

3
NOTICE
D

DEDICATION OF HOMEOWNERS ASSOCIATION COMMON AREA

Reference: Lot one (1) through Lot Eighteen (18) in Block one (1), of St Charles Park Subdivision a subdivision in Harris County, Texas (hereinafter referred to as the "Property") according to the map or plat thereof, recorded under Film Code no. 659085 of map records of Harris County, Texas (hereinafter referred to as the "Plat").

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, Inner Loop Ventures GP, LLC is the General Partner of 2507 Garrow Street Partners, LP owner of that certain parcel of land described as follows:

Lot one (1) through Lot Eighteen (18) in Block one (1), of St Charles Park a subdivision in Harris County, Texas (hereinafter referred to as the "Property") according to the map or plat thereof, recorded under film code 659085 of the real property records of Harris County, Texas (hereinafter referred to as the "Plat"). IEE

Now Thereof, 2507 Garrow Street Partners, LP declares and grants the following common area for the purposes of ingress, egress, installing, maintaining, repairing, or replacing any private paving, private utility lines, including but not limited to water, sanitary sewer, drainage, gas or electric:

SEE ATTACHED EXHIBIT "A"

Now thereof, all Lots are sharing same driveway and they will be responsible for its maintenance each homeowner is responsible for maintaining their pro rata share of the private paving and utility lines as stated above. The City of Houston shall have no responsibility for maintenance of these private paving and utility lines.

An easement is hereby granted for access and egress to all the owners of the lots immediately adjacent to the Property to enter in, on, or across the adjacent lots for the sole and exclusive purpose of maintenance, repair, and replacement of the improvements upon the adjacent lots. By virtue of this easement, it shall be expressly permissible for the adjacent Lot Owner(s) to erect, maintain and to affix any necessary tools, scaffolding, ladders, safety systems, and other implements, as well as electrical, cable and/or telephone wires, circuits, meters, and conduits on, above, across and under the roofs and exterior walls of said adjacent lot exclusively for the sole purpose of maintenance, repair, and replacement of all improvements upon such adjacent Lot(s).

20130576021

Now Thereof, in consideration of the foregoing and the premises contained herein, 2507 Garrow Street Partners, LP owner of St Charles Park Subdivison, hereby agrees to accept this dedication for the purposes set aside above.

In WITNESS WHEREOF, this dedication is executed this the 8 day of November, 2013.

2507 Garrow Street Partners, LP

(2)
10R

BY:

[Signature]
Its Gp: Inner Loop Ventures GP, LLC

10R

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, a notary public, on this day personally appeared Mimi Sperber known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL of office this the 8 day of November, 2013.

Notary Public's Signature

[Signature]

Return to: 2507 Garrow Street Partners, LP
109 N Post Oak Lane Suite 430
Houston, TX 77024

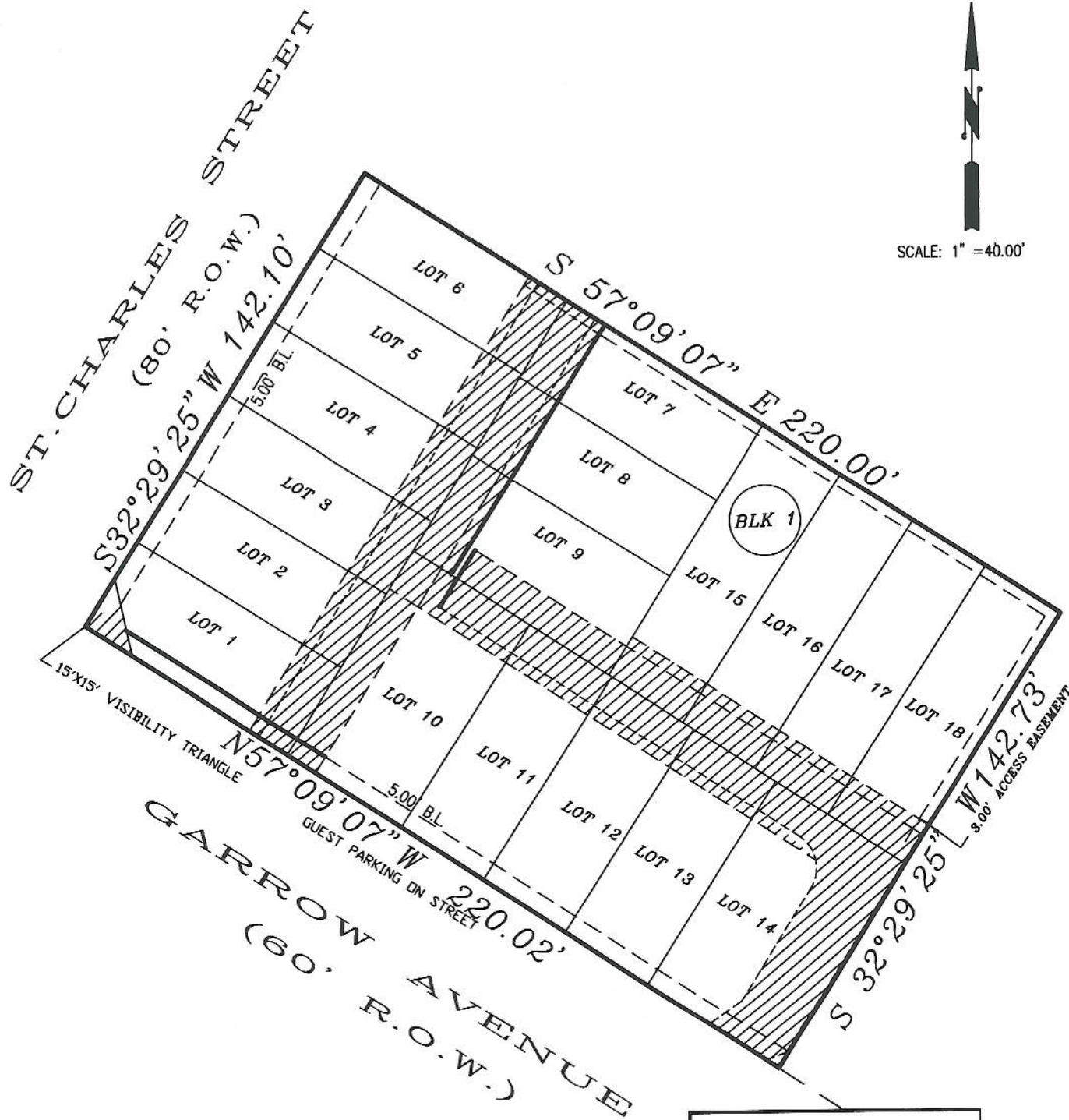


0902-52-2090
RP 099-52-2090

RP 089-52-2091



SCALE: 1" = 40.00'



COMMON AREA AGREEMENT SAVE
AND EXCEPT BUILDING PAD AREA

COMMON AREA AGREEMENT ONLY HATCHED AREA

ICMC GROUP INC
CIVIL CONSULTING ENGINEERS

8324 Mcavoy Drive
HOUSTON, TEXAS 77074

TEL (713) 681-5757
FAX (713) 681-7788

TITLE
COMMON AREA FOR LOT 1 THRU LOT 18

PROJECT
ST CHARLES PARK

DATE: 11/13/2013 JOB #:

SHEET NO.

DRAWN BY: SPG

A

CHECKED BY:

2602-29-680 RP

FILED

2013 NOV 13 PM 2:53

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

NOV 13 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS