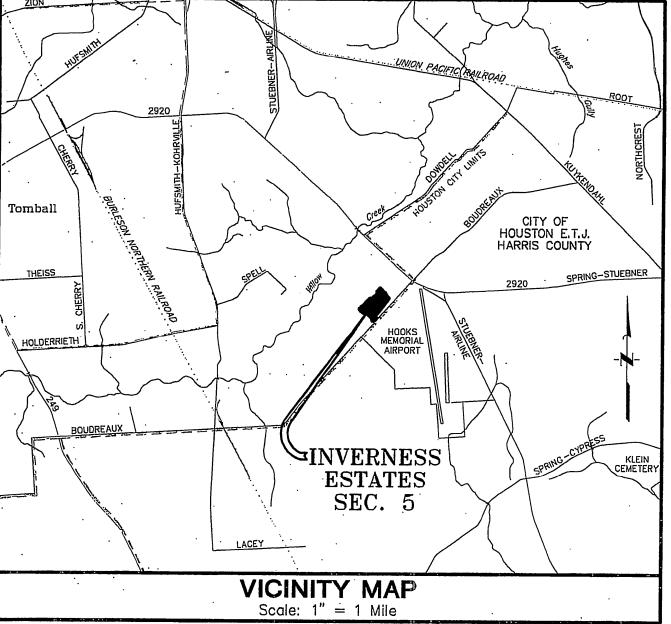


RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was



We, 2920 Venture, Ltd., a Texas limited partnership, acting by and through David Garrett, Vice President, GA Companies, L.L.C. a general partner of GAC Management Co., Ltd., General Partner of 2920 Venture, Ltd., a Texas limited partnership, hereinafter referred to as Owner of the 26.72 acre tract described in the above and foregoing map of Inverness Estates Section 5, do hereby make and establish said subdivision and development plat 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, or permanent access easements), 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

FURTHER, Owner has dedicated and by these presents does 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. and A.E.) as indicated and depicted hereon, whereby each aerial easement totals twenty-one feet, six inches (21° 6") in width.

FURTHER, Owner has dedicated and by these presents does 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. and A.E.) as indicated and depicted hereon, whereby each

FURTHER, Owner does 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 and shall be restricted for same under the

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be 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, Owner does hereby dedicate to the public a strip of land lifteen feet (15') wide on each side of the center line of any and all bayous, 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

FURTHER, Owner does 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 shall hereby be 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.

FURTHER, Owner certifies and covenants that it has complied with or will comply with the existing Harris County Road Law, Section 31—C as amended by Chapter 614, Acts of 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

IN TESTIMONY WHEREOF, the 2920 Venture, Ltd., a Texas limited partnership, has caused these presents to be signed by David Garrett, in the capacity above

day of February , 2006.

2920 VENTURE,: LTD. , a Texas limited partnership

By: GAC Management Co., Ltd.

INVERNESS ESTATES

A SUBDIVISION OF 26.72 ACRES OF LAND OUT OF THE

ELIZABETH SMITH SURVEY, ABSTRACT No. 70 HARRIS COUNTY, TEXAS

4 BLOCKS

DEVELOPER/OWNER: 2920 VENTURE, LTD. ONE RIVERWAY, SUITE 2050 HOUSTON, TEXAS 77056

JONES & CARTER, INC.
ENGINEERS PLANNERS SURVEYORS 6335 Gulfton Dr., Suite 100

Houston, Texas 77081 (713) 777-5337

SHEET 1 OF 1