

2006101125

Electronically Recorded

Dr. Dianne Wilson  
Dianne Wilson, Ph.D., County Clerk

Official Public Records

Fort Bend County Texas

2006 Aug 16 03:21 PM

Pages: 2 Fee: \$ 13.00

THIS IS PROPERTY DESCRIPTION

21107 AUTUMN CREST LAKE  
RICHMOND, TX 77407

MTH TITLE COMPANY  
GF# 053120147-MA-40

Return To:  
CARL E. MCLAUGHLIN  
21107 AUTUMN CREST LANE  
RICHMOND, TX 77469

RETURN TO:  
MTH TITLE COMPANY  
14100 SW FREEWAY  
SUITE 200  
SUGAR LAND, TX 77478

Prepared By:  
RJ Daniel & Associates, P.C.  
8501 Katy Frwy., Ste. 201  
Houston, TX 77024

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GENERAL WARRANTY DEED  
WITH VENDOR'S LIEN IN FAVOR OF MORTGAGEES

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

THAT THE UNDERSIGNED, MTH HOMES-TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP (herein called "Grantor"), for and in consideration of the sum of \$10.00 cash and other good and valuable consideration to Grantor in hand paid by CARL E. MCLAUGHLIN, A SINGLE MAN (herein called "Grantee"), whose address is 21107 AUTUMN CREST LANE, RICHMOND, TEXAS 77469, the receipt of which is hereby acknowledged, and of further consideration of the execution and delivery by Grantee of (i) that one certain promissory note of even date herewith, in the principal sum of \$171,808.00 ("First Lien Note"), payable to the order of MTH LENDING GROUP, L.P. (herein called "Mortgagee"), and (ii) that one certain promissory note of even date herewith, in the principal sum of \$32,178.00 ("Second Lien Note") payable to the order of NATIONAL EQUITY MORTGAGE, L.P., (herein called "Second Mortgagee"), each of said notes bearing interest from date at the rate specified, and containing provisions for attorney's fees. Mortgagee, at the special instance and request of the Grantee, advanced the sum of said First Lien Note as part purchase price for The Land herein conveyed, the receipt of which is hereby acknowledged, Mortgagee is hereby subrogated to all of the rights of Grantor herein. The First Lien Note is secured by the first and superior vendor's lien, and superior title to, the Land retained in favor of Mortgagee, and is further and additionally secured by First Lien Deed of Trust of even date herewith from Grantee to TWILA L. GROOMS, TRUSTEE, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes. The Second Lien Note is secured by a second and inferior vendor's lien against the Land, and is further and additionally secured by a Second Lien Deed of Trust of even date herewith from Grantee to JEFF W. AUTREY, TRUSTEE, which contains provisions for foreclosure under power of sale, to which reference is here made for all purposes, and which has been subordinated to the aforementioned First Lien Note to Mortgagee.

GRANTOR HAS GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Grantee all that certain tract or parcel of land and all improvements located thereon (herein called "The Land"), more particularly described as follows:

→ LOT TWO (2), IN BLOCK THREE (3), OF LAKEMONT TRACE, SECTION ONE (1), AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050024, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

The conveyance is made and accepted subject to the following matters, but only to the extent they are in effect at this time and only to the extent that they relate to The Land: The lien for current ad valorem taxes and maintenance assessments (if any) not in default, land use restrictions, deed restrictions, covenants, easements, outstanding mineral reservations, rights and royalties, if any, shown of record in the above mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to which The Land is subject.

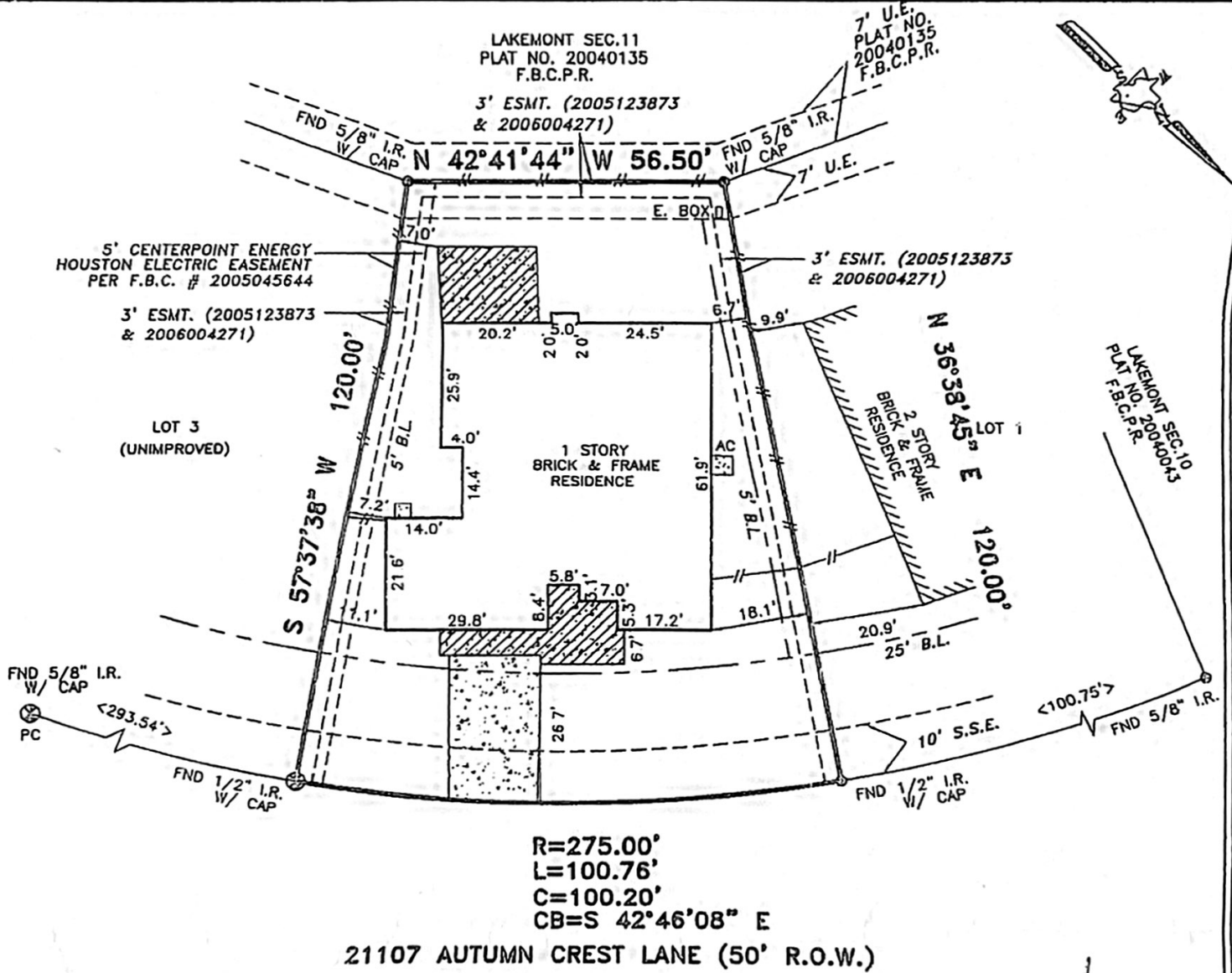
To have and to hold The Land together with all rights and appurtenances thereto in anywise belonging, subject to the foregoing terms, unto Grantee their heirs, executors, administrators, personal and legal representatives, successors and assigns forever, and Grantor does hereby bind itself, its heirs, executors, administrators, personal and legal representatives, successors and assigns to warrant and forever defend The Land, subject to the foregoing terms, unto Grantee, their heirs, executors, administrators, personal and legal representatives, successors and assigns, against every person and entity whomsoever lawfully claiming or to claim the same or any part thereof.

# TRI-TECH SURVEYING CO., L.P.

10401 WESTOFFICE DRIVE

HOUSTON, TEXAS. 77042

PHONE: (713) 667-0800



R=275.00'  
L=100.76'  
C=100.20'  
CB=S 42°46'08\" E

21107 AUTUMN CREST LANE (50' R.O.W.)

*Carl E. McLaughlin*

ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.

\*CITY OF HOUSTON CHAPTER 42 CODE OF ORDINANCES  
\*\*DEED RESTRICTIONS PER F.B.C. FILE NOS. 2002134886 & 2003032959

ALL ROD CAPS ARE STAMPED "LJA", UNLESS OTHERWISE NOTED.

A DRAINAGE EASEMENT 20' ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES IN THE ADDITION AS SHOWN ON RECORDED PLAT OF SAID ADDITION.

PROPERTY SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS AS DEFINED PER PLAT NO. 20050024, M.R.F.B.C.TX., F.B.C. FILE NOS. 0639646 (VOL 1875, PG. 175), 2002134886, 2003032959, 2005035713, 2005045644, 2005054540, 2005117563, 2005123873, 2006004271, VOL 217, PG. 330, D.R.F.B.C.TX., CITY OF HOUSTON ORDINANCE 85-1878 PER H.C.C.F.#N-253886 AND CITY OF HOUSTON ORDINANCE 89-1312 PER H.C.C.F.#M-337573 AND AMENDED BY CITY OF HOUSTON ORDINANCE 1998-262.

NOTE: PROPERTY SUBJECT TO RECORDED RESTRICTIONS, REGULATIONS, & ORDINANCES IF ANY.

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS (F.I.R.M.'s). THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'s ACCURACY.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE AND SEAL.

BEARINGS REFERENCED TO: PLAT NORTH.

THIS SURVEY IS VALID FOR THIS TRANSACTION ONLY. © 2008, TRI-TECH SURVEYING CO., L.P.

LEGEND	
CONCRETE	REVISION
COVERED	CONTROLLING MONUMENT (04-24-06)
ASPHALT	CHAIN LINK FENCE
< > CALL	IRON FENCE
// - - WOOD FENCE	

ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND TITLE INFORMATION PROVIDED BY MTH TITLE COMPANY, LC G.F. No. 05360147, DATED 07-14-06.

I, the undersigned registered professional land surveyor, do hereby state that the plat shown hereon represents a boundary survey made on the ground under my direction and supervision on the tract or parcel of land, according to the map or plat thereof, indicated below.

## BOUNDARY SURVEY OF

ADDRESS: 21107 AUTUMN CREST LANE  
 LOT: 2 BLOCK: 3 OF: LAKEMONT TRACE SEC. 1  
 RECORDED IN PLAT NO.: 20050024 PLAT RECORDS, FORT BEND COUNTY, TX  
 BORROWER: CARL E. MCLAUGHLIN  
 TITLE COMPANY: MTH TITLE COMPANY, LC G.F.# 05360147  
 SURVEYED FOR: MERITAGE CORPORATION/LEGACY & HAMMONDS HOMES  
 F.I.R.M. MAP NO. 48157C PANEL# 0105J ZONE "X" REVISED 1-3-97  
 DATE: 08-05-06 SCALE: 1" = 30' T.T. JOB #: L5365-06 MERITAGE JOB #: 312-200

08-08-06  
 drawn by: E. GREY

*Ralph C. Hilton*  
 SURVEYOR REGISTRATION