

Lot Seven (7), of the WOLF GREEN SUBDIVISION, as shown by plat of said Subdivision recorded in Vol. 98, Page 505 of the Deed Records of San Jacinto County, Texas, being out of the Messina Brown Survey, San Jacinto County, Texas, together with all improvements thereon, including Grantor's one-half (1/2) interest in and to the boat pier.

No minerals are conveyed by this Deed, as they have been previously retained by predecessors in title;

This conveyance is executed, delivered and accepted subject to the easements, restrictive covenants and reservations appearing of record in Volume 104, Page 20 of the Deed Records of San Jacinto County, Texas, including (a) Easement granted April 17, 1967 recorded by G. T. SELLERS, et al., recorded in Volume 104, Page 20 of the Deed Records of San Jacinto County, Texas, (b) Easement is reserved along "the edge" of all lots for utility lines as shown in Restrictions recorded in Volume 98, Page 506, Deed Records of San Jacinto County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

and wife, Barbara Putman Greenstreet, their

heirs and assigns forever and I do hereby bind myself, my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises

unto the said Wilbur Horace Greenstreet, Jr., and wife, Barbara Putman

Greenstreet, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part

thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above

described property, premises and improvements, until the above described note, and all interest thereon

are fully paid according to its face and tenor, effect and reading, when this deed shall become

absolute.

WITNESS my hand in presence of

this 7th day of April, 1972

at Houston, Texas

Witness at request of Grantor:

Bob Bement

THE STATE OF TEXAS, COUNTY OF HARRIS,

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

Bob Bement

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to

me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of April, 1972

Notary Public in and for County, Texas

FILED FOR RECORD on the 11th day of April A.D. 1972, at 11:00 o'clock A.M.

DUTY RECORDED THIS the 25th day of April A.D. 1972, at 11:50 o'clock A.M.

RECORDED : VOL. 127 PAGE 579 et seq.

COUNTY CLERK, SAN JACINTO COUNTY, TEXAS.

THE STATE OF TEXAS

COUNTY OF SAN JACINTO

WHEREAS, ARROW INVESTMENT CO., INC., herein called Owner, is the record

owner of the following described property:

That certain 243.5777 acre tract of land in the Ruth Miller

Survey, A-37 and the Betty Beasley Survey in San Jacinto

County, Texas, as described in the deed to Arrow Investment

Co., Inc., recorded in Vol. 126, Pages 392 et seq. of the

Deed Records of San Jacinto County, Texas, which description

is here adopted and made a part hereof for all purposes, as

if copied herein verbatim.

1047

#1047



M. Ferguson H. Wright
COUNTY CLERK, SAN JACINTO COUNTY, TEXAS.

EXECUTED on this 14th day of April, 1972.

- A. No property owner shall permit any noxious or offensive odors on any tract.
- B. No swine or cattle shall be raised commercially on any tract.
- C. No tract shall be used as a dumping ground for rubbish, trash, garbage, broken down automobiles, trucks or trailers; nor shall any tract be used as a junk yard.
- D. No tract shall be used for road purposes or for building a road through any tract without the written permission of Arrow Investment Co., Inc.

This conveyance is made subject to the following restrictions which shall be covenants running with the land:

III.

The violation of any restriction or covenant herein shall not operate to invalidate any mortgage, deed of trust or other lien acquired and paid in good faith against said property or any part thereof, but such liens may be enforced against any and all property covered thereby, subject nevertheless to these restrictions.

II.

Violate such restrictions, and either to prevent them from so doing, or to cause to be removed such violations, or to recover damages for such violations.

These covenants are to run with the land and shall be binding upon all parties and persons claiming under them until January 1st, 1986, at which time said covenants shall be automatically extended for successive periods of ten years, provided that a majority of the then owners of the tracts may amend, change or otherwise remove these covenants and restrictions in whole or in part at any time by signing and filing for record an instrument evidencing such action. If the parties hereto, or any of them, or their heirs, successors and assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for Owner, its successors or assigns, to enter and abate such violation without any liability of their successors or assigns and any other persons owning any property situated in said subdivision shall have the right to prosecute any proceedings at law or equity against the persons violating or attempting to

I.

WHEREAS, said owner intends to subdivide the above land into tracts and parcels of land for the purpose of creating and carrying out a uniform plan for the improvements and sale of said property in said subdivision, the following restrictions upon the use of said property are hereby established and adopted and shall be made a part of each and every contract, deed and lease by Owner, and same shall be considered a part of each such contract, deed and/or lease, as though fully incorporated therein. And the restrictions hereinafter set forth, except as herein otherwise provided, shall be and are hereby imposed upon each lot or tract in said subdivision and same shall constitute covenants running with the land, and shall be binding upon and shall inure to the benefit of Owner, its successors and assigns, and all subsequent purchasers of said property, their heirs, executors, administrators, successors and assigns, and each such party by virtue of accepting a contract, deed or lease covering said property shall be entirely subject to and bound by such restrictions, as follows:

ARROW INVESTMENT CO., INC.
BY: Lewis O. Lyra
LEWIS O. LYRA, President

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared
LEWIS O. LYRA, President of ARROW INVESTMENT CO., INC., a Texas corporation, known
to me to be the person whose name is subscribed to the foregoing instrument and
acknowledged to me that he executed the same for the purposes and consideration
therein expressed, as the act and deed of said corporation and in the capacity

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 14th day of April
1972.

Notary Public
NOTARY PUBLIC, HARRIS COUNTY, TEXAS.

FILED FOR RECORD on the 17th day of April A.P. 1972, at 9:00 o'clock A.M.
DULY RECORDED THIS the 25th day of April A.P. 1972, at 1:00 o'clock P.M.
FILE NO. 1047
RECORDED : VOL. 127 PAGE 580 of seq.
M. Augustine H. Dicks
COUNTY CLERK, SAN JACINTO COUNTY, TEXAS.

#1048
THE STATE OF TEXAS
COUNTY OF SAN JACINTO

WHEREAS, KEE-EL, Inc., herein called Owner, is the record owner of
the following described property:

That certain 222.4005 acres of land out of the William
Pasby Survey, Abstract No. 6 in San Jacinto County, Texas,
and being the identical property described in the Deed from
Arrow Investment Co., Inc., to KEE-EL, Inc., recorded in
Volume 125, Pages 582 et seq. of the Deed Records of San
Jacinto County, Texas, which description is here adopted
and made a part hereof for all purposes as if copied herein
verbatim.

WHEREAS, said owner intends to subdivide the above land into tracts
and parcels of land for the purpose of creating and carrying out a uniform plan for
the improvements and sale of said property in said subdivision, the following
restrictions upon the use of said property are hereby established and adopted and
shall be made a part of each and every contract, deed and lease by Owner, and same

shall be considered a part of each such contract, deed and/or lease, as though
fully incorporated therein. And the restrictions hereinafter set forth, except
as herein otherwise provided, shall be and are hereby imposed upon each lot or
tract in said subdivision and same shall constitute covenants running with the
land, and shall be binding upon and shall inure to the benefit of Owner, its
successors and assigns, and all subsequent purchasers of said property, their
heirs, executors, administrators, successors and assigns, and each such party,
by virtue of accepting a contract, deed or lease covering said property shall be
entirely subject to and bound by such restrictions, as follows:

I.

These covenants are to run with the land and shall be binding upon
all parties and persons claiming under them until January 1st, 1986, at which
time said covenants shall be automatically extended for successive periods of
ten years, provided that a majority of the then owners of the tracts may amend,

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