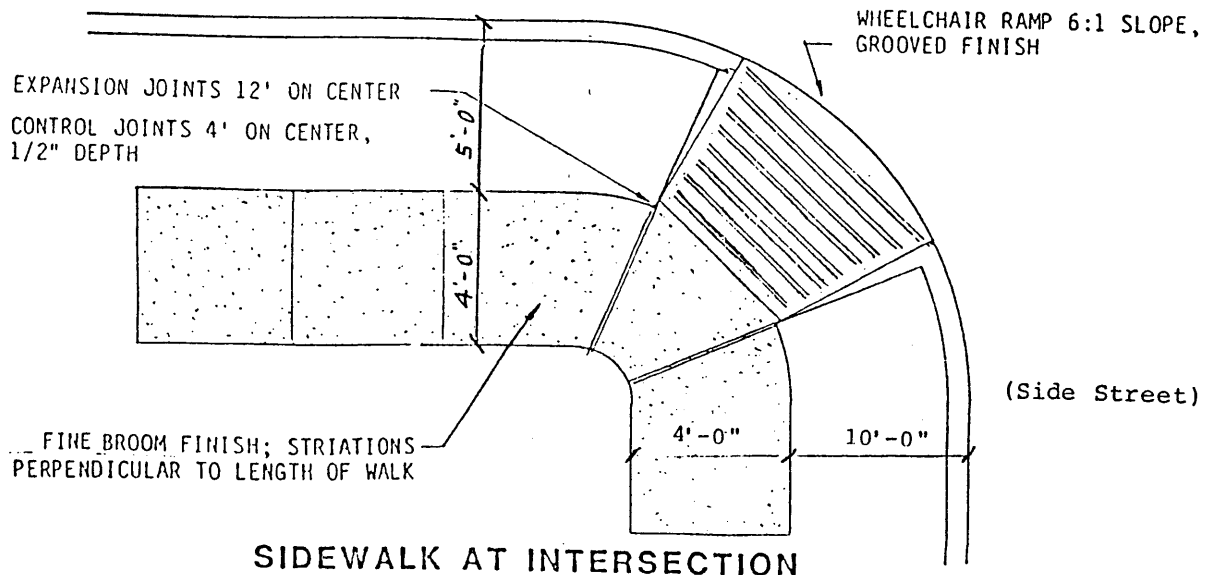
SECTION VIEWS SCALE 3/8" : 1'-0"

TYPE "A"



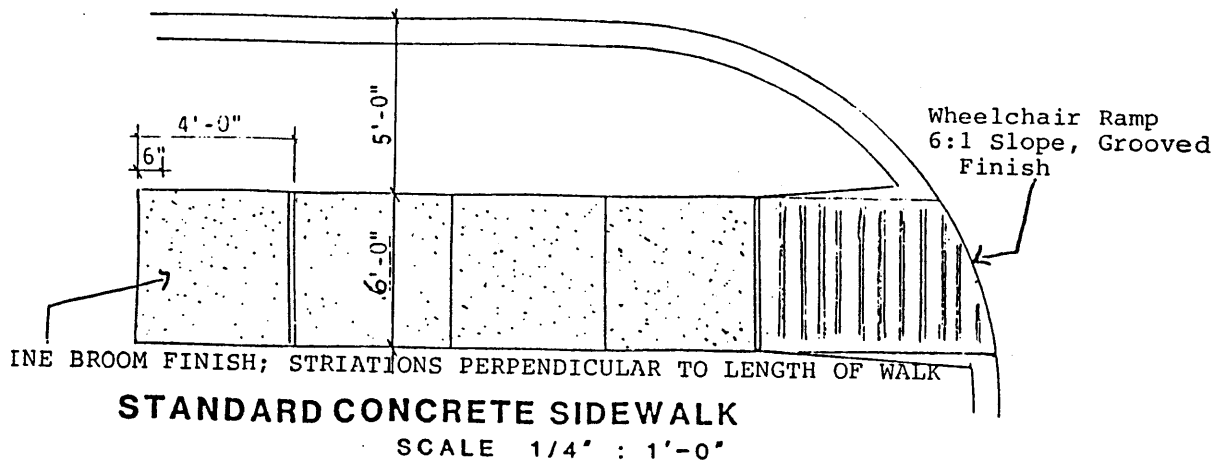
(Front Street)

TYPE "B"

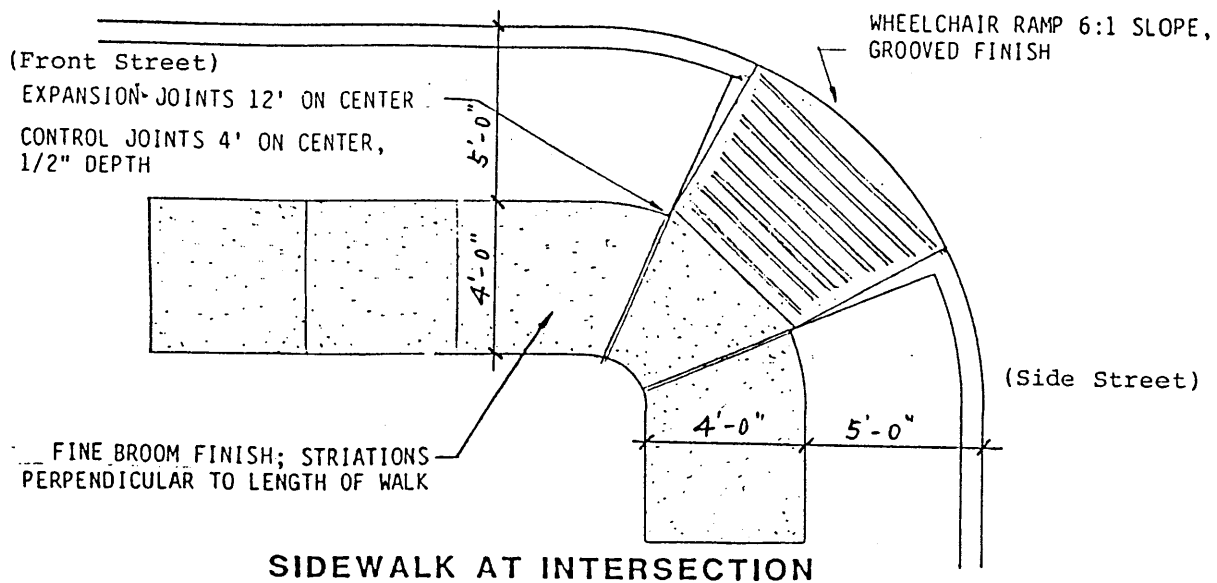


AS PER ORIGINAL

TYPE "C"



TYPE "D"

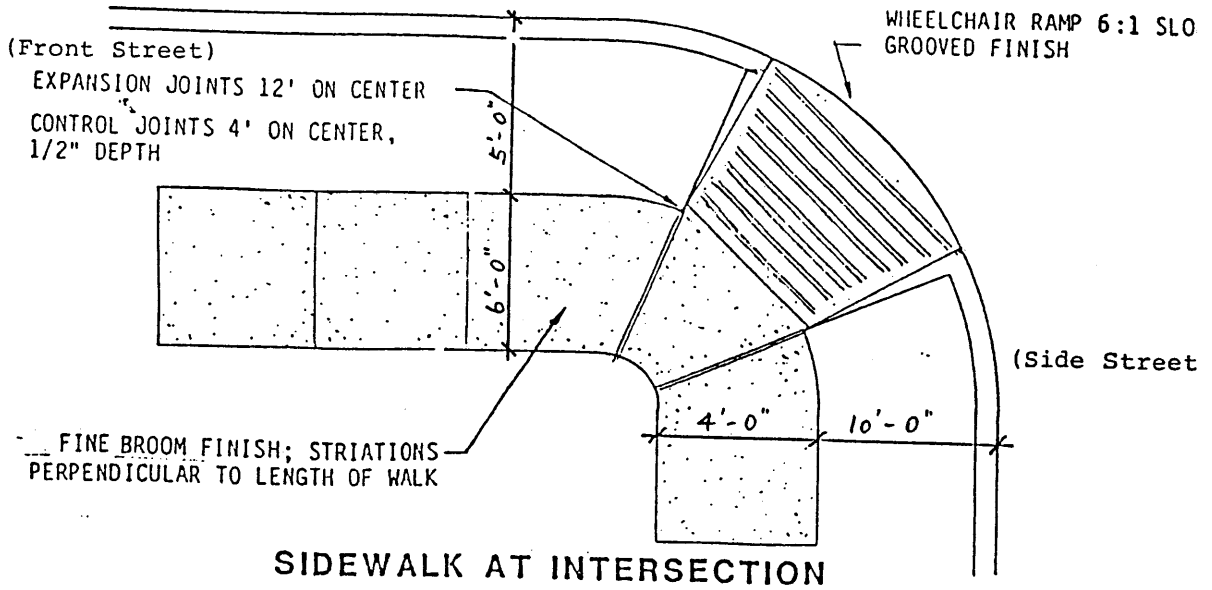


SCALE 1/4" : 1'-0"

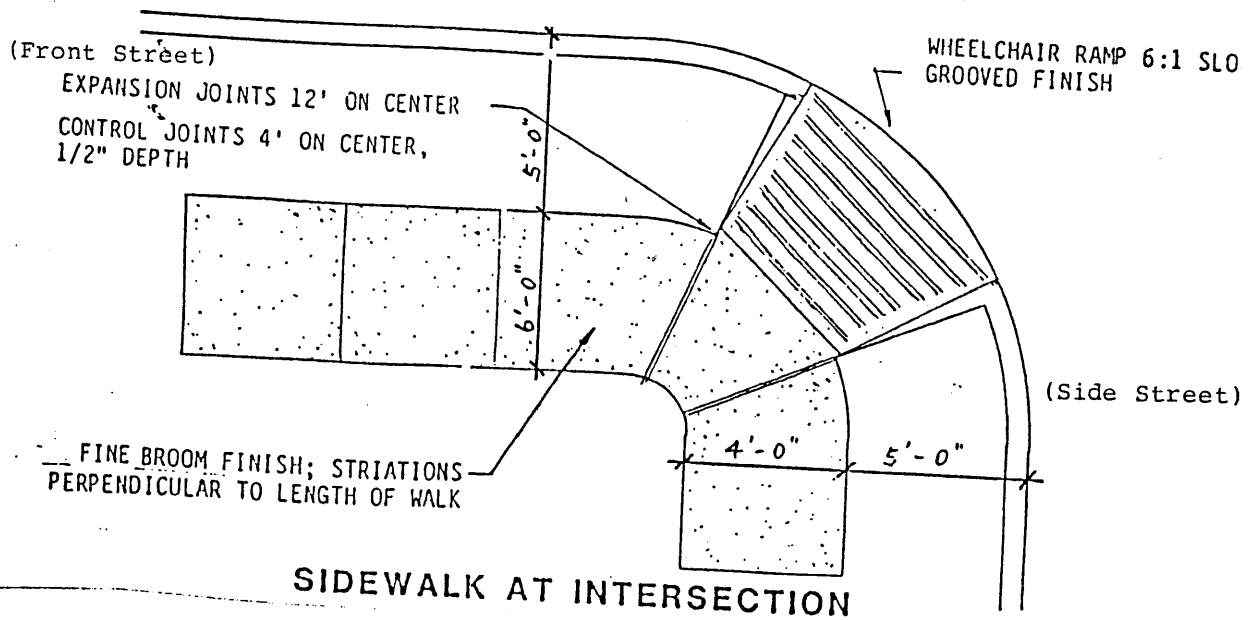
VOL 1355 PAGE 766

TYPE "E"

AS PER ORIGINAL



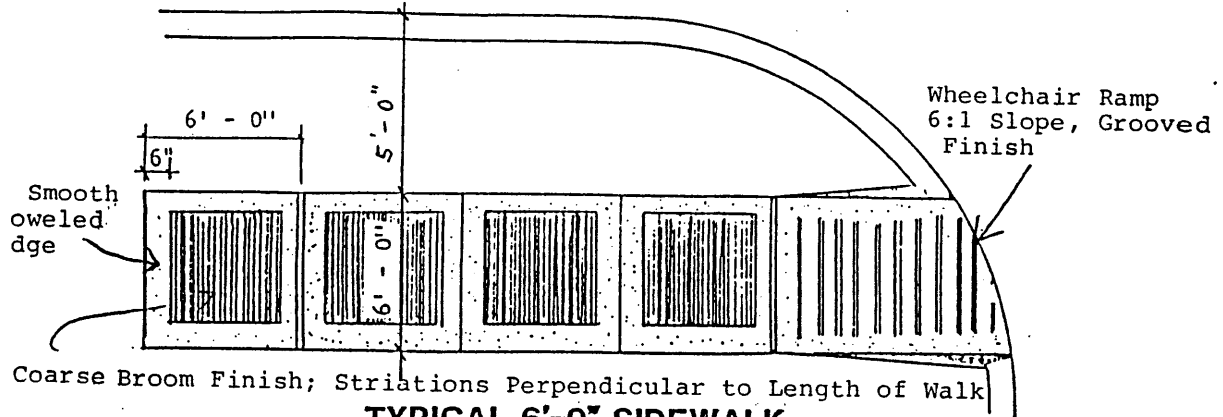
TYPE "F"



SCALE 1/4" : 1'-0"

TYPE "G"

AS PER ORIGINAL

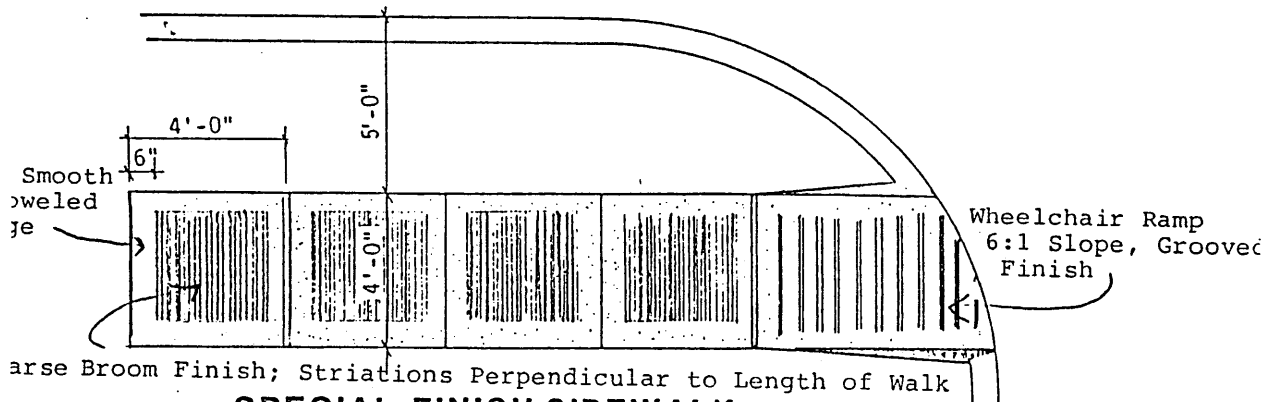


Coarse Broom Finish; Striations Perpendicular to Length of Walk

TYPICAL 6'-0" SIDEWALK

SCALE 1/4" : 1'-0"

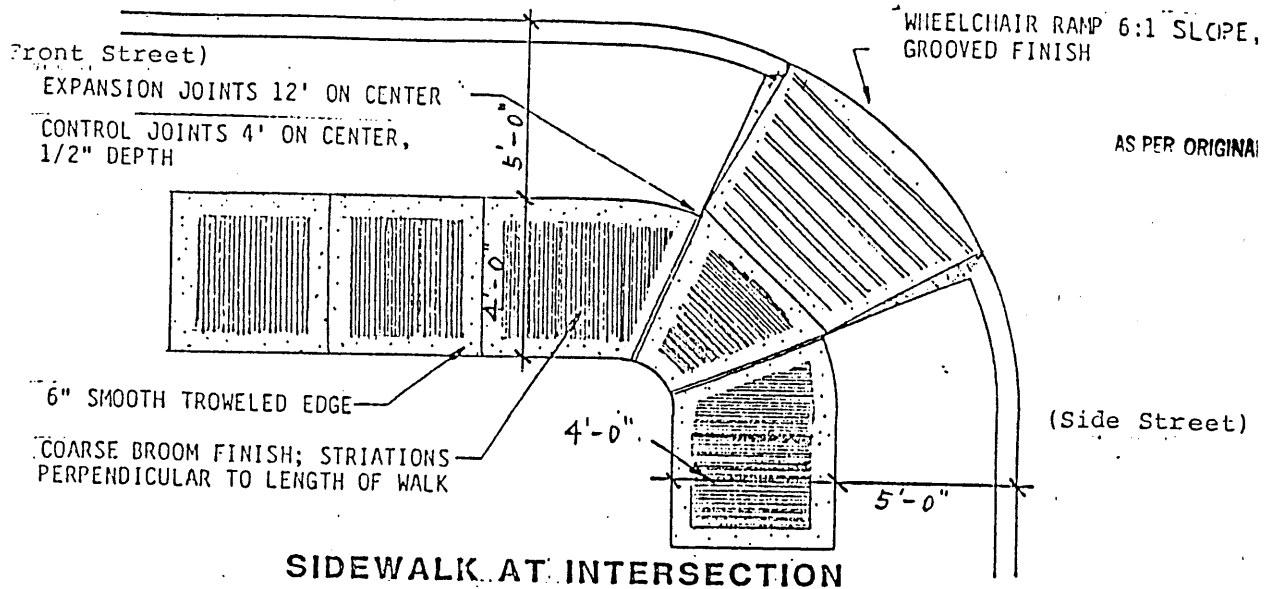
TYPE "H"



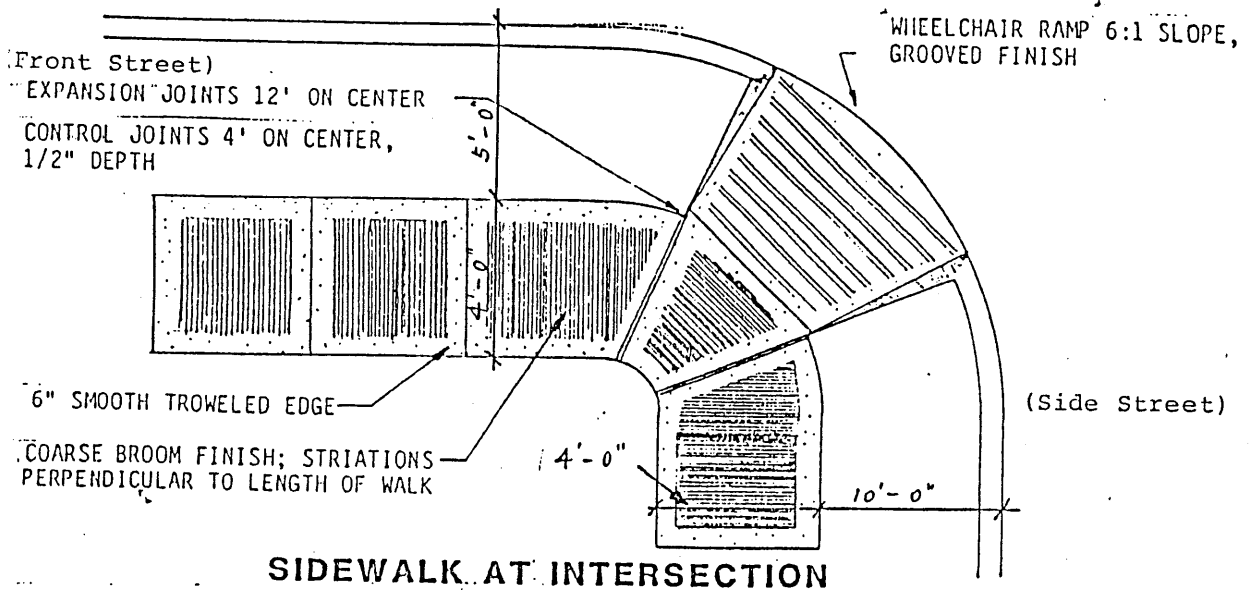
Coarse Broom Finish; Striations Perpendicular to Length of Walk

SPECIAL FINISH SIDEWALK

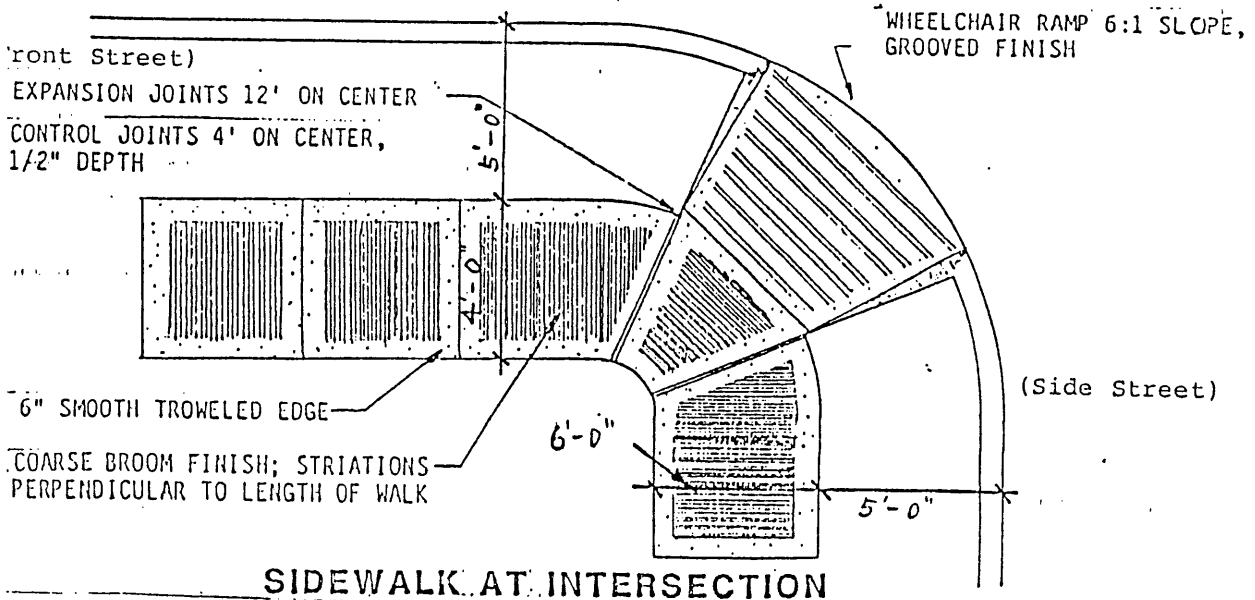
SCALE 1/4" : 1'-0"

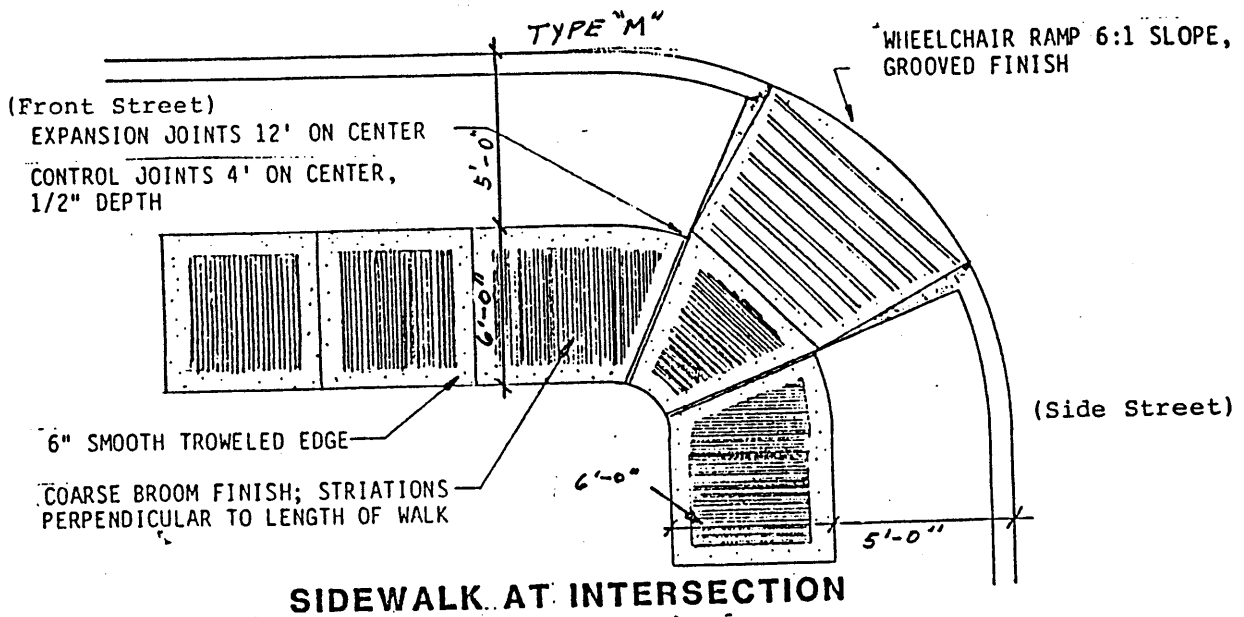
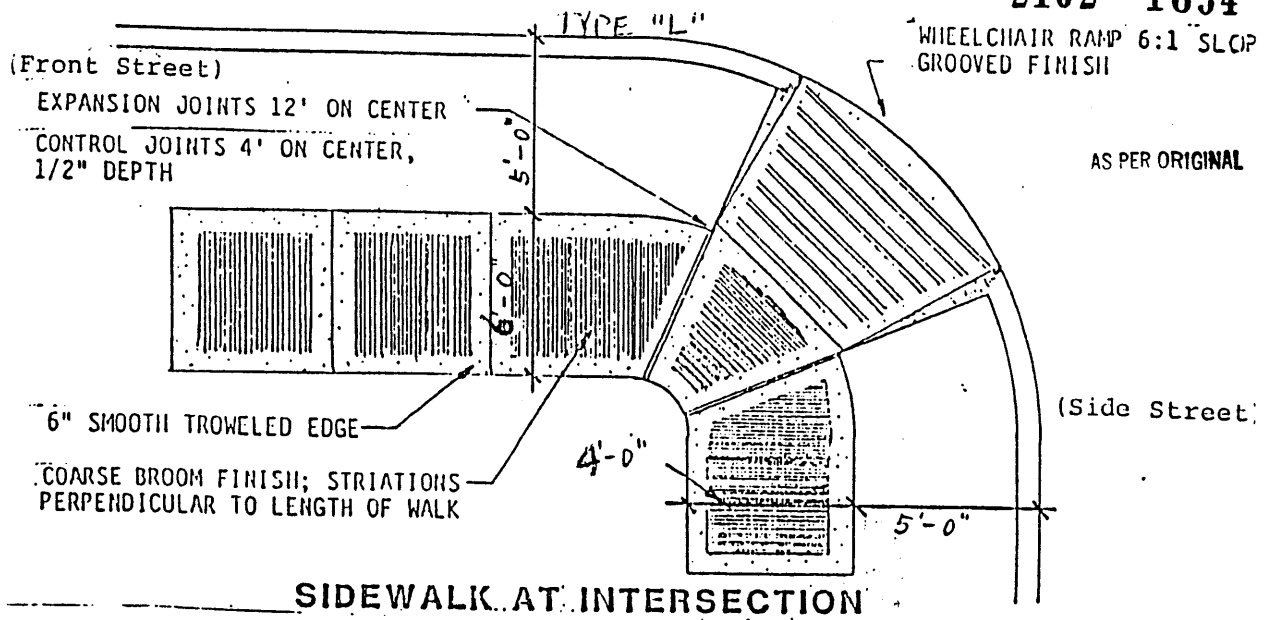


TYPE "J"



TYPE "K"





**STREET TREE PLANTING
EXHIBIT 'F'**

ALL LOTS WILL RECEIVE STREET TREES. TWO (2) STREET TREES WILL BE PLACED PER FRONT LOT, SPACED EQUALLY ALONG THE ROADWAY. ALL TREES WILL BE PLACED THREE (3) FEET BACK OF SIDEWALK.

IN CORNER LOT SITUATIONS, THREE (3) STREET TREES WILL BE PLACED ALONG THE SIDE LOTS ADJACENT TO THE STREET, UNLESS OTHERWISE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE. THESE TREES WILL HAVE A SPACING EQUIVALENT TO THE FRONT LOT SPACING.

FOR WOODED LOTS, STREET TREES WILL NOT BE REQUIRED UNLESS EXISTING TREES ARE REMOVED OR DIE. THE ARCHITECTURAL REVIEW COMMITTEE DOES RESERVE THE RIGHT TO REQUIRE STREETS ON ANY WOODED LOT IT DEEMS NECESSARY.

STREET TREE PLANTING SPECIFICATIONS

PART 1 - GENERAL

1. DESCRIPTION OF WORK

- A. PREPARING PITS AND POCKETS FOR STREET TREE PLANTINGS.

2. QUALITY ASSURANCE

- A. CONTRACTOR QUALIFICATIONS; MINIMUM OF 2 YEARS EXPERIENCE ON PROJECTS OF SIMILAR CHARACTERISTICS IN SIZE OR LARGER.
- B. REFERENCE STANDARDS; AMERICAN ASSOCIATION OF NURSERYMEN, INC. (AAN); HORTICULTURAL HORTICULTURAL STANDARDS, 1973.
- C. SOURCE CONTROL: DO NOT MAKE SUBSTITUTIONS.

3. SUBMITTALS

SUBMIT MANUFACTURER'S OR VENDOR'S CERTIFIED ANALYSIS FOR SOIL AMENDMENTS AND FERTILIZER MATERIALS.

4. PRODUCT SPECIFICATIONS AND HANDLING

- A. SEE CHART 'AA' FOR TREE TYPES AND LOCATIONS.
- ALL TREES WILL BE CONTAINER GROWN TREES 2 1/2" CALIPER WITH HEIGHT AND WIDTH CONFORMING TO AAN STANDARDS.
- B. DELIVERY:
1. DELIVER PLANTS WITH LEGIBLE I.D. LABELS ON EXAMPLE PLANTS.
 2. DELIVER FERTILIZER, PEAT, MULCH AND ALL OTHER SOIL AMENDMENTS TO SITE IN ORIGINAL UNOPENED CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS.
- C. STORAGE:
1. PROTECT ROOTS OF TREES FROM DRYING OR OTHER INJURY.

5. JOB CONDITIONS

BEFORE EXCAVATIONS ARE MADE, TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING TURF AREAS.

6. GUARANTEE

- A. GUARANTEE NEW TREES FOR ONE YEAR AFTER ACCEPTANCE OF FINAL INSTALLATION.
- B. MAKE REPLACEMENT DURING ONE YEAR GUARANTEE PERIOD WITH ORIGINAL SIZE AND PLANTING MIXTURE.

- C. MAINTAIN AFTER EACH ITEM IS PLANTED AND CONTINUE UNTIL INSTALLATION IS COMPLETED AND ACCEPTED:
WEEDING, WATERING, PRUNING, SPRAYING, FERTILIZING

PART 2 - PRODUCTS

1. MATERIALS

- A. PLANT MATERIALS:
1. TRUE TO BOTANICAL AND COMMON NAME AND VARIETY.
 2. FREE FROM DISEASE, INSECTS, KNOTS, SUNSCALD, WINDBURN, ABRASIONS OR DISFIGUREMENT.
 3. CONFORM TO MEASUREMENTS INDICATED AFTER PRUNING WITH BRANCHES IN NORMAL POSITION.
 4. CONFORM TO AAN STANDARDS.
- B. TOPSOIL: NATURAL, FERTILE AND FRIABLE SOILS HAVING TEXTURAL CLASSIFICATIONS OF SILT OR CLAY LOAM WITHOUT ADMIXTURE OR SUBSOIL MATERIAL. IT SHALL CONTAIN A NORMAL AMOUNT OF DECOMPOSED ORGANIC MATTER AND SHALL BE FREE OF STONES, NUTGRASS OR OTHER FOREIGN MATTER OR GRASSES.
- C. COMMERCIAL FERTILIZER: COMPLETE FERTILIZER DERIVED FROM ORGANIC SOURCES, BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS AND GUARANTEE THAT IT MEETS THE FOLLOWING REQUIREMENTS:
1. LOOSE COMMERCIAL FERTILIZER SHALL BE 12-24-12 GRANULAR. THOROUGHLY MIX 1/2 LB. PER C.Y. OF PLANTING MIX.
 2. FERTILIZER TABLETS SHALL BE 21 GRAM AGRIFORM PLANTING TABLETS WITH ANALYSIS:
20-10-5 AS MANUFACTURED BY SIERRA CHEMICAL CO. OR EQUAL. PLACE 1 TABLET PER 1/2' CAL. AND TABLETS EVENLY AROUND ROOTBALL.
- D. PRE-EMERGENCE HERBICIDE: DACTHAL ACCORDING TO AAN STANDARDS.
- E. MULCH:
1. PEAT MOSS - DOMESTIC PRODUCT CONSISTING OF 98% PARTIALLY DECOMPOSED ORGANIC MATERIAL OF NATURAL OCCURRENCE. IT SHALL BE CLEAN AND FREE OF FOREIGN SUBSTANCE.
 2. WOOD BARK - NATURAL PRODUCT OF SHREDDED SOUTHERN PINE BARK. FREE FROM WEEK, SEED, SOIL, DISEASES AND INSECTS.
- F. ROOT ACTIVATOR: CARL POOL ROOT ACTIVATOR.
- G. GUYING AND STAKING MATERIAL: STAKES 120' APART, 3 - 2"x2" CEDAR DRIVE STAKES AT LEAST 12" INTO UNDISTURBED SOIL. 12" GALVANIZED STEEL GUY WIRE. 3/4" 2 PLY BLACK RUBBER HOSE.
- H. TREE WOUND PAINT: APPROVED COMMERCIAL PRODUCT.
- I. WATER: FREE OF OIL, ACIDS, ALKALI, SALT AND OTHER SUBSTANCES HARMFUL TO PLANT GROWTH. CONTRACTOR TO PROVIDE TEMPORARY HOSES. WATER FURNISHED ON SITE.
- J. SAND: WASHED BUILDERS SAND.

2. MIXES

- A. PLANTING MIXTURE
1. TOPSOIL: TWO PARTS
 2. PEAT: ONE PART
 3. SAND: ONE PART

PART 3 - EXECUTION

1. INSPECTION

- A. INSPECT TREES FOR INJURY, INSECT INFESTATION AND IMPROPER PRUNING.
- B. DO NOT BEGIN PLANTING OR WRAPPING OF TREES UNTIL DEFICIENCIES ARE CORRECTED OR TREES REPLACED.

2. FIELD MEASUREMENTS

- A. STAKE LOCATIONS OF TREES.

3. EXCAVATION FOR PLANTING

- A. DIG IN CIRCULAR SHAPE WITH VERTICAL SIDES AT LEAST 12" LARGER IN DIAMETER THAN PLANT BALL AND DEEP ENOUGH BELOW ADJACENT GRADE OR CURB TO ACCOMMODATE BALL PLUS AT LEAST 6" MORE. THOROUGHLY LOOSEN NATURAL BOTTOM OF PIT.
- B. OBSTRUCTIONS BELOW GROUND:
 - 1. REMOVE ROCK OR UNDERGROUND OBSTRUCTIONS TO DEPTH NECESSARY TO PERMIT PLANTING.
 - 2. AVOID DAMAGING UNDERGROUND UTILITY LINES.
 - 3. REPAIR DAMAGE TO EXISTING UTILITIES.

4. GENERAL PREPARATION/PLANTING

- A. PLACE PLANTING MIXTURE IN BOTTOM OF EACH PIT SUFFICIENTLY DEEP TO SUPPORT TREE SO THAT FINISH GRADE AT THE PLANT WILL BE SAME AS THAT WHICH IT WAS GROWN. CENTER TREE IN PIT WITH PROPER ORIENTATION. ALL TREES SHALL BE PLACED STRAIGHT AND UPRIGHT. FILLING: USING PLANTING MIXTURE, FILL ALL POCKETS.
- B. APPLY MANUFACTURER'S RECOMMENDED RATE OF PRE-EMERGENCE HERBICIDE AND ROOT ACTIVATOR.
- C. APPLY 2" MULCH TOP DRESSING.
- D. THOROUGHLY WATER TREES.
- E. BUILD 2" SAUCER AROUND TREES TO FORM WATER BASIN.
- F. FOR BALLED AND BURLAPPED TREES:
 - 1. PLACE WITH BURLAP INTACT - REMOVE TOP 1/3 OF BURLAP.
 - 2. DO NOT PULL BURLAP FROM BALL.
 - 3. DO NOT PLANT IF BALL IS CRACKED OR BROKEN.
- G. GUY TREES 2 1/2 CALIPER AND OVER.
- H. PRUNING: UPON COMPLETION OF PLANTING, PRUNE ALL TREES, REMOVE DEAD OR INJURED TWIGS AND SUCKERS. MAKE ALL CUTS FLUSH, LEAVING NO STUDS. TREAT LARGER CUTS WITH APPROVED TREE PAINT.
- I. WATERING:
 - 1. WATER WHEN SOIL MOISTURE IS BELOW OPTIMUM LEVEL FOR BEST PLANT GROWTH.
 - 2. WATER TWICE A WEEK DURING INITIAL DRY WEATHER.

5. CLEAN-UP

REMOVE ANY SOIL, PEAT MOSS OR SIMILAR MATERIAL FROM PAVED AREAS, WALKS, ETC. REMOVE ALL EXCESS MATERIAL AND DEBRIS RESULTING FROM OPERATION OF STREET TREE PLANTING.

CHART "AA"

STREET NAME	TREE TYPE	BOTANICAL NAME
PENINSULA DRIVE	PECAN	CARYA ILLINOINENSIS
LAKE SHORE DRIVE	LIVE OAK	QUERCUS VIRGINIANA
LAKESHORE COURT	LIVE OAK	QUERCUS VIRGINIANA
TREELAKE LANE	PECAN	CARYA ILLINOINENSIS
TREELAKE COURT	LIVE OAK	QUERCUS VIRGINIANA

2162 1639

FILED

'89 OCT 19 P12:30

Dianne Wilson
COUNTY CLERK

STATE OF TEXAS COUNTY OF FORT BEND
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded in
the volume and page of the Official Records of Fort Bend
County, Texas as stamped by me.

OCT 23 1989



Dianne Wilson
County Clerk, Fort Bend Co., Tex.

RETURN TO:
STEWART TITLE COMPANY
1250 SHORELINE #100
SUGAR LAND, TEXAS 77478
ATTN: Quail Valley-60

