

BILL OF SALE

State of Texas

§

County of Polk

§

KNOW ALL MEN BY THESE PRESENTS that **JEFFREY CARL WHITE** and wife, **FRANCES K. WHITE**, of Harris County, Texas, herein called Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to Grantor paid by **RICHARD KINSEY** and wife, **RICHELE KINSEY** of Harris County, Texas, herein called Grantee, the receipt of which is hereby acknowledged and confessed, has, subject to the provisions hereof, **BARGAINED, SOLD AND CONVEYED**, and by these presents do hereby **BARGAIN, SELL AND CONVEY** unto the said Grantee, the following described personal property, to-wit:

All furnishings, inside and outside of the house, except for kitchen table and chairs, now located in or about the following described real property in Polk County, Texas, to-wit:

Being 0.248 acre of land, more or less as situated in the **THOMAS BURRIS SURVEY A-10**, Polk County, Texas and being known as **Lot Two-B (2-B)** of **INDIAN HILL HARBOR**, an unrecorded subdivision of 9.287 acres described in Volume 284, Page 36 et seq of the Deed Records of said County, and also being the same as that certain tract as conveyed to Vincent B. Burroughs and wife, Patsy Burroughs, by Deed recorded in Volume 357, Page 533 et seq of said Deed Records. Said 0.248 acre being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for the northeast corner of this tract on the South line of Indian Hill Estates Subdivision Section Two as shown on plat recorded in Volume 2, Page 13 of the Plat Records, same being the Northerly line of said 9.287 acres, and being located **N 68° 31' 51" W 859.02 Ft.** from the Northeast corner of same;

THENCE S 40° 18' W, at 35.0 Ft. pass the Northwest corner of Lot 3, in all 164.00 Ft. to an iron rod found for the Southeast corner of this tract on the Fee Taking Line of Lake Livingston, same being the Southwest corner of said Lot 3;

THENCE N 36° 50' 48" W 77.65 Ft., with said Fee Taking Line, to an iron rod set for the Southwest corner of this tract, same being the Southeast corner of Lot 2-A;

THENCE N 40° 18' E 120.91 Ft. to an iron rod found for the Northwest corner of this tract on the North line of said 9.287 acres, same being the Northeast corner of said Lot 2-A;

THENCE S 68° 31' 51" E 79.99 Ft., with said North line, to the **PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.248 ACRE OF LAND, MORE OR LESS, OF WHICH 0.037 LIES WITHIN A 20 FT. WIDE ROAD EASEMENT ALONG THE NORTH LINE OF THIS TRACT.**

GENERAL WARRANTY DEED

State of Texas §

County of Polk §

KNOW ALL MEN BY THESE PRESENTS that **JEFFREY CARL WHITE** and wife, **FRANCES K. WHITE**, herein called "Grantor", of the County of Harris and State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to the Grantor by the Grantee hereinafter named, the receipt of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **RICHARD KINSEY** and wife, **RICHELE KINSEY**, of the County of Harris and State of Texas, herein called "Grantee", all of the following described real property situated in Polk County, Texas, to-wit:

Being 0.248 acre of land, more or less as situated in the THOMAS BURRIS SURVEY A-10, Polk County, Texas and being known as Lot Two-B (2-B) of INDIAN HILL HARBOR, an unrecorded subdivision of 9.287 acres described in Volume 284, Page 36 et seq of the Deed Records of said County, and also being the same as that certain tract as conveyed to Vincent B. Burroughs and wife, Patsy Burroughs, by Deed recorded in Volume 357, Page 533 et seq of said Deed Records. Said 0.248 acre being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod found for the northeast corner of this tract on the South line of Indian Hill Estates Subdivision Section Two as shown on plat recorded in Volume 2, Page 13 of the Plat Records, same being the Northerly line of said 9.287 acres, and being located N 68° 31' 51" W 859.02 Ft. from the Northeast corner of same;

THENCE S 40° 18' W, at 35.0 Ft. pass the Northwest corner of Lot 3, in all 164.00 Ft. to an iron rod found for the Southeast corner of this tract on the Fee Taking Line of Lake Livingston, same being the Southwest corner of said Lot 3;

THENCE N 36° 50' 48" W 77.65 Ft., with said Fee Taking Line, to an iron rod set for the Southwest corner of this tract, same being the Southeast corner of Lot 2-A;

THENCE N 40° 18' E 120.91 Ft. to an iron rod found for the Northwest corner of this tract on the North line of said 9.287 acres, same being the Northeast corner of said Lot 2-A;

THENCE S 68° 31' 51" E 79.99 Ft., with said North line, to the PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 0.248 ACRE OF LAND, MORE OR LESS, OF WHICH 0.037 LIES WITHIN A 20 FT. WIDE ROAD EASEMENT ALONG THE NORTH LINE OF THIS TRACT, together with all improvements situated thereon.

on any Lot other than one detached single family dwelling not to exceed two stories in height and a private garage unless approved by the Architectural Committee.

4.02 Any single story residence constructed on said Lots must have a ground floor area of not less than one thousand (1,000) square feet, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages. Only single-story homes shall be constructed on water front lots.

4.03 No building shall be located on any Lot nearer than twenty (20) feet to the front Lot line or nearer than five (5) feet to the side property line. No side yards at the front building setback line shall be less than five (5) feet, except that a five (5) foot side yard shall be permissible for a garage or other permitted accessory building located twenty (20) feet or more from the front property line. For the purpose of this covenant, eaves, steps, and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of the building on any Lot to encroach upon another Lot. If two or more Lots, or fractions thereof, are consolidated into a building site in conformity with the provisions of Paragraph 4.04, these building setback provisions shall be applied to such resultant building site as if it were one original, platted Lot.

4.04 None of said Lots shall be resubdivided in any fashion except that any person owning two or more adjoining Lots may subdivide or consolidate such Lots into building sites, with the privilege of constructing improvements as permitted in Paragraph 4.02 and 4.03 hereof on each resulting building site, provided that such subdivision or consolidation does not result in any building site