

**AFFIDAVIT REGARDING STATEMENT MADE BY  
CITY OF BAYTOWN IN REFERENCE TO  
STREETS AND PARKING INLETS SHOWN ON THE PLATS OF THE  
SHADY HILL VILLA PHASE ONE AND SHADY HILL VILLA PHASE TWO  
RESIDENTIAL DEVELOPMENT**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

In support of the corporate records of Shady Hill Villa Association, Inc., as such records pertain to the streets and parking inlets shown on the Plats of Shady Hill Villa Phase One and Shady Hill Villa Phase Two Residential Development, the undersigned affiant personally appeared before me and, being duly sworn did make this affidavit and thereby on oath deposed and testified as follows:

“My name is Robert Espinoza. I am a member of the Board of Directors of Shady Hill Villa Association, Inc. (hereinafter referred to as “the Association”). I am over eighteen (18) years of age and I am fully competent and qualified in all respects to make this affidavit. The attached email communication from the City of Baytown was received by me in reference to the streets and parking inlets shown on the plats of Shady Hill Villa Phase One and Shady Hill Villa Phase Two Residential Development. Such email communication was made and kept in the regular course of business of the Association, was made at or near the time of the acts, events or conditions recorded therein, or reasonably soon thereafter, and it was and is in the regular course of business of the Association for a representative thereof, with personal knowledge of the acts, events, or conditions recorded therein to make such memoranda or record, or to transmit information thereof to be included in such memoranda or record.

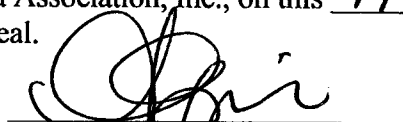
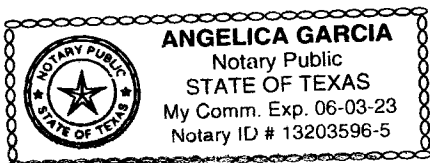
The attached email communication attached hereto as “Exhibit A” was received from the City of Baytown and is being recorded by the Association, as a part of the permanent corporate records of the Association, and to provide notice to the world.

To the best of my knowledge, all statements and matters contained in this affidavit are true and correct.”



Robert Espinoza, Director  
SHADY HILL VILLA ASSOCIATION, INC.

SUBSCRIBED AND SWORN TO before me by Robert Espinoza, in his capacity as a member of the Board of Directors of Shady Hill Villa Association, Inc., on this 14 day of April, 2023, to certify which witness my hand and official seal.

  
Notary Public - State of Texas

RP-2023-133316

# EXHIBIT "A"

----- Original message -----

From: "Jerris.Mapes" <Jerris.Mapes@baytown.org>

Date: 2/14/23 3:47 PM (GMT-06:00)

To: [rob.espinoza@comcast.net](mailto:rob.espinoza@comcast.net)

Subject: Clarification on Shady Hill Villa Residential Streets and Visitor Parking Inlets

Mr. Espinoza,

Thank you for your patience while we went over the information we have regarding the ownership of the streets in Shady Hill Villa. As you are aware, the plats filed in the 1970s describe the streets as 'public use.' However, despite the use of the word 'public,' this language does not determine the actual legal interest in the property. After careful review of the records pertaining to this property, we can confirm that the City of Baytown has not accepted this land by "entry, use or improvement" as provided under Texas state law.

The streets at Shady Hill Villa continue to remain as privately owned accesses. Please let me know if you have any further questions.

Regards,

*Ms. Jerris Penrod Mapes*

Assistant City Attorney  
City of Baytown, TX  
281-420-5851

*Together We Enrich Lives & Build Community*



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*Emails and attachments received from the Office of the City Attorney may be protected by the attorney-client privilege, as attorney work-product, or by virtue of other privileges or provisions of law. Do not forward or disclose any such communications or attachments.*

*If you are not an intended recipient, do not read, copy, use, forward, or disclose any such communications or attachments to others; immediately notify the sender by reply email; and delete the email and the reply from your system. Any unauthorized disclosure, copying, distribution, or use of emails from us or any attachments thereto is prohibited.*

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# Pages 3  
04/17/2023 08:09 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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