

EXTENSION OF THE DEED RESTRICTIONS OF THE CHAPPELL HILLS SUBDIVISION (SECTION IV) OF WASHINGTON COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF WASHINGTON

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KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS, Chappell Hills, Inc., a Texas corporation, (hereinafter "CHI" or "Developer"), in connection with the platting of a subdivision known and designated as Chappell Hills Subdivision Section IV (sometimes commonly referred to as "Section IV" of the Chappell Hills Subdivision, and hereinafter sometimes called the "Subdivision"), caused a Declaration of Restrictions to be filed applicable to said Subdivision (hereinafter sometimes called the "Original Declaration"), as same was placed upon the market, as follows:

1. As to the Subdivision (as shown by the plat recorded in Map Cabinet 138A of the Map or Plat Records of Washington County, Texas), by filing same for record in the office of the County Clerk of Washington County, Texas, on or about July 8, 1977, and which is now recorded in Map Cabinet 138A and 138B, et seq, of said Map or Plat Records of Washington County, Texas; reference to which being hereby made for all pertinent purposes.

AND WHEREAS the said Original Declaration imposes or provides for restrictions, restrictive covenants and negative easements, etc. upon the Subdivision and the lots situated therein, and expressly provides that same shall expire, of it's own terms unless, prior to January 1, 1991, the owners of 75% or more of the lots in the Subdivision shall elect, by instrument in writing, to extend the term of said restrictions, restrictive covenants and negative easements, etc. applying to the properties constituting said Subdivision, or others thereafter adopted in accordance with the terms thereof;

AND WHEREAS, the undersigned (including within the term "undersigned", as used in this instrument, those persons executing a counterpart or separate ratification of this document), who constitute the owners of 75% or more of the lots or tracts in the Subdivision, have, and do hereby (by joining in this instrument or by signing an instrument ratifying or adopting this instrument),

desire to and do hereby extend such Original Declaration according and subject to the terms hereof;

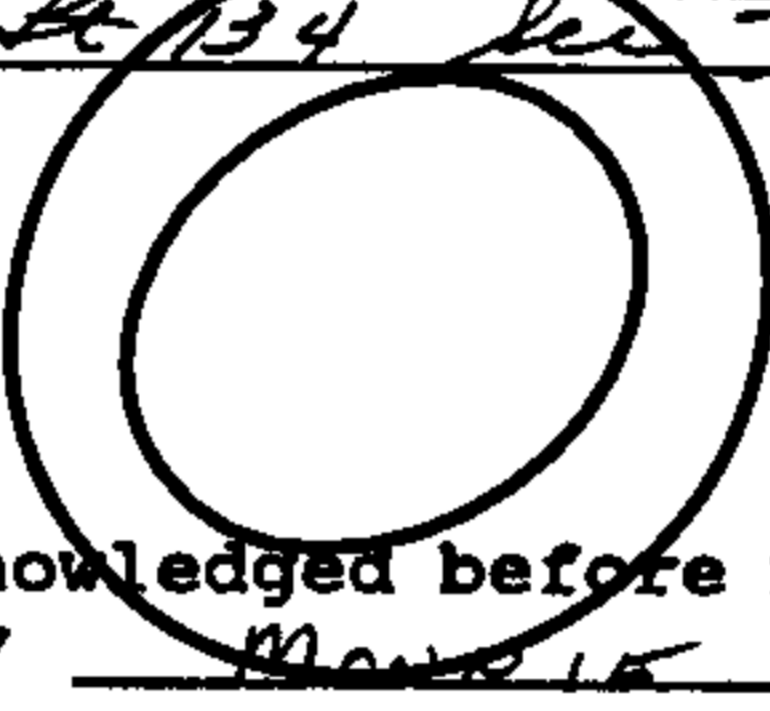
NOW, THEREFORE, the undersigned hereby agree that the above described Restrictions, Restrictive Covenants, Conditions and Negative Easements, etc. applicable to the Subdivision as set forth in the above mentioned Original Declaration be, and the same are hereby EXTENDED for an additional period of ten (10) years, commencing January 1, 1991 and ending on January 1, 2001.

IN WITNESS WHEREOF, THE UNDERSIGNED have executed this instrument on the date of their respective acknowledgements.

Minnie T. Boyd

Printed Name of Owner(s): MINNIE T. BOYD
Lot Number(s) owned: Ac 134 Sec 14

THE STATE OF TEXAS §
§
COUNTY OF WASHINGTON §



This instrument was acknowledged before me on the 6th day of DECEMBER, 1990 by MINNIE T. BOYD



Shirley Ann Zuber
SHIRLEY ANN ZUBER
Notary Public within and for
The State of Texas
My commission expires: 9/16/93

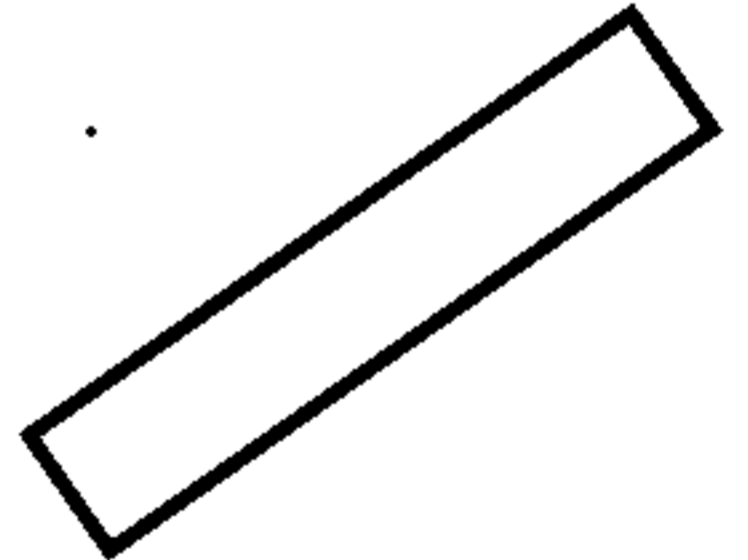
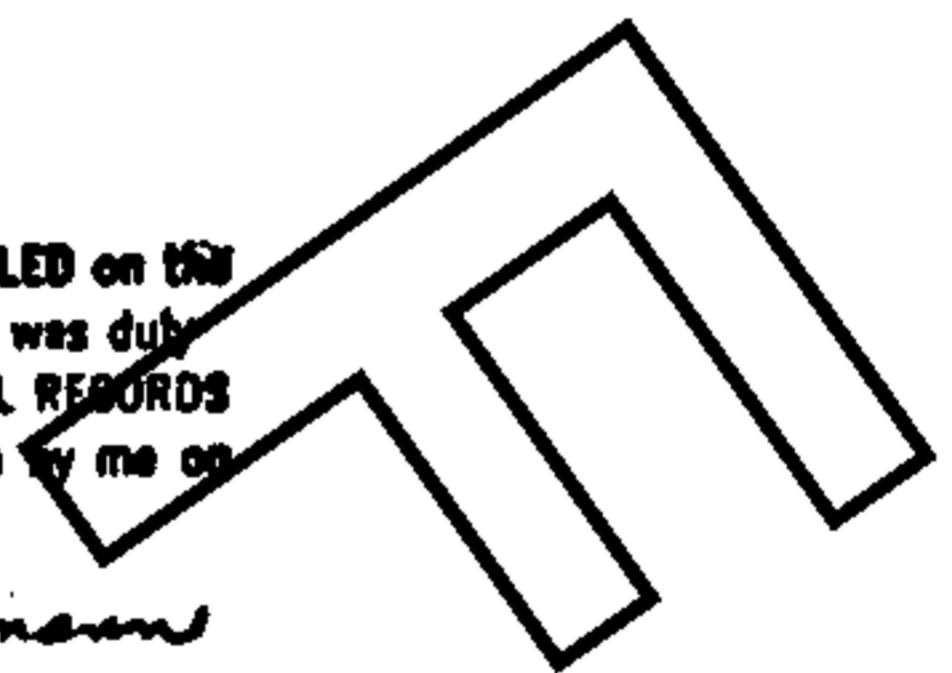
FILED
AT 1:30 PM
DEC 31 1990
Gertrude Lehmann
GERTRUDE LEHRMANN
COUNTY CLERK, WASHINGTON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on JAN 09 1991



Gertrude Lehmann
Gertrude Lehmann, County Clerk
Washington County, Texas



RESTRICTIVE COVENANT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners of properties in Chappell Hills, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 11 and 12 of the Map Records in Cabinet 92A of the Plat Records of Washington County, Texas; in Chappell Hills Section II, a subdivision, as shown by the map or plat thereof recorded in Volume 3 at Pages 19-21 of the Map Records and Cabinet 96A of the Plat Records of Washington County, Texas; in Chappell Hills, Section III, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 47-49 of the Map Records in Cabinet 110A of the Plat Records of Washington County, Texas; and in Chappell Hills, Section IV, a subdivision, as shown by a map or plat recorded in Volume 4 at Pages 33-37 of the Map Records in Cabinet 138A of the Plat Records of Washington County, Texas, deeming it mutually beneficial to the use, occupancy and value of the properties comprising said subdivisions to impose and reinstate a common plan and scheme of Restrictive Covenants applicable to such properties, so that there be a uniform plan for the improvement and development thereof and, to that end, the undersigned owners desire to and do hereby mutually covenant and agree to impress and impose upon the above-described properties, a universal and mutual scheme of restrictive covenants, each of which covenants shall run with the land and shall bind the undersigned owners and all persons hereafter owning or claiming any interest in the above-described properties or any of them, for the period hereafter specified such covenants constituting reciprocal negative easements upon each of the subject properties which may be bound by the agreement of the undersigned, acting individually, or as a majority of the owners of properties in the above-mentioned subdivision or any of them, which restrictive covenants shall inure to the benefit of and be enforceable by each of the undersigned, and any other owner of properties in the above subdivisions which are bound by these covenants, their respective heirs, executors, administrators and assigns.

NOW, THEREFORE, to effect such ends, and in consideration of the mutual covenants, agreements, restrictions and reciprocal negative easements herein set forth, the undersigned respectively agree, one with the other, as follows:

I.

DEFINITIONS

1.01 Owners. "Owner" or "Owners" as used herein shall refer to:

(a) The undersigned record owners of any estate, interest or title in and to any portion of the subject property, being all those set out in Exhibit "A" hereof, and all other owners of subject property that are bound by the Restrictive Covenants herein set forth.

(b) Any owner of any estate, interest or title to any subject property who shall later join in the execution of these covenants by later instrument, either adopting, ratifying, confirming, taking subject to or accepting the mutual and universal scheme of restrictive covenants created herein and imposing same upon properties owned by such party, including but not limited to any document which constitutes a counterpart of this restrictive covenant agreement, or incorporates this restrictive covenant agreement by reference.

(c) All persons claiming any right, title or interest in a subject property by, through or under an owner who has joined in execution of this instrument, or who has ratified or adopted such restrictions by later instrument, as aforesaid, and the heirs, assigns, executors, administrators and successors of such an owner.

1.02 Subject Property. "Subject Property" as used herein refers to all platted lots or parcels located in CHAPPELL HILLS SUBDIVISION, Section I, II and III, or IV as shown by the maps or plats of such subdivision of record at Map Cabinet 92A, 96A, 110A, and 138A, Map or Plat Records, Washington County, Texas (the "Plats") and including any subdivision, modification, partition or redesignation of a Subject Property.

1.03 Subdivision. "Subdivision" as used herein refers to the aggregate of all of the Subject Property, meaning the entirety of Sections I, II, III and IV of the Chappell Hills Subdivision.

1.04 To whatever extent, if any, the Deed Restrictions applicable to Section IV of the Subdivision (originally filed in Map Cabinet 138A and 139B of the Plat Records of Washington County, Texas) are in force and effect, the same are hereby modified, amended and fully replaced and supplanted by this Agreement.

II.

RESIDENTIAL USE ONLY

2.01 Residential Purposes. Except as hereinafter expressly provided in paragraph 5.01 and 5.02 hereof, every Subject Property located within the Subdivision shall be used for single family residential purposes only, and no building or structure shall be erected, altered, or placed on any Subject Property other than one detached single family dwelling not to exceed two stories in height, a private garage for automobiles and equipment of the occupant, and outbuildings suitable for use in connection with a residence in a rural environment.

The term "Residential Purposes" and/or "Residence" as used in this Paragraph shall not be construed to permit barns, tents, campers, hospitals, trailers, offices, mobile homes, duplex houses, apartment houses, or manufactured housing to be used as a residence. Any residence structure moved into the Subdivision which otherwise complies with the terms hereof shall be affixed to a Subject Property, completed and made habitable within six months of the date it is moved into the Subdivision.

2.02 One Residence. Only one residence shall be constructed or permitted to exist on each Subject Property. However, it shall be permissible for outbuildings located on a Subject Property to be occupied by domestic servants employed upon that Subject Property. Any person owning two or more adjoining platted lots may consolidate such lots into a building site, with the privilege of constructing improvements thereon in accordance with the terms hereof.

2.03 Temporary Structures. Except as expressly authorized by Paragraph 2.02 hereof, no structure of a temporary character, including any trailer, mobile home, basement, tent, shack, or other outbuilding shall be used on any Subject Property at any time as a residence, either temporarily or permanently.

2.04 Square Footage Minimum. No residence shall be constructed on any Subject Property or building site in the Subdivision which has a living area of less than 1,450 square feet, excluding porches, garages, patios, and the like.

2.05 Sewage. All residences constructed in the Subdivision shall have inside toilets and inside plumbing attached to septic tanks, or other sewage or waste disposal systems approved by an appropriate governmental entity prior to connection thereto. There shall be no cesspools in the Subdivision and no drainage of sewage waste of any type into ditches, lakes, or roads.

2.06 Set-Back Lines. Subject to the right to consolidate two or more adjoining platted lots as provided in paragraph 2.02 hereof, no buildings shall be located nearer than fifty feet from the property line of a Subject Property fronting a street or road or nearer than twenty feet from any adjacent property line.

2.07 Water Supply Systems. No water supply systems shall be permitted on any Subject Property unless the system is located, constructed, and equipped in accordance with the requirements and recommendations of all applicable governmental entities and public health authorities. Approval of the water supply system as installed shall be obtained from the appropriate authority prior to use. The provisions of this paragraph shall not operate to prohibit properly permitted private water wells.

III.

RESUBDIVISION

3.01 Resubdivision. No owner of a Subject Property shall be entitled to resubdivide same into lots or parcels containing an area of less than one (1) acre; and each such lot, except lots within present Lot Nos. 24, 28A and 105, as subdivided, must have road frontage on a road shown on the Plats. Each lot so subdivided shall be a Subject Property under the terms hereof.

IV.

NOXIOUS ACTIVITIES

4.01 Noxious, Illegal or Offensive Activities. No activities which violate any rule, regulation or law of any governing body having jurisdiction shall be permitted on any Subject Property, nor shall anything be done or maintained thereon which may be or may become a nuisance. Each Owner or occupant of a Subject Property shall keep the Subject Property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a reasonably good state of repair.

V.

BUSINESS USAGE

5.01 Lots Subject to Business Usage. Only Lot Nos. 1, 2, 3, 4, 23, 40, 41, 50 and 82 of the Subdivision as shown on the hereinbefore-cited plats of record in the Map and Plat Records of Washington County may be used for Business Purposes. Personal gardening and farming, and the raising of beef or dairy cattle, horses, poultry, swine and other domestic livestock normally associated with personal use and animal husbandry or dairy activities shall not constitute a "Business Purpose" so as to restrict such activities to the above-enumerated lots, said activities being expressly permitted on any tract in the Subdivision. No campers, tents, trailers or mobile homes shall be permitted on the above-enumerated Business Purpose lots, nor used thereon in connection with any permitted Business Purpose. Manufactured units shall not be permitted on the above enumerated Business Purpose lots except for personal storage.

5.02 Permitted Usage. Business activities which exist on the effective date hereof may continue. No noxious, offensive, or illegal trade or usage for business purposes shall ever be made of any Subject Property, nor shall any improvements for business purposes be constructed on any Subject Property except those Lots enumerated in Paragraph 5.01 above.

VI.

GENERAL USAGE RESTRICTIONS

6.01 Firearms. No firearms may be discharged around or on any lake, park, or road in the Subdivision.

6.02 Dams. No dam, earth and fill, or obstruction of any kind shall be constructed or permitted to remain on any creek, water course, or drainage course of a height greater than three (3) feet above the natural grade without prior written consent of Owners of Property downstream of the dam and within the Subject Property.

6.03 Obstruction of Streets. No building material of any kind or character shall be placed in the streets, it being expressly understood and agreed that all building materials to be used in the construction of buildings in the Subdivision shall be placed within the property lines of the Subject Property on which the delivery is made.

6.04 Signs. No signs, billboards, posters, or other advertising devices of any kind shall ever be erected on any Subject Property in the Subdivision except a "For Sale" sign which shall be dignified and in keeping with the attractiveness of the Subdivision and shall be kept well painted and maintained. This provision shall not apply to Lots which may be used for Business Purposes, nor shall the same operate to prohibit the display of small signs evidencing support for a political candidate for a reasonable period of time prior to an election.

6.05 Dumping. No trash, ashes, garbage, or other refuse may be thrown or dumped on any Subject Property in the Subdivision. No Subject Property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All equipment for the storage and exposure of such material shall be kept in a clean and sanitary condition.

6.06 Mowing. Grass and weeds on each Subject Property must be kept mowed at regular intervals or as may be necessary to maintain the same in a neat and attractive manner.

6.07 Land Near Parks and Water Courses. No building shall be placed nor shall any material or refuse be placed or stored on any Subject Property within twenty feet of the property line of any park or the edge of any open water course, except that clean fill may be placed nearer if the natural water course is not altered or blocked by the fill.

6.08 Oil Development - and Mining. Insofar as the Owners have the authority and right to do so, no oil or gas well drilling, development operations, pipe lines, refining, boring, or mining operations of any kind shall be permitted on the surface of any Subject Property, nor shall oil or gas wells, tanks, tunnels, mineral excavations, or shafts, be permitted on the surface of any Subject Property, including any derrick or other structure designed for use in boring for oil, natural gas, or other minerals.

VII.

EASEMENTS

7.01 Utility Easements. Easements for constructing, maintaining, and repairing a system for light and power, telephone, and telegraph service to the Subdivision and the inhabitants thereof, for the purposes incident to the development and use of said Subdivision as a suburban community are reserved as shown in the hereinbefore-cite plats filed in the Map and Plat Records of Washington County, Texas. Easements shall be twenty feet in

width, extending ten feet on each side of the property lines between certain adjoining tracts as shown on the said plat and twenty feet within any Subject Property line where same is parallel or fronts a road or street, whether said road or street is within or outside the Subdivision.

7.02 All easements, accessways, parks and rights of way shown on the Plats (or any of them) or otherwise are hereby reserved and confirmed for the use and benefit of the Owners, their heirs, successors and assigns.

VIII

ENFORCEMENT, AMENDMENT, AND TERMINATION

8.01 Enforcement. All Owners of a Subject Property within the Subdivision each have the right and power (but not the duty) to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, and reservations now or hereafter imposed by the provisions of this Restrictive Covenant Agreement. Failure to enforce or to seek enforcement of any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.02 Binding Nature. The grants, rights, covenants, conditions, and restrictions contained in this Restrictive Covenant Agreement shall run with and bind the land, and shall inure to the benefit of, and be binding upon the Owners of each Subject Property and their respective legal representatives, heirs, successors, and assigns.

EACH UNDERSIGNED OWNER AGREES THAT THESE RESTRICTIONS SHALL BE EFFECTIVE AND BINDING UPON OWNER'S PROPERTY IN THE SUBDIVISION NOTWITHSTANDING THE FAILURE OF THE OWNER(S) OF ANY OTHER PROPERTY IN THE SUBDIVISION TO JOIN IN OR EXECUTE THE SAME.

8.03 Term. Unless amended as provided herein, this Restrictive Covenant Agreement shall be effective for a term of thirty (30) years from the date that this Restrictive Covenant Agreement is placed of record in the Property Records of Washington County, Texas, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless amended or terminated as hereinafter set forth.

8.04 Amendment/Termination. This Restrictive Covenant Agreement may be amended or terminated at any time by an instrument signed and acknowledged by the Owners of not less than seventy percent (70%) of the lots and parcels of land comprising the Subject Properties at the time of filing such instrument with the County Clerk of Washington County, Texas. No amendment or termination hereof shall be effective, however, until recorded in the Official Records of Washington County, Texas or until the approval of any governmental regulatory body which is required has been obtained. Any

such amendment or termination shall make specific reference to this Restrictive Covenant Agreement.

8.05 Severability. The invalidation of any one of these covenants or restrictions by a judgment or a court order shall in no way affect any of the other provisions hereof and all of the other provisions shall remain in full force and effect.

8.06 Multiple CounterParts. This Restrictive Covenant Agreement may be executed in multiple counterparts, which shall all constitute original documents, as if all signatories had executed a single document.

IN WITNESS WHEREOF, the Owners have acknowledged, consented, agreed to, and ratified the foregoing Restrictive Covenant Agreement by their signatures contained in Exhibit "A" hereof.

EXHIBIT "A"

SUBJECT PROPERTY:

Lots 1, 2, 3, 4, 6, 24, 27, 28A, 39, 52, 53, 54, 55, 56, 57, 79, 80, 81, 82, 91, 96, 105, 116, 125, 133, 134, 154, 160, 161, 162, 163 and 1.781 acres adjoining Lot 133 of the CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by maps or plats of said subdivision of record at Washington County Plat Cabinet File Nos. 92A, 96A, 110A and 138A of the Plat Records of Washington County, Texas.

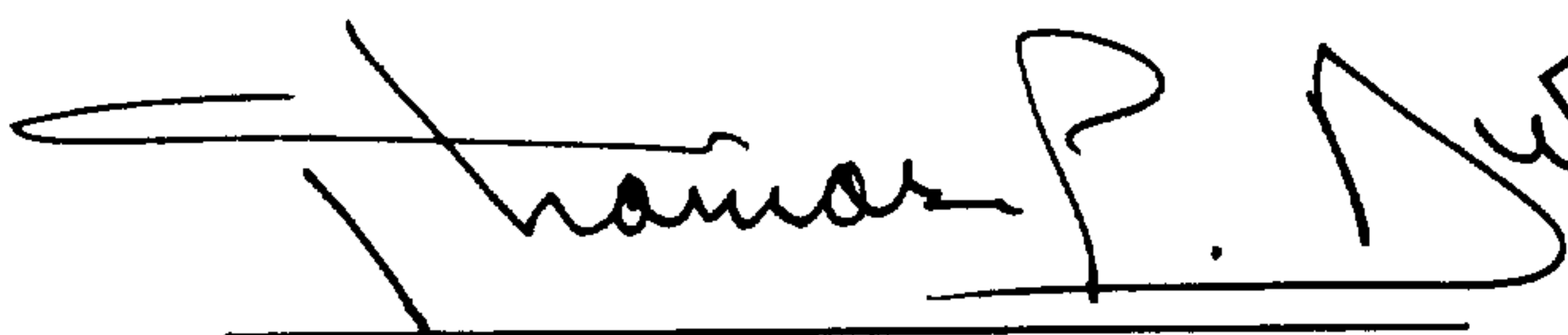
INTEREST OF OWNERS:

All of the above enumerated lots, together with all of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all of the right, title and interest of owners in the Subject Property and otherwise in the Subdivision.

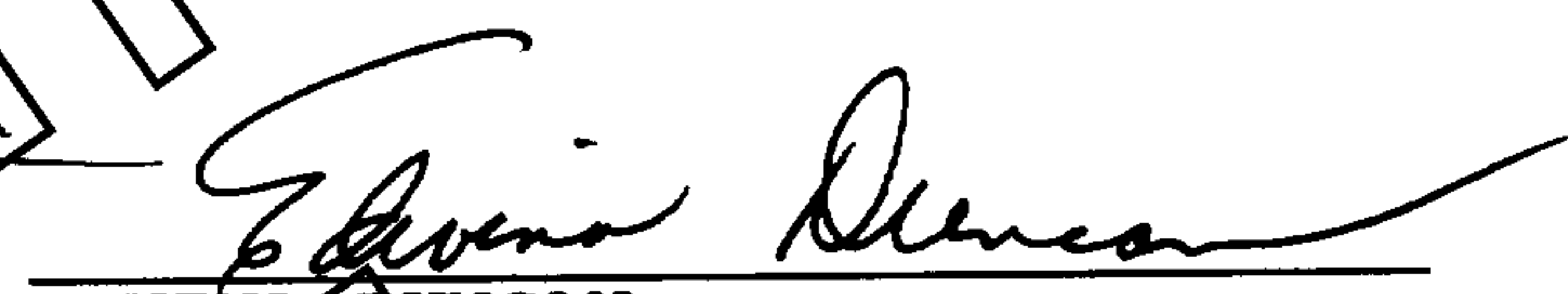
OWNERS:

WITNESS OUR HANDS this 21st day of DECEMBER, 1995.

OWNERS:



THOMAS P. DUNCAN



EDWINA DUNCAN

CHAPPELL HILLS, INC., now or formerly a Texas corporation



By:

THOMAS P. DUNCAN, President, sole shareholder and owner, and sole director, and sole successor in title and interest to said corporation

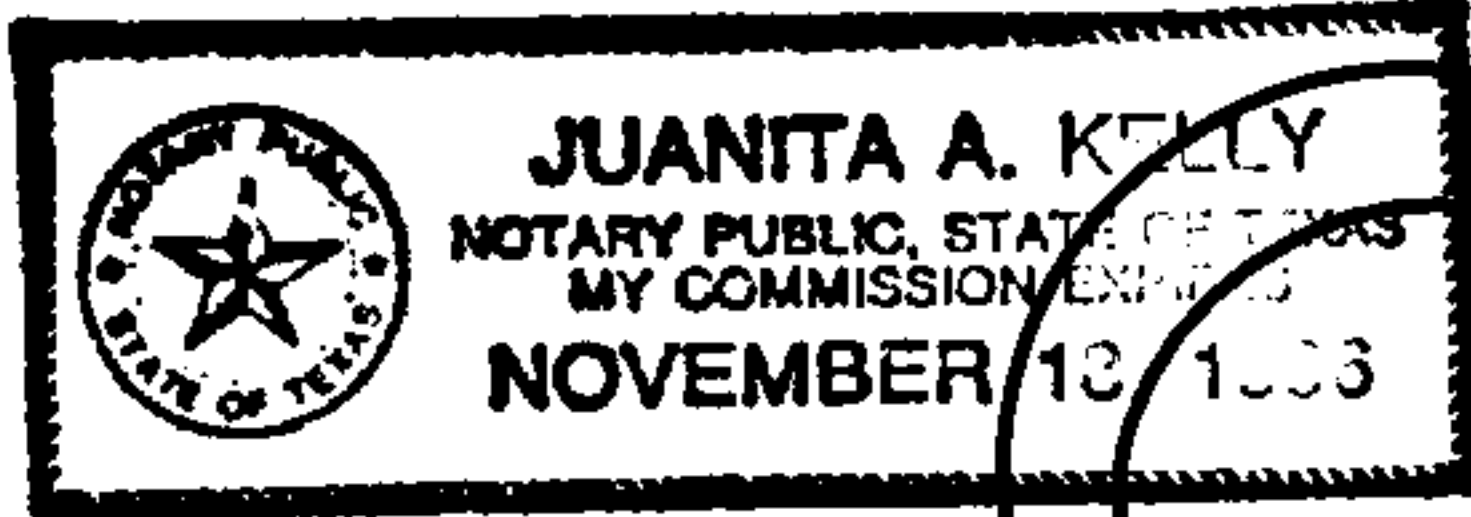
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THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

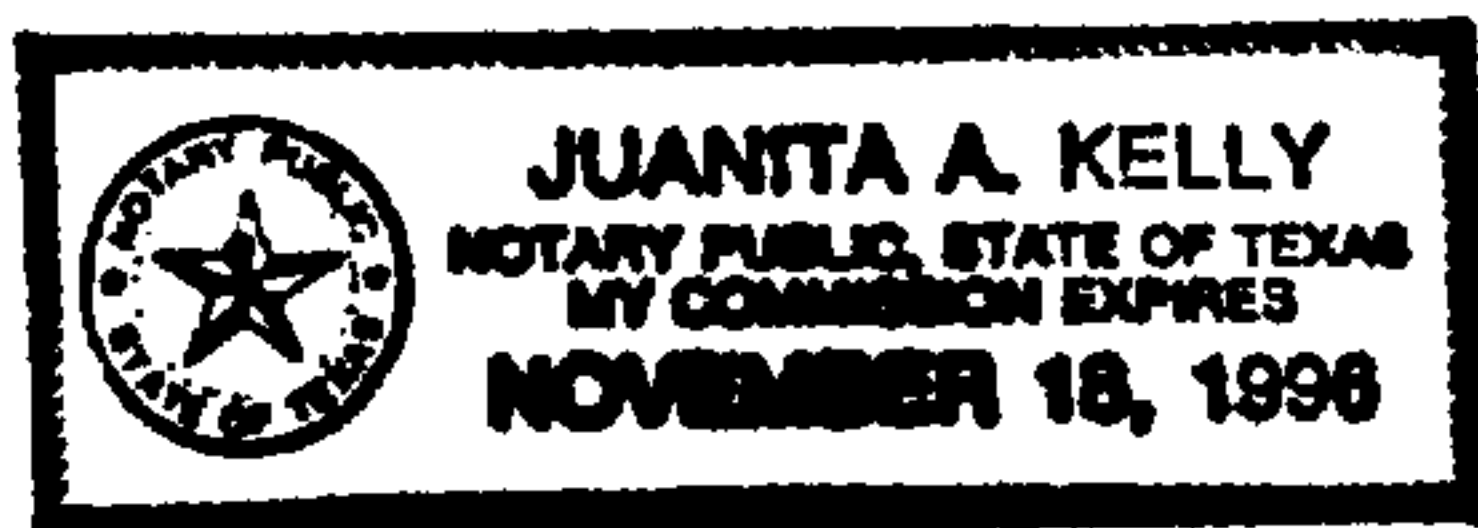
This instrument was acknowledged before me by EDWINA DUNCAN on this 21ST day of December, 1995.



Juanita A. Kelly
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

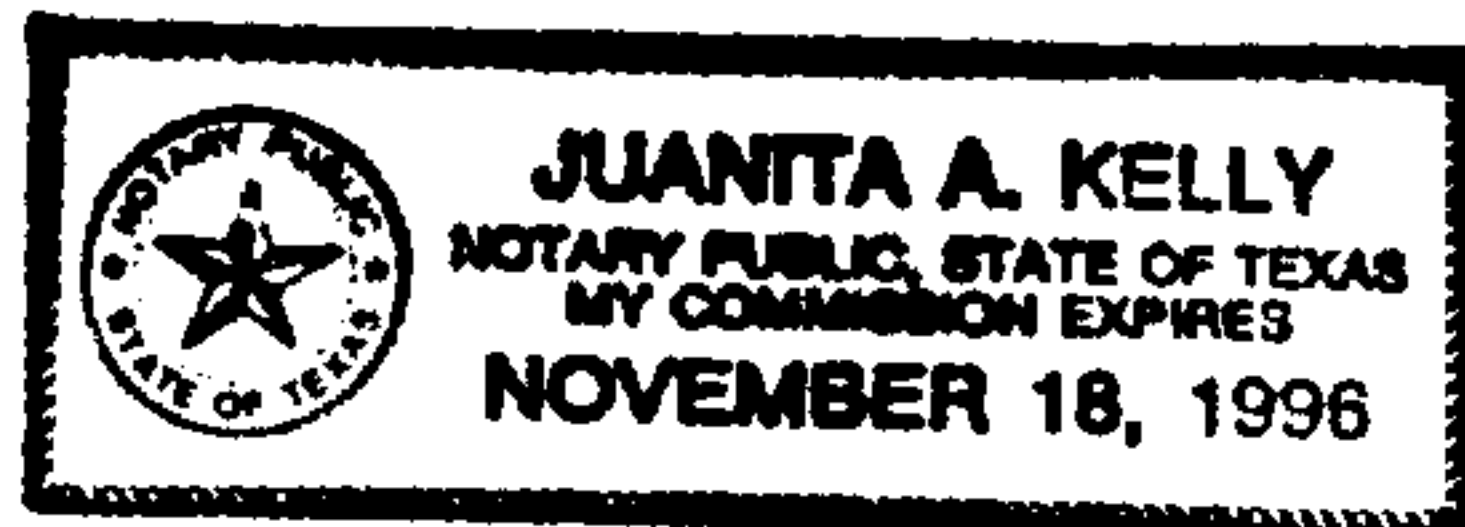
This instrument was acknowledged before me by THOMAS P. DUNCAN on this 21ST day of December, 1995.



Juanita A. Kelly
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

This instrument was acknowledged before me by THOMAS P. DUNCAN, as President, sole shareholder, sole director, and sole owner and successor in title and interest of CHAPPELL HILLS, INC., now or formerly a Texas corporation, on behalf of said corporation, on this 21ST day of December, 1995.



Juanita A. Kelly
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lots No. 162 and 163, Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Pages 33-37, Map Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest to the Subject Property and otherwise described in Deed of Trust from CHAPPELL HILLS, INC. to PAUL J. McCONNELL, III, TRUSTEE, dated January 1, 1990, and filed for record in Volume 618, Page 807 of the Official Records of Washington County, Texas.

MORTGAGEES: DeLange, Hudspeth & Pitman, L.L.P.

WITNESS OUR HANDS this 15th day of January, 1996.

LIENHOLDERS:

DE LANGE, HUDSPETH & PITMAN, L.L.P.

By:

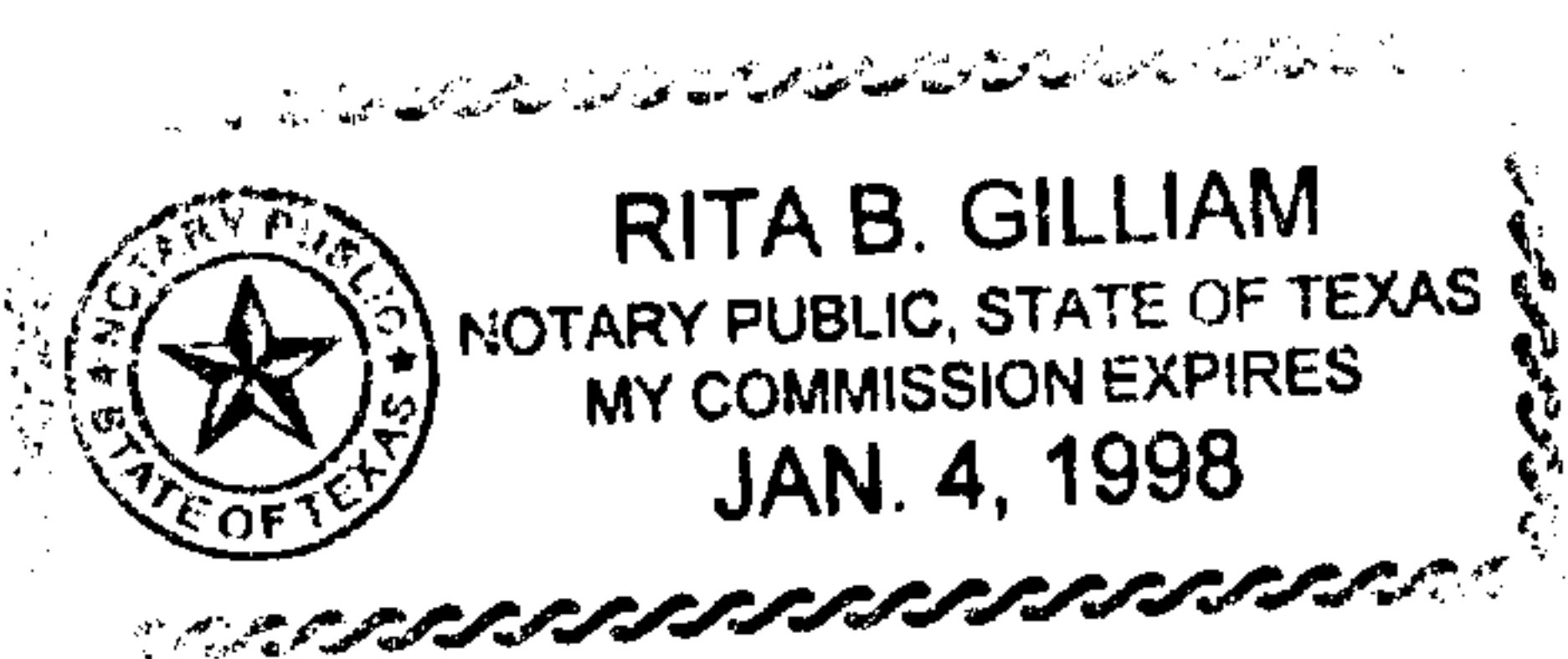
Paul J. McConnell, III
PAUL J. McCONNELL, III
PARTNER

STATE OF TEXAS

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on the 15th day of January, 1996, by PAUL J. McCONNELL, III.

Rita B. Gilliam
Notary Public in and for the State of Texas



SUBJECT PROPERTY:

Lot 2, Section I, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Plat Records 92A, Map Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed of Trust from THOMAS P. DUNCAN and EDWINA M. DUNCAN to NATHAN L. WINFIELD, JR., Trustee, dated October 24, 1981, filed of record in Volume 103, Page 596 of the Deed of Trust Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 2 day of February, 1996.

LIENHOLDER:

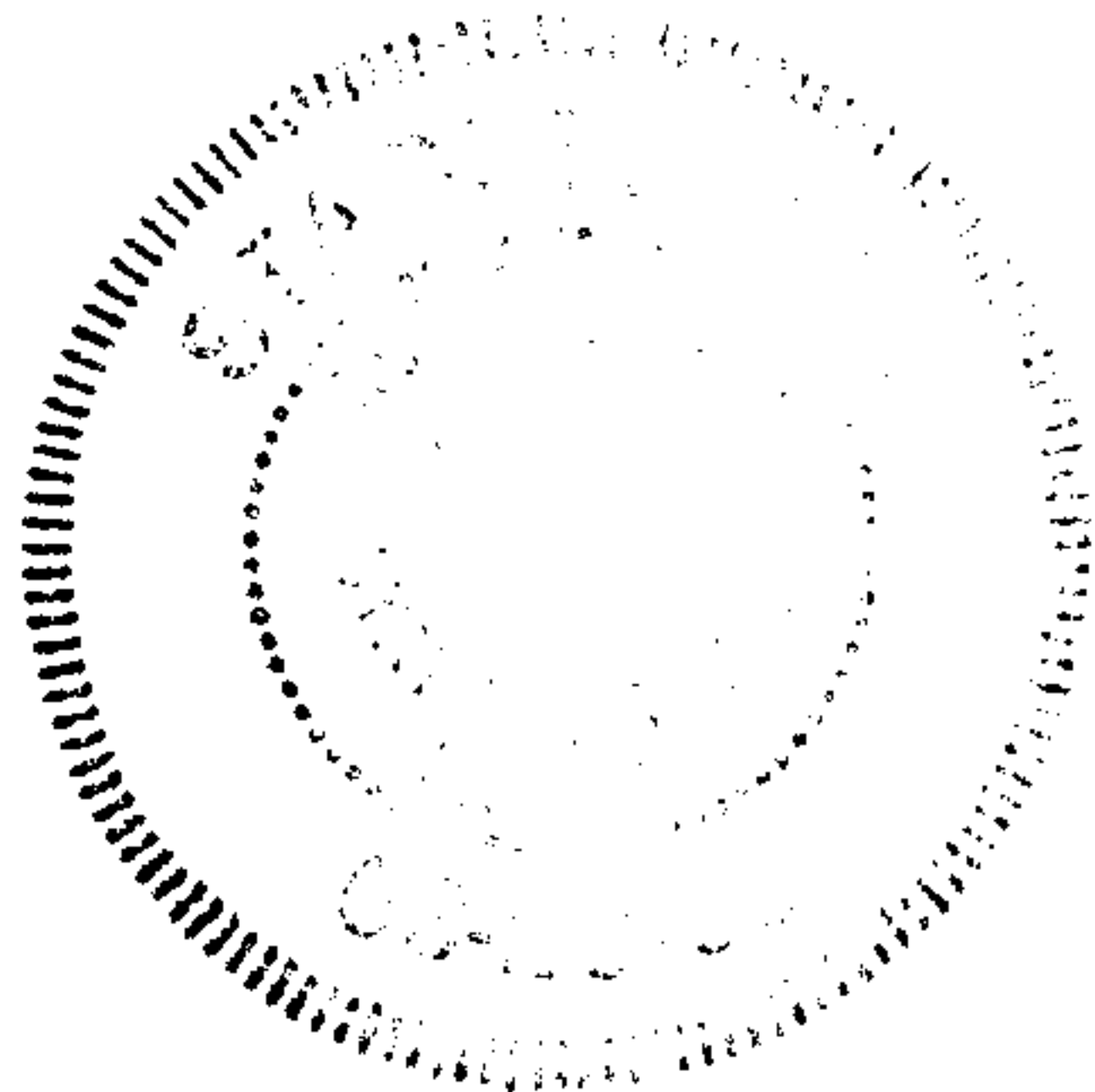
CHAPPELL HILL BANK

By *Emily Kopynski*, Vice President

STATE OF TEXAS §
COUNTY OF WASHINGTON §

THIS INSTRUMENT was acknowledged before me on the 2 day of February, 1996 by *Emily Kopynski Sr VP* of CHAPPELL HILL BANK on behalf of said banking corporation.

Jane Krueger
Notary Public, State of Texas



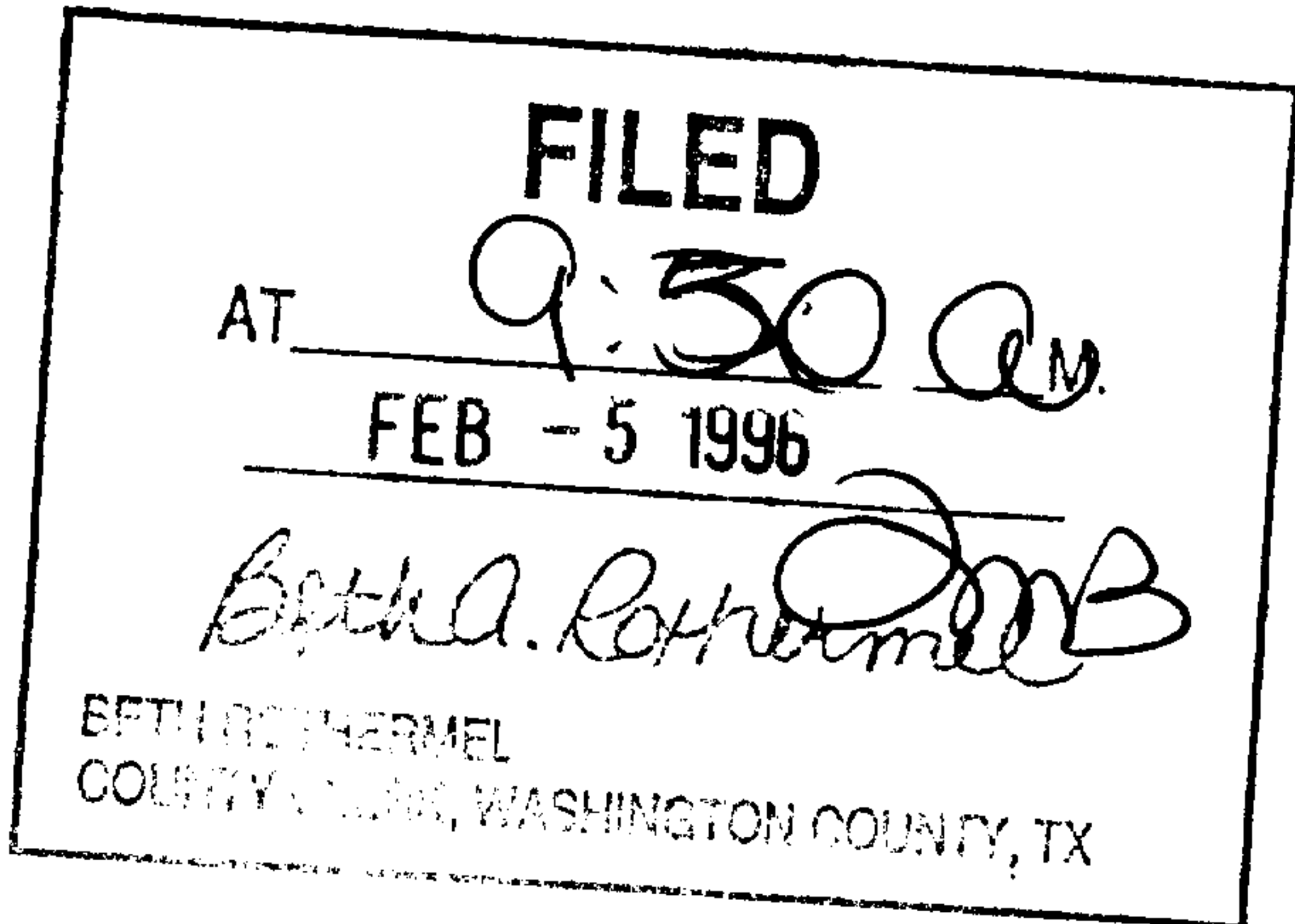
STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

FEB 06 1996



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas



RESTRICTIVE COVENANT AGREEMENT

1555

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS:

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NOW, THEREFORE, to effect such ends, and in consideration of the mutual covenants, agreements, restrictions and reciprocal negative easements herein set forth, the undersigned respectively agree, one with the other, as follows:

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DEFINITIONS

1.01 Owners. "Owner" or "Owners" as used herein shall refer to:

(a) The undersigned record owners of any estate, interest or title in and to any portion of the subject property, being all those set out in Exhibit "A" hereof, and all other owners of subject property that are bound by the Restrictive Covenants herein set forth.

(b) Any owner of any estate, interest or title to any subject property who shall later join in the execution of these covenants by later instrument, either adopting, ratifying, confirming, taking subject to or accepting the mutual and universal scheme of restrictive covenants created herein and imposing same upon properties owned by such party, including but not limited to any document which constitutes a counterpart of this restrictive covenant agreement, or incorporates this restrictive covenant agreement by reference.

(c) All persons claiming any right, title or interest in a subject property by, through or under an owner who has joined in execution of this instrument, or who has ratified or adopted such restrictions by later instrument, as aforesaid, and the heirs, assigns, executors, administrators and successors of such an owner.

1.02 Subject Property. "Subject Property" as used herein refers to all platted lots or parcels located in CHAPPELL HILLS SUBDIVISION, Section I, II and III, or IV as shown by the maps or plats of such subdivision of record at Map Cabinet 92A, 96A, 110A, and 138A, Map or Plat Records, Washington County, Texas (the "Plats") and including any subdivision, modification, partition or redesignation of a Subject Property.

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RESIDENTIAL USE ONLY

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2.03 Temporary Structures. Except as expressly authorized by Paragraph 2.02 hereof, no structure of a temporary character, including any trailer, mobile home, basement, tent, shack, or other outbuilding shall be used on any Subject Property at any time as a residence, either temporarily or permanently.

2.04 Square Footage Minimum. No residence shall be constructed on any Subject Property or building site in the Subdivision which has a living area of less than 1,450 square feet, excluding porches, garages, patios, and the like.

2.05 Sewage. All residences constructed in the Subdivision shall have inside toilets and inside plumbing attached to septic tanks, or other sewage or waste disposal systems approved by an appropriate governmental entity prior to connection thereto. There shall be no cesspools in the Subdivision and no drainage of sewage waste of any type into ditches, lakes, or roads.

2.06 Set-Back Lines. Subject to the right to consolidate two or more adjoining platted lots as provided in paragraph 2.02 hereof, no buildings shall be located nearer than fifty feet from the property line of a Subject Property fronting a street or road or nearer than twenty feet from any adjacent property line.

2.07 Water Supply Systems. No water supply systems shall be permitted on any Subject Property unless the system is located, constructed, and equipped in accordance with the requirements and recommendations of all applicable governmental entities and public health authorities. Approval of the water supply system as installed shall be obtained from the appropriate authority prior to use. The provisions of this paragraph shall not operate to prohibit properly permitted private water wells.

III.

RESUBDIVISION

3.01 Resubdivision. No owner of a Subject Property shall be entitled to resubdivide same into lots or parcels containing an area of less than one (1) acre; and each such lot, except lots within present Lot Nos. 24, 28A and 105, as subdivided, must have road frontage on a road shown on the Plats. Each lot so subdivided shall be a Subject Property under the terms hereof.

IV.

NOXIOUS ACTIVITIES

4.01 Noxious, Illegal or Offensive Activities. No activities which violate any rule, regulation or law of any governing body having jurisdiction shall be permitted on any Subject Property, nor shall anything be done or maintained thereon which may be or may become a nuisance. Each Owner or occupant of a Subject Property shall keep the Subject Property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a reasonably good state of repair.

V.

BUSINESS USAGE

5.01 Lots Subject to Business Usage. Only Lot Nos. 1, 2, 3, 4, 23, 40, 41, 50 and 82 of the Subdivision as shown on the hereinbefore-cited plats of record in the Map and Plat Records of Washington County may be used for Business Purposes. Personal gardening and farming, and the raising of beef or dairy cattle, horses, poultry, swine and other domestic livestock normally associated with personal use and animal husbandry or dairy activities shall not constitute a "Business Purpose" so as to restrict such activities to the above-enumerated lots, said activities being expressly permitted on any tract in the Subdivision. No campers, tents, trailers or mobile homes shall be permitted on the above-enumerated Business Purpose lots, nor used thereon in connection with any permitted Business Purpose. Manufactured units shall not be permitted on the above enumerated Business Purpose lots except for personal storage.

5.02 Permitted Usage. Business activities which exist on the effective date hereof may continue. No noxious, offensive, or illegal trade or usage for business purposes shall ever be made of any Subject Property, nor shall any improvements for business purposes be constructed on any Subject Property except those Lots enumerated in Paragraph 5.01 above.

VI.

GENERAL USAGE RESTRICTIONS

6.01 Firearms. No firearms may be discharged around or on any lake, park, or road in the Subdivision.

6.02 Dams. No dam, earth and fill, or obstruction of any kind shall be constructed or permitted to remain on any creek, water course, or drainage course of a height greater than three (3) feet above the natural grade without prior written consent of Owners of Property downstream of the dam and within the Subject Property.

6.03 Obstruction of Streets. No building material of any kind or character shall be placed in the streets, it being expressly understood and agreed that all building materials to be used in the construction of buildings in the Subdivision shall be placed within the property lines of the Subject Property on which the delivery is made.

6.04 Signs. No signs, billboards, posters, or other advertising devices of any kind shall ever be erected on any Subject Property in the Subdivision except a "For Sale" sign which shall be dignified and in keeping with the attractiveness of the Subdivision and shall be kept well painted and maintained. This provision shall not apply to Lots which may be used for Business Purposes, nor shall the same operate to prohibit the display of small signs evidencing support for a political candidate for a reasonable period of time prior to an election.

6.05 Dumping. No trash, ashes, garbage, or other refuse may be thrown or dumped on any Subject Property in the Subdivision. No Subject Property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All equipment for the storage and exposure of such material shall be kept in a clean and sanitary condition.

6.06 Mowing. Grass and weeds on each Subject Property must be kept mowed at regular intervals or as may be necessary to maintain the same in a neat and attractive manner.

6.07 Land Near Parks and Water Courses. No building shall be placed nor shall any material or refuse be placed or stored on any Subject Property within twenty feet of the property line of any park or the edge of any open water course, except that clean fill may be placed nearer if the natural water course is not altered or blocked by the fill.

6.08 Oil Development - and Mining. Insofar as the Owners have the authority and right to do so, no oil or gas well drilling, development operations, pipe lines, refining, boring, or mining operations of any kind shall be permitted on the surface of any Subject Property, nor shall oil or gas wells, tanks, tunnels, mineral excavations, or shafts, be permitted on the surface of any Subject Property, including any derrick or other structure designed for use in boring for oil, natural gas, or other minerals.

VII.

EASEMENTS

7.01 Utility Easements. Easements for constructing, maintaining, and repairing a system for light and power, telephone, and telegraph service to the Subdivision and the inhabitants thereof, for the purposes incident to the development and use of said Subdivision as a suburban community are reserved as shown in the hereinbefore-cite plats filed in the Map and Plat Records of Washington County, Texas. Easements shall be twenty feet in

width, extending ten feet on each side of the property lines between certain adjoining tracts as shown on the said plat and twenty feet within any Subject Property line where same is parallel or fronts a road or street, whether said road or street is within or outside the Subdivision.

7.02 All easements, accessways, parks and rights of way shown on the Plats (or any of them) or otherwise are hereby reserved and confirmed for the use and benefit of the Owners, their heirs, successors and assigns.

VIII

ENFORCEMENT, AMENDMENT, AND TERMINATION

8.01 Enforcement. All Owners of a Subject Property within the Subdivision each have the right and power (but not the duty) to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, and reservations now or hereafter imposed by the provisions of this Restrictive Covenant Agreement. Failure to enforce or to seek enforcement of any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.02 Binding Nature. The grants, rights, covenants, conditions, and restrictions contained in this Restrictive Covenant Agreement shall run with and bind the land, and shall inure to the benefit of, and be binding upon the Owners of each Subject Property and their respective legal representatives, heirs, successors, and assigns.

EACH UNDERSIGNED OWNER AGREES THAT THESE RESTRICTIONS SHALL BE EFFECTIVE AND BINDING UPON OWNER'S PROPERTY IN THE SUBDIVISION NOTWITHSTANDING THE FAILURE OF THE OWNER(S) OF ANY OTHER PROPERTY IN THE SUBDIVISION TO JOIN IN OR EXECUTE THE SAME.

8.03 Term. Unless amended as provided herein, this Restrictive Covenant Agreement shall be effective for a term of thirty (30) years from the date that this Restrictive Covenant Agreement is placed of record in the Property Records of Washington County, Texas, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless amended or terminated as hereinafter set forth.

8.04 Amendment/Termination. This Restrictive Covenant Agreement may be amended or terminated at any time by an instrument signed and acknowledged by the Owners of not less than seventy percent (70%) of the lots and parcels of land comprising the Subject Properties at the time of filing such instrument with the County Clerk of Washington County, Texas. No amendment or termination hereof shall be effective, however, until recorded in the Official Records of Washington County, Texas or until the approval of any governmental regulatory body which is required has been obtained. Any

such amendment or termination shall make specific reference to this Restrictive Covenant Agreement.

8.05 Severability. The invalidation of any one of these covenants or restrictions by a judgment or a court order shall in no way affect any of the other provisions hereof and all of the other provisions shall remain in full force and effect.

8.06 Multiple Counterparts. This Restrictive Covenant Agreement may be executed in multiple counterparts, which shall all constitute original documents, as if all signatories had executed a single document.

IN WITNESS WHEREOF, the Owners have acknowledged, consented, agreed to, and ratified the foregoing Restrictive Covenant Agreement by their signatures contained in Exhibit "A" hereof.

EXHIBIT A

EXHIBIT "A"

SUBJECT PROPERTY:

Lot _____, Section _____, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume _____, Page _____, Map Records of Washington County, Texas, and in Plat Cabinet File No. _____, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in _____ from _____ to _____, dated _____, and filed of record at Volume _____, Page _____, _____ Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this _____ day of _____, 1995.

OWNERS:

STATE OF TEXAS

COUNTY OF _____

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THIS INSTRUMENT was acknowledged before me on the _____ day of _____, 1995, by _____.

11/18/95

Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 7, Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11+12, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in ~~Plat Cabinet File~~ from (Special Warranty Deed) "RTC" 92A to 92B Patricia Catalana dated 5-23-91, and filed of record at Volume 648, Page 104; Imp Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 8 day of FEBRUARY, 1996.

OWNERS:

Patricia Catalana
Marie K. Catalana

STATE OF TEXAS
COUNTY OF Waller

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THIS INSTRUMENT was acknowledged before me on the 8 day of February, 1996, by Laury A. Winkelmann



11/18/95

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EXHIBIT
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lots 8 and 9, Section I, CHAPPELL HILL, Washington County, Texas, recorded in Volume 440 at page 449, Deed Records of Washington County, Texas, September 16, 1962.

Lot 10, Section I, CHAPPELL HILL, Volume 3, pages 11 and 12 of Map Records of Washington County, Texas.

Lot 11, Section I, CHAPPELL HILL, Washington County, Texas, Volume 3, pages 11 and 12, Map Records of Washington County, Texas.

Part of Lot 12, Section I, CHAPPELL HILL, Washington County, Volume 3, page 11 of Map Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described as above.

OWNERS:

WITNESS OUR HANDS this 5th day of February, 1996.

OWNERS:

Ben G. Ramsey
BEN G. RAMSEY
Diane Ramsey
DIANE RAMSEY

STATE OF TEXAS *
COUNTY OF HARRIS *

THIS INSTRUMENT was acknowledged before me on the 5th day of February, 1996, by Karen Nolen.

Karen Nolen
Notary Public, State of Texas

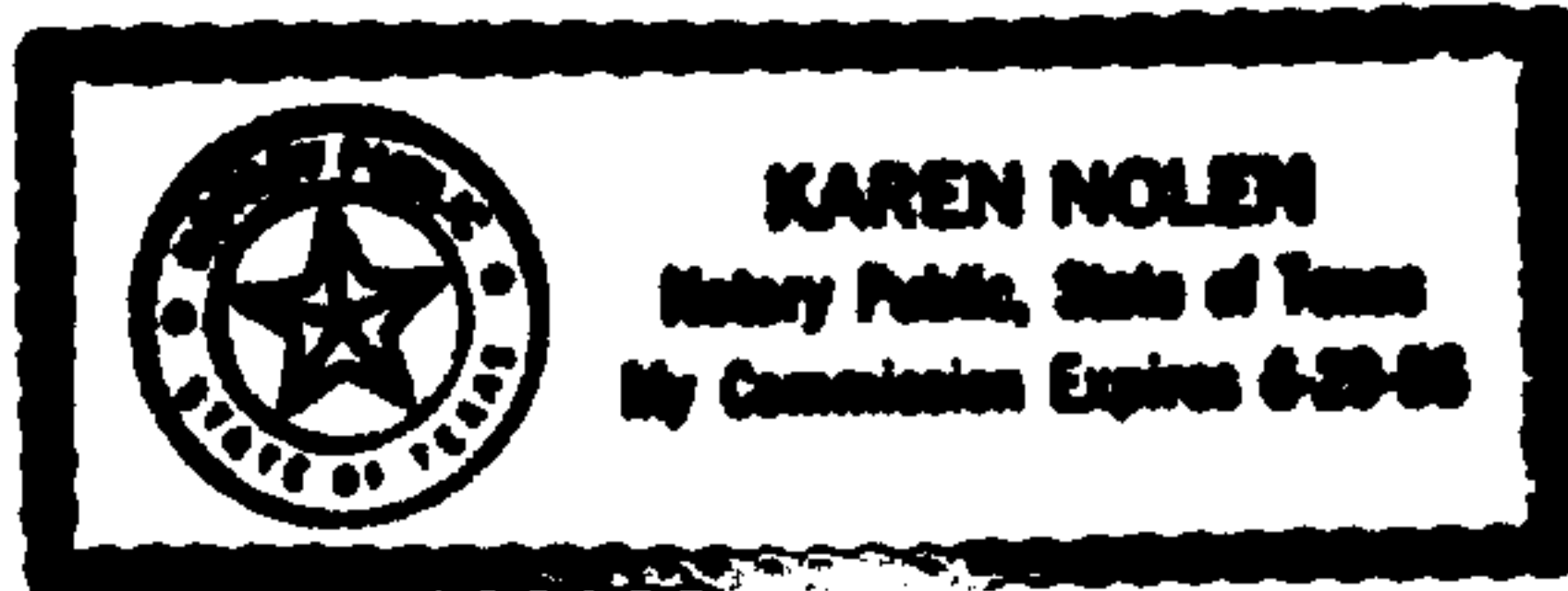


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 21, Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 796, Page 28, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A-92B Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed from Myrtle B. McGowan to SHIRLEY F. SACKS, dated JAN. 24 1983, and filed of record at Volume 446, Page 11, DEED RECORDS Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of FEBRUARY, ~~1995~~ 1996 @
PCM

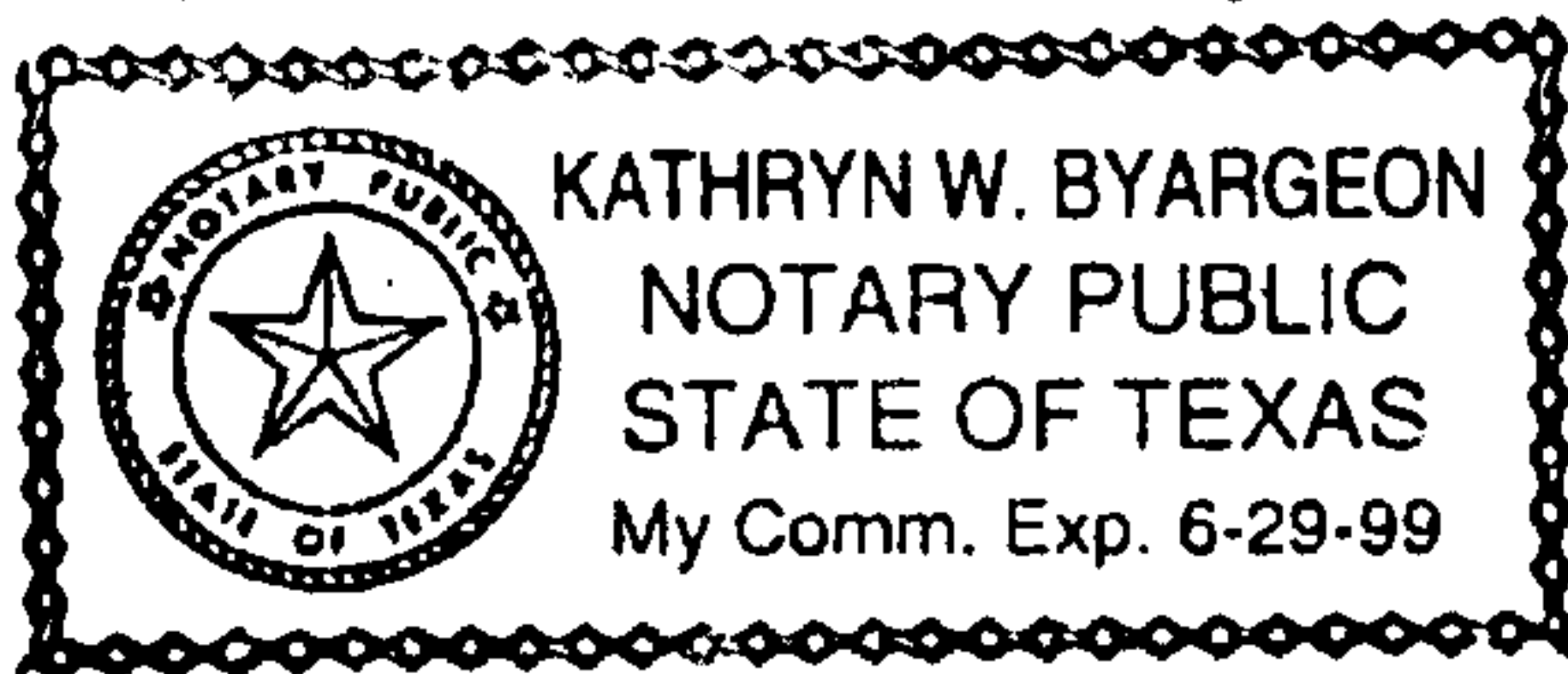
OWNERS:

Peggy Colby Michel
V. Michel

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Peggy C. & Vance M. Michel

11/18/95



Kathryn W. Byargeon
Notary Public, State of Texas

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EXHIBIT
PAGE 8 OF 8

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot ~~23, 40~~, Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11412, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Ray H. Kipp et ux to Susan Jean Creek et ux, dated August 10, 1995, and filed of record at Volume 29.3, Page 441, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 26 day of February, 1995.

OWNERS:

Susan J. Stivers
formerly Susan J. Creek

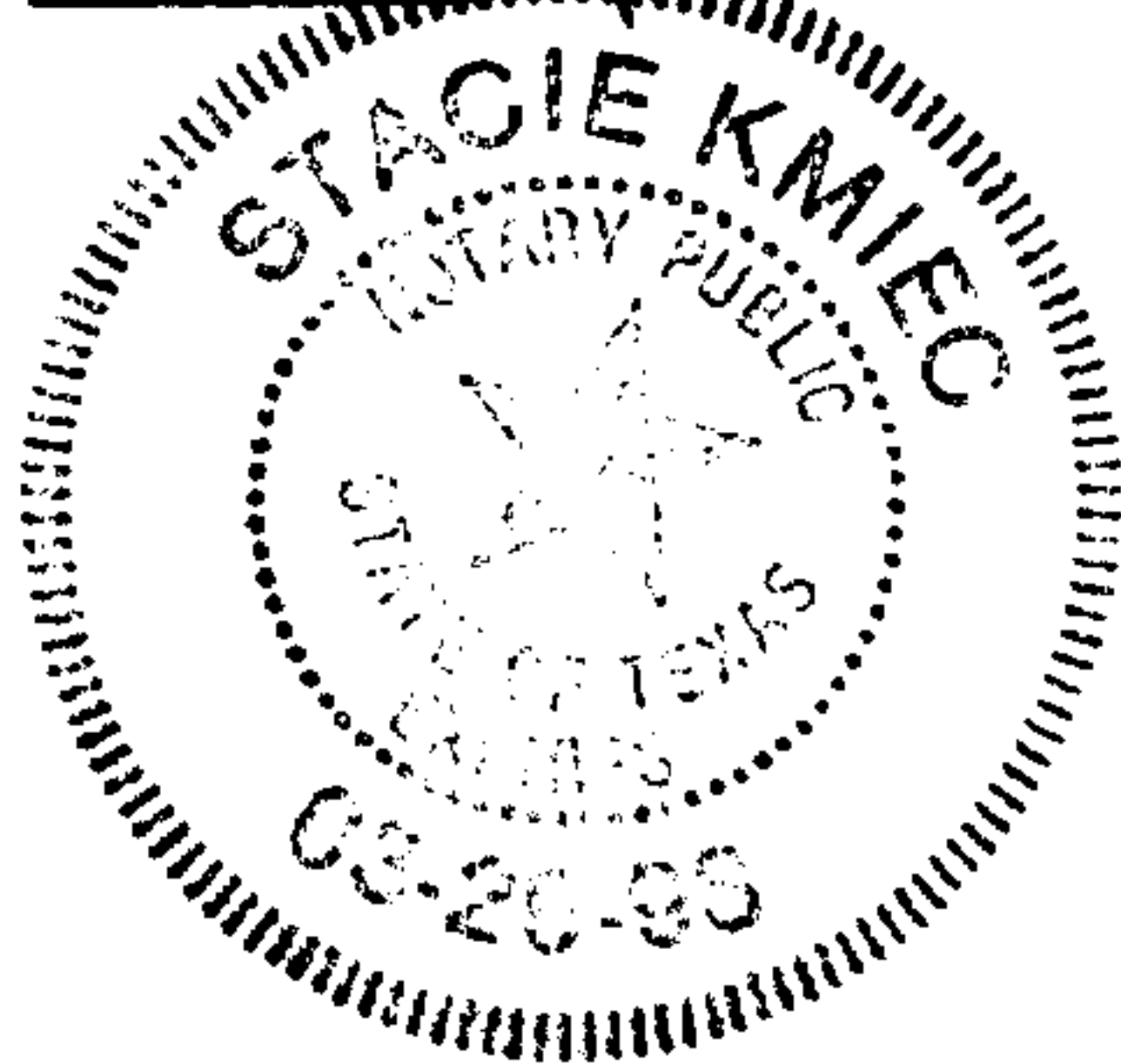
STATE OF TEXAS

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COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 26 day of February, 1995, by Susan J. Stivers.



Stacie Kmiec
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot Twenty Six (26) of Section 1 in CHAPPELL HILLS, a Subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said Subdivision of Record in File Cabinet No. 92A and 92B, Map Records of Washington County, Texas, being the same and identical property conveyed in a General Warranty Deed from Chappell Hills, Inc. to R. L. Beardsley and wife, Lila R. Beardsley, dated December 23, 1971, recorded in Volume 309, Page 313, Deed Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation all right, title and interest in the Subject Property and otherwise as described in the General Warranty Deed from R. L. Beardsley and wife Lila R. Beardsley to Linda A. Burns and husband Peter Burns, dated 31st day of January 1994, and filed of Record at Volume 723, Page 85, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this tenth day of February, 1996.

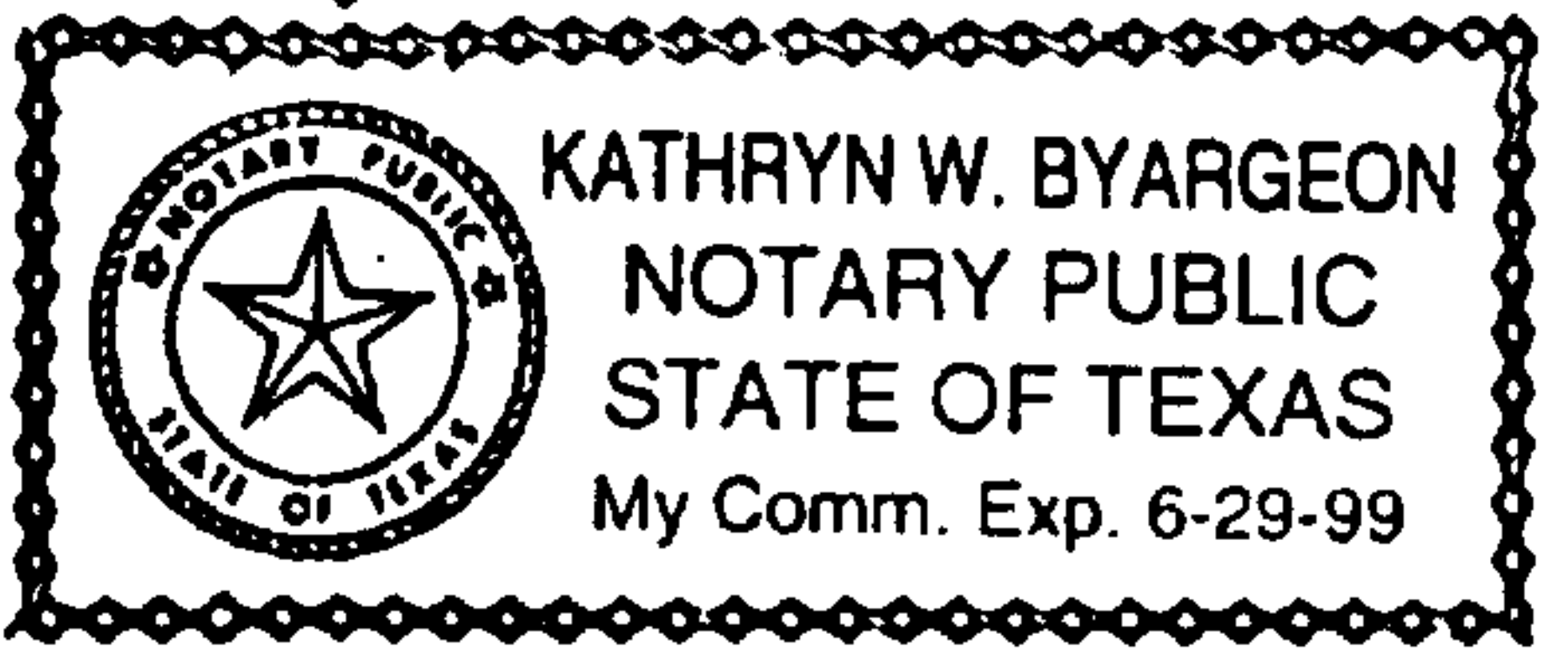
OWNERS:

[Signature]

Linda A. Burns

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Peter Burns & Linda A. Burns



11/18/95

Kathryn W. Byargeon

Notary Public, State of Texas

8

EXHIBIT 4
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ~~28E~~, Section I, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11-12, Map Records of Washington County, Texas, and in Plat Cabinet File No. _____, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in warranty deed from Chappell Hills Inc to Don A. McCarty et al, dated 1-7-82, and filed of record at Volume 429, Page 160, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 12 day of Feb., 1996.

OWNERS:

Don A. McCarty
Heleen F. McCarty

STATE OF TEXAS

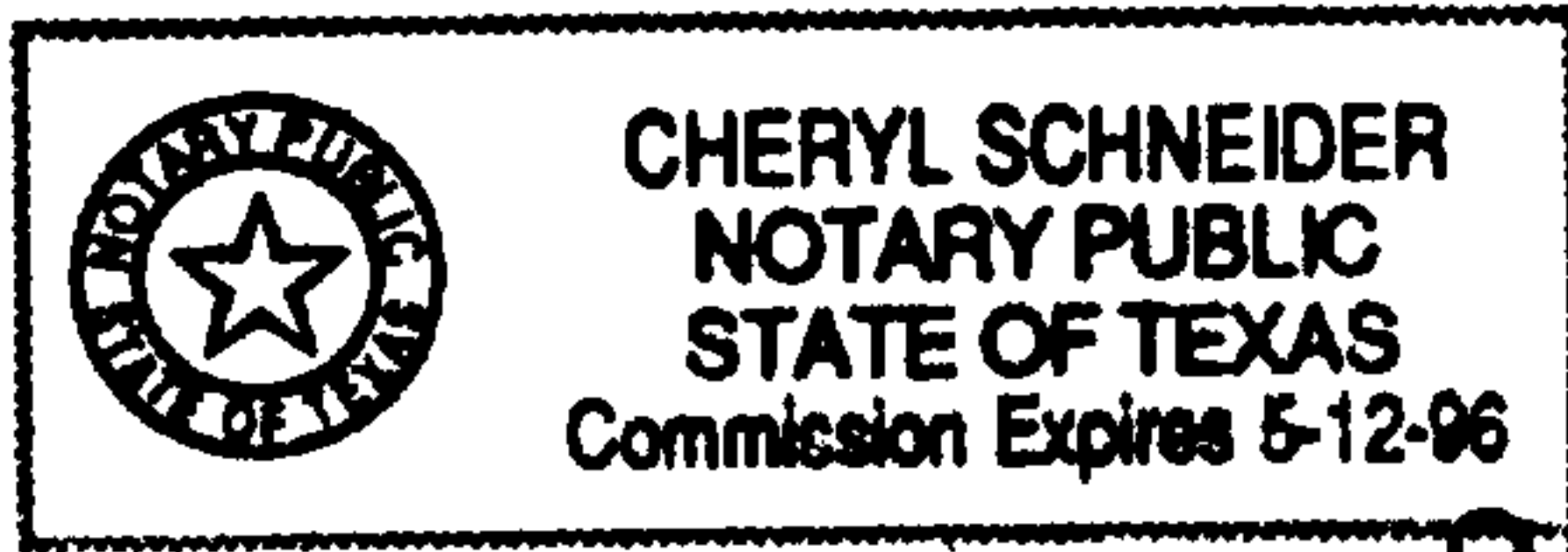
COUNTY OF _____

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THIS INSTRUMENT was acknowledged before me on the 12 day of Feb, 1996, by Cheryl Schneider

11/18/95

Cheryl Schneider
Notary Public, State of Texas



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29

EXHIBIT
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 29, Section I, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11 & 12, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, 92B, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Warranty Deed from Henry G. Harvey, Audrey P. Harvey to Ronald S. & Shauna Novak dated March 31, 1989, and filed of record at Volume 602, Page 125, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 9th day of February, 1995.

OWNERS:

Ronald J. Novak
Shauna A. Novak

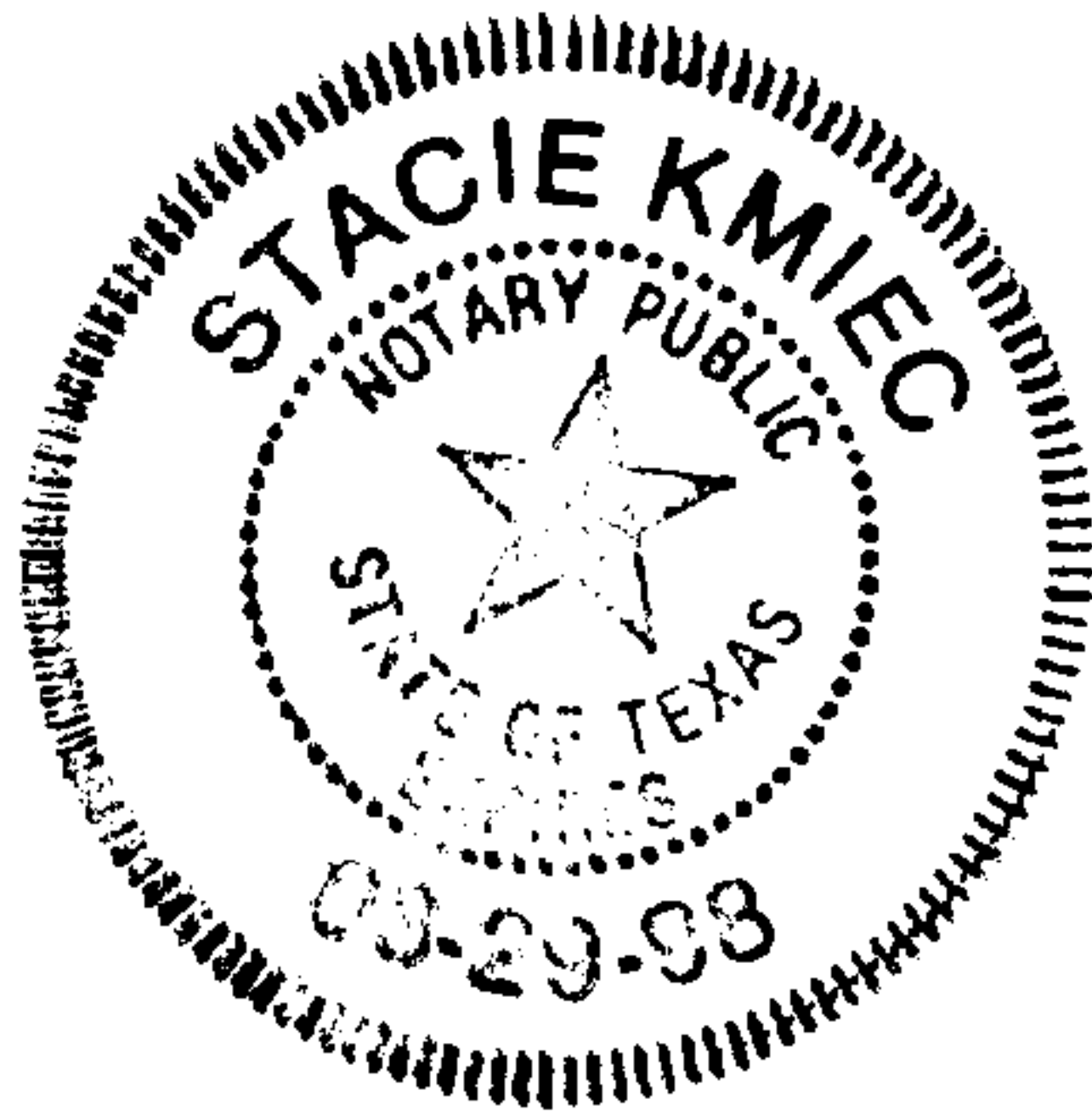
STATE OF TEXAS

COUNTY OF Texas

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THIS INSTRUMENT was acknowledged before me on the 9 day of February, 1995, by Ronald and Shauna Novak

11/18/95



Stacie Kmiec
Notary Public, State of Texas

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EXHIBIT
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 30, Section I, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11412, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills, LLC to Evelyn H. Boatwright dated March 25, 1977, and filed of record at Volume 352, Page 1613, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996

OWNERS:

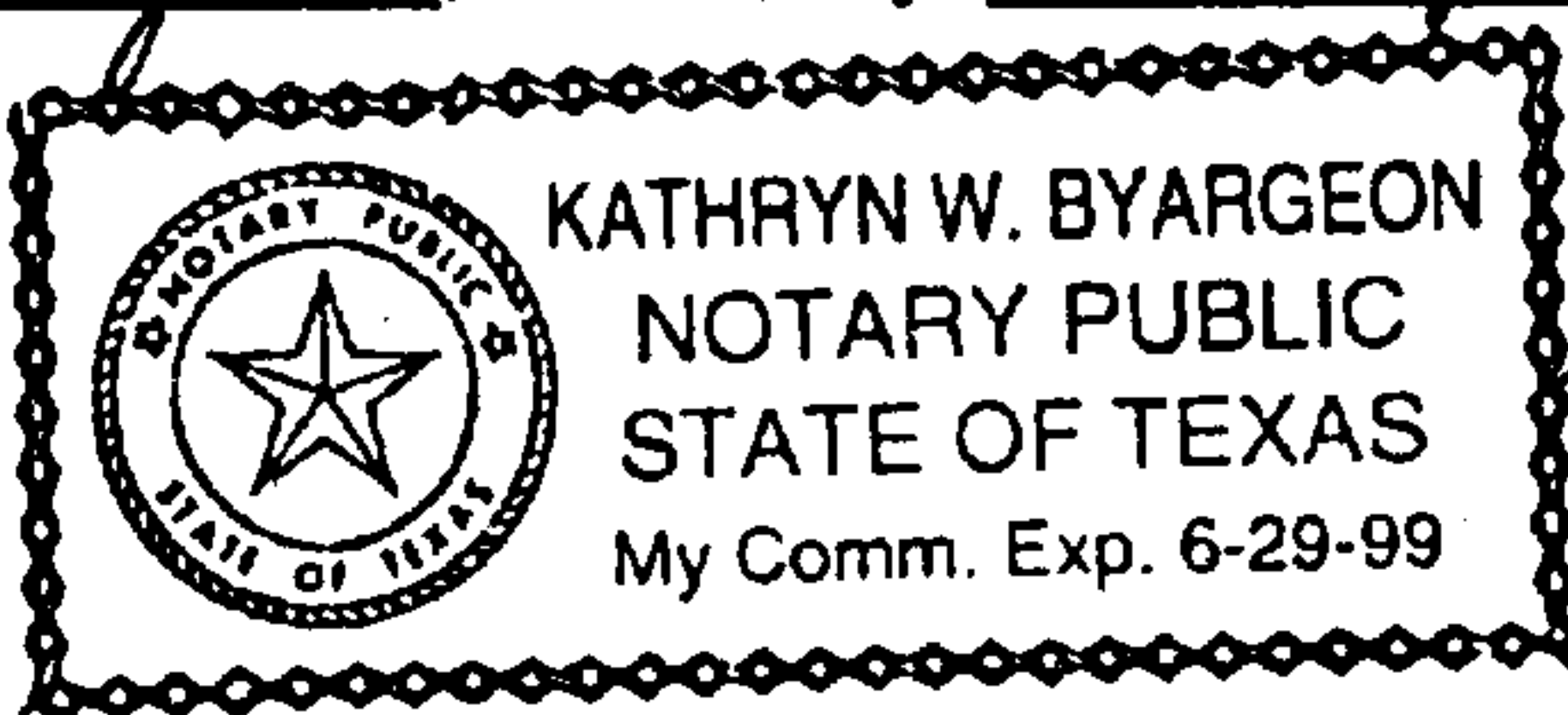
Evelyn H. Boatwright

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Evelyn H. Boatwright



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 31, Section I, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11412, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chapell Hills, Inc to John B Boatwright, dated May 22, 1972, and filed of record at Volume 312, Page 135, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1996

OWNERS:

John B Boatwright

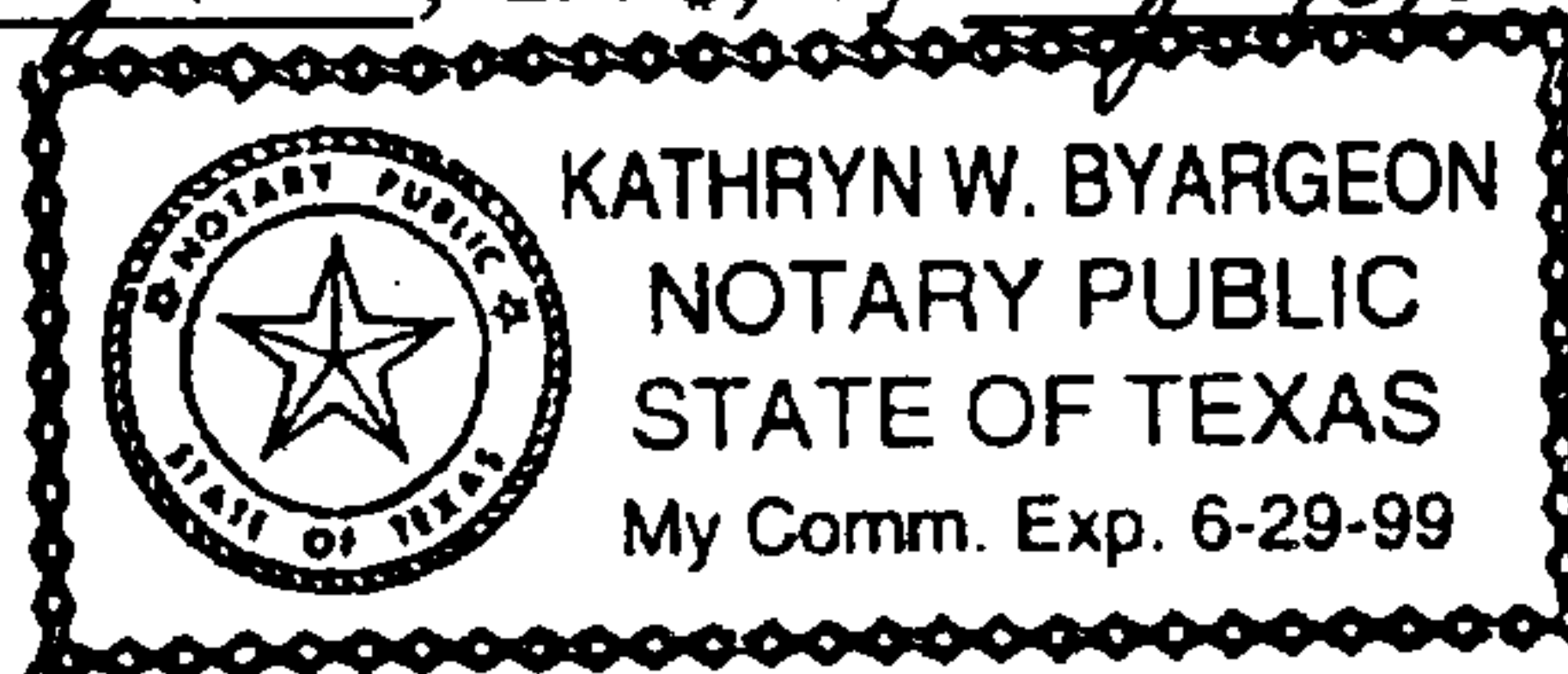
STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by John B Boatwright

11/18/95



Kathryn W. Byargeon
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 32, Section I, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11 & 12, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills, Inc. to John B & Evelyn Boatwright dated March 27, 1974, and filed of record at Volume 828, Page 872, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1996

OWNERS:

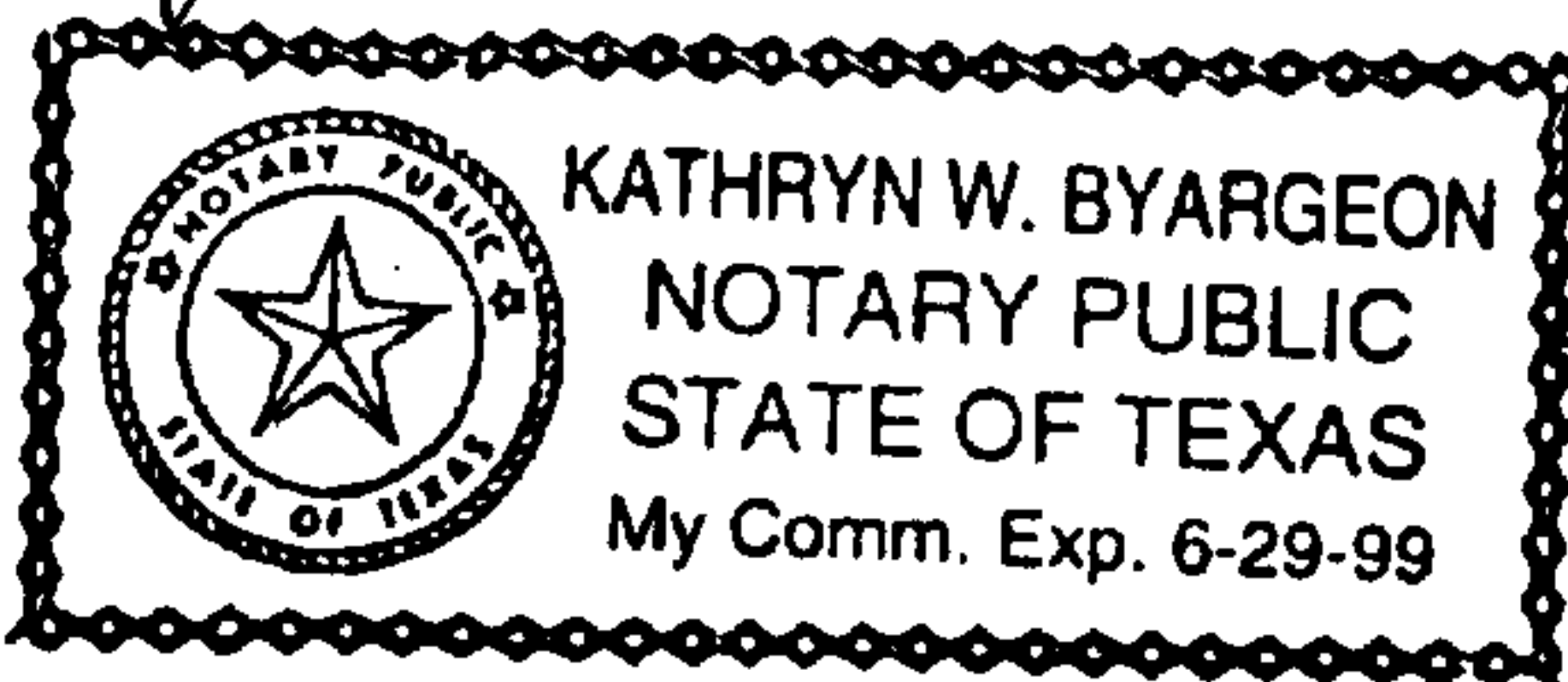
Evelyn A Boatwright
John B Boatwright

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996 by Evelyn A. & John B. Boatwright



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 33A1B, Section One, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 11DA1B4, Plat Records of Washington County, Texas. 111A

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from

Edward S. Brown et al to Jerry M. Brown et al, dated 7/7/94, and filed of record at Volume 783, Page 577, Official deed Records of Washington County, Texas. 741 293 00

OWNERS:

WITNESS OUR HANDS this 9th day of February, 1995

OWNERS:

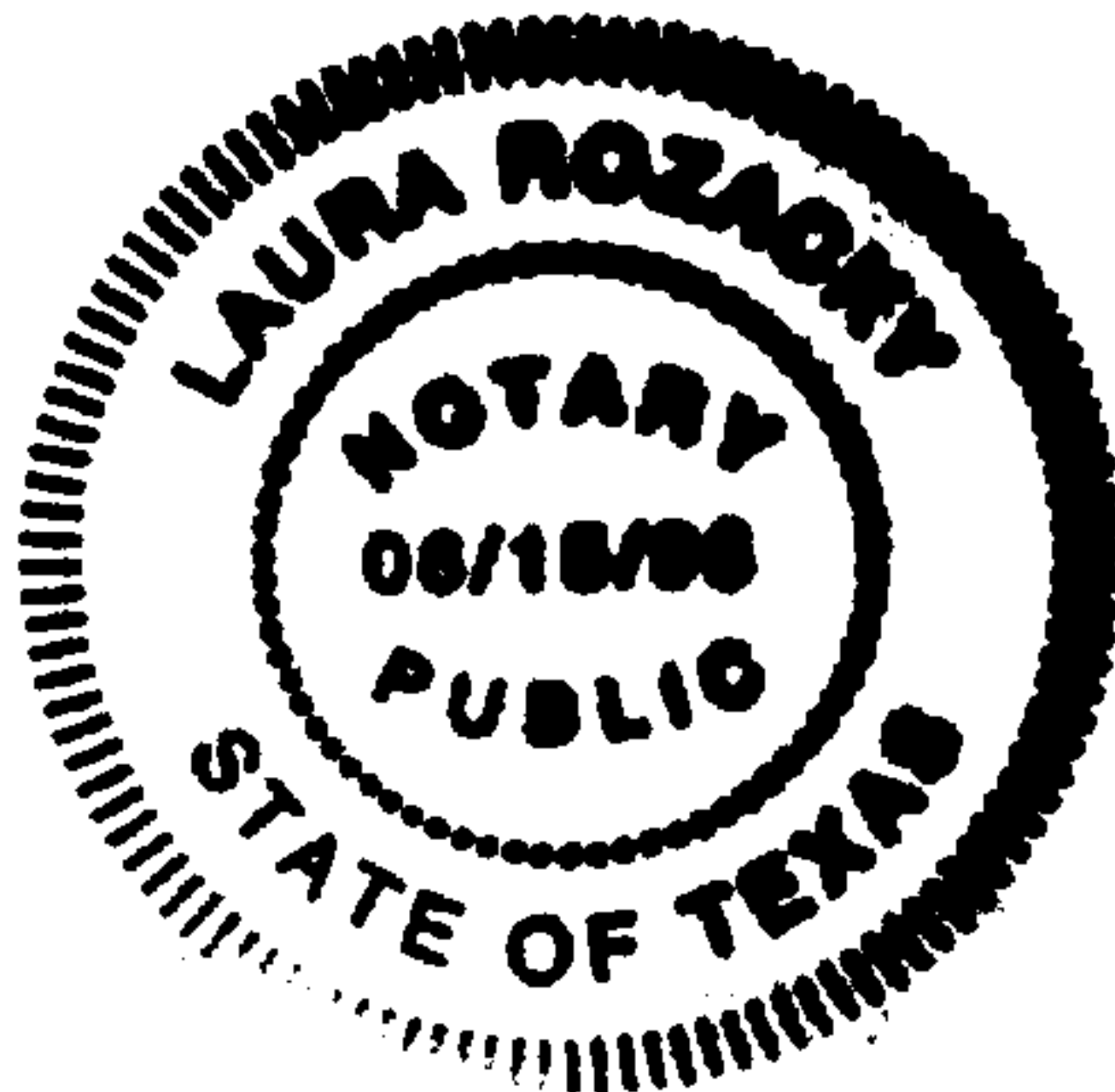
Jerry M. Brown
Kathleen L. Brown

STATE OF TEXAS

COUNTY OF Washington

THIS INSTRUMENT was acknowledged before me on the 9th day of February, 1995, by _____.

11/18/95



Laura Rozacki
Notary Public, State of Texas

8

29

EXHIBIT A
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 34+35, Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 1142, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deeds from Chappell Hills Inc. and Ruth Law, Trustee James Law Est. to Charles Germany et al dated 24 Apr. 1972 + 2 Dec 1988, and filed of record at Volume 311, Page 557, Deed Records of Washington County, Texas. Volume 319 Page 386 Deed
595 679 Official

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996

OWNERS:

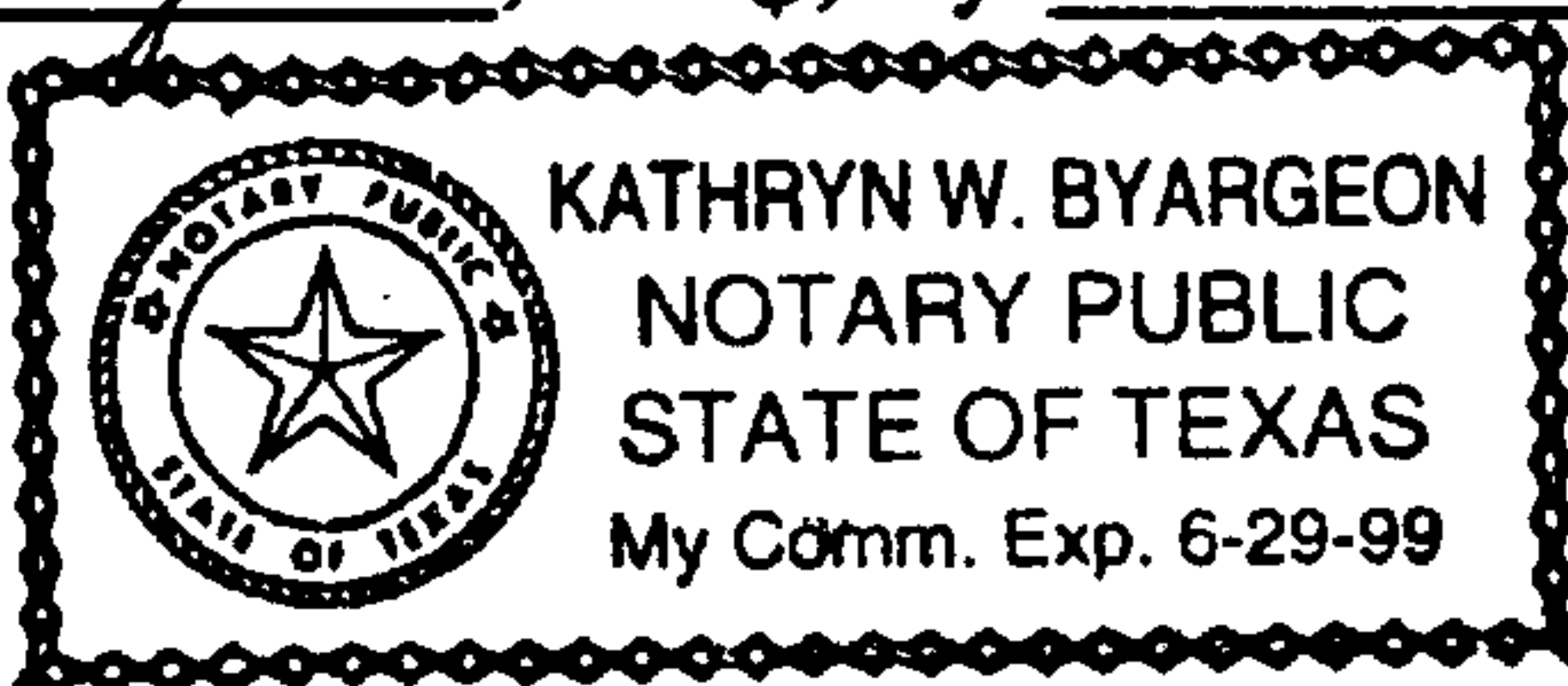
Charles J. Germany
Margie Germany

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Charles J. & Margie Germany



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 36, Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume , Page , Map Records of Washington County, Texas, and in Plat Cabinet File No. 92416, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

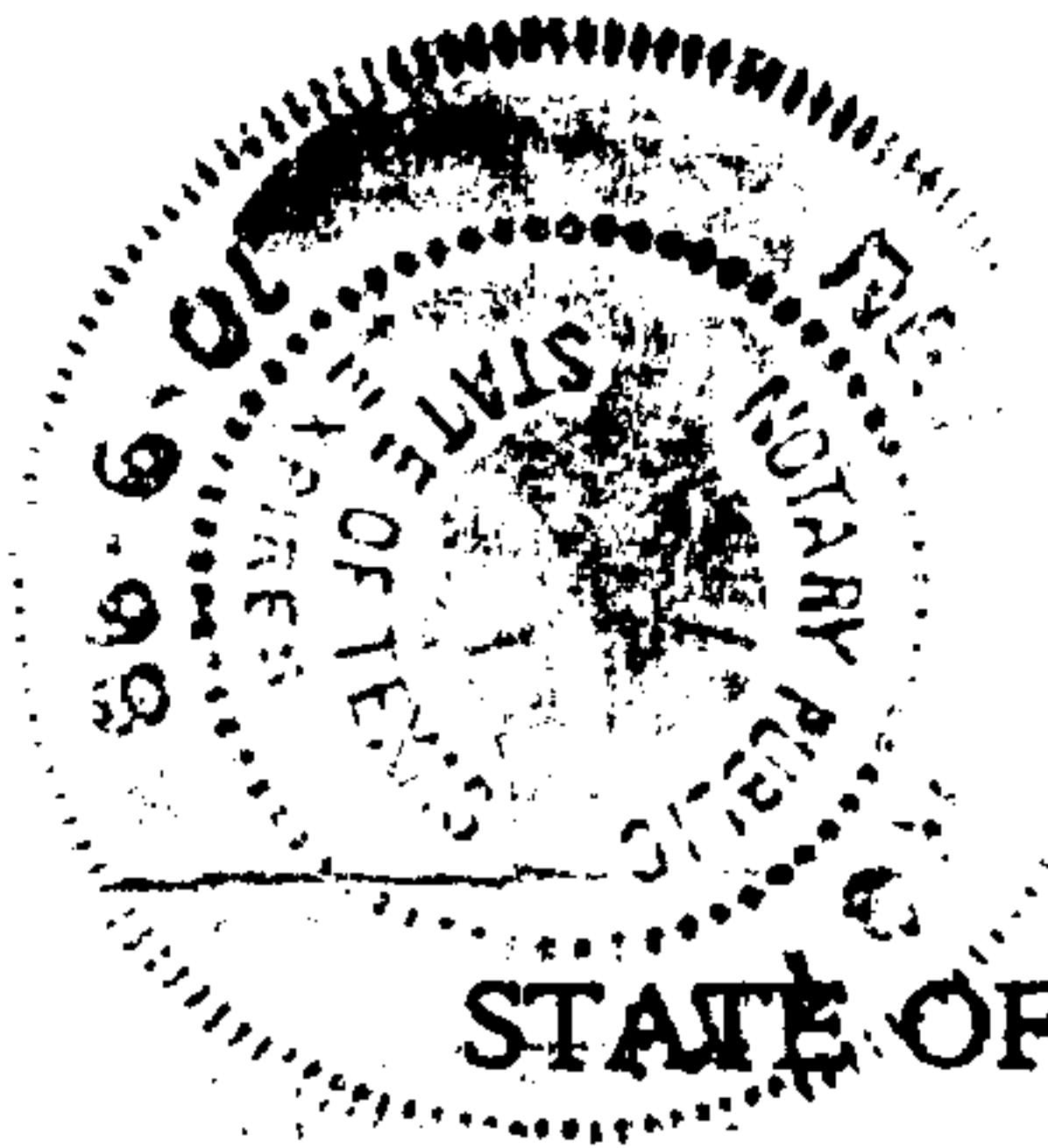
All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in WARRANTY DEED from Peggy A. Pike to Johnnie C. + Sharon L. Dettling, dated April 4, 1995, and filed of record at Volume 777, Page 731, Official Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 15th day of FEB, 1996.

OWNERS:

Johnnie C. Dettling
Sharon L. Dettling



STATE OF TEXAS

COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on the 15th day of February, 1996, by REBA TROTTI.

11/18/95

Reba Trotti
Notary Public, State of Texas

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EXHIBIT
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 46, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in warranty deed from Ralph E. Thomas + Chappell Hills Inc to Wayne Hesterly et al dated 9-26-76, and filed of record at Volume 348, Page 609, deed Records of Washington County, Texas.

Keith M. Caulfield

OWNERS:

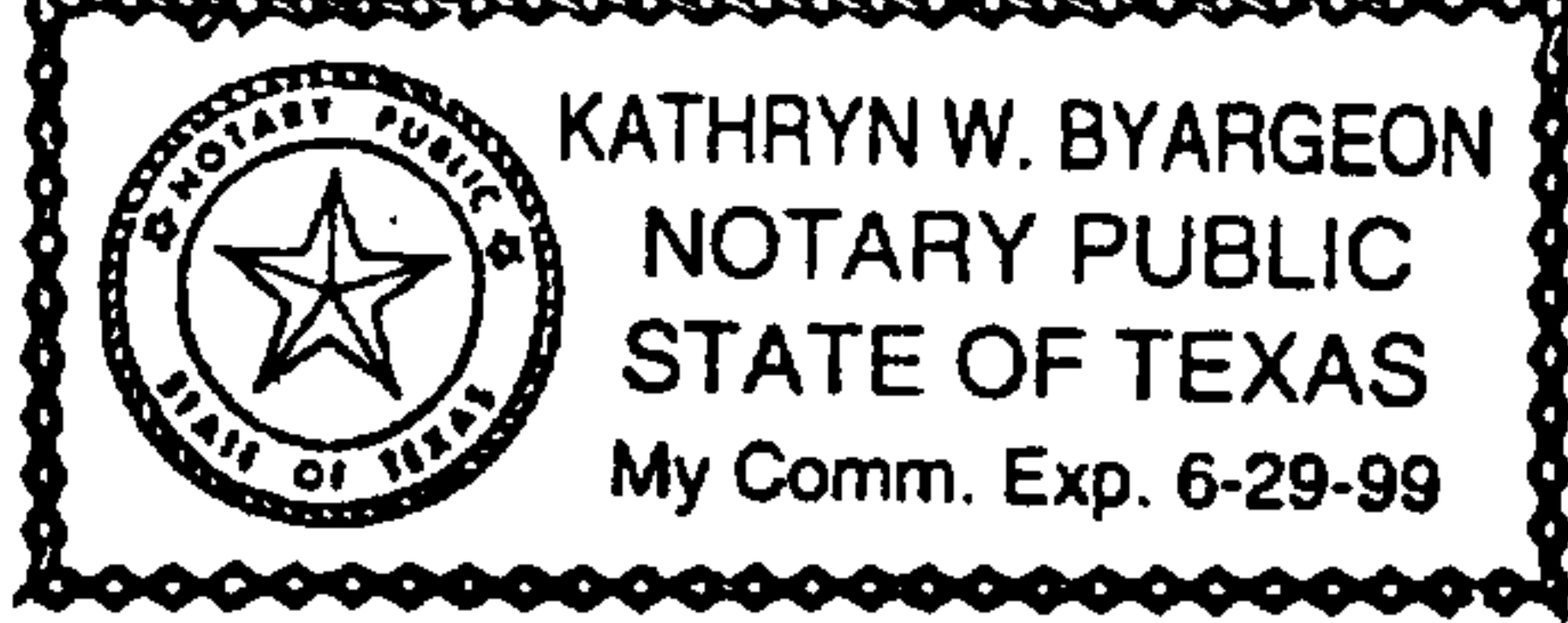
WITNESS OUR HANDS this 10th day of February, 1995.

OWNERS:

Wayne Hesterly
WAYNE H. HESTERLY
Frances M. Hesterly

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1995, by Frances M. + Wayne H. Hesterly


KATHRYN W. BYARGEON
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 6-29-99

Kathryn W. Byargeon
Notary Public, State of Texas

11/18/95

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ~~48~~⁴⁷, Section II, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, 97A, Plat Records of Washington County, Texas. 96B

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in warranty deed from Jerry & Long et ux (47) Chappell Hill Sec 48-49 to Hardy Ross et ux, dated 4/7/89 LC 47 4/24/79 (24849) and filed of record at Volume 602, Page 818 (47) deed Records of Washington County, Texas. 678376 678 LC 48+49

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1998

OWNERS:

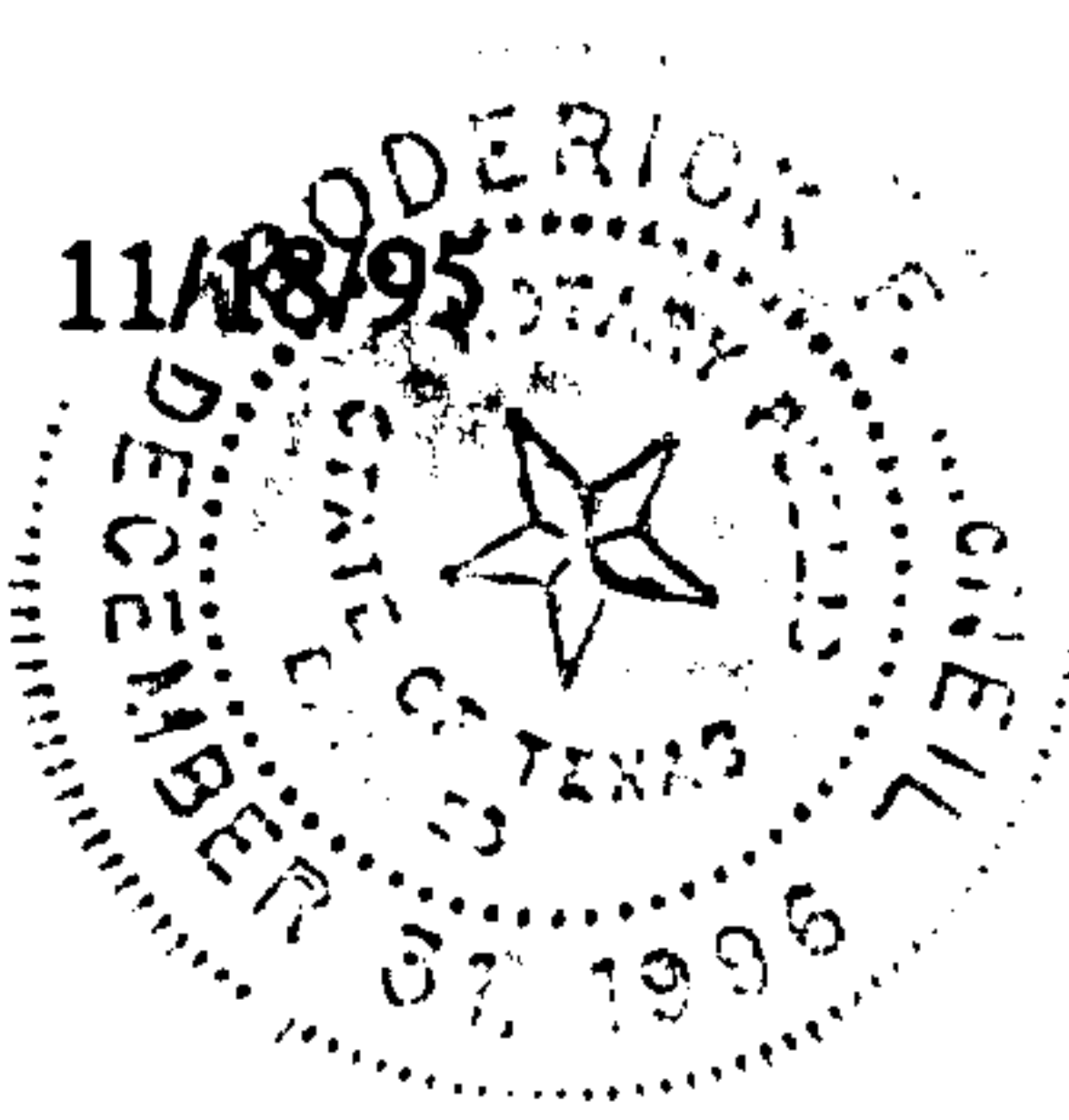
Hardy Ross
Nita Ross

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of January, 1998, by Robert F. McNal.



Robert F. McNal
Notary Public, State of Texas

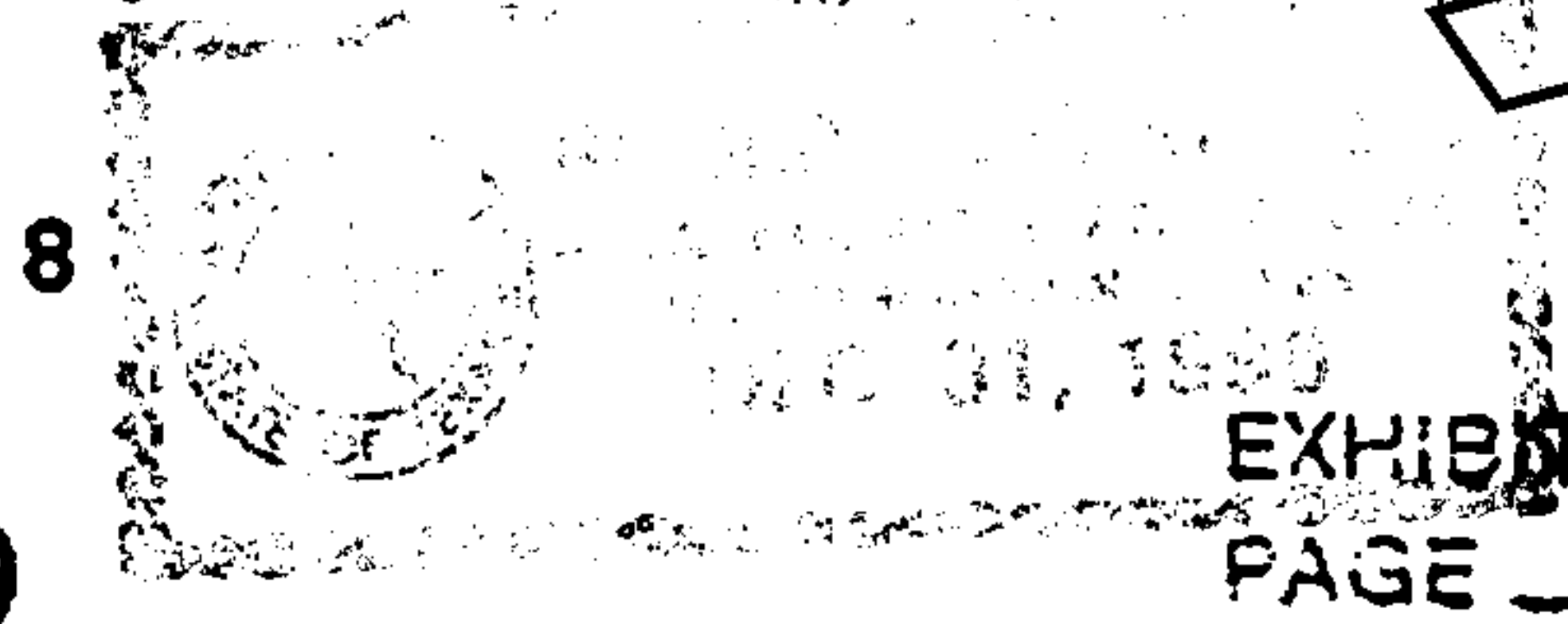


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 50, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A Plat Records of Washington County, Texas. E97A

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Robert Siegel ERX to DAN & BETH O'DOWD, dated 11-14-91, and filed of record at Volume 659, Page 212, OFFICIAL Records of Washington County, Texas.

OWNERS:

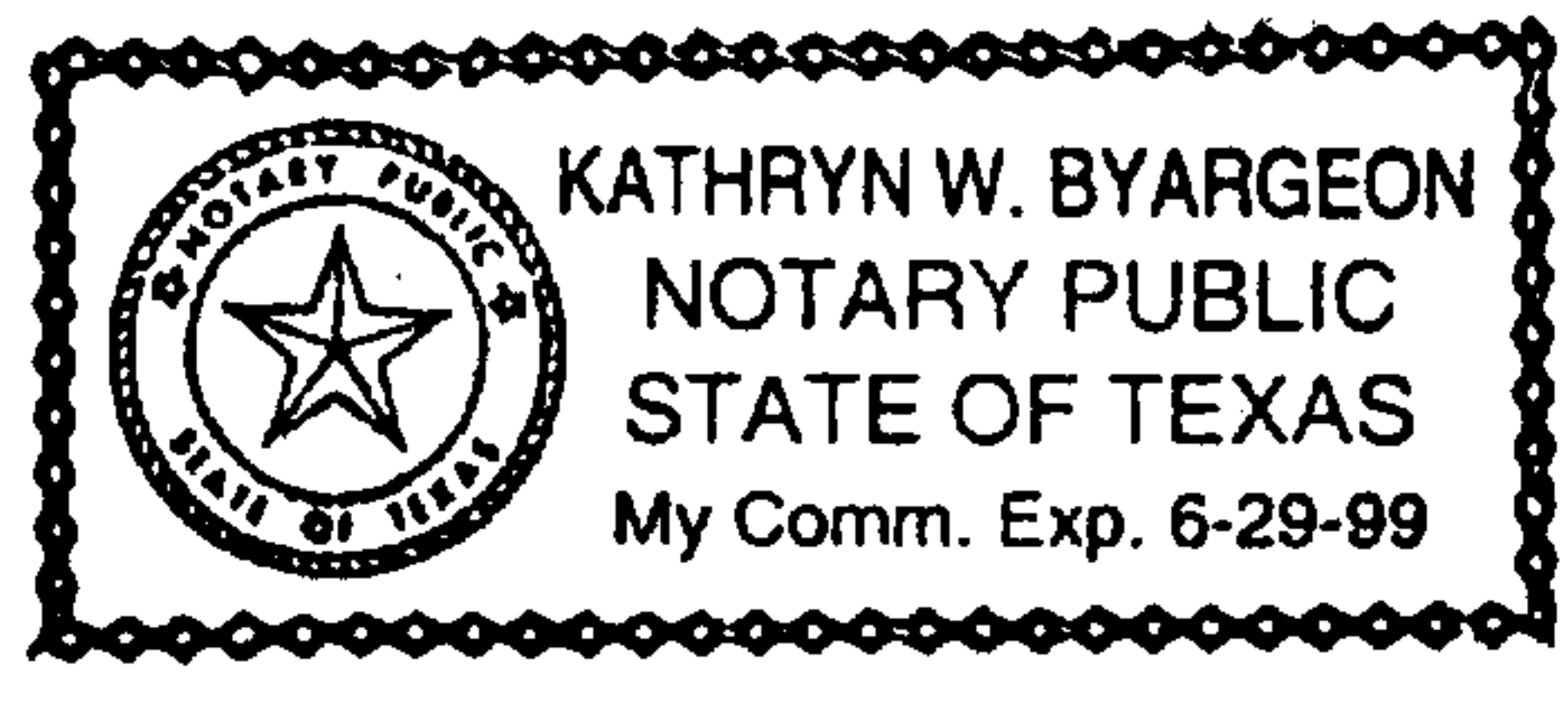
WITNESS OUR HANDS this 10th day of February, 1995.

OWNERS:

[Signature]
Dan J. O'Dowd
[Signature]
Beth E. O'Dowd

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1995, by Dan J. + Beth E. O'Dowd



[Signature]
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 62, Section II, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 1920+21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A960-97A Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Orville A. Melvin to Franklin W. Grizzeff, dated May 5, 1992, and filed of record at Volume 670, Page 186, deed more Records of Washington County, Texas.

OWNERS:

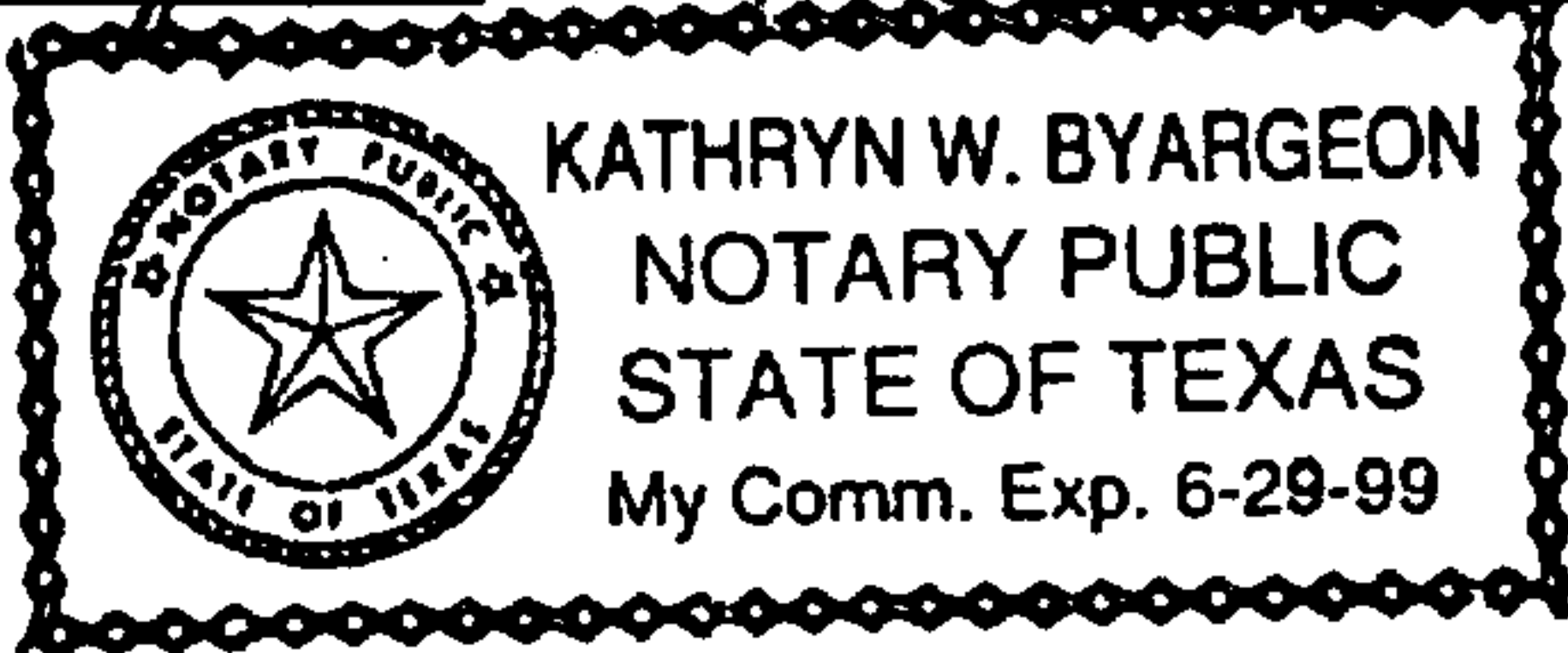
WITNESS OUR HANDS this 10 day of February, 1996.

OWNERS:

Franklin W. Grizzeff
FRANKLIN W. GRIZZAEFF
Deborah R. Grizzeff
DEBORAH R. GRIZZAEFF

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Deborah R. & Franklin W. Grizzeff



Kathryn W. Byargeon
Notary Public, State of Texas

Kingsbury

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ~~6465~~ Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Robert W. McQueen et al to Corrie J. Kingsbury, dated Feb 19, 1993, and filed of record at Volume 691, Page 564 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 21 day of February, 1996.

OWNERS:

Corrie Kingsbury

STATE OF TEXAS

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COUNTY OF Harris

THIS INSTRUMENT was acknowledged before me on the 21 day of February, 1996, by Ruby VANCE.

11/18/95

Ruby Vance
Notary Public, State of Texas

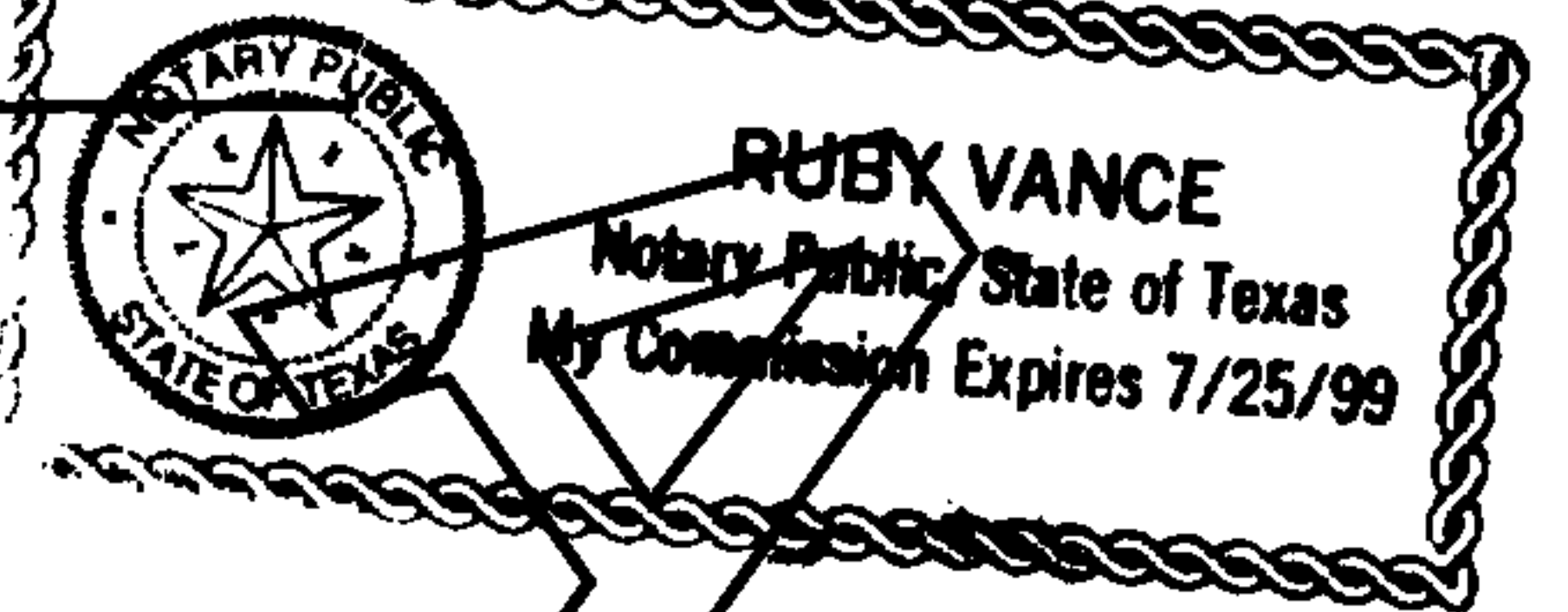


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 66, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Morris F. Boyd to Corrie Kingebury, dated de - CORRIE December 1, 1994 and filed of record at Volume 758, Page 476, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 21 day of February, 1996

OWNERS:

Corrie Kingebury

STATE OF TEXAS

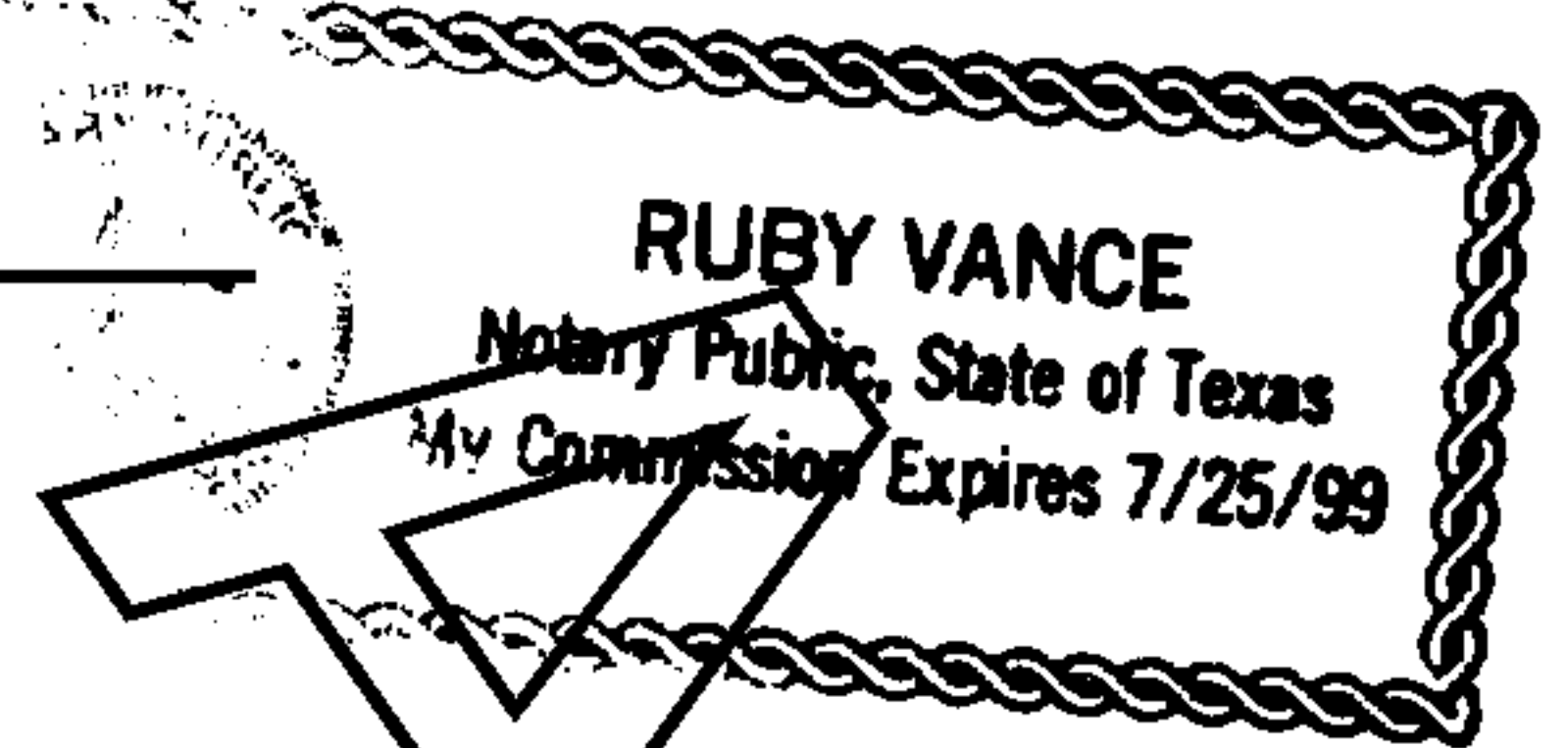
COUNTY OF Harris

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THIS INSTRUMENT was acknowledged before me on the 21 day of February, 1996, by Ruby VANCE.

11/18/95

Ruby Vance
Notary Public, State of Texas



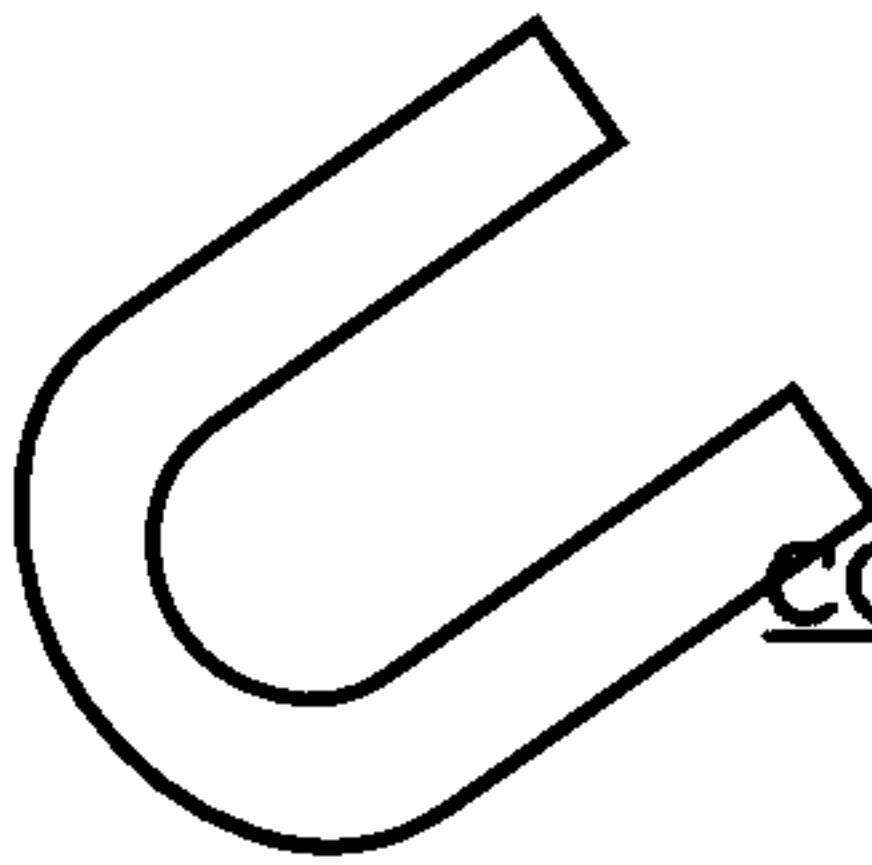


EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 67, Section II, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in General Warranty Deed from Chappell Hills Inc. to Alwin O. Sander, et ux, Virginia Weyerman Sander, dated January 23, 1974, and filed of record at Volume 325, Page 841, Deed Records of Washington County, Texas.

OWNERS:

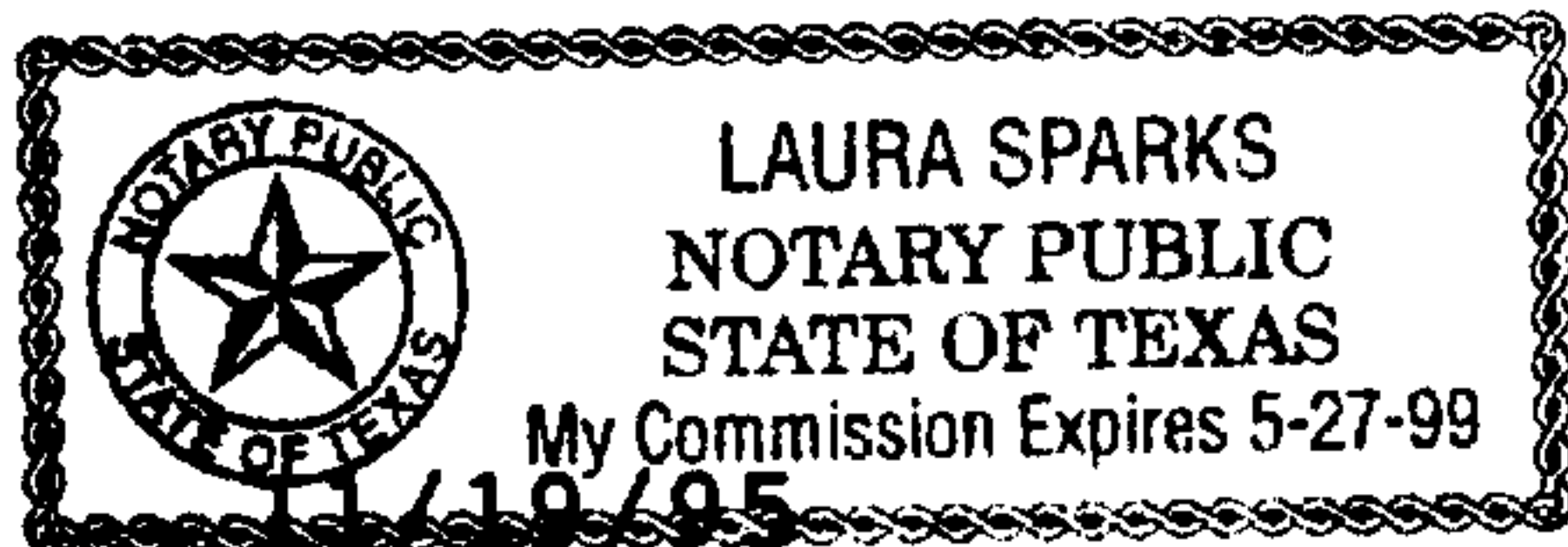
WITNESS MY HAND this 16th day of February, 1996.

OWNERS:

Alwin O Sander
ALWIN O. SANDER

STATE OF TEXAS §
COUNTY OF WASHINGTON §

THIS INSTRUMENT was acknowledged before me on the 16th day of February, 1996, by ALWIN O. SANDER.



Laura Sparks
Notary Public, State of Texas

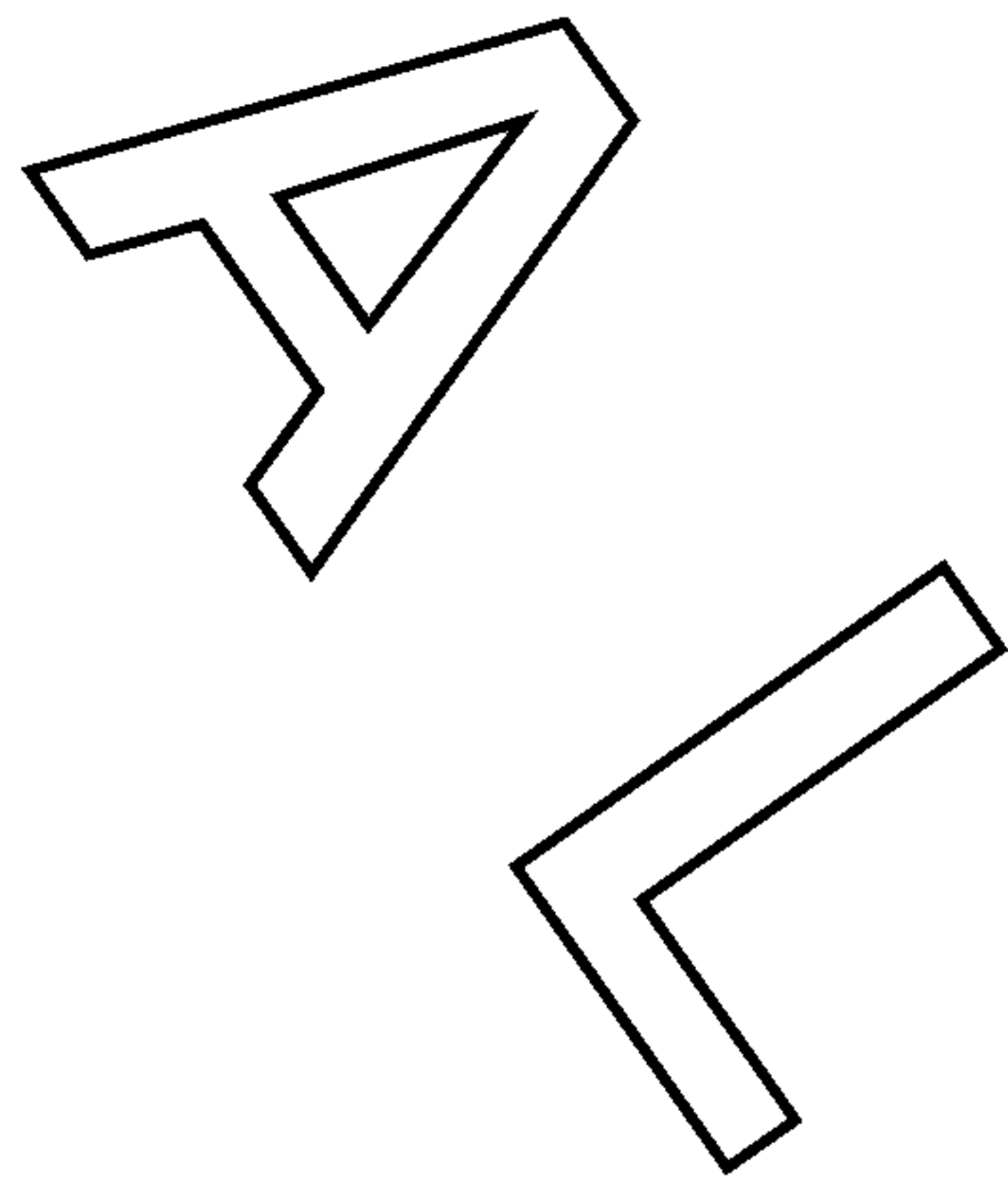


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 7142, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in conveyed deed from Chappell Hills Inc. to Tom + Ray Batten, dated 10-12-83, and filed of record at Volume 457, Page 172, deed Records of Washington County, Texas.

OWNERS:

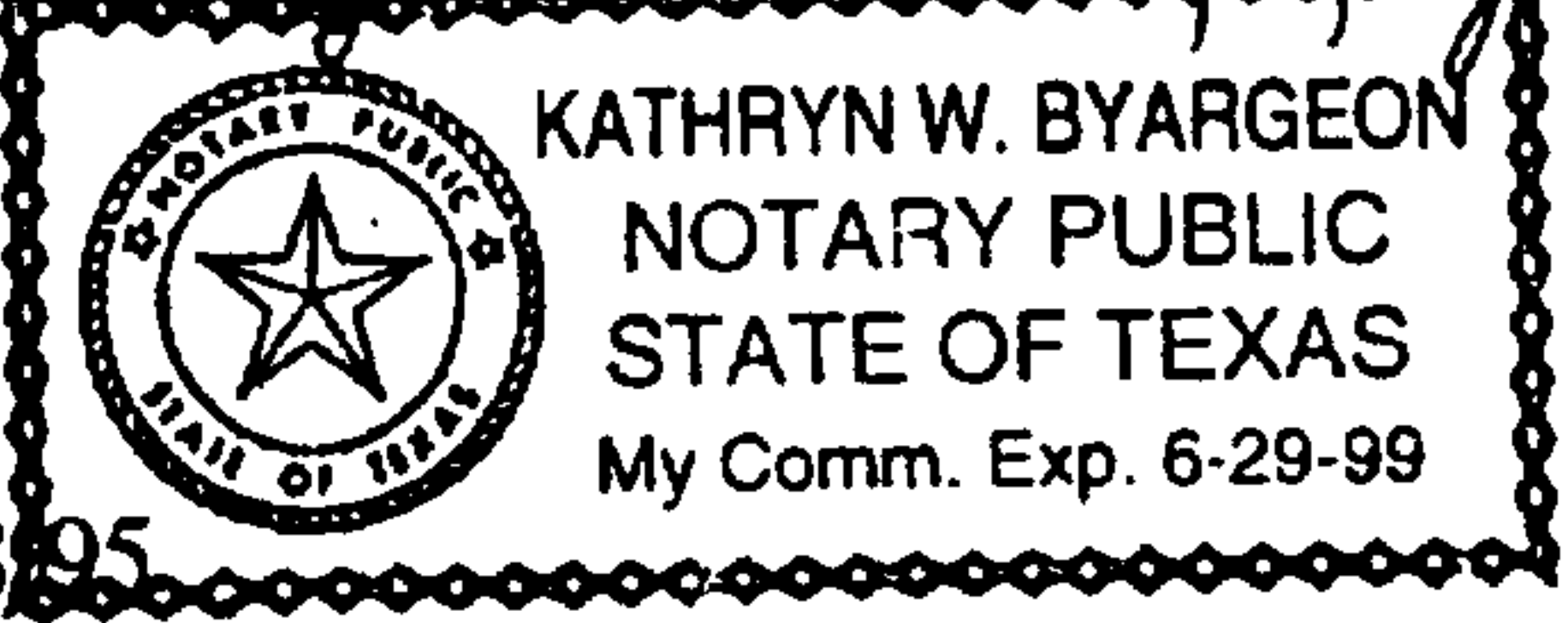
WITNESS OUR HANDS this 10th day of February, 1996.

OWNERS:

[Signature]

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Ray Batten.

11/18/95


[Signature]
Notary Public, State of Texas

A
L

m. Kubeegha

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 75, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 967, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hill Inc to Matthew M. Kubeegha et al, dated 6 of the 1978, and filed of record at Volume 365, Page 674, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 24 day of February, 1996.

OWNERS:

Linda G. Kubeegha
Matthew M. Kubeegha

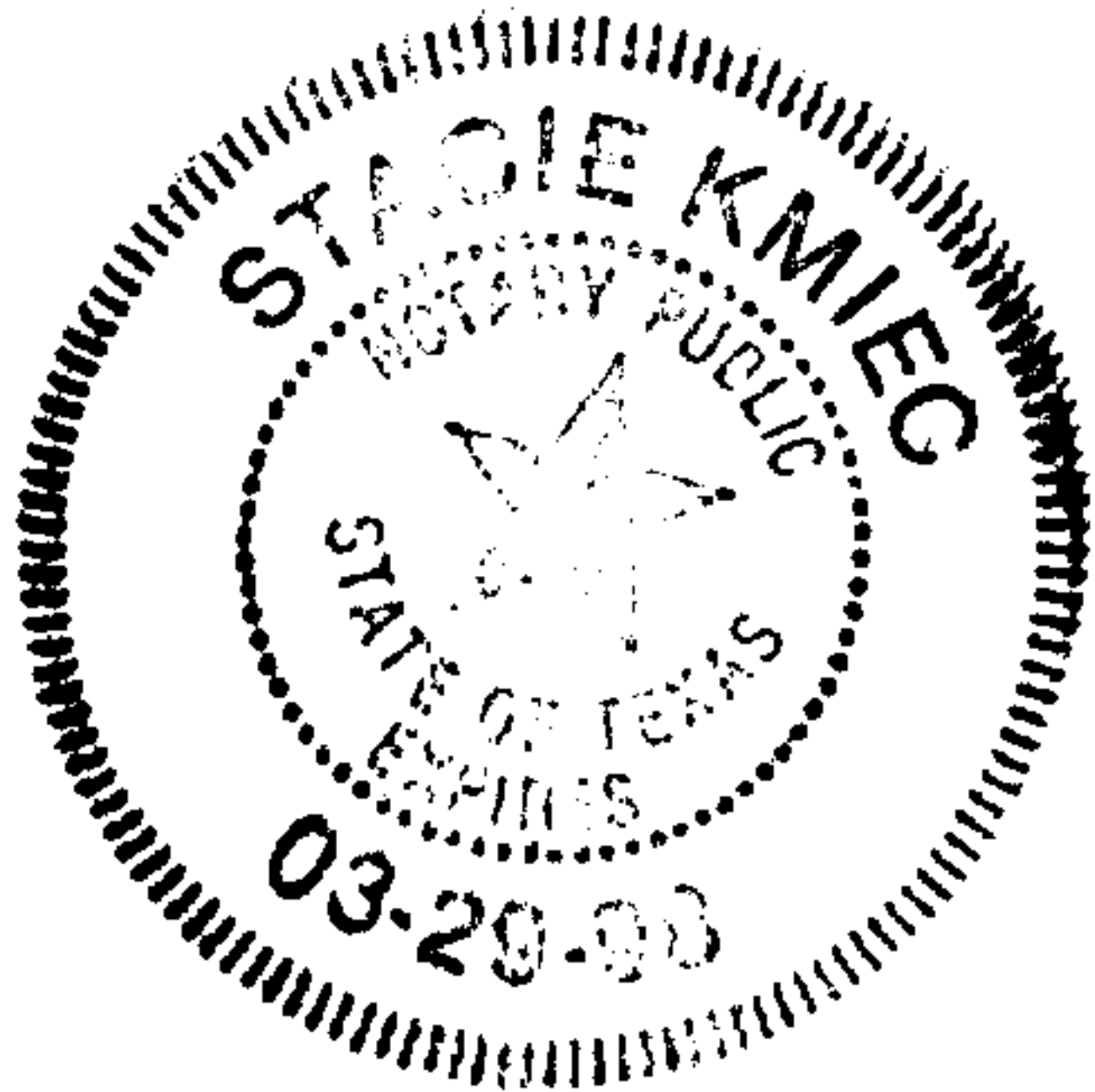
STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 24 day of February, 1996, by Matthew M. & Lynda A. Kubeegha

11/18/95



Stacie Kmiec
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 76, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 43, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in warranty deed from 1st Interstate Bank of Port Arthur, Trustee to Emily Thompson, dated 5/3/88, and filed of record at Volume 583, Page 196, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of Feb, 1996.

OWNERS:

Emily Thompson
Emily Kopycinski
Mike John Kopycinski

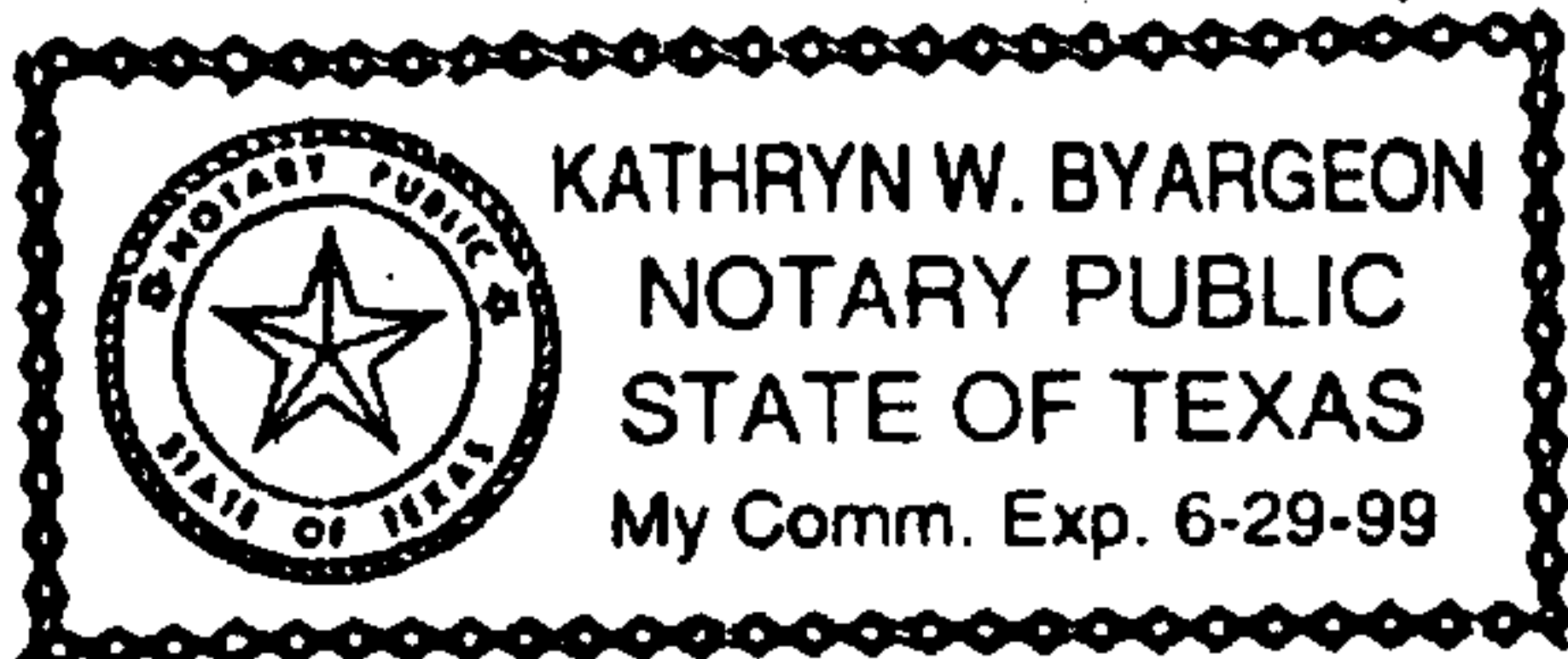
STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of February, 1996, by Emily Thompson Kopycinski & Mike John Kopycinski

11/18/95



Kathryn W. Byargeon
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 83, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110-4, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation all right, title and interest in the Subject Property and otherwise as described in Deed Records from George Kent Spain to Kenneth H. Bever + Ann Bever dated 5/2/1980, and filed of record at Volume 392, Page 765, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of Feb, 1995.

OWNERS:

Kenneth H. Bever

Ann Y. Bever

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of February, 1995, by Kenneth H. Bever + Ann Y. Bever.

[Signature]
Notary Public, State of Texas



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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 84, Section 111, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-48 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110-13 Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed Records from John Mark Crowell & Shirley Jean Crowell Kenneth H. Bever & Ann H. Bever dated 6/22/1983, and filed of record at Volume 451, Page 558, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of Feb, 1995

OWNERS:

Kenneth H. Bever

Ann H. Bever

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of February, 1995, by Kenneth H. Bever & Ann H. Bever.

[Signature]
Notary Public, State of Texas

11/18/95

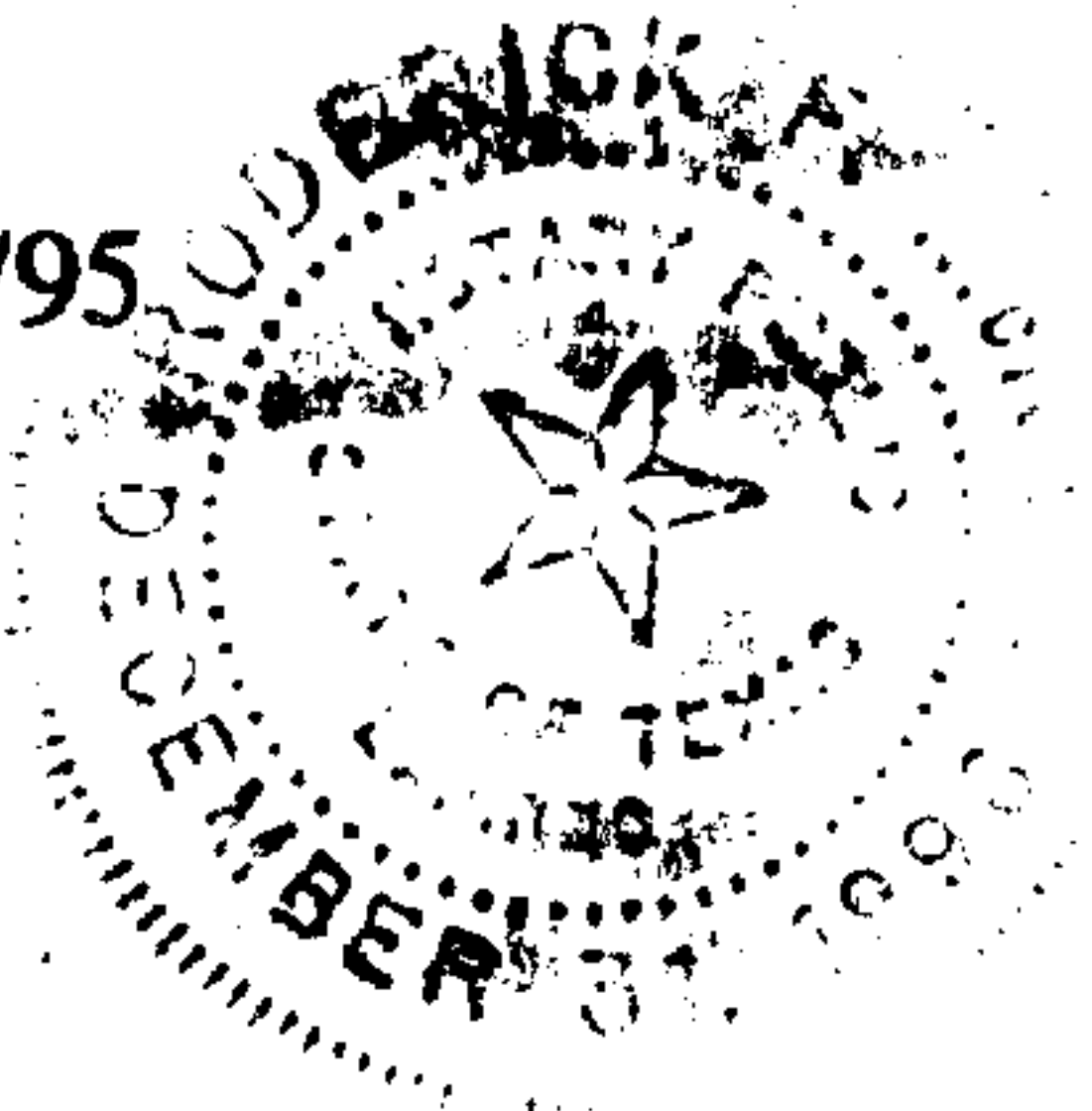


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 85, Section 716, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-48 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110-8 Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed Records from Verna B. Sledge, Sharon L. S. Wilson, Darlene S. D'Almeida & Lisa M. S. Zuber to Kenneth H. Berens & Ann H. Berens dated 12/31/1992, and filed of record at Volume 688, Page 20, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of Feb, 1996

OWNERS:

Kenneth H. Berens

Ann H. Berens

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of February, 1996, by Kenneth H. Berens.

[Signature]
Notary Public, State of Texas

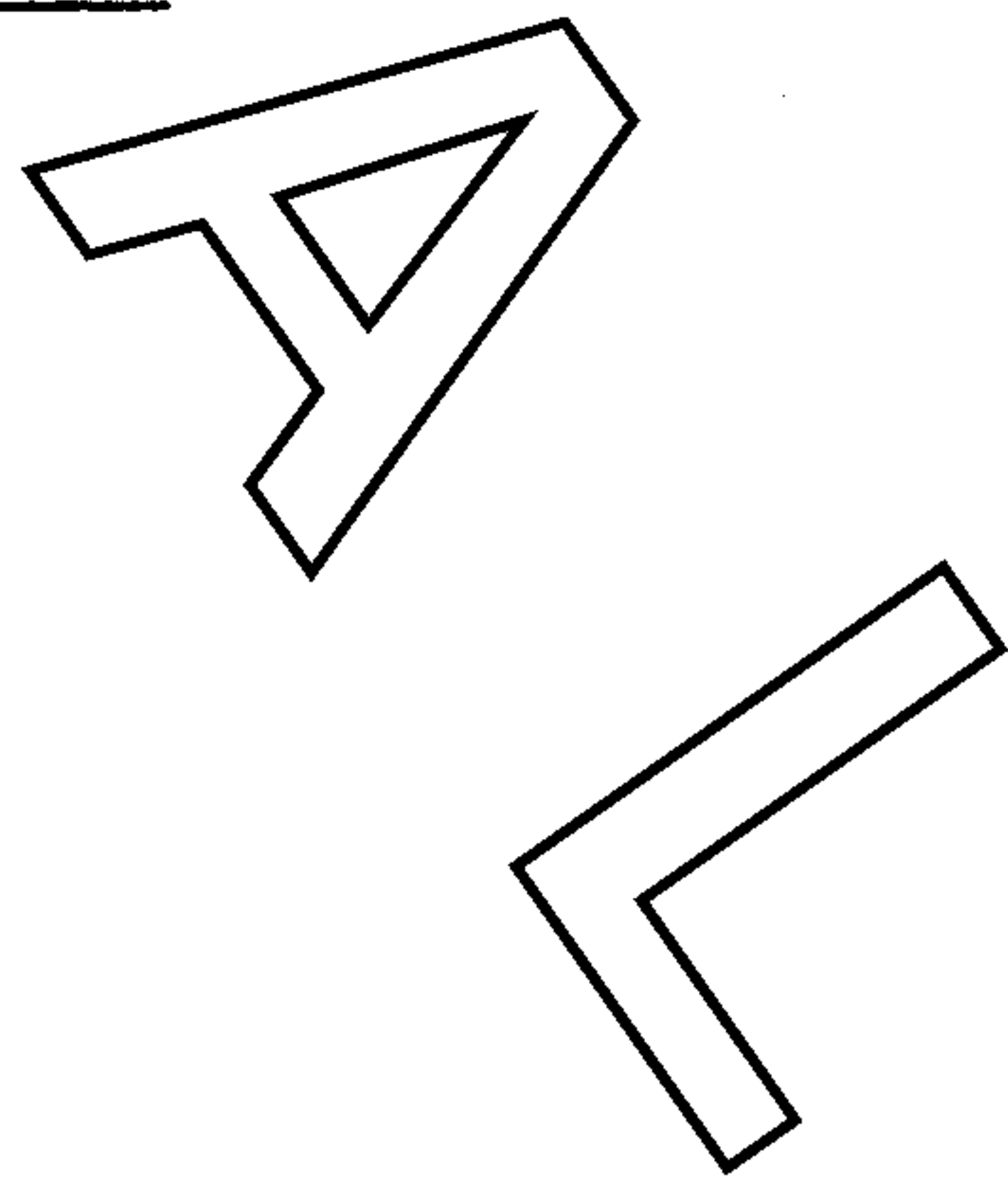


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 89, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 4749, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in warranty deed from Chappell Hills Inc. to Robert Keaton et al, dated 8/21/80, and filed of record at Volume 399, Page 571, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996.

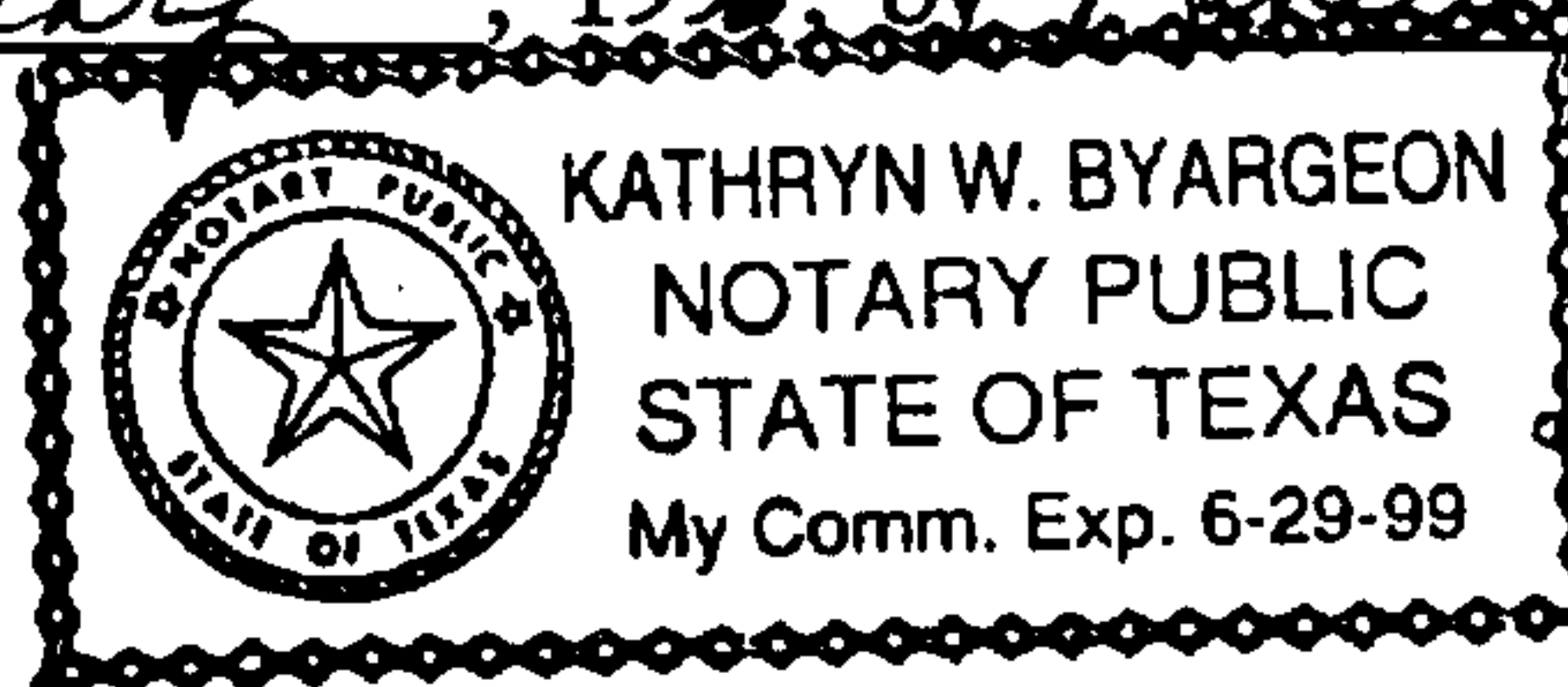
OWNERS:

Robert C. Keaton
ROBERT C. KEATON
Linda C. Keaton
LINDA C. KEATON

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996 by Robert C & Linda C Keaton

11/18/95



Kathryn W. Byargeon
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 90, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in quit claim deed from Gloria Ann Carlson to Gloria A. Carlson Trust, dated 3/12/93, and filed of record at Volume 694, Page 298, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 5th day of February, 1996

OWNERS:

Gloria A. Carlson

STATE OF Utah ~~TEXAS~~ §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 5th day of February, 1996, by Gloria Carlson.

11/18/95
NOTARY PUBLIC
PATTIE CLARK
210 South Main, Suite 208
Salt Lake City, Utah 84101
My Commission Expires
May 29, 1998
STATE OF UTAH

Pattie Clark
Notary Public, State of ~~Texas~~
Utah

8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 95, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed from Chappell Hills One to Loella M. Warlock, dated January 26, 1985 and filed of record at Volume 497, Page 537, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 15 day of January, 1995. 1996

OWNERS:

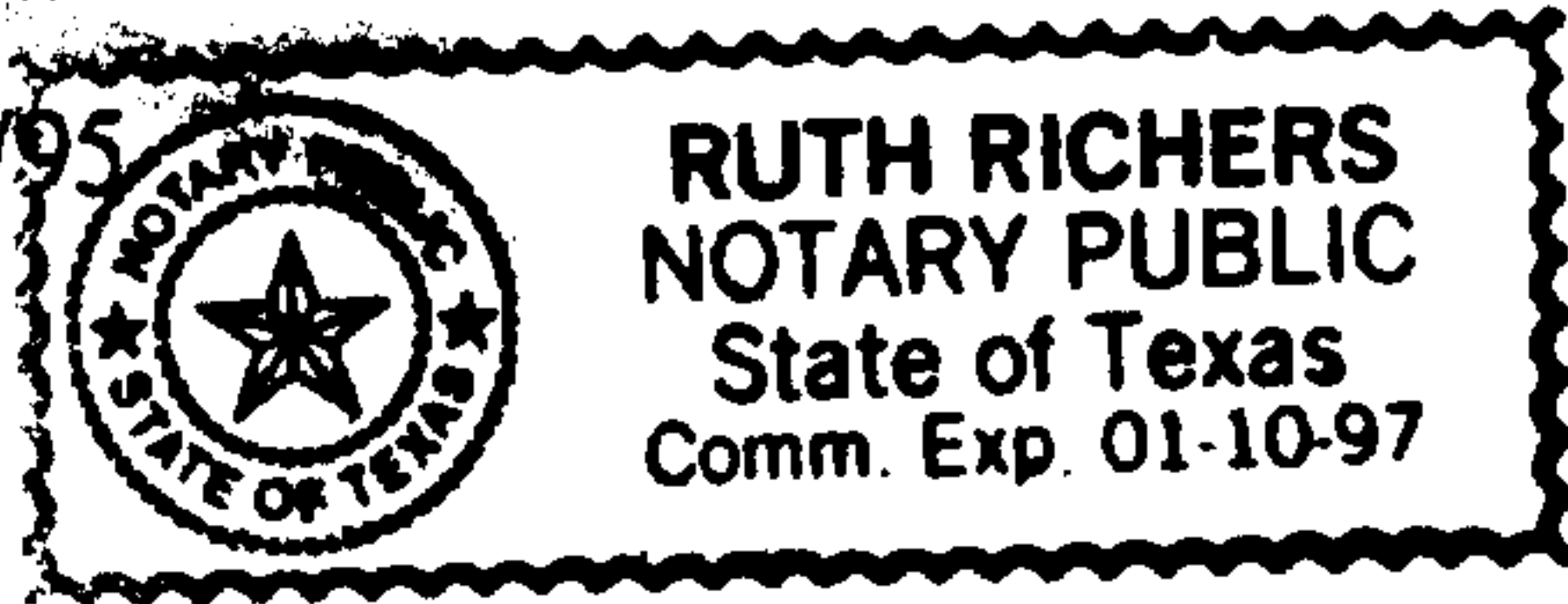
Loella M. Warlock

STATE OF TEXAS

COUNTY OF Washington

THIS INSTRUMENT was acknowledged before me on the 15 day of January, 1995, by Loella Warlock, 1996

11/18/95



Ruth Richers
Notary Public, State of Texas

8

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EXHIBIT PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 97, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49 Map Records of Washington County, Texas, and in Plat Cabinet File No. 1107, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation all right, title and interest in the Subject Property and otherwise as described in Deed from Chappell Hills Inc to Mary E Norris, dated 3/4/1982, and filed of record at Volume 431, Page 47-48 Map deed 505 Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 17 day of January, 1996.

OWNERS.

Mary E. Norris

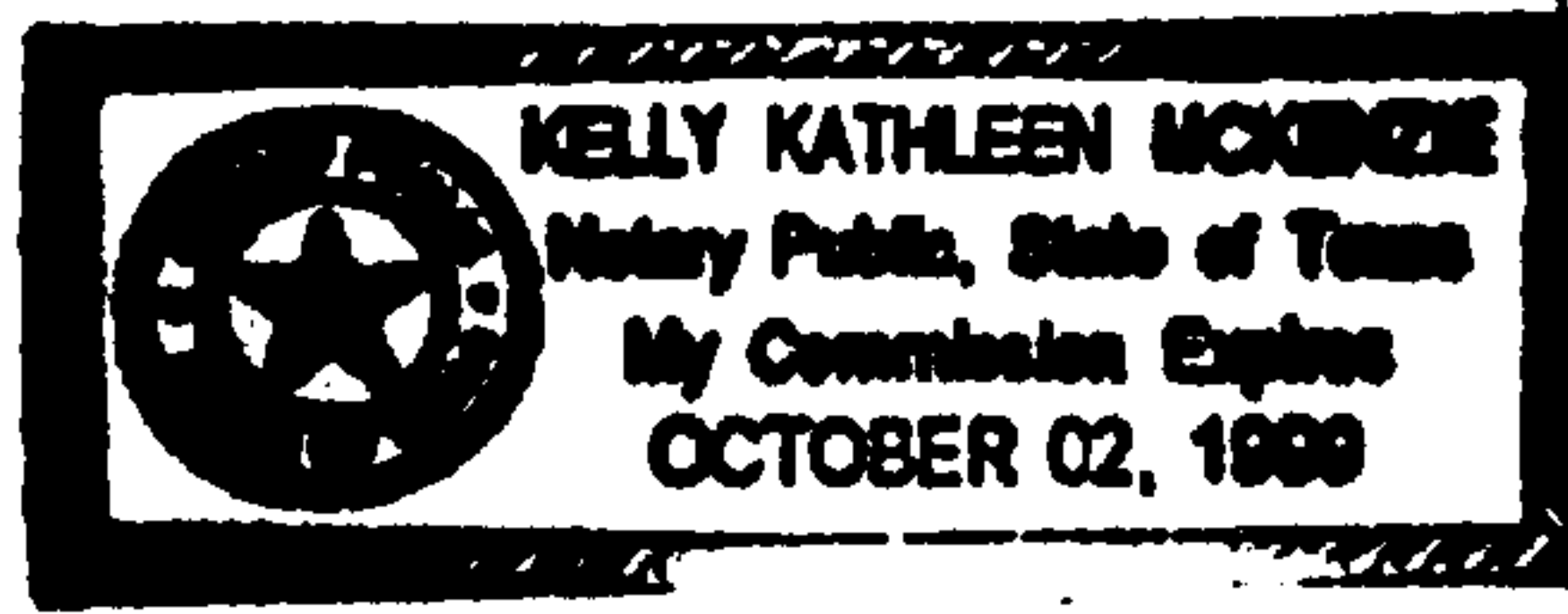
STATE OF TEXAS

COUNTY OF Harris

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THIS INSTRUMENT was acknowledged before me on the 17 day of January, 1996, by Kelly Kathleen McKenzie

11/18/95



Kelly Kathleen McKenzie
Notary Public, State of Texas

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EXHIBIT
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 107/108, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume ~~693~~ Page ~~503~~ Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Warranty Deed from Dana L. Garrett, Trustee for Ryan C. Higgins & Nicholas D. Higgins to S. Ray Rolan + wife Renea Lynn Rolan dated 3-29-93, and filed of record at Volume 694, Page 503, Official Records of Washington County, Texas. 508

OWNERS:

WITNESS OUR HANDS this 5 day of February, 1995.

OWNERS:

[Signature]
Renea Rolan

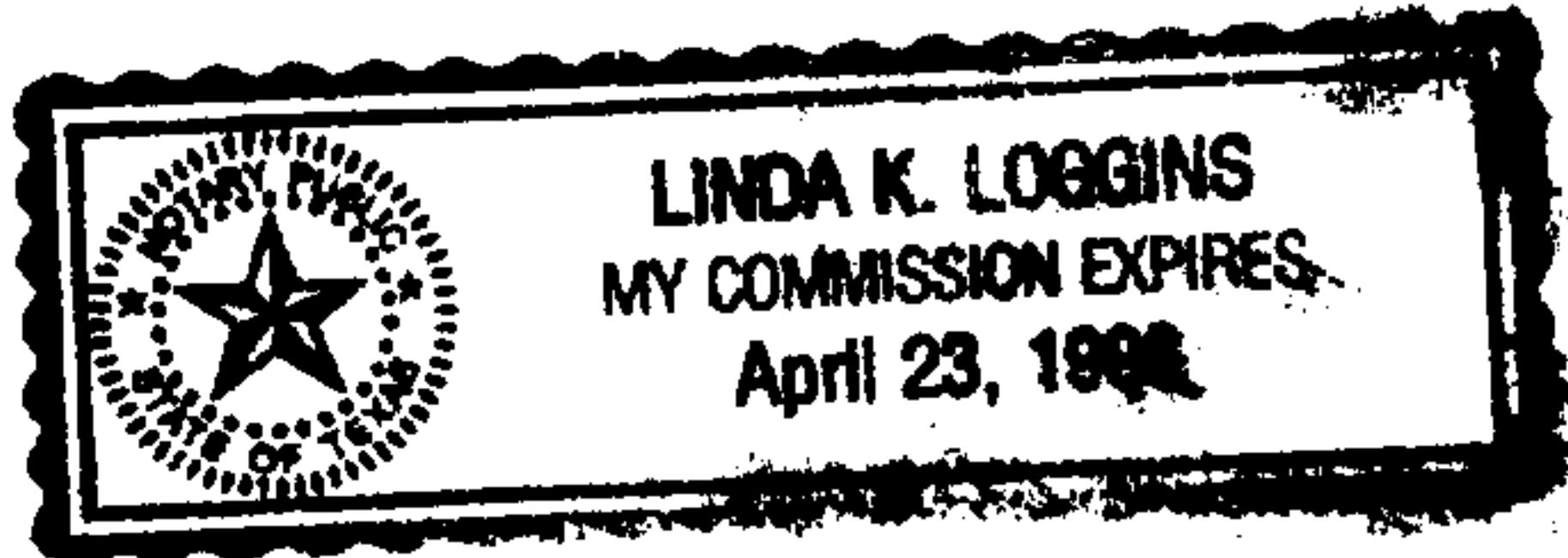
STATE OF TEXAS

COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on the 5 day of February, 1995, by S. RAY ROLAN and RENEA ROLAN.

11/18/95



Linda K. Loggins
Notary Public, State of Texas

8

29

EXHIBIT
PAGE 8 OF 8

Brown, M

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 109, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 42-48 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills Sub to Mary E. Brown, & email sale , dated Feb. 7, 1978 , and filed of record at Volume 361 , Page 845- , deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 19th day of February , 1996.

OWNERS:

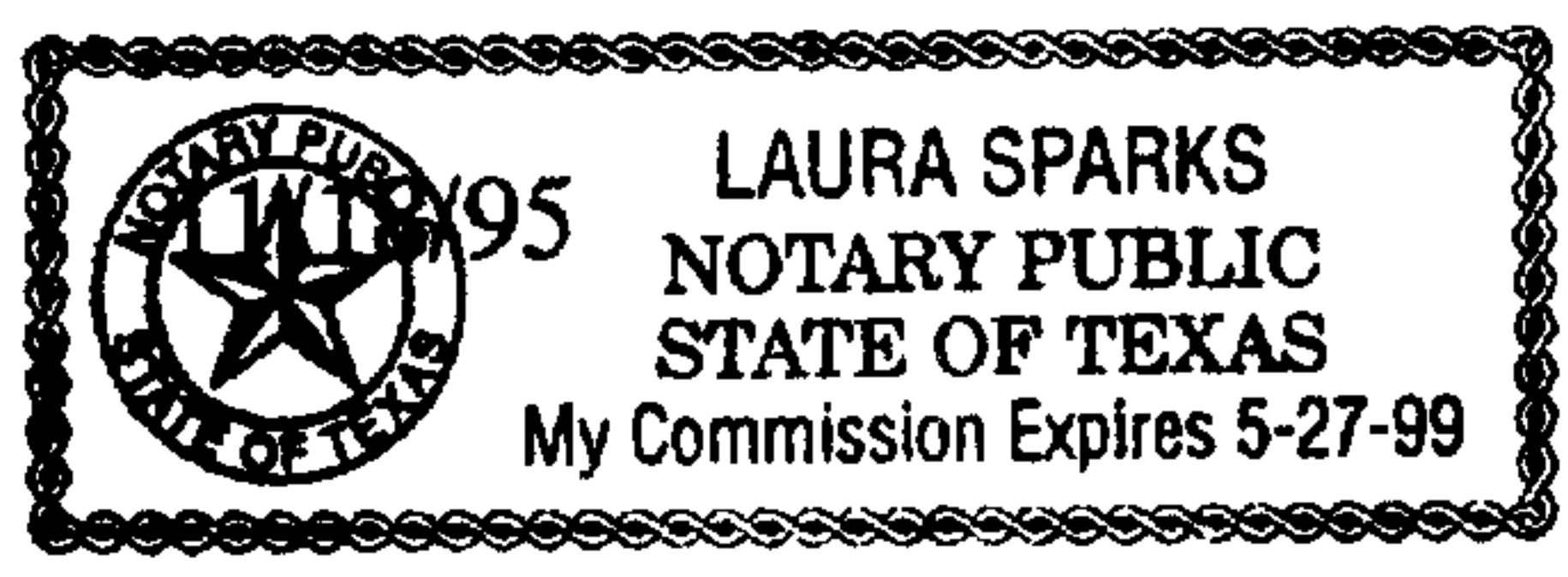
Mary E. Brown

STATE OF TEXAS

COUNTY OF WASHINGTON

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THIS INSTRUMENT was acknowledged before me on the 19th day of February , 1996, by Mary E. Brown .



Laura Sparks
Notary Public, State of Texas

A
L

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 110, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-48 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed from John R. Souder et ux to Mary E. Brown Wife dated Oct. 3, 1980, and filed of record at Volume 95, Page 30, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 19th day of February, 1996.

OWNERS:

Mary E. Brown

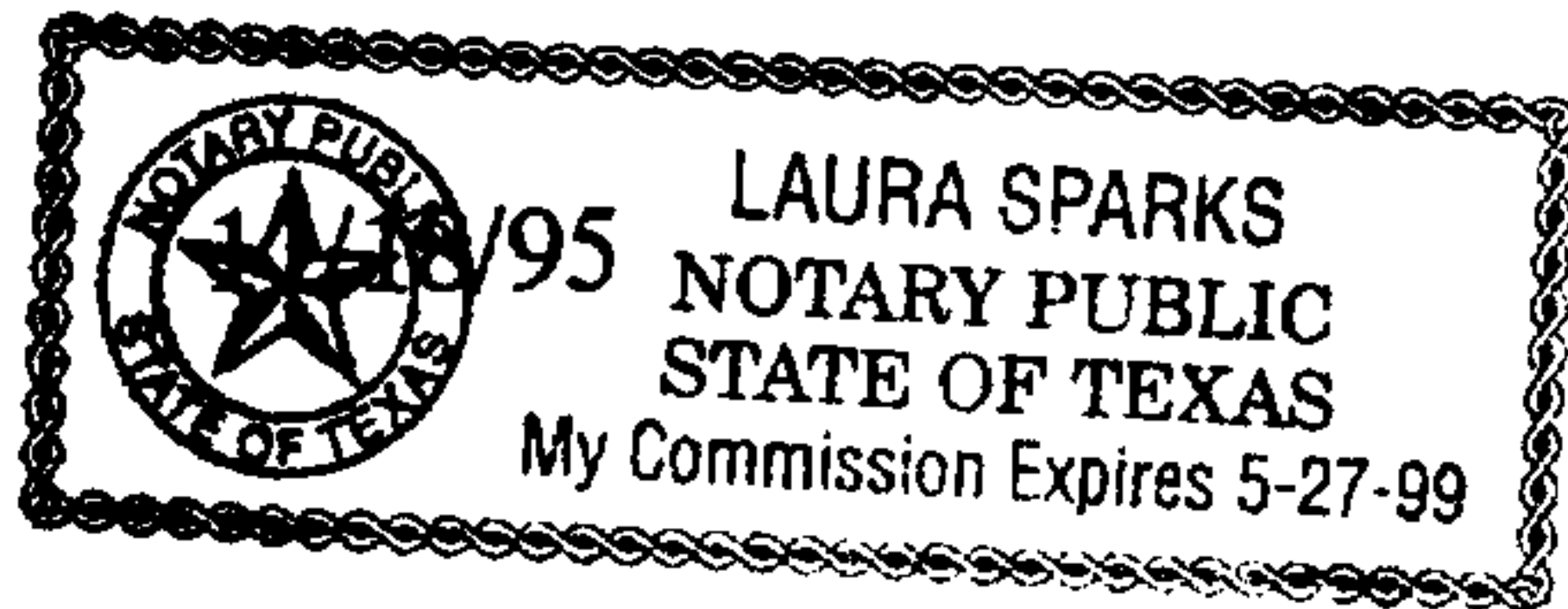
STATE OF TEXAS

COUNTY OF WASHINGTON

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THIS INSTRUMENT was acknowledged before me on the 19th day of February, 1996, by Mary E. Brown.

Laura Sparks
Notary Public, State of Texas



A
L

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 111, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in warranty deed from Robert T. Lester et ux to Farry A. Groves et ux dated 4/30/92, and filed of record at Volume 669, Page 660, 4/30/92 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 27 day of February, 1996.

OWNERS:

Farry A. Groves
Kathy Groves

STATE OF TEXAS

COUNTY OF Washington

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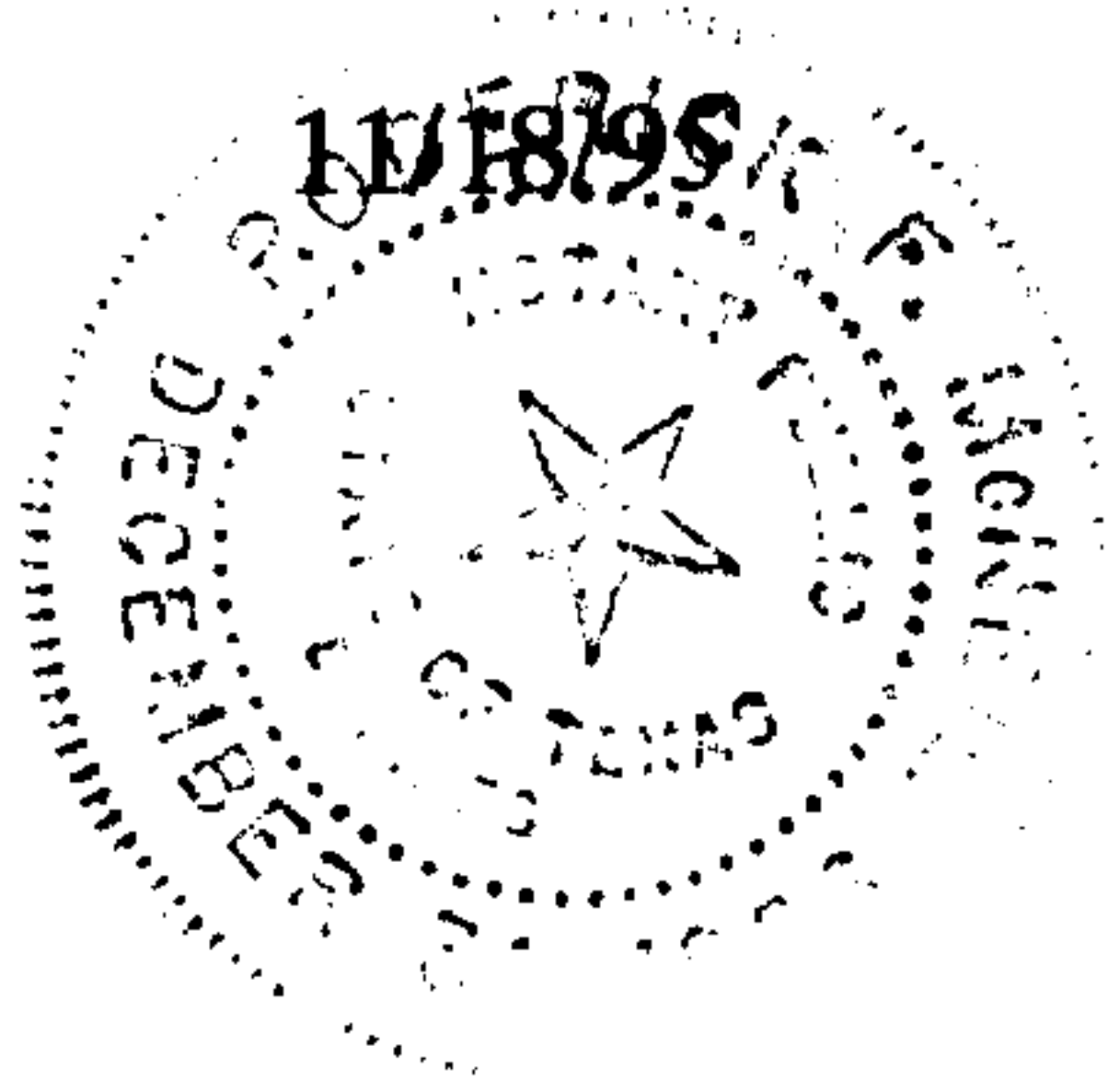
THIS INSTRUMENT was acknowledged before me on the 27th day of February, 1996, by Rodrick F. McNeil.

[Signature]

Notary Public, State of Texas

Commission Expires

8 December 31, 1996



A

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 112, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 474 ~~249~~ Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from CHAPPELL HILLS, INC to GEORGE C. PATTERSON ET UX, dated SEPTEMBER 25, 1980, and filed of record at Volume 401, Page 615, DEED Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1996.

OWNERS:

George C. Patterson
Elizabeth Patterson

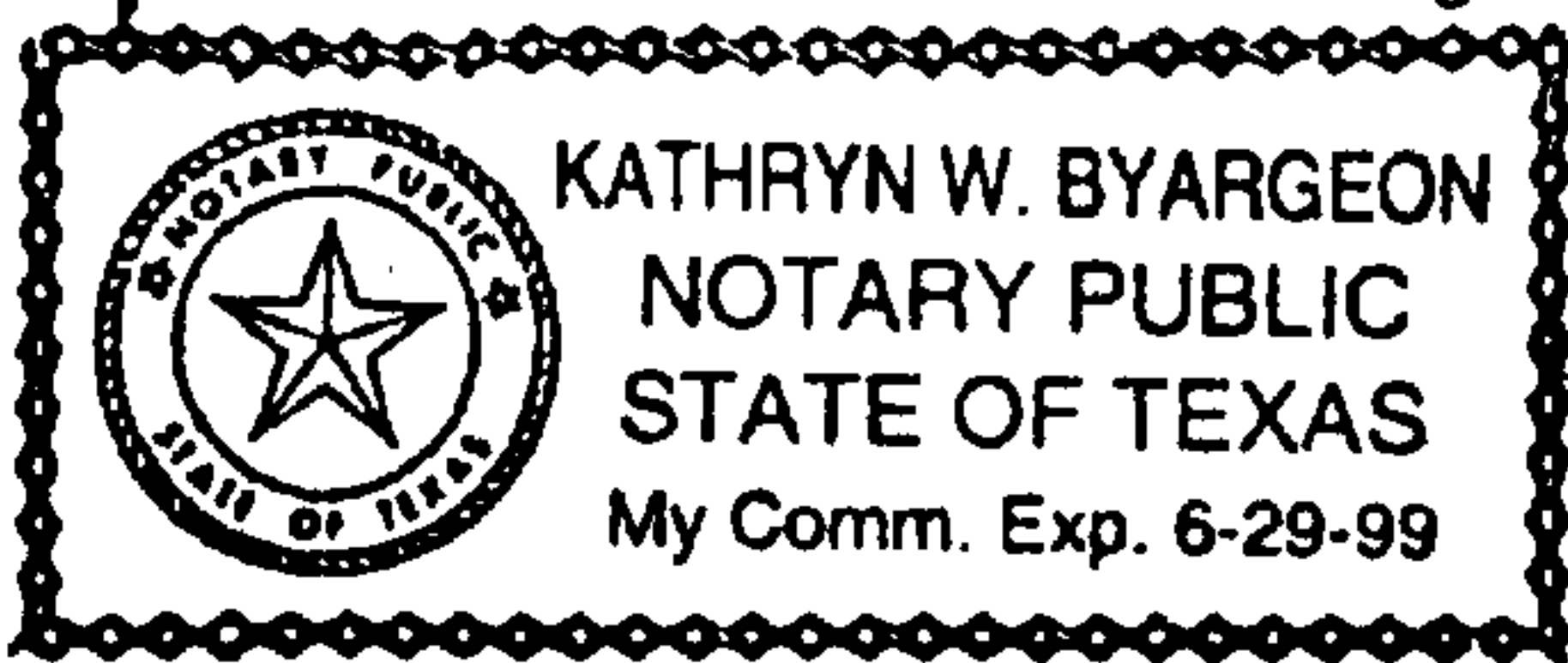
STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by George C. + Elizabeth Patterson

11/18/95



Kathryn W. Byargeon
Notary Public, State of Texas

8

Bingham

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 113, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Neal + Melba Hill to Stephen M. Bingham et al dated 5-12-94, and filed of record at Volume 234, Page 690, deed Records of Washington County, Texas.

OWNERS:

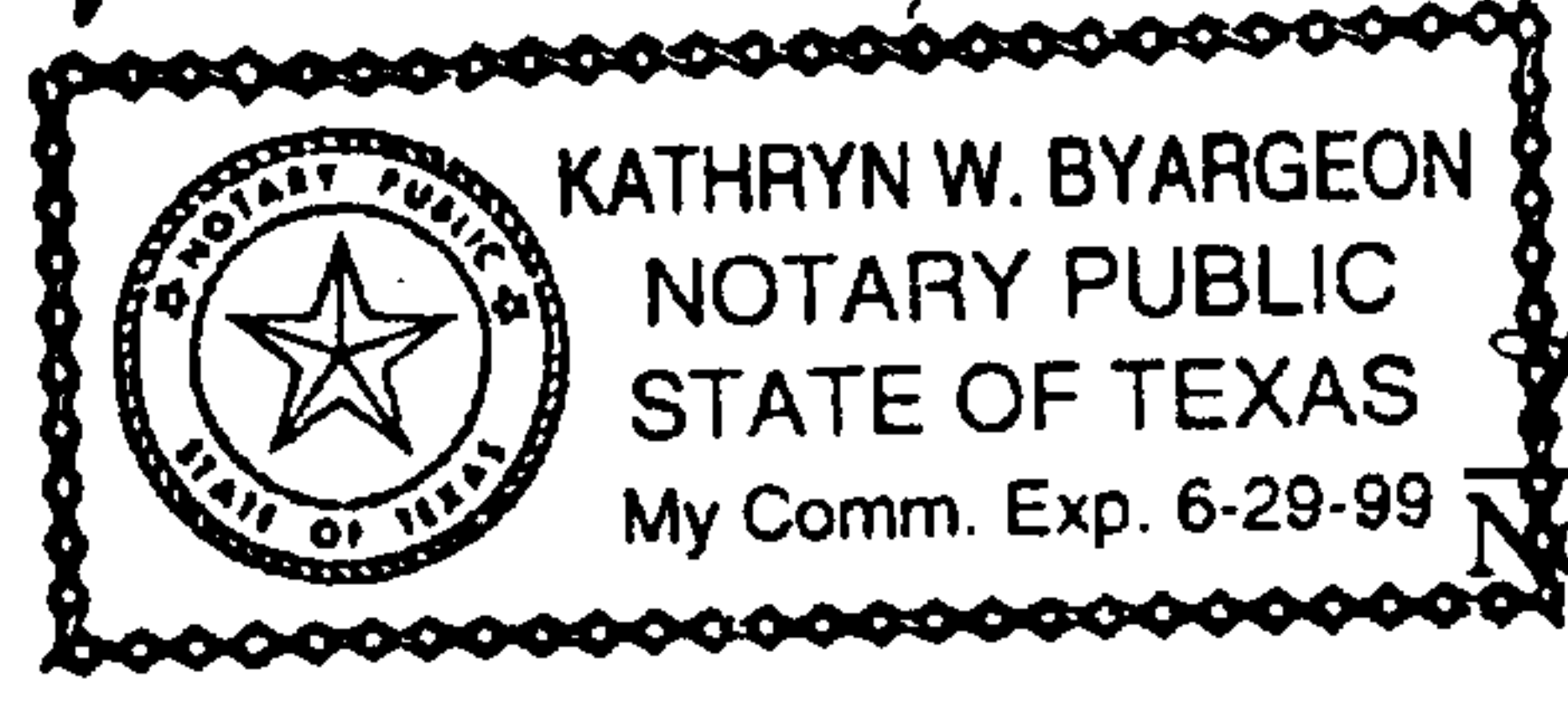
WITNESS OUR HANDS this 10th day of February, 1996.

OWNERS:

Sandra B Bingham
Stephen M. Bingham

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Sandra B + Stephen M. Bingham



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

A

Bingham

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 114, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-48, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed from Hollis B. & Catherine Spiller to Stephen M. & Sandra Bingham, dated 11/16/92, and filed of record at Volume 684, Page 733, deed Records of Washington County, Texas.

OWNERS:

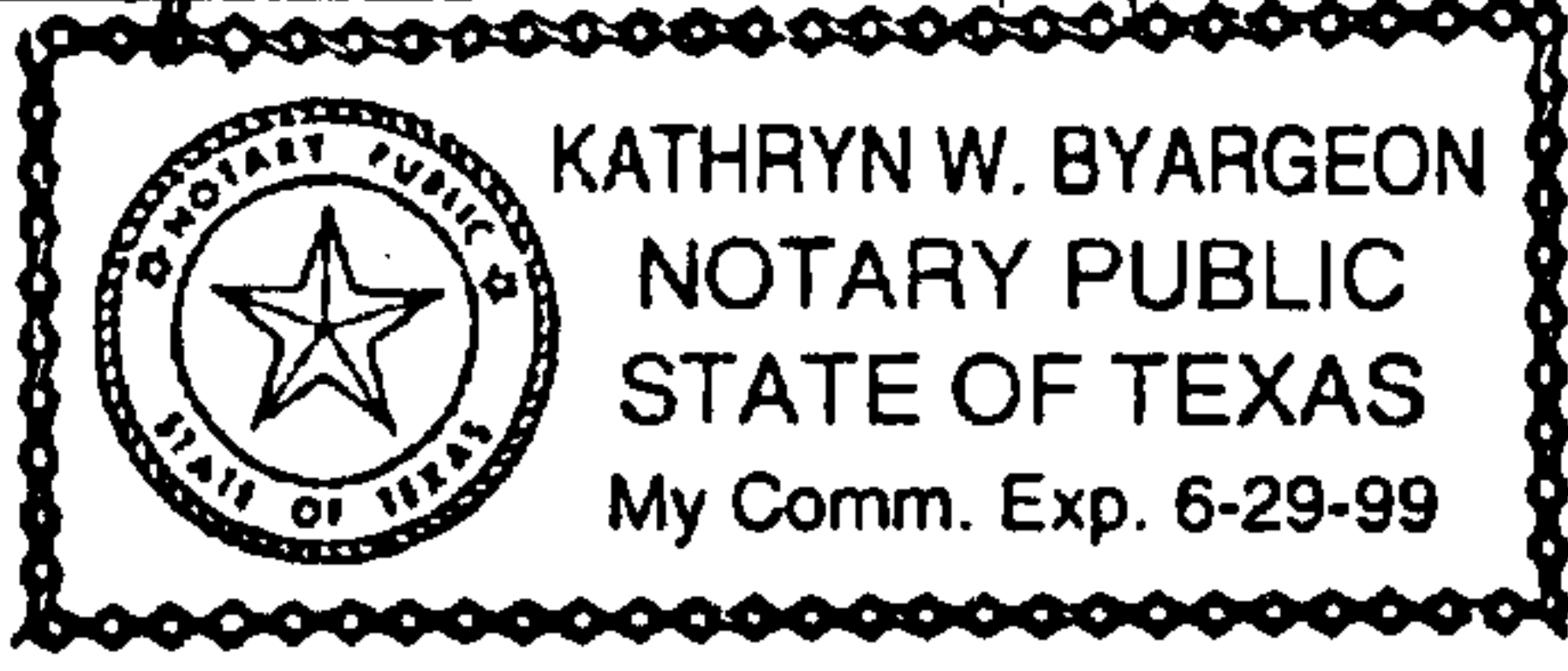
WITNESS OUR HANDS this 10th day of February, 1996.

OWNERS:

Sandra B. Bingham
Stephen M. Bingham

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Sandra B. & Stephen M. Bingham



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

115 and Lot 115A, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47, 48, 49 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in General Warranty Deed from Chappell Hills, Inc. to Edward J. Fay et ux, dated Jan. 25, 1974, and filed of record at Volume 325, Page 939, Deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996.

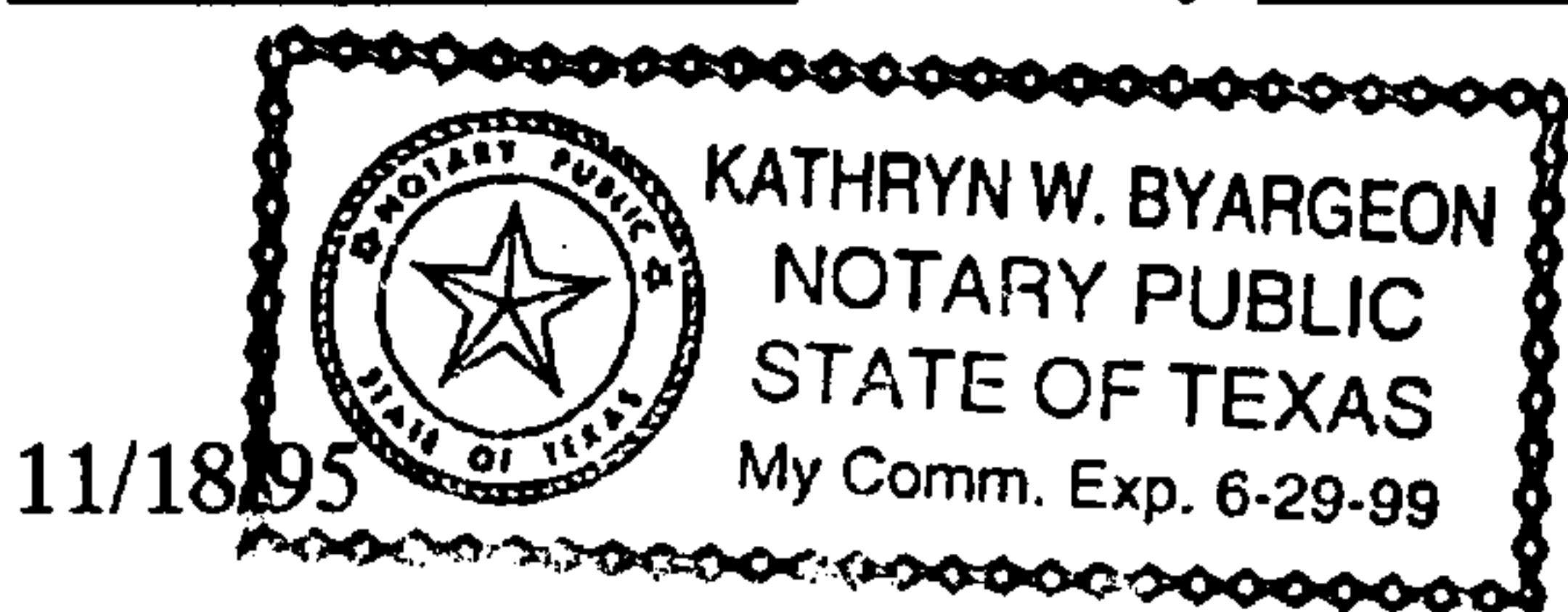
OWNERS:

Edward J. Fay
Edward J. Fay

Elaine B. Fay
Elaine B. Fay

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996 by Edward J. Fay and Elaine B, Fay.



Kathryn W. Byargeon
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 117, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-48 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Gordon L. Biesel et al to Steve Meniscales et al updated 6/4/84, and filed of record at Volume 476, Page 114, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 5th day of February, 1995.

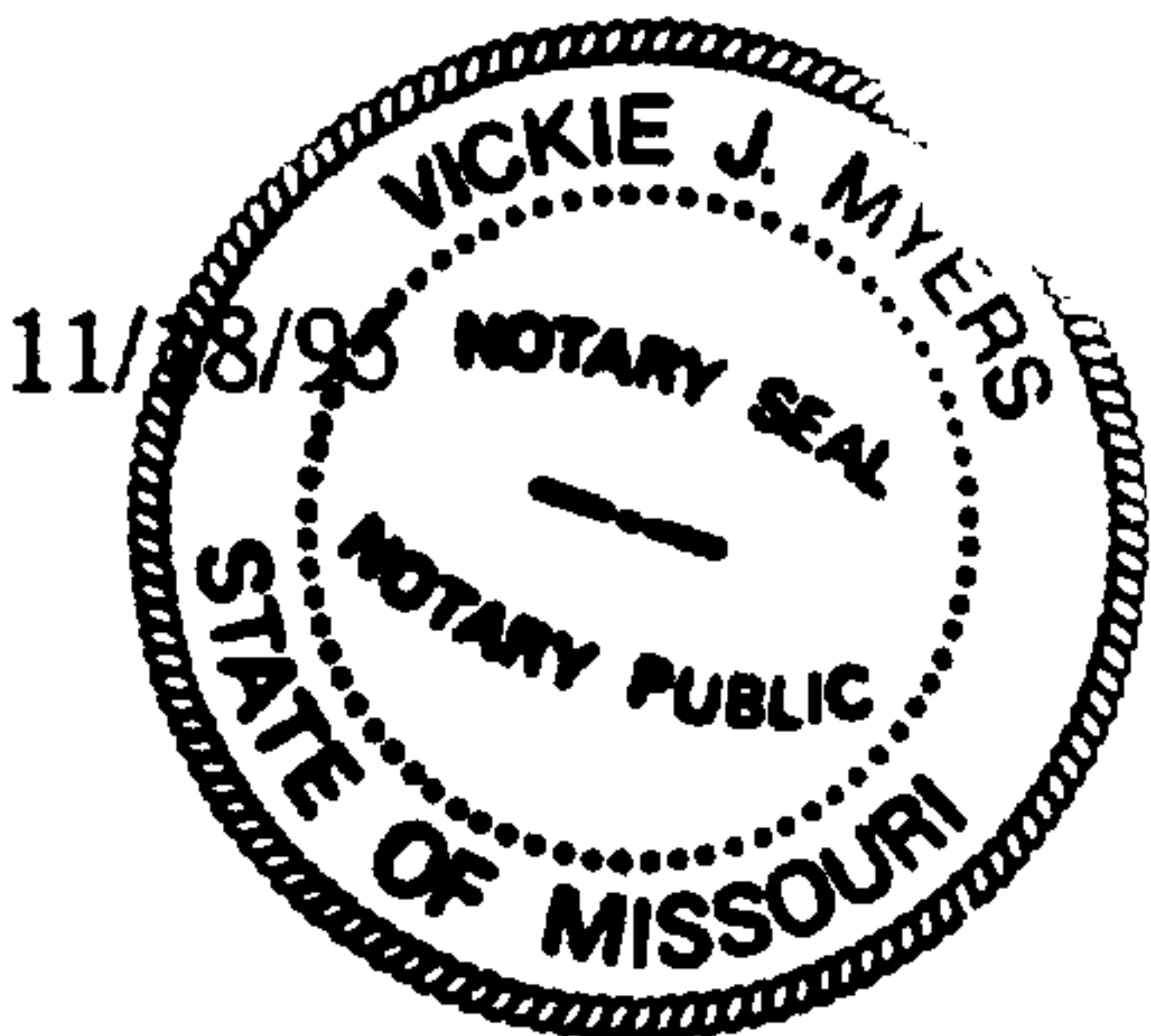
OWNERS:

Steve Meniscales
Lillian Meniscales

STATE OF ~~TEXAS~~ MISSOURI
COUNTY OF JACKSON

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THIS INSTRUMENT was acknowledged before me on the 5TH day of February, 1995, by Vickie Myers, Notary.



Vickie J. Myers
Notary Public, State of ~~TEXAS~~ MISSOURI
VICKIE J. MYERS
Notary Public - State of Missouri
Commissioned in Jackson County
My Commission Expires July 26th, 1996

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 119, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 4749, Map Records of Washington County, Texas, and in Plat Cabinet File No. 112A-114 Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from R. William Wothwell, Jr. to Richard C. Kane, et ux, dated June 15, 1985, and filed of record at Volume 369, Page 391, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 12 day of February, 1995.

OWNERS:

[Signature]

STATE OF TEXAS

COUNTY OF _____

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THIS INSTRUMENT was acknowledged before me on the 12 day of February, 1995, by Richard C. Kane.

[Signature]
Notary Public, State of Texas

8

29

EXHIBIT
PAGE 8 OF 8



EXHIBIT "A"

SUBJECT PROPERTY:

Lot 122, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Melton Daniels et ux to Robert Keaton et ux, dated 7/14/86, and filed of record at Volume 540, Page 406, deed Records of Washington County, Texas.

OWNERS:

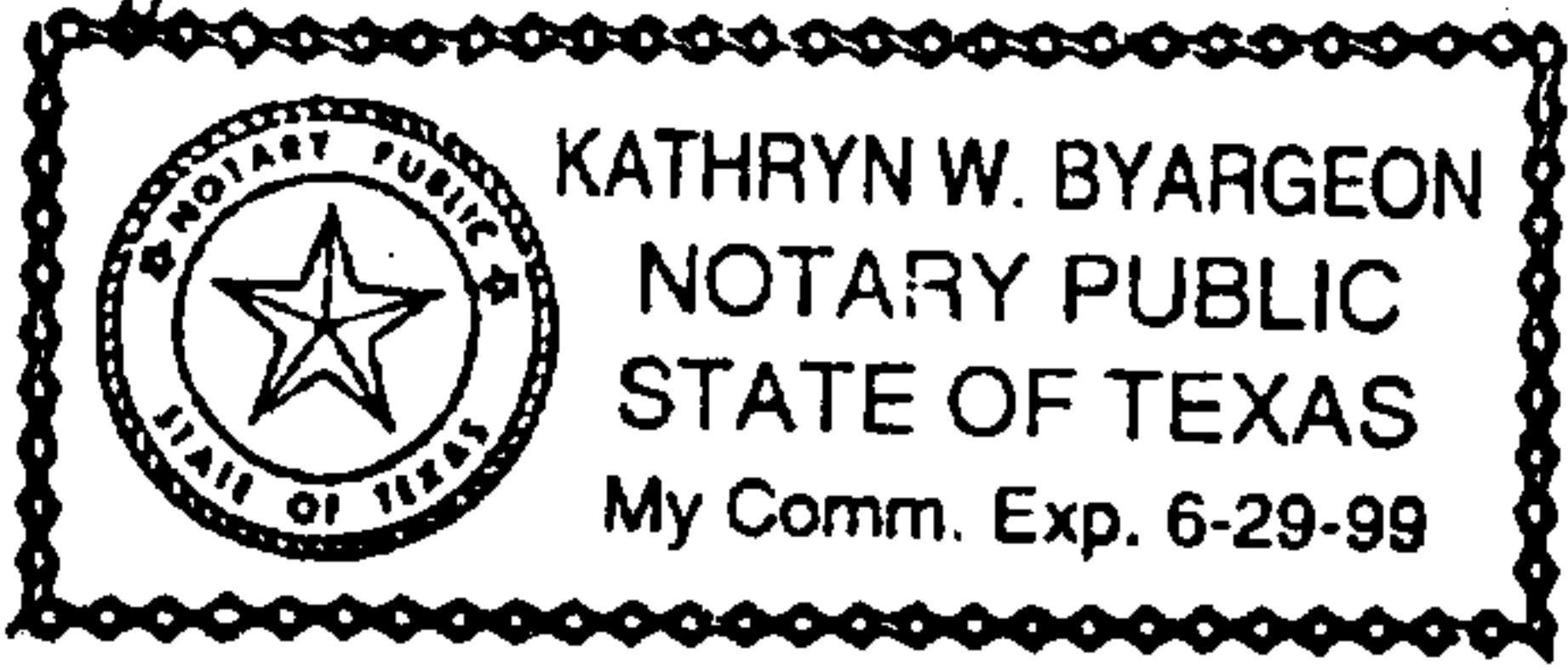
WITNESS OUR HANDS this 10th day of February, 1996.

OWNERS:

Robert C. Keaton
ROBERT C. KEATON
Linda C. Keaton
LINDA C. KEATON

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Robert C & Linda C Keaton



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

A

Pringle

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ~~1234~~¹²³⁴, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in

deed from Jeanne C. and Lynn C. Reynolds to Richard L. Pringle et al., dated 7-14-95, and filed of record at Volume 289, Page 622, 7-14-95 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996.

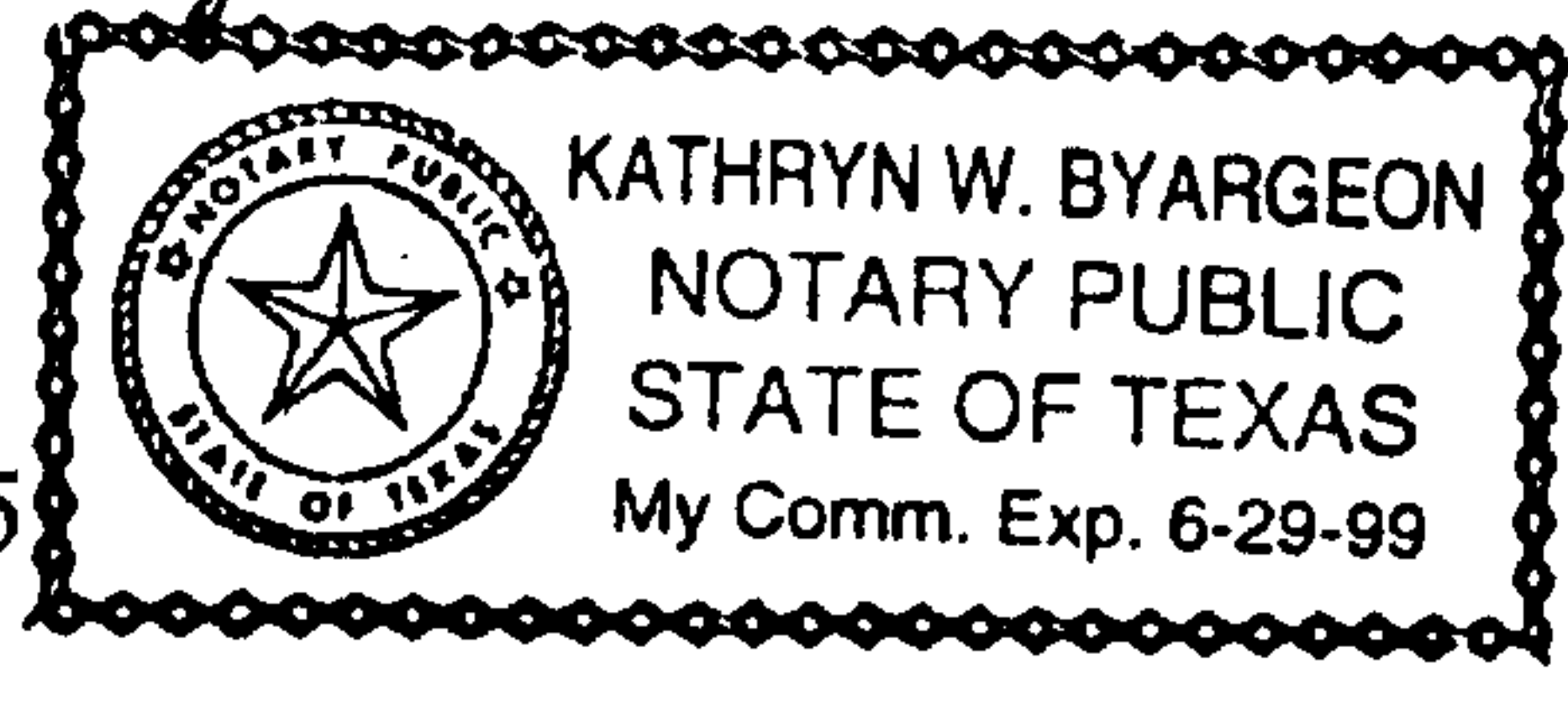
OWNERS:

Richard L. Pringle
RICHARD L. PRINGLE

Margaret A. Pringle
MARGARET A. PRINGLE

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996 by Richard L. & Margaret A. Pringle



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 127, Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47, 48, 49 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110 A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed from Chappell Hills Inc. to Roderick F. McNeil, dated July 14, 1974, and filed of record at Volume 329, Page 189, Map deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1996

OWNERS:

Roderick F. McNeil
Jean A. Farwell

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of February, 1996, by Roderick F. McNeil.

Roderick F. McNeil

Notary Public, State of Texas
RODERICK F. MCNEIL
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
DEC. 31, 1996



EXHIBIT "A"

SUBJECT PROPERTY:

Lot 130, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 683, Page 323, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A-B and 111A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Walter & Sally Weems to Jerry & Mary Moore, dated 10-30-92, and filed of record at Volume 683, Page 323, Plat deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996

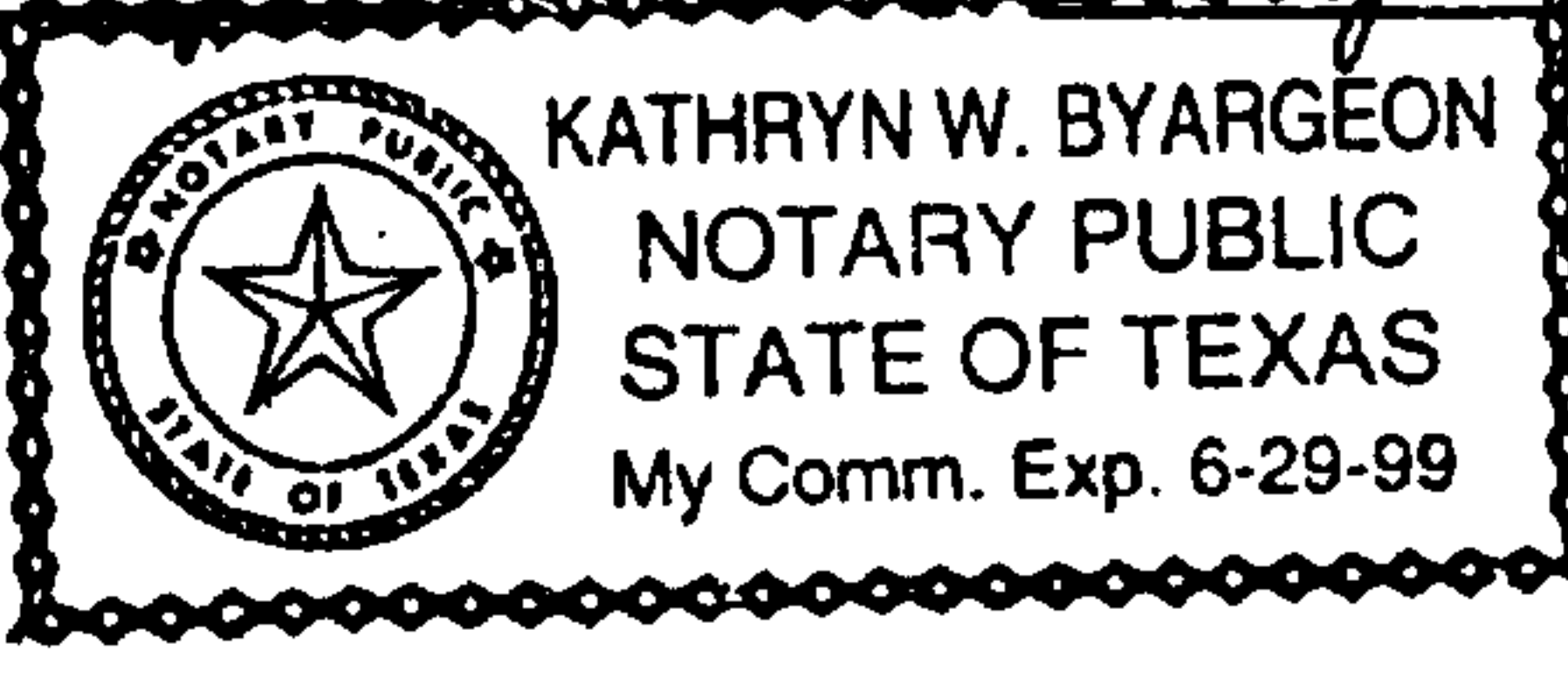
OWNERS:

Jerry Moore
Mary Ann Moore

STATE OF TEXAS

COUNTY OF Washington

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Jerry & Mary Moore



Kathryn W. Byargeon
Notary Public, State of Texas

① Lot 131

② PORTION of Lot 132 (0.5475 AC.)

EXHIBIT "A"

① 131

② PORTION of 132

SUBJECT PROPERTY:

Lot , Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume , Page , Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

110B
111A

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in General Warranty Deed from

- ① 7-1-74 Chappell Hills Inc to John S. & Betty Walker, dated , and filed of record at Volume , Page , Records of Washington County, Texas.
- ② 5-8-78 , and filed of record at Volume , Page , Records of Washington County, Texas.

①	<u>329</u>	<u>84</u>	<u>Deed</u>
②	<u>365</u>	<u>671</u>	<u>Deed</u>

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996

OWNERS:

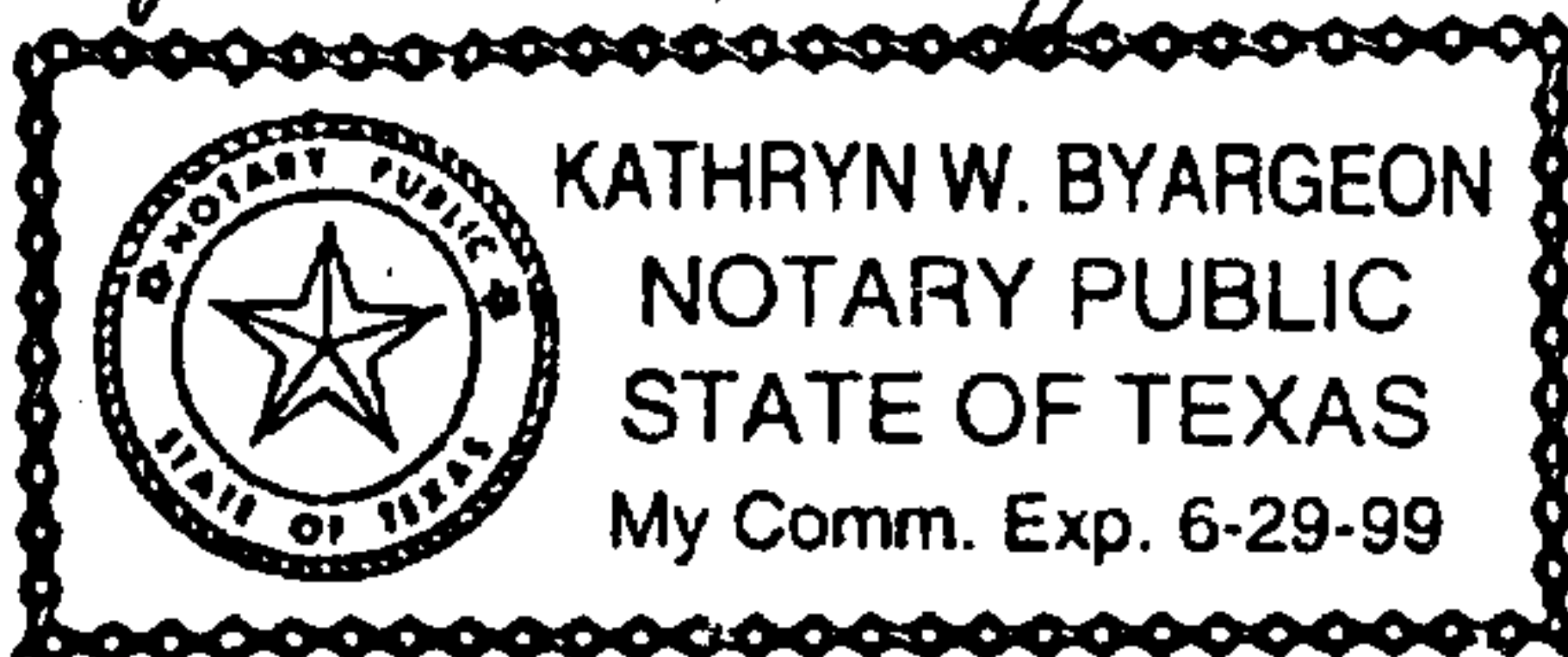
John S. Walker
Betty L. Walker

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996 by John S. & Betty L. Walker



11/18/95

Kathryn W. Byargeon
 Notary Public, State of Texas

Kingsbury

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 134, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 1389, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Monnie F. Boyd to Corrie Kingsbury, dated 12-1-94 12-1-94, and filed of record at Volume 758, Page 476, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 21 day of February, 1996.

OWNERS:

Bonnie Kingsbury

STATE OF TEXAS

COUNTY OF Harris

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THIS INSTRUMENT was acknowledged before me on the 21 day of February, 1996, by Ruby VANCE.

11/18/95

Ruby Vance
Notary Public, State of Texas

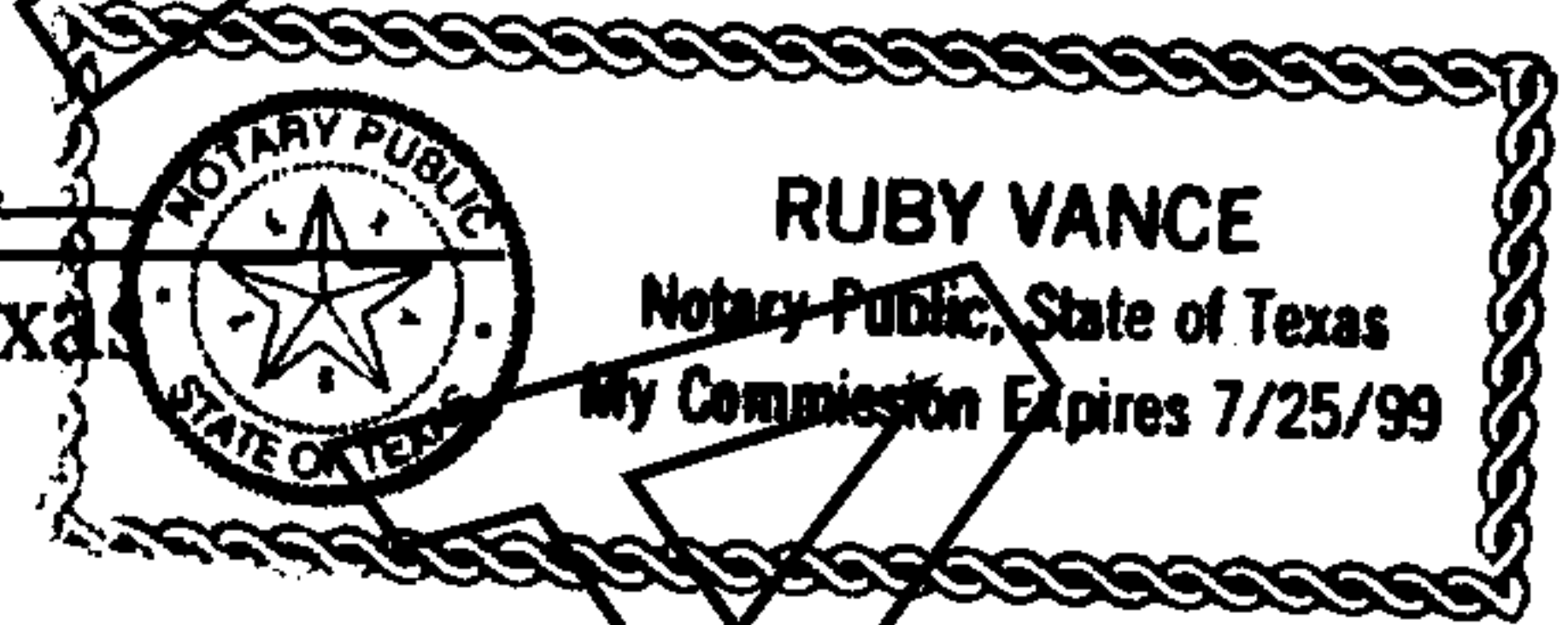


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 139 Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hill, Inc. to Marvin P. Rehson et ux dated , and filed of record at Volume 438, Page 595, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1995.

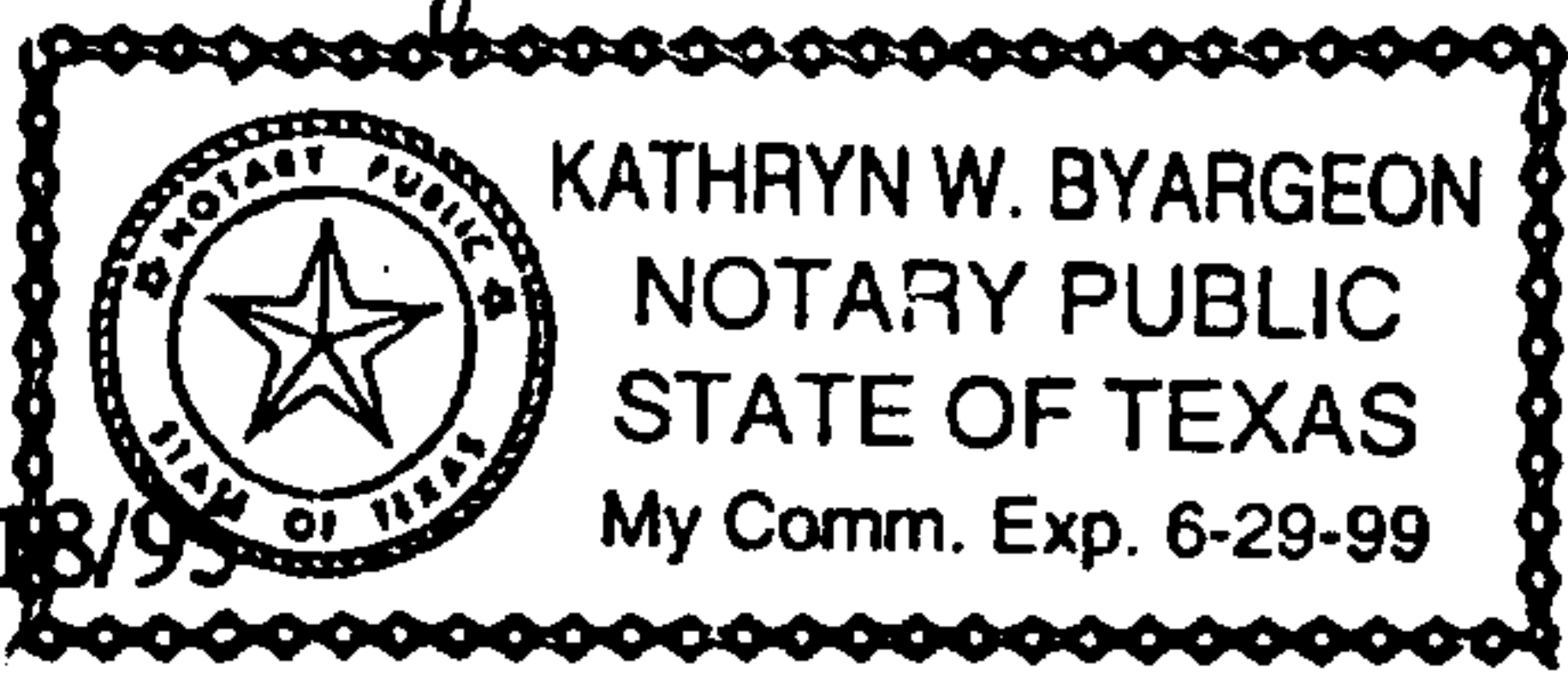
OWNERS:

Marvin P. Rehson
Margaret S. Rehson

STATE OF TEXAS

COUNTY OF Washington

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1995 by Marvin & Margaret Rehson



Kathryn W. Byargeon
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 140, Section 1V, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in WARPENTY DEED from JOHN R DONAWAY & ALMA WEL to HLWD & FIVES FIELDS, dated _____, and filed of record at Volume 735, Page 639, 3668 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1998.

OWNERS:

[Signature]
[Signature]

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of February, 1998, by Roderick F. McNeil.



Notary Public, State of Texas

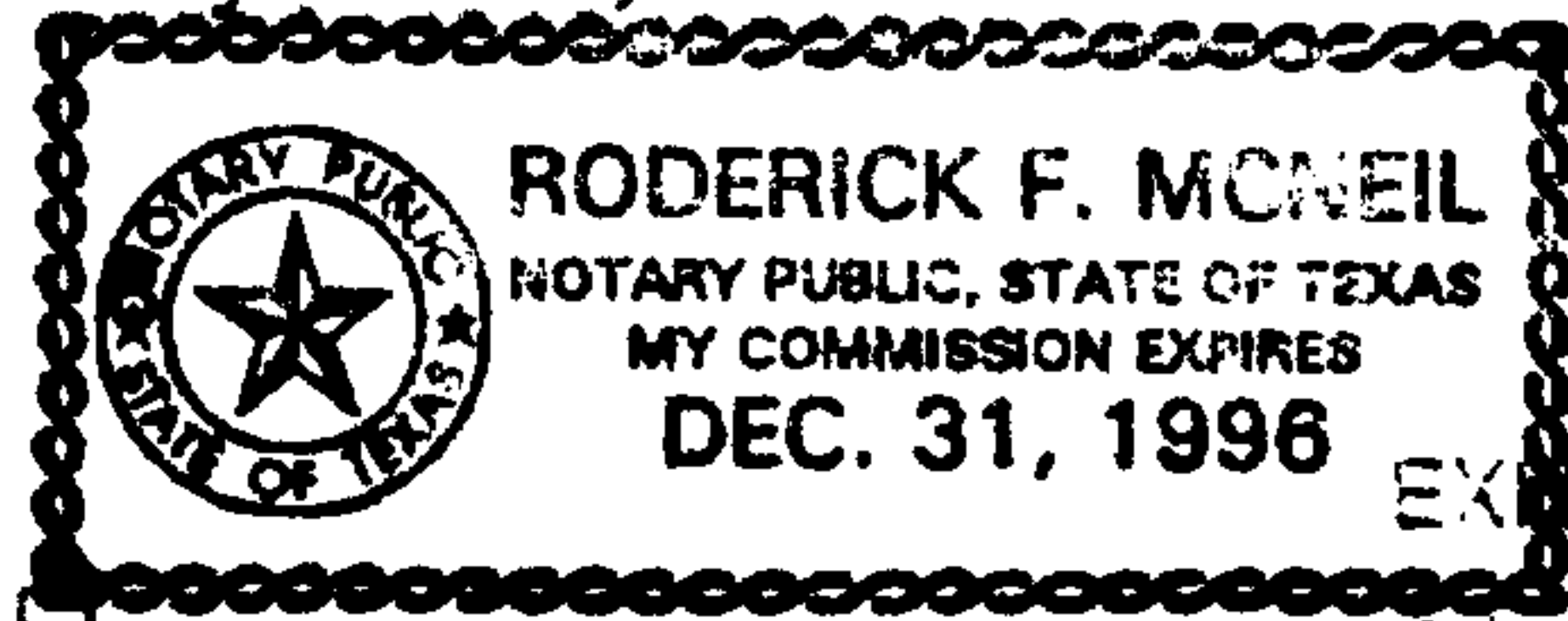


EXHIBIT 3 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 141¹⁴², Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33, 34 Map 35, 36, 37 Records of Washington County, Texas, and in Plat Cabinet File No. 138A; Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed dated 02/19/1986 from CHAPPELL HILLS INC. to JACK P. SUMLER to Pete J. Wisnoski, dated 02/19/1986, and filed of record at Volume 552, Page 75, 492 Records of Washington County, Texas. 358 705 574 map.

OWNERS:

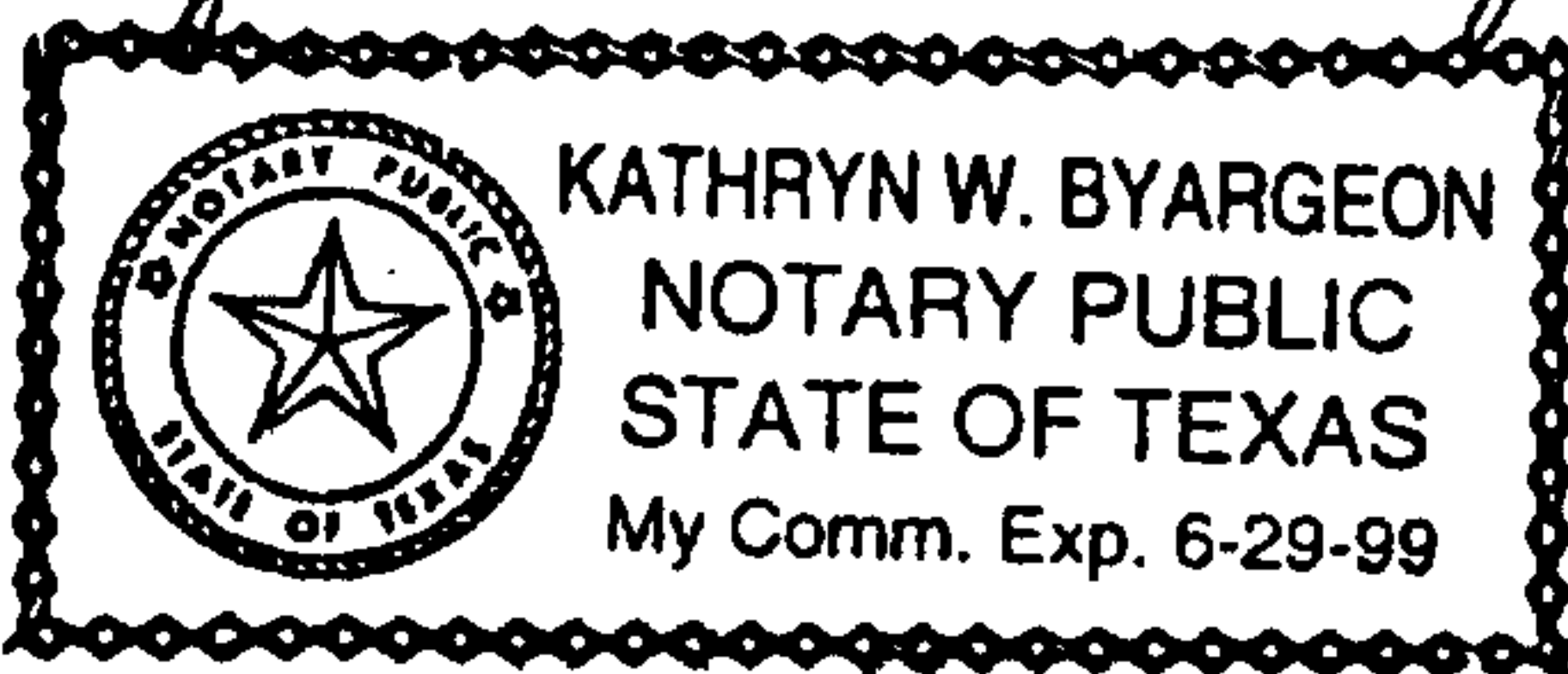
WITNESS OUR HANDS this 10th day of February, 1996

OWNERS:

Pete J. Wisnoski
Pete J. Wisnoski

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996 by Pete J. Wisnoski.



Kathryn W. Byargeon
Notary Public, State of Texas

Ms Neil

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 143, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from
W.R. Bradley et ux to Rodrick M. Neil et ux dated 6/29/84, and filed of record at Volume 478, Page 3374, 3536+37, Records of Washington County, Texas. 900 deed

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1996.

OWNERS:

[Signature]

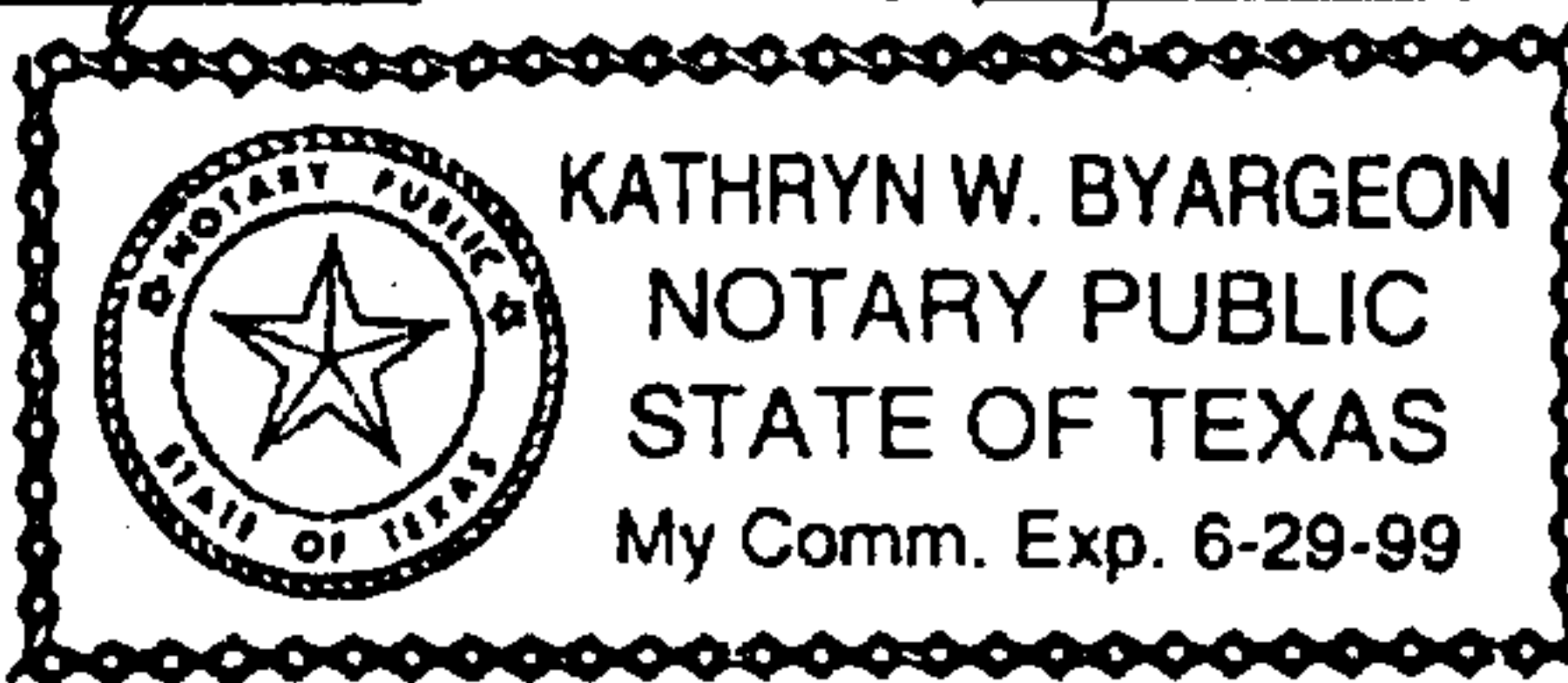
[Signature]

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Rodrick F. & Barbara A. Ms Neil



11/18/95

[Signature]
Notary Public, State of Texas

A

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 144, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 3337, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Chappell Hills One to Roderick M. Neil ^{deed} from deed dated deed, and filed of record at Volume 545, Page 752, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10 day of February, 1996.

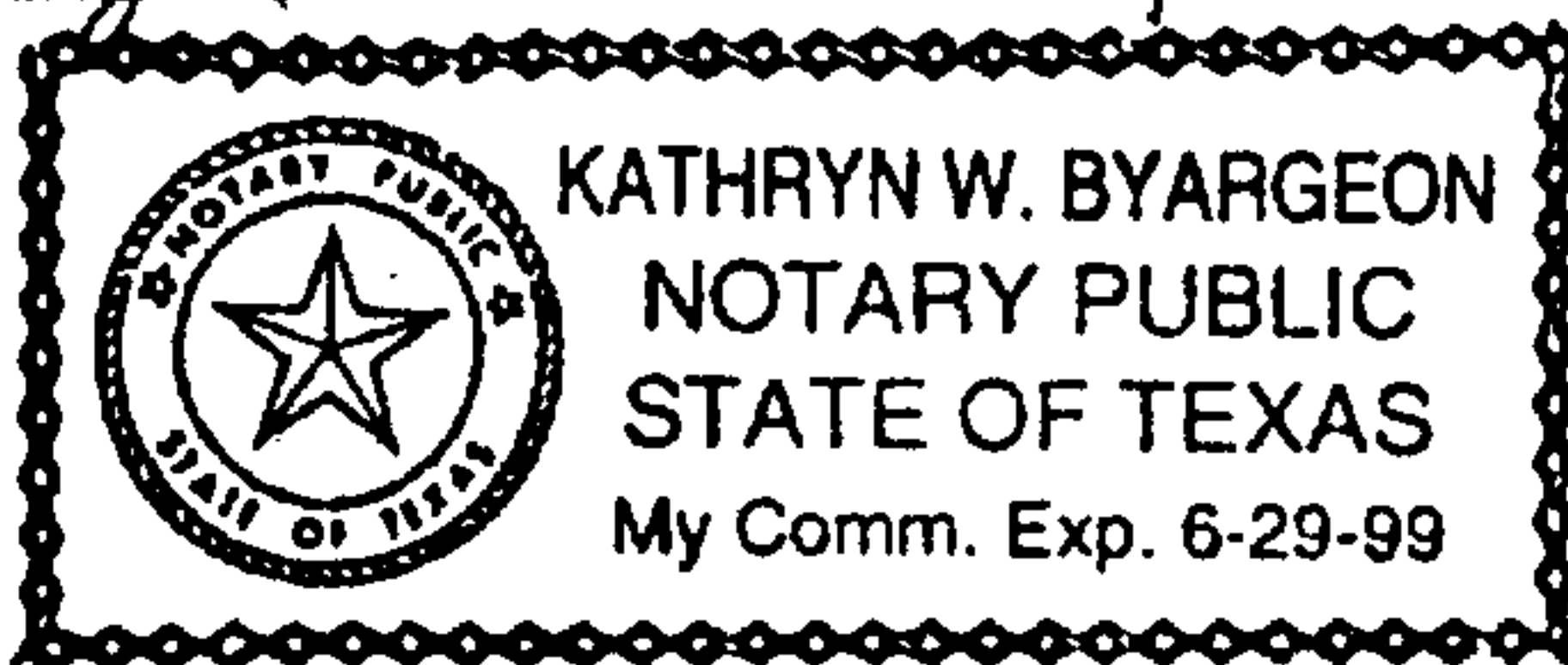
OWNERS:

[Signature]

[Signature]

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Roderick F. & Barbara A. McNeil



11/18/95

[Signature]
Notary Public, State of Texas

A

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ¹⁵⁷/~~146~~, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page ~~33-34~~, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A-B Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in DEED FORM from #146-EDWIN H. HILBURN

#157 SCOTT R. BANGERT to CLARENCE C. PYLE + WIFE dated 146-4/26/89 + 157-3/25/92, and filed of record at Volume 4, Page ~~33, 34, 35, 36, 37~~ Records of Washington County, Texas. Lt 146 602 834 Lt 157 667 340

OWNERS:

WITNESS OUR HANDS this 10 day of Feb., ~~1995~~ 1996

OWNERS:

Clarence C. Pyle

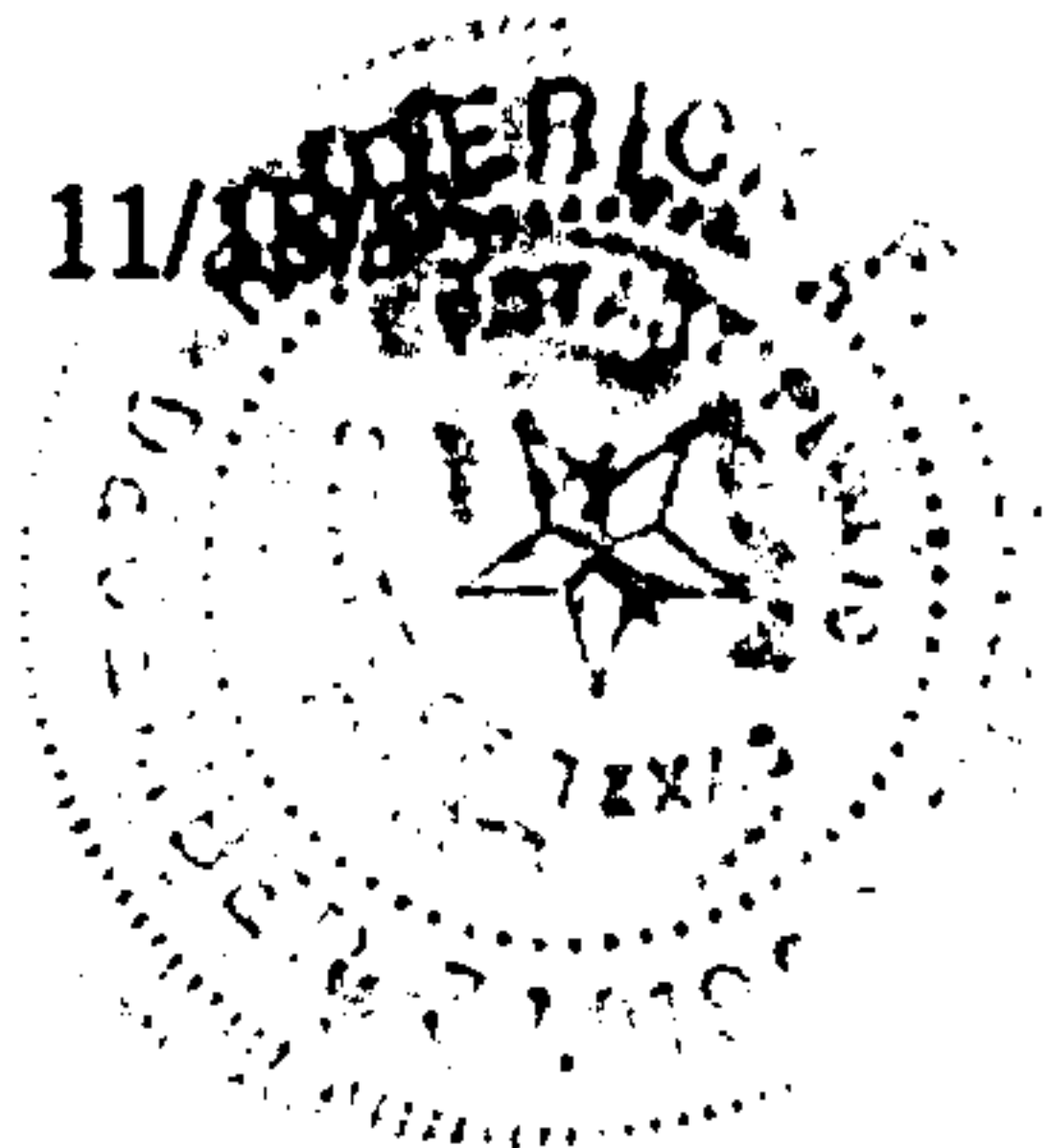
Thelma Joyce Pyle

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10 day of February, 1995, by Roderick F. McNal.
1996



Roderick F. McNal
Notary Public, State of Texas

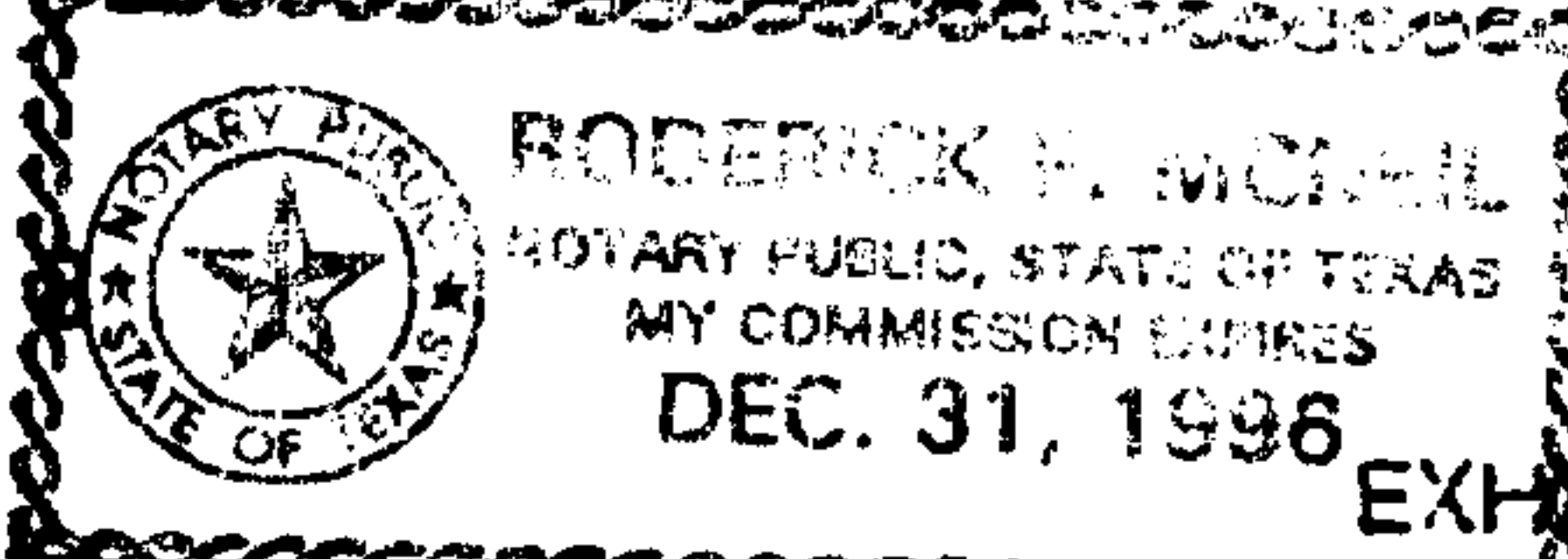


EXHIBIT A
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 147, Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37 Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in DEED from CHAPPELL HILLS, INC. to FRED & MARY BRANDT MARCH 21, 1977, and filed of record at Volume 353, Page 619, DEED. Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 7 day of February, 1998.

OWNERS:

Fredrick O. Brandt

Mary Brandt

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 7 day of February, 1998, by Roderick F. McNeil.

Roderick F. McNeil

Notary Public, State of Texas

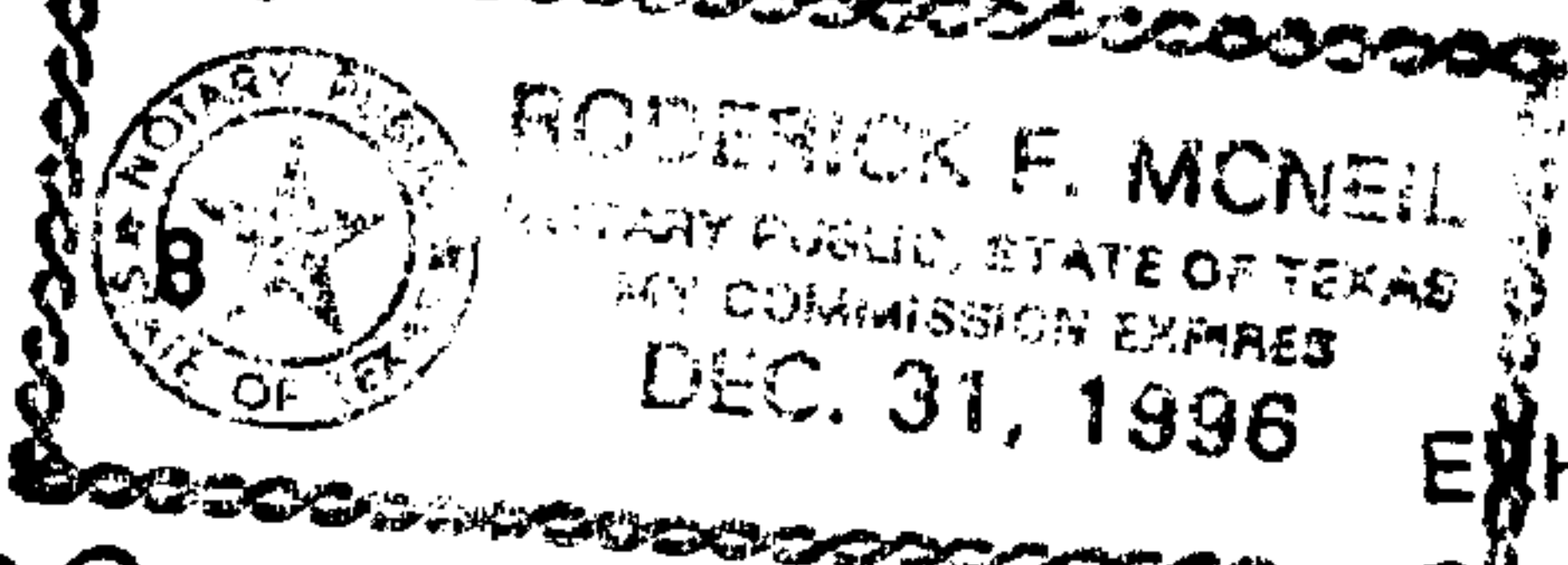
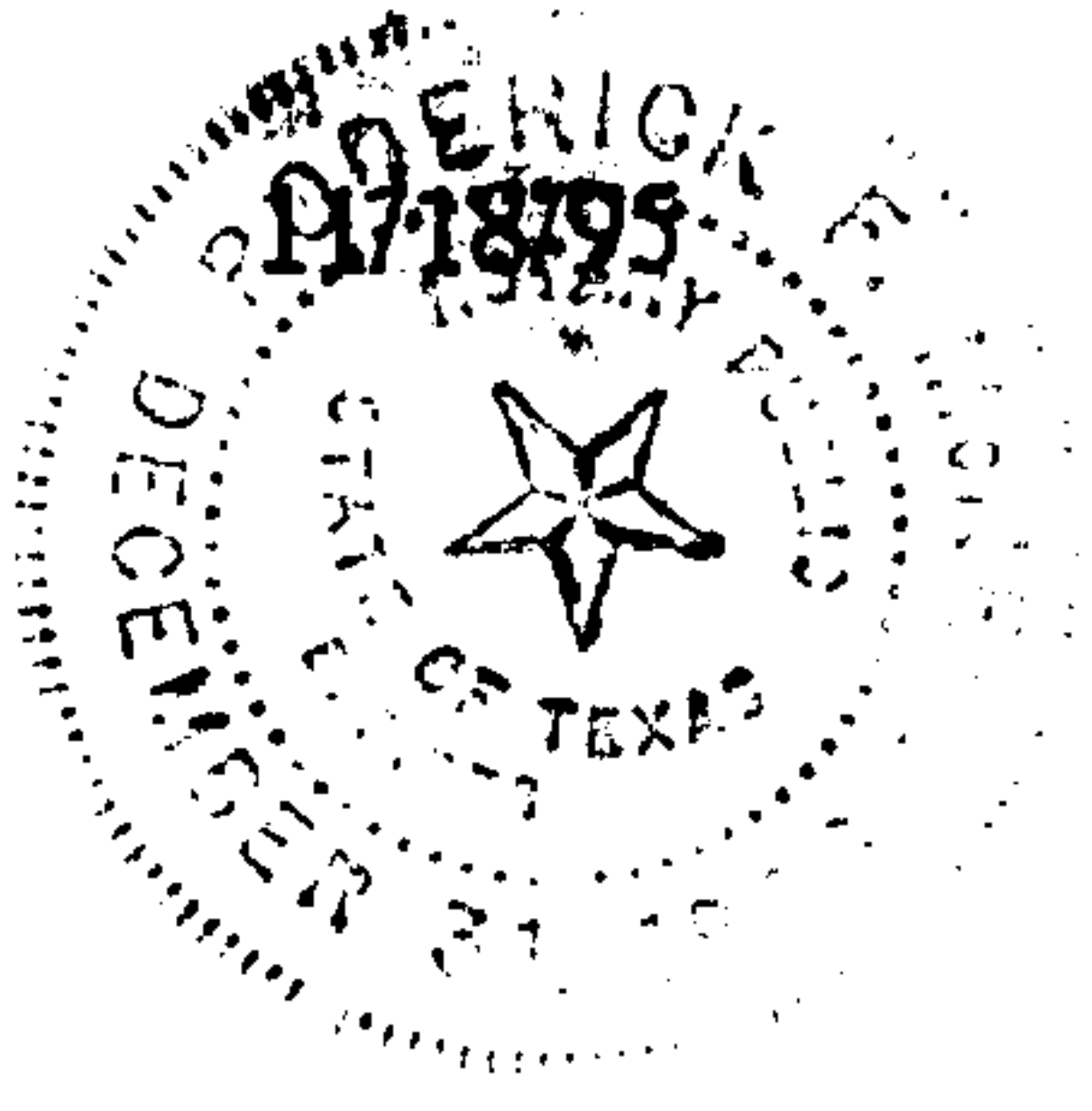


EXHIBIT PAGE 8 OF 8



Abbott

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 148, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 132A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Pauline Martha Huntington to Norman & Velma Abbott, dated 6-13-1977, and filed of record at Volume 358, Page 600, 6-13-1977 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of FEBRUARY, 1996.

OWNERS:

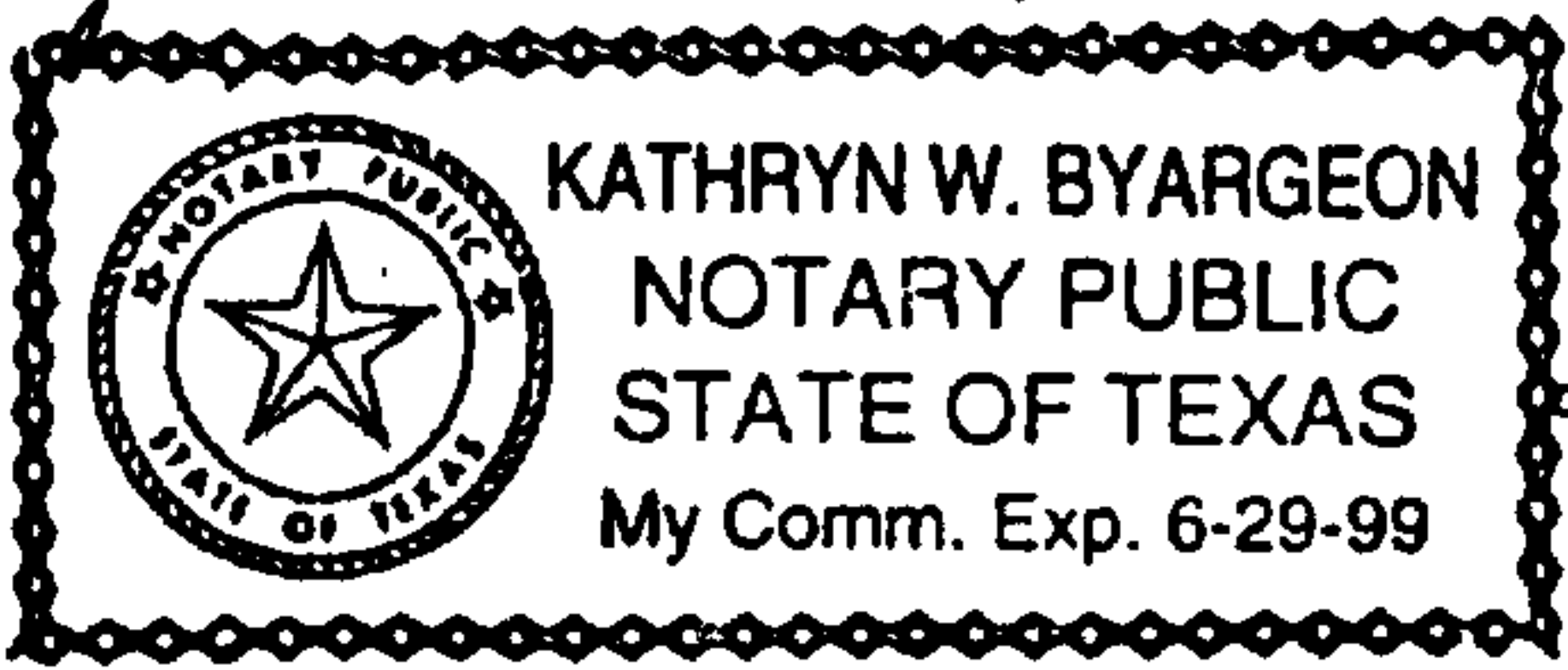
[Signature]
Velma J. Abbott

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Norman & Velma J. Abbott



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 149 Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37 Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills Inc. to Marion Watson et al dated 6/15/89, and filed of record at Volume 606, Page 348, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1996.

OWNERS:

Marion Watson

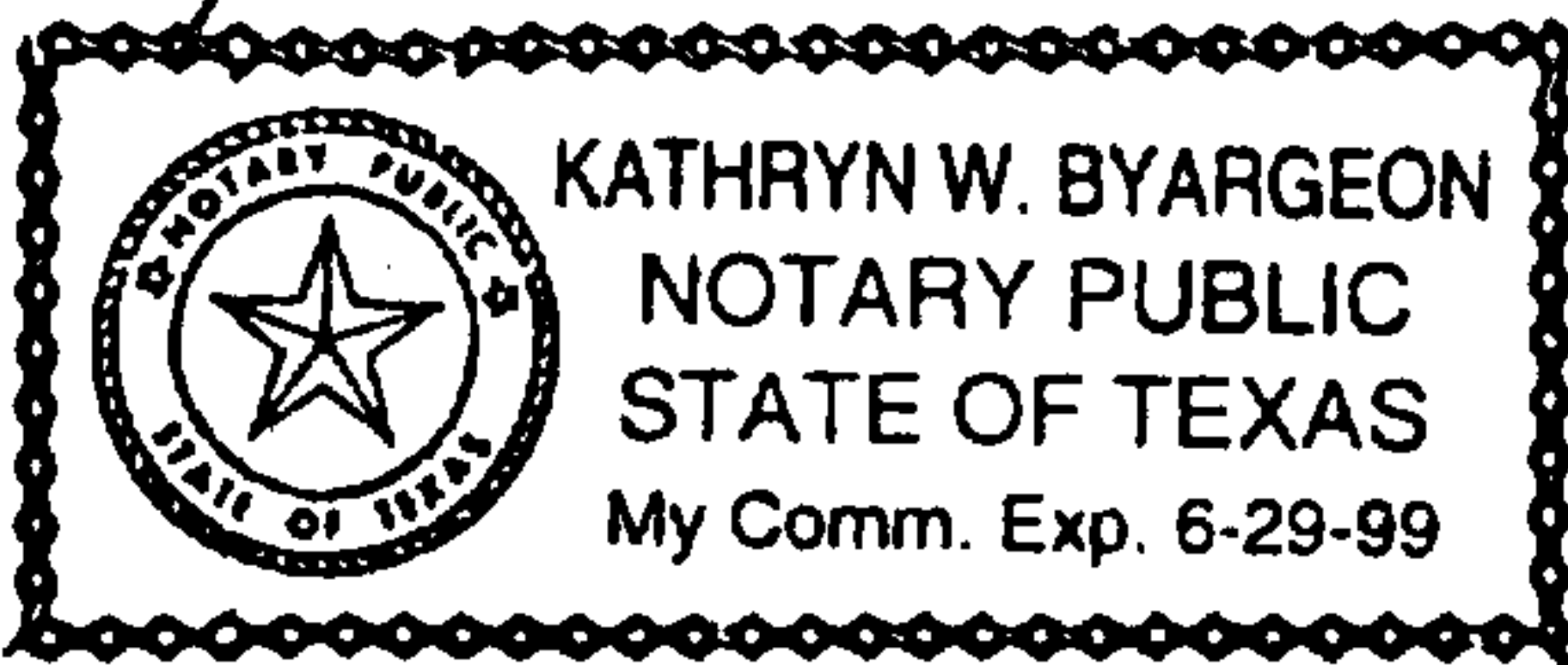
Andrey L. Watson

STATE OF TEXAS

COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Marion & Andrey L. Watson



Kathryn W. Byargeon
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 152, Section 14, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33, 34, 35, 36, and 37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 2, Plat Records of Washington County, Texas.

92A
96A
110A
138A

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in GENERAL WARRANTY DEED from CHAPPELL HILLS INC to BRUCE W. ROBERTSON AND WIFE ANN M. ROBERTSON, dated 12 JUNE, 1989, and filed of record at Volume 606, Page 482, REG #2261 Records of Washington County, Texas. deed

OWNERS:

WITNESS OUR HANDS this 7th day of February, 1996.

OWNERS:

Bruce W. Robertson

Ann M. Robertson

STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on the 7th day of February, 1996, by Laura Ignatiev.

11/18/95

Laura Ignatiev
Notary Public, State of Texas
expires April 27, 1996

8

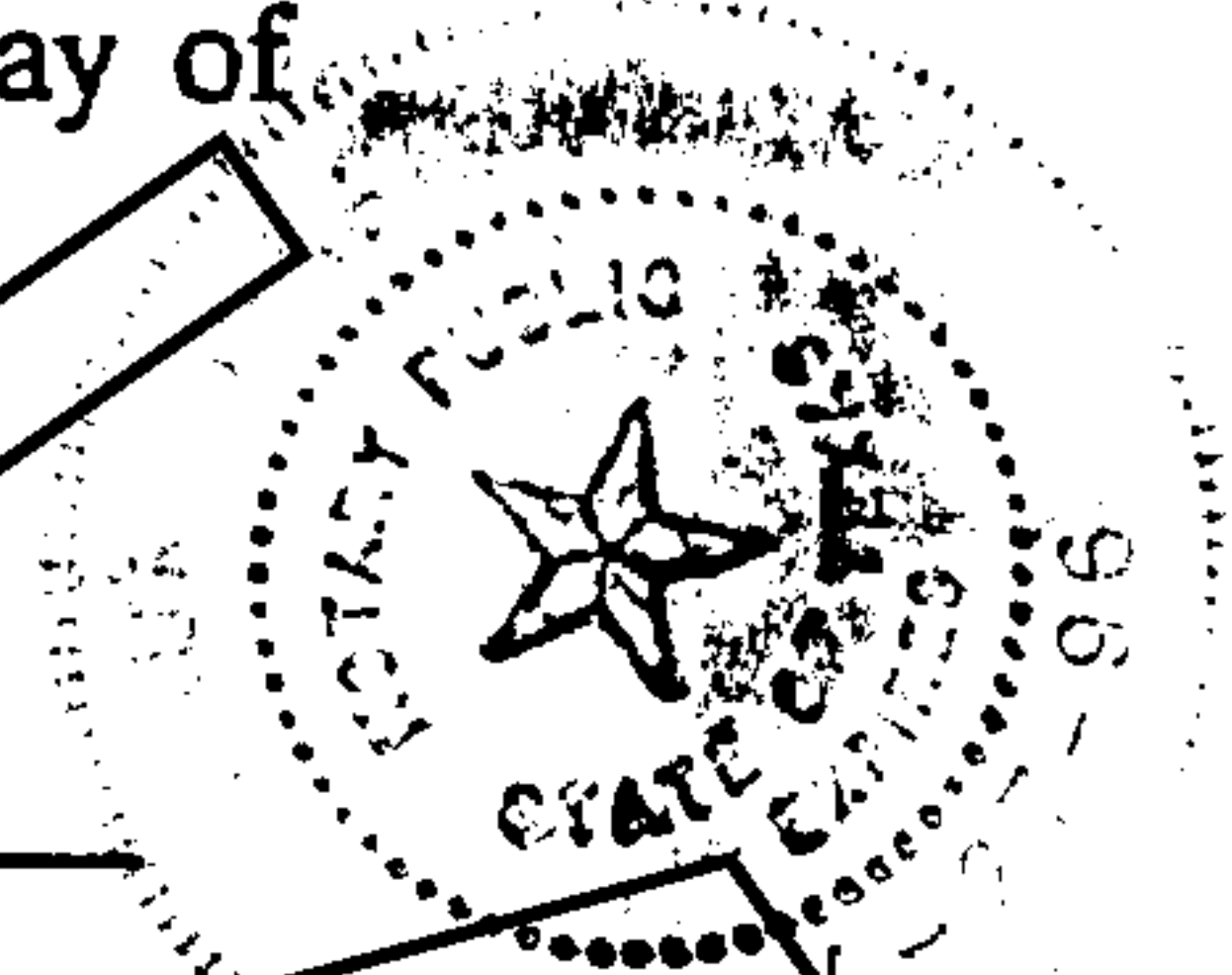


EXHIBIT
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 153, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 1389, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Haywood T. Kemmer deed to Thomas T. Lowe dated 7/17/97, and filed of record at Volume 675, Page 756, 7/17/97 Records of Washington County, Texas. deed

OWNERS:

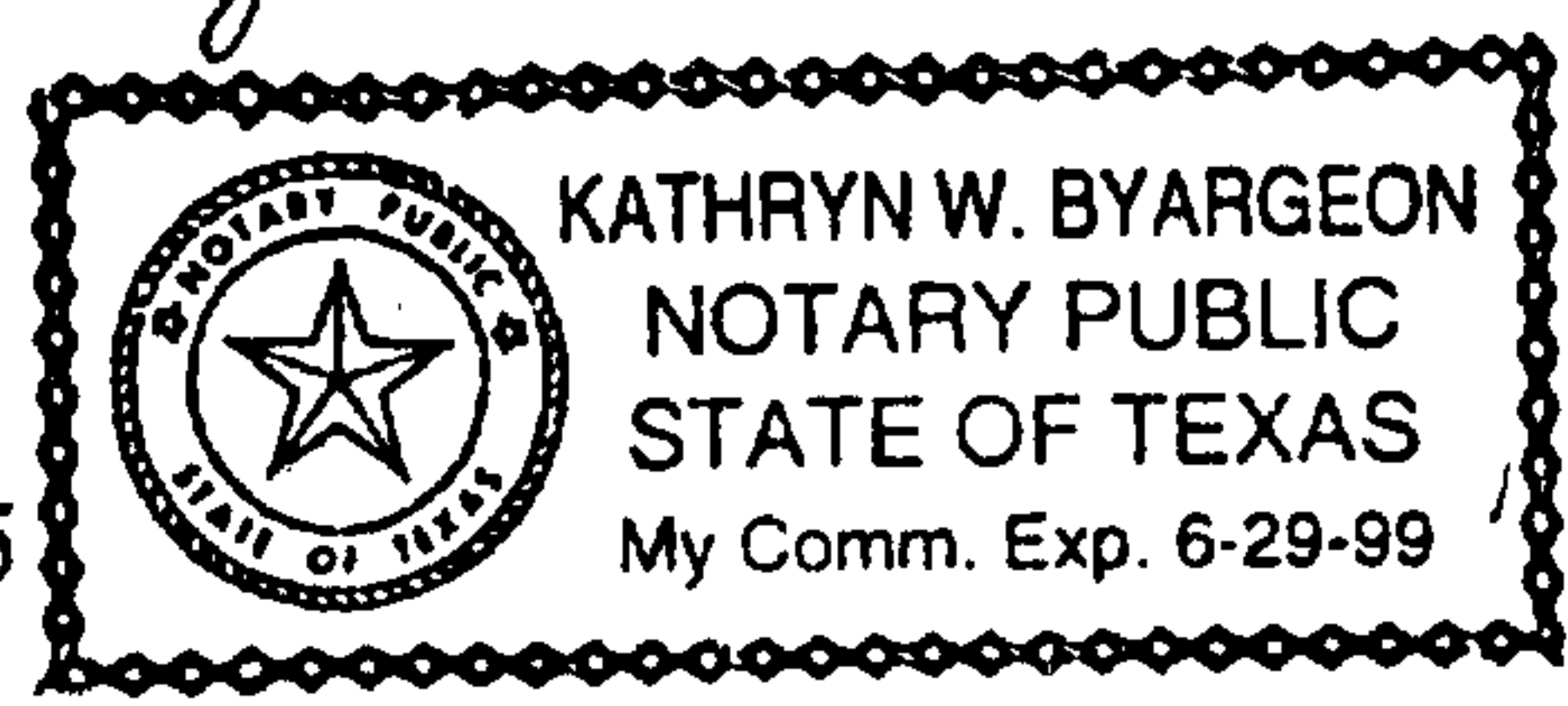
WITNESS OUR HANDS this 10th day of February, 1996.

OWNERS:

Thomas Lowe
Nancy Lowe

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Thomas & Nancy Lowe



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

A

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 135, Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 517, Page 837, Map Records of Washington County, Texas, and in Plat Cabinet File No. 128A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Pauline Martha Hartington to DAVID LEE SOWERS, ET AL, dated Sept. 10 1985, and filed of record at Volume 517, Pages 39, official deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 10th day of February, 1998.

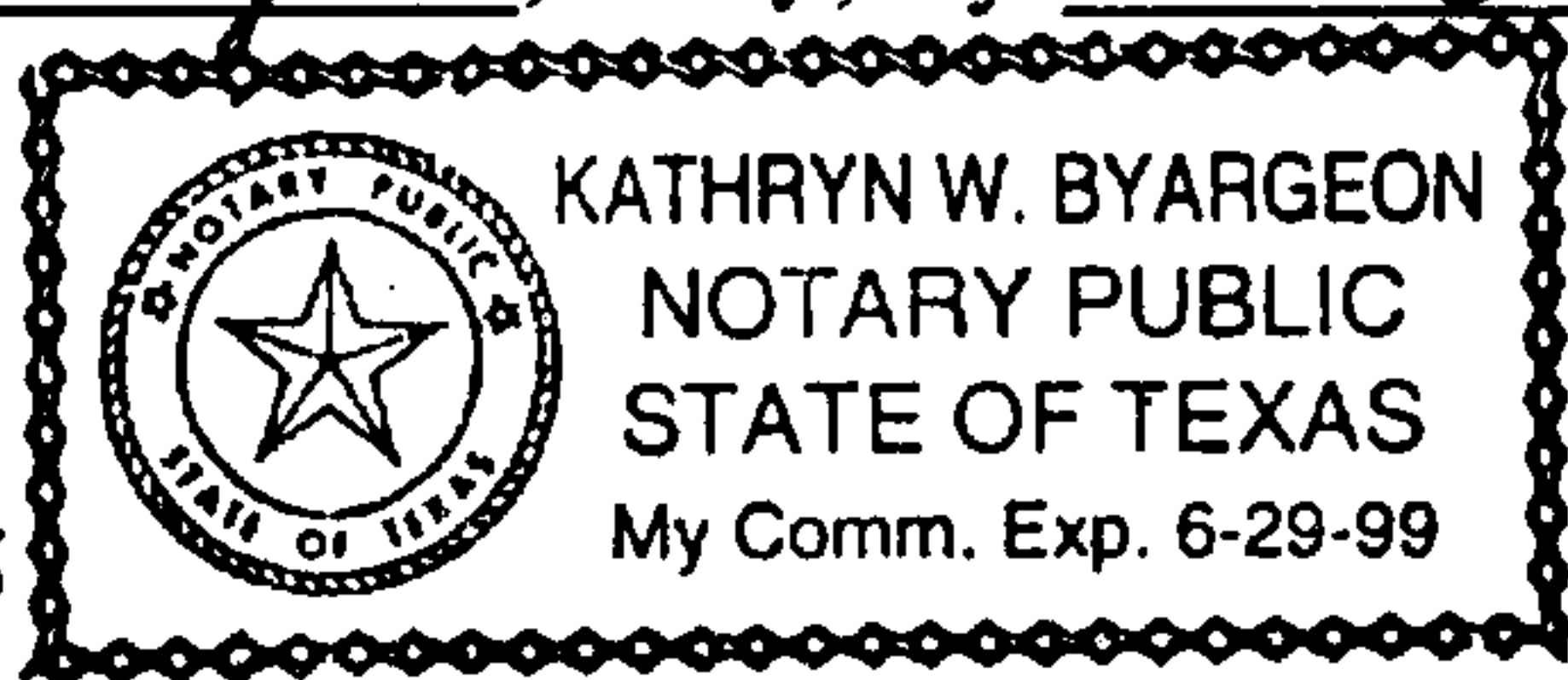
OWNERS:

David Lee Sowers

Carol J. Sowers

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1998, by David & Carol J. Sowers



11/18/95

Kathryn W. Byargeon
Notary Public, State of Texas

A

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 156, Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37 Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in DEED from CHAPPELLS HILLS, INC. to FRED & MARY BRANDT, dated MARCH 21, 1977, and filed of record at Volume 353, Page 627, DEED Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 7 day of February, 1995.

OWNERS:

Frederick O. Brandt

Mary Brandt

STATE OF TEXAS

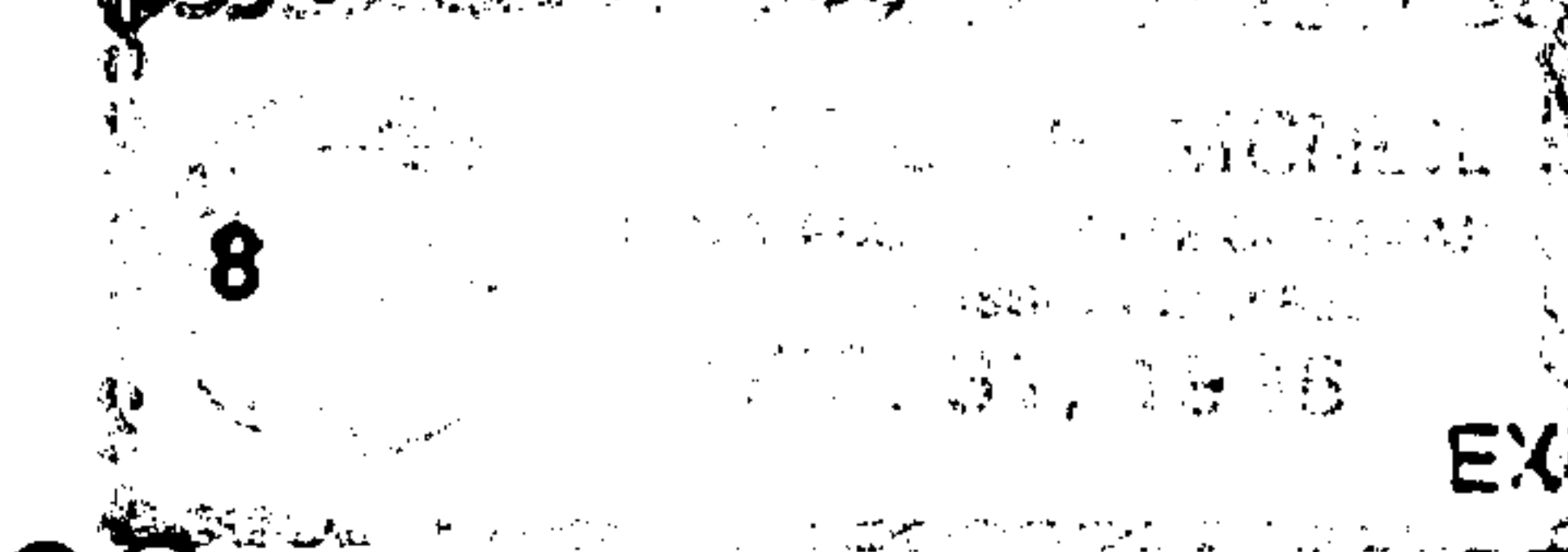
COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 7 day of February, 1995, by Frederick F. McNeil.

[Signature]

Notary Public, State of Texas



29

EXHIBIT PAGE 8 OF 8

allen

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 164, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills, Inc. to Luster N. Allen et ux, dated June 8, 1982, and filed of record at Volume 436, Page 351, deed Records of Washington County, Texas.

OWNERS:

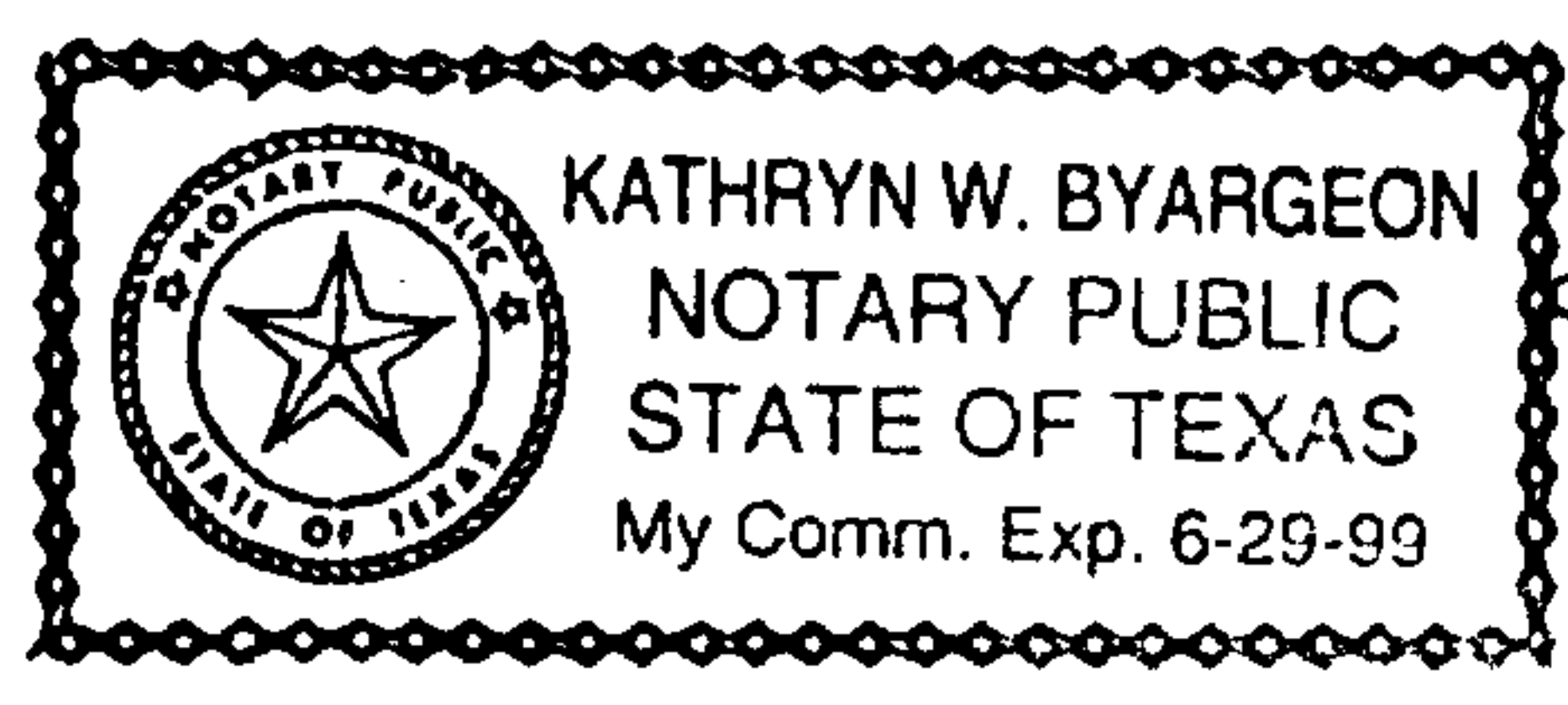
WITNESS OUR HANDS this 10th day of February, 1996

OWNERS:

Luster N. Allen
Blanche Allen

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 10th day of February, 1996, by Luster N. & Blanche Allen



Kathryn W. Byargeon
Notary Public, State of Texas

FILED
AT 2:00 P M.
MAR - 5 1996
Beth A. Rothermel
BETH ROTHERMEL
COUNTY CLERK, WASHINGTON COUNTY, TX

STATE OF TEXAS
COUNTY OF WASHINGTON
I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on MAR 06 1996



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

RESTRICTIVE COVENANT AGREEMENT

THE STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners of properties in Chappell Hills, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 11 and 12 of the Map Records in Cabinet 92A of the Plat Records of Washington County, Texas; in Chappell Hills Section II, a subdivision, as shown by the map or plat thereof recorded in Volume 3 at Pages 19-21 of the Map Records and Cabinet 96A of the Plat Records of Washington County, Texas; in Chappell Hills, Section III, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 47-49 of the Map Records in Cabinet 110A of the Plat Records of Washington County, Texas; and in Chappell Hills, Section IV, a subdivision, as shown by a map or plat recorded in Volume 4 at Pages 33-37 of the Map Records in Cabinet 138A of the Plat Records of Washington County, Texas, deeming it mutually beneficial to the use, occupancy and value of the properties comprising said subdivisions to impose and reinstate a common plan and scheme of Restrictive Covenants applicable to such properties, so that there be a uniform plan for the improvement and development thereof and, to that end, the undersigned owners desire to and do hereby mutually covenant and agree to impress and impose upon the above-described properties, a universal and mutual scheme of restrictive covenants, each of which covenants shall run with the land and shall bind the undersigned owners and all persons hereafter owning or claiming any interest in the above-described properties or any of them, for the period hereafter specified such covenants constituting reciprocal negative easements upon each of the subject properties which may be bound by the agreement of the undersigned, acting individually, or as a majority of the owners of properties in the above-mentioned subdivision or any of them, which restrictive covenants shall inure to the benefit of and be enforceable by each of the undersigned, and any other owner of properties in the above subdivisions which are bound by these covenants, their respective heirs, executors, administrators and assigns.

NOW, THEREFORE, to effect such ends, and in consideration of the mutual covenants, agreements, restrictions and reciprocal negative easements herein set forth, the undersigned respectively agree, one with the other, as follows:

I.

DEFINITIONS

1.01 Owners. "Owner" or "Owners" as used herein shall refer to:

(a) The undersigned record owners of any estate, interest or title in and to any portion of the subject property, being all those set out in Exhibit "A" hereof, and all other owners of subject property that are bound by the Restrictive Covenants herein set forth.

(b) Any owner of any estate, interest or title to any subject property who shall later join in the execution of these covenants by later instrument, either adopting, ratifying, confirming, taking subject to or accepting the mutual and universal scheme of restrictive covenants created herein and imposing same upon properties owned by such party, including but not limited to any document which constitutes a counterpart of this restrictive covenant agreement, or incorporates this restrictive covenant agreement by reference.

(c) All persons claiming any right, title or interest in a subject property by, through or under an owner who has joined in execution of this instrument, or who has ratified or adopted such restrictions by later instrument, as aforesaid, and the heirs, assigns, executors, administrators and successors of such an owner.

1.02 Subject Property. "Subject Property" as used herein refers to all platted lots or parcels located in CHAPPELL HILLS SUBDIVISION, Section I, II and III, or IV as shown by the maps or plats of such subdivision of record at Map Cabinet 92A, 96A, 110A, and 138A, Map or Plat Records, Washington County, Texas (the "Plats") and including any subdivision, modification, partition or redesignation of a Subject Property.

1.03 Subdivision. "Subdivision" as used herein refers to the aggregate of all of the Subject Property, meaning the entirety of Sections I, II, III and IV of the Chappell Hills Subdivision.

1.04 To whatever extent, if any, the Deed Restrictions applicable to Section IV of the Subdivision (originally filed in Map Cabinet 138A and 139B of the Plat Records of Washington County, Texas) are in force and effect, the same are hereby modified, amended and fully replaced and supplanted by this Agreement.

II.

RESIDENTIAL USE ONLY

2.01 Residential Purposes. Except as hereinafter expressly provided in paragraph 5.01 and 5.02 hereof, every Subject Property located within the Subdivision shall be used for single family residential purposes only, and no building or structure shall be erected, altered, or placed on any Subject Property other than one detached single family dwelling not to exceed two stories in height, a private garage for automobiles and equipment of the occupant, and outbuildings suitable for use in connection with a residence in a rural environment.

The term "Residential Purposes" and/or "Residence" as used in this Paragraph shall not be construed to permit barns, tents, campers, hospitals, trailers, offices, mobile homes, duplex houses, apartment houses, or manufactured housing to be used as a residence. Any residence structure moved into the Subdivision which otherwise complies with the terms hereof shall be affixed to a Subject Property, completed and made habitable within six months of the date it is moved into the Subdivision.

2.02 One Residence. Only one residence shall be constructed or permitted to exist on each Subject Property. However, it shall be permissible for outbuildings located on a Subject Property to be occupied by domestic servants employed upon that Subject Property. Any person owning two or more adjoining platted lots may consolidate such lots into a building site, with the privilege of constructing improvements thereon in accordance with the terms hereof.

2.03 Temporary Structures. Except as expressly authorized by Paragraph 2.02 hereof, no structure of a temporary character, including any trailer, mobile home, basement, tent, shack, or other outbuilding shall be used on any Subject Property at any time as a residence, either temporarily or permanently.

2.04 Square Footage Minimum. No residence shall be constructed on any Subject Property or building site in the Subdivision which has a living area of less than 1,450 square feet, excluding porches, garages, patios, and the like.

2.05 Sewage. All residences constructed in the Subdivision shall have inside toilets and inside plumbing attached to septic tanks, or other sewage or waste disposal systems approved by an appropriate governmental entity prior to connection thereto. There shall be no cesspools in the Subdivision and no drainage of sewage waste of any type into ditches, lakes, or roads.

2.06 Set-Back Lines. Subject to the right to consolidate two or more adjoining platted lots as provided in paragraph 2.02 hereof, no buildings shall be located nearer than fifty feet from the property line of a Subject Property fronting a street or road or nearer than twenty feet from any adjacent property line.

2.07 Water Supply Systems. No water supply systems shall be permitted on any Subject Property unless the system is located, constructed, and equipped in accordance with the requirements and recommendations of all applicable governmental entities and public health authorities. Approval of the water supply system as installed shall be obtained from the appropriate authority prior to use. The provisions of this paragraph shall not operate to prohibit properly permitted private water wells.

III.

RESUBDIVISION

3.01 Resubdivision. No owner of a Subject Property shall be entitled to resubdivide same into lots or parcels containing an area of less than one (1) acre; and each such lot, except lots within present Lot Nos. 24, 28A and 105, as subdivided, must have road frontage on a road shown on the Plats. Each lot so subdivided shall be a Subject Property under the terms hereof.

IV.

NOXIOUS ACTIVITIES

4.01 Noxious, Illegal or Offensive Activities. No activities which violate any rule, regulation or law of any governing body having jurisdiction shall be permitted on any Subject Property, nor shall anything be done or maintained thereon which may be or may become a nuisance. Each Owner or occupant of a Subject Property shall keep the Subject Property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a reasonably good state of repair.

V.

BUSINESS USAGE

5.01 Lots Subject to Business Usage. Only Lot Nos. 1, 2, 3, 4, 23, 40, 41, 50 and 82 of the Subdivision as shown on the hereinbefore-cited plats of record in the Map and Plat Records of Washington County may be used for Business Purposes. Personal gardening and farming, and the raising of beef or dairy cattle, horses, poultry, swine and other domestic livestock normally associated with personal use and animal husbandry or dairy activities shall not constitute a "Business Purpose" so as to restrict such activities to the above-enumerated lots, said activities being expressly permitted on any tract in the Subdivision. No campers, tents, trailers or mobile homes shall be permitted on the above-enumerated Business Purpose lots, nor used thereon in connection with any permitted Business Purpose. Manufactured units shall not be permitted on the above enumerated Business Purpose lots except for personal storage.

5.02 Permitted Usage. Business activities which exist on the effective date hereof may continue. No noxious, offensive, or illegal trade or usage for business purposes shall ever be made of any Subject Property, nor shall any improvements for business purposes be constructed on any Subject Property except those Lots enumerated in Paragraph 5.01 above.

VI.

GENERAL USAGE RESTRICTIONS

6.01 Firearms. No firearms may be discharged around or on any lake, park, or road in the Subdivision.

6.02 Dams. No dam, earth and fill, or obstruction of any kind shall be constructed or permitted to remain on any creek, water course, or drainage course of a height greater than three (3) feet above the natural grade without prior written consent of Owners of Property downstream of the dam and within the Subject Property.

6.03 Obstruction of Streets. No building material of any kind or character shall be placed in the streets, it being expressly understood and agreed that all building materials to be used in the construction of buildings in the Subdivision shall be placed within the property lines of the Subject Property on which the delivery is made.

6.04 Signs. No signs, billboards, posters, or other advertising devices of any kind shall ever be erected on any Subject Property in the Subdivision except a "For Sale" sign which shall be dignified and in keeping with the attractiveness of the Subdivision and shall be kept well painted and maintained. This provision shall not apply to Lots which may be used for Business Purposes, nor shall the same operate to prohibit the display of small signs evidencing support for a political candidate for a reasonable period of time prior to an election.

6.05 Dumping. No trash, ashes, garbage, or other refuse may be thrown or dumped on any Subject Property in the Subdivision. No Subject Property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All equipment for the storage and exposure of such material shall be kept in a clean and sanitary condition.

6.06 Mowing. Grass and weeds on each Subject Property must be kept mowed at regular intervals or as may be necessary to maintain the same in a neat and attractive manner.

6.07 Land Near Parks and Water Courses. No building shall be placed nor shall any material or refuse be placed or stored on any Subject Property within twenty feet of the property line of any park or the edge of any open water course, except that clean fill may be placed nearer if the natural water course is not altered or blocked by the fill.

6.08 Oil Development - and Mining. Insofar as the Owners have the authority and right to do so, no oil or gas well drilling, development operations, pipe lines, refining, boring, or mining operations of any kind shall be permitted on the surface of any Subject Property, nor shall oil or gas wells, tanks, tunnels, mineral excavations, or shafts, be permitted on the surface of any Subject Property, including any derrick or other structure designed for use in boring for oil, natural gas, or other minerals.

VII.

EASEMENTS

7.01 Utility Easements. Easements for constructing, maintaining, and repairing a system for light and power, telephone, and telegraph service to the Subdivision and the inhabitants thereof, for the purposes incident to the development and use of said Subdivision as a suburban community are reserved as shown in the hereinbefore-cite plats filed in the Map and Plat Records of Washington County, Texas. Easements shall be twenty feet in

width, extending ten feet on each side of the property lines between certain adjoining tracts as shown on the said plat and twenty feet within any Subject Property line where same is parallel or fronts a road or street, whether said road or street is within or outside the Subdivision.

7.02 All easements, accessways, parks and rights of way shown on the Plats (or any of them) or otherwise are hereby reserved and confirmed for the use and benefit of the Owners, their heirs, successors and assigns.

VIII

ENFORCEMENT, AMENDMENT, AND TERMINATION

8.01 Enforcement. All Owners of a Subject Property within the Subdivision each have the right and power (but not the duty) to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, and reservations now or hereafter imposed by the provisions of this Restrictive Covenant Agreement. Failure to enforce or to seek enforcement of any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.02 Binding Nature. The grants, rights, covenants, conditions, and restrictions contained in this Restrictive Covenant Agreement shall run with and bind the land, and shall inure to the benefit of, and be binding upon the Owners of each Subject Property and their respective legal representatives, heirs, successors, and assigns.

EACH UNDERSIGNED OWNER AGREES THAT THESE RESTRICTIONS SHALL BE EFFECTIVE AND BINDING UPON OWNER'S PROPERTY IN THE SUBDIVISION NOTWITHSTANDING THE FAILURE OF THE OWNER(S) OF ANY OTHER PROPERTY IN THE SUBDIVISION TO JOIN IN OR EXECUTE THE SAME.

8.03 Term. Unless amended as provided herein, this Restrictive Covenant Agreement shall be effective for a term of thirty (30) years from the date that this Restrictive Covenant Agreement is placed of record in the Property Records of Washington County, Texas, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless amended or terminated as hereinafter set forth.

8.04 Amendment/Termination. This Restrictive Covenant Agreement may be amended or terminated at any time by an instrument signed and acknowledged by the Owners of not less than seventy percent (70%) of the lots and parcels of land comprising the Subject Properties at the time of filing such instrument with the County Clerk of Washington County, Texas. No amendment or termination hereof shall be effective, however, until recorded in the Official Records of Washington County, Texas or until the approval of any governmental regulatory body which is required has been obtained. Any

such amendment or termination shall make specific reference to this Restrictive Covenant Agreement.

8.05 Severability. The invalidation of any one of these covenants or restrictions by a judgment or a court order shall in no way affect any of the other provisions hereof and all of the other provisions shall remain in full force and effect.

8.06 Multiple CounterParts. This Restrictive Covenant Agreement may be executed in multiple counterparts, which shall all constitute original documents, as if all signatories had executed a single document.

IN WITNESS WHEREOF, the Owners have acknowledged, consented, agreed to, and ratified the foregoing Restrictive Covenant Agreement by their signatures contained in Exhibit "A" hereof.

EXHIBIT A

EXHIBIT "A"

SUBJECT PROPERTY:

Lot _____, Section _____, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume _____, Page _____, Map Records of Washington County, Texas, and in Plat Cabinet File No. _____, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in _____ from _____ to _____, dated _____, and filed of record at Volume _____, Page _____, _____ Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this _____ day of _____, 1995.

OWNERS:

STATE OF TEXAS
COUNTY OF _____

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§

THIS INSTRUMENT was acknowledged before me on the _____ day of _____, 1995, by _____.

11/18/95

Notary Public, State of Texas

Butland

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 346 Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 1112 Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in WARRANTY deed from Michael J. Kenney et al to Cary Butland et al, dated 4/25/99, and filed of record at Volume 602, Page 472 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 5TH day of MAY, 1996

OWNERS:

[Signature]

[Signature]

STATE OF TEXAS
COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on the 13th day of May, 1996, by JAIME K. MAZYN.

11/18/95

Jaime K. Mazyn
Notary Public, State of Texas



A
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Kutland

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ~~174/12~~ Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 114/12 Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in WARRANTY deed from Ben Ramsey et al to Cary Kutland et al, dated 6/12/92, and filed of record at Volume 677, Page 597, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 13th day of May, 1996

OWNERS:

[Signature]

[Signature]

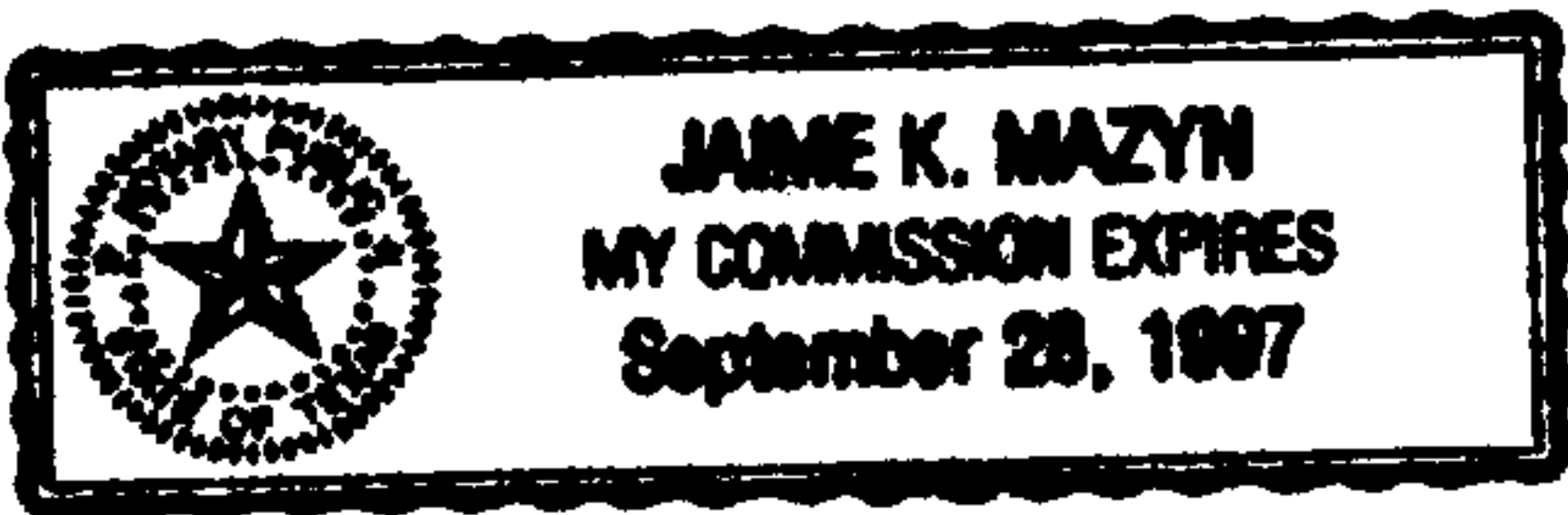
STATE OF TEXAS
COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on the 13th day of May, 1996, by JAIME K. MAZYN.

11/18/95

Jaime K. Mazyn
Notary Public, State of Texas



A
L

Spence

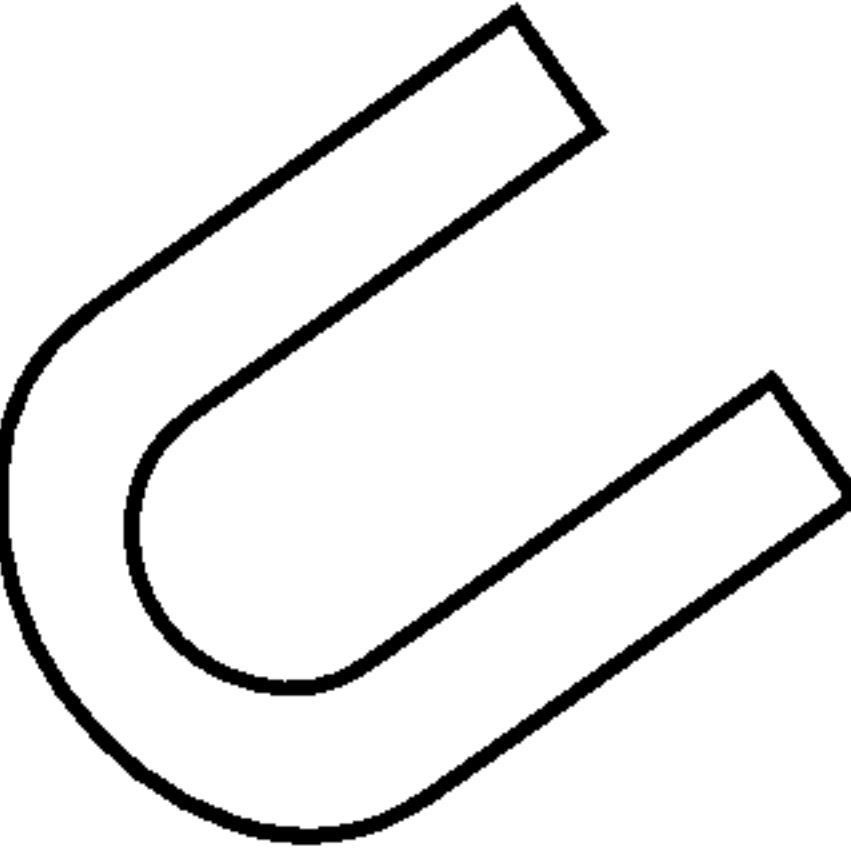


EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 20, Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 1142, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills, Inc. to William C. Spence et al., dated April 8, 1972, and filed of record at Volume 311, Page 32, Deeds Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 14 day of May, 1996. *W.C.S.*

OWNERS:

William C. Spence
Nancy D. Spence

STATE OF TEXAS §
COUNTY OF Harris §

THIS INSTRUMENT was acknowledged before me on the 14 day of May, 1996, by Wm & Nancy Spence.

Loretta Crane
Notary Public, State of Texas

11/19/95

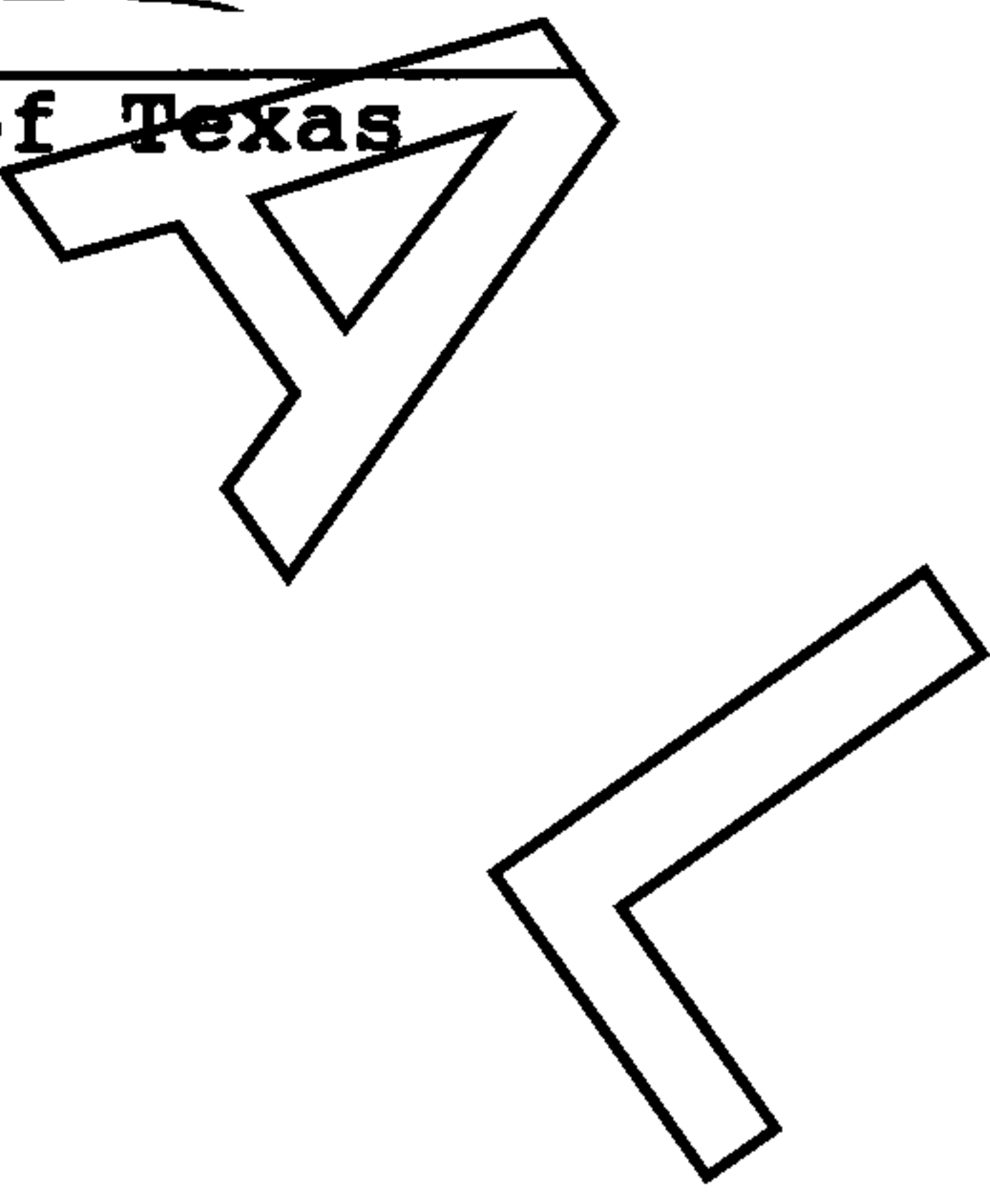
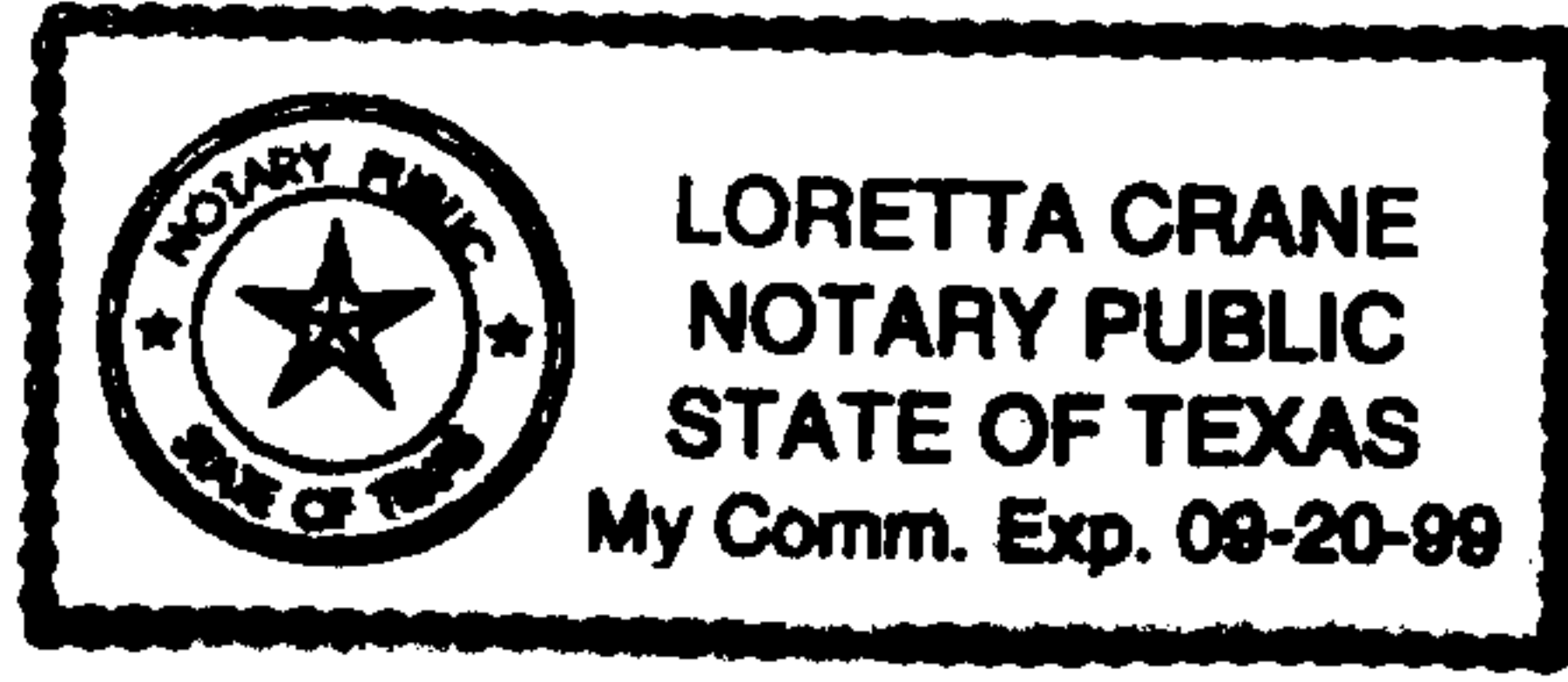


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 58, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Kathryn Byargen to Ted Byargen dba Sitty Park Lane dated 12-5-86, and filed of record at Volume 551, Page 279, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 6th day of March, 1996.

OWNERS:

Ted Byargen
Kathryn A. Byargen

STATE OF TEXAS

COUNTY OF Washington

THIS INSTRUMENT was acknowledged before me on the 6th day of March, 1996, by Elizabeth K. Walker

ELIZABETH K. WALKER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 3-30-99

11/18/95

Notary Public, State of Texas

*For purpose of representation
Substantive*

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ~~59606~~ Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-21, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills Inc to Ted W. Byrgeon et al, dated 6-23-75, and filed of record at Volume 937, Page 145, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 6th day of March, 1996.

OWNERS:

[Handwritten signatures of Ted W. Byrgeon and Kathryn N. Byrgeon]

STATE OF TEXAS
COUNTY OF Washington

THIS INSTRUMENT was acknowledged before me on the 6th day of March, 1996, by Elizabeth K. Walker

ELIZABETH K. WALKER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 3-30-99

ELIZABETH K. WALKER
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 3-30-99

11/18/95

[Large handwritten letters 'A' and 'L' in the bottom right corner]

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 69, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page A-26, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Leonard Hockaday to William C. Boatright, dated 11/22/94, and filed of record at Volume 257, Page 765, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 22 day of March, 1998. wcb

OWNERS:

William C. Boatright

STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

THIS INSTRUMENT was acknowledged before me on the 22 day of March, 1998, by Wm. Boatright.
wcb



Cindy A. Schulze
Notary Public, State of Texas

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EXHIBIT "A"

SUBJECT PROPERTY:

Lot 78 Section II, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 7103, Page 4419, Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Deed from Tompson & Schryver et ux to Charles W. Hobbs et ux, dated 1993, and filed of record at Volume 710, Page 141, 20 & 21 Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 13th day of February, 1996

OWNERS:

Charles W. Hobbs

Helen A. Hobbs

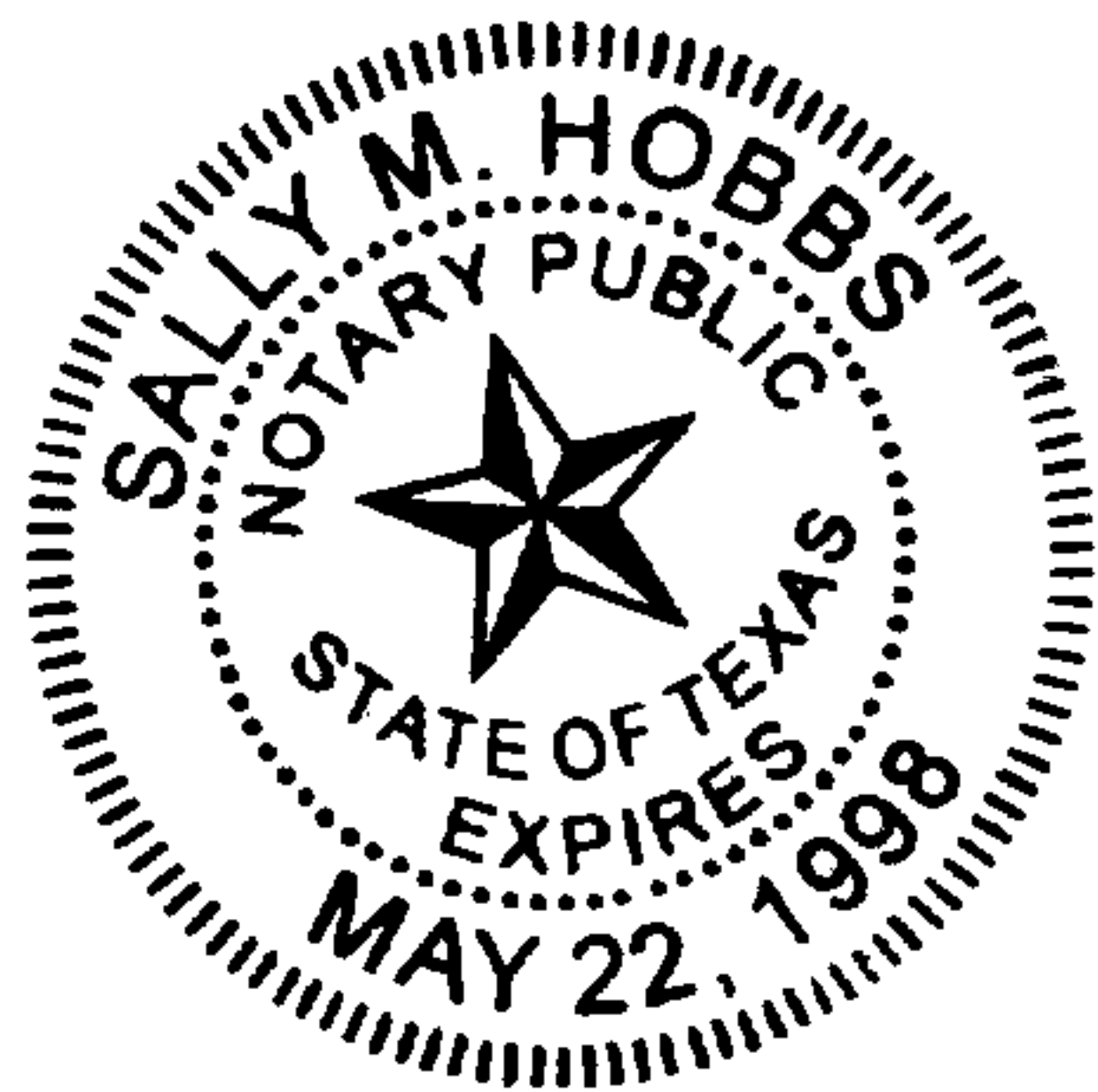
STATE OF TEXAS

COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on the 13th day of February, 1996 by Charles W. Hobbs and Helen A. Hobbs.

11/18/95



Sally M. Hobbs
Notary Public, State of Texas

8

29

EXHIBIT A
PAGE 8 OF 8

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 86 Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Edment & Taylor to James B. Cameron et ux dated 3-31-92, and filed of record at Volume 233 Page 148, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 29 day of MARCH, 1995.

OWNERS:

James B. Cameron
Carol Lynn B. Cameron

STATE OF TEXAS §
COUNTY OF Harris §

THIS INSTRUMENT was acknowledged before me on the 29 day of March, 1995, by _____.



11/19/95

Rachel Demo
Notary Public, State of Texas

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 106, Section 11, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49 Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Freda R.T. Hooten to Robert M. Davant, dated 4-3-95, and filed of record at Volume 222, Page 37A, deed Records of Washington County, Texas.

OWNERS:

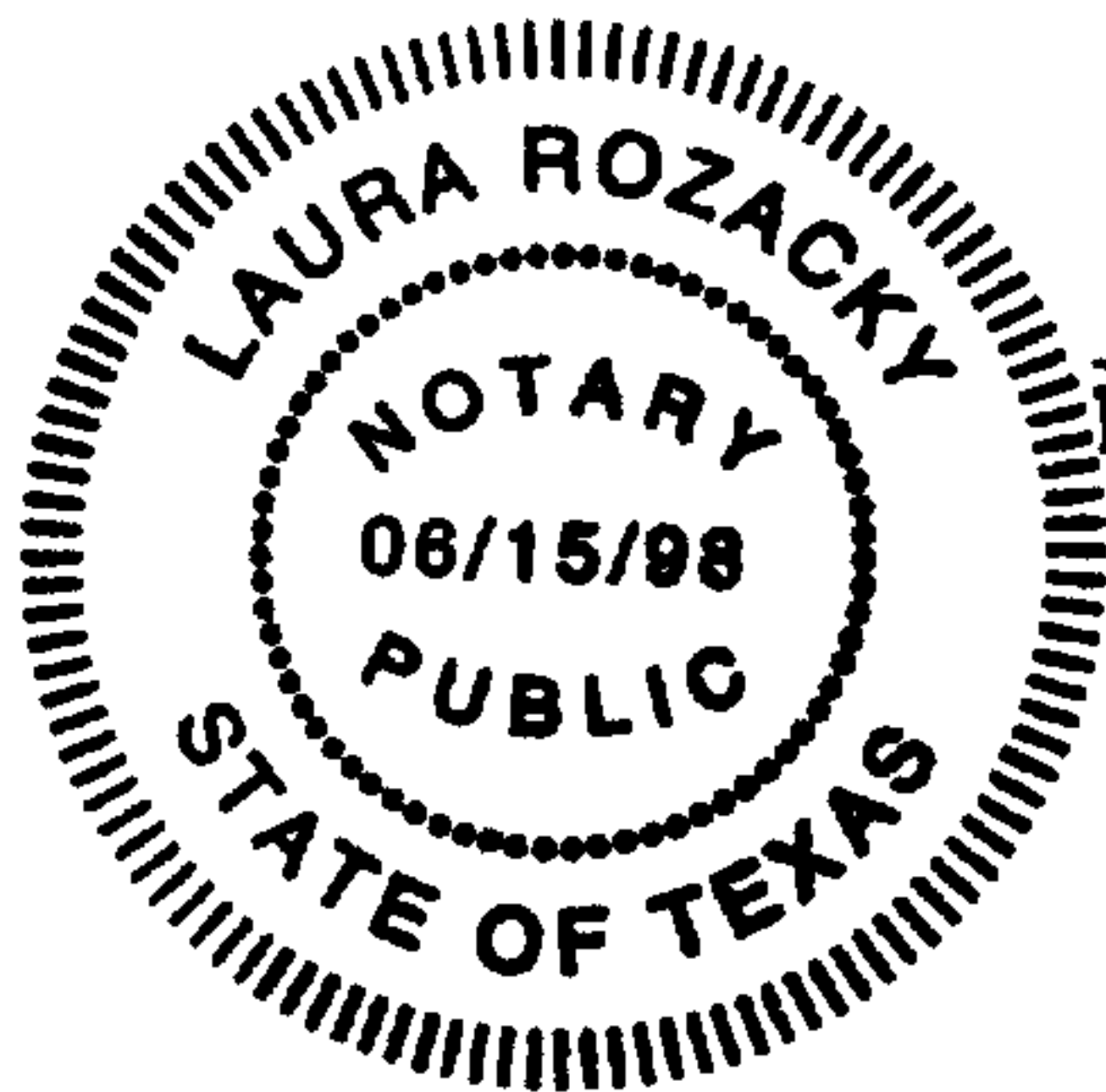
WITNESS OUR HANDS this 7th day of March, 1995.

OWNERS:

Robert M. Davant

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 7th day of March, 1995, by Robert M. Davant.



Laura Rozacky
Notary Public, State of Texas

11/19/95

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot ~~1264~~ ¹²⁶⁵, Section III, IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Robert E. Forman to Robert M. Davant, dated 2-14-95 and filed of record at Volume 298, Page 729, deed Records of Washington County, Texas.

OWNERS:

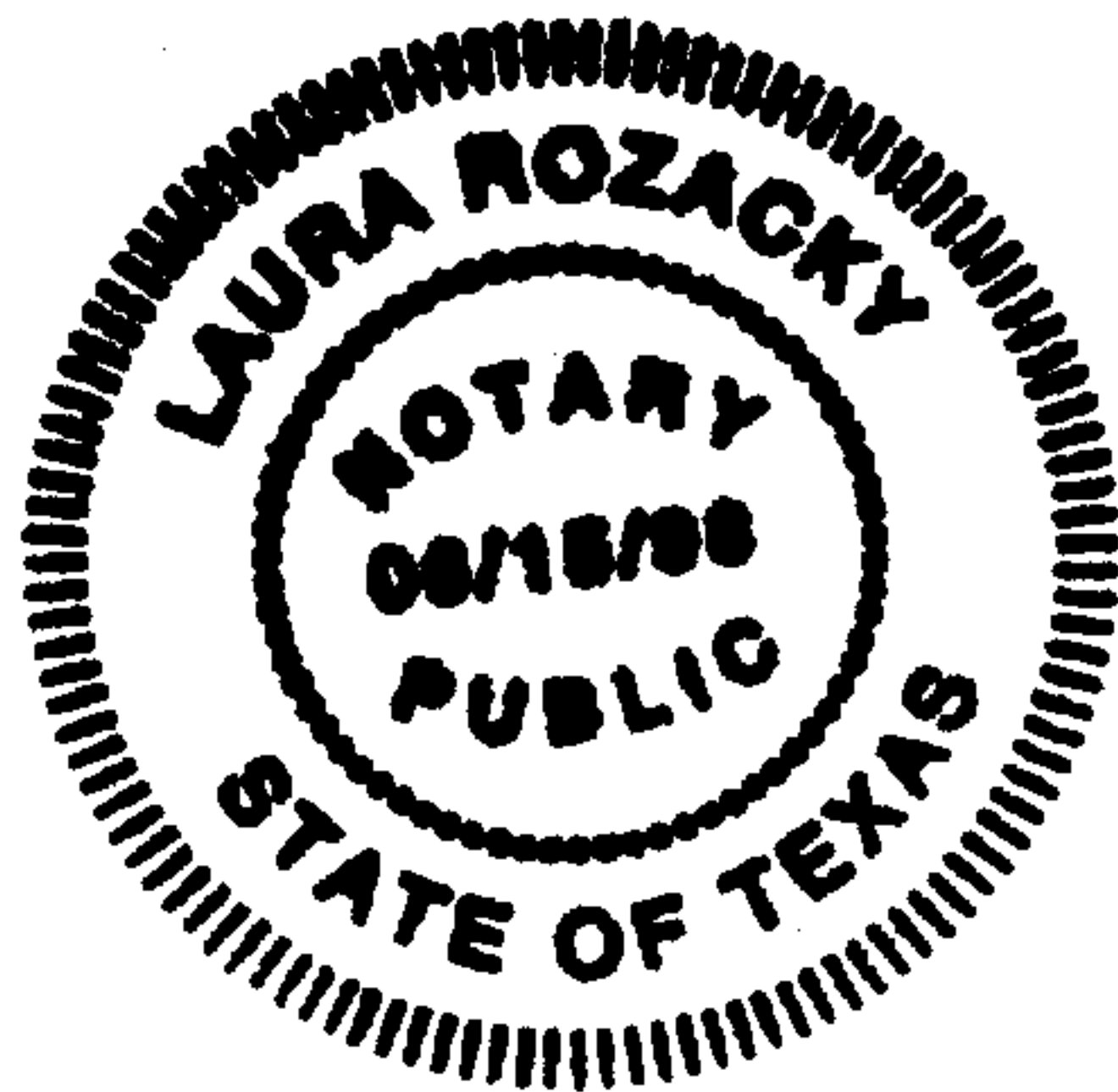
WITNESS OUR HANDS this 20 day of March, 1996.

OWNERS:

Robert M. Davant

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 20 day of March, 1996 by Robert M. Davant.



11/19/95

Laura Rozacky
Notary Public, State of Texas

Tobasco

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 128, Section 3, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-49, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from THOMAS DUNCAN to Richard J. Tobasco, dated FEB 1996 and filed of record at Volume 815, Page 659, MAR Records of Washington County, Texas. Deed

OWNERS:

WITNESS OUR HANDS this 8 day of MAY, 1996.

OWNERS:

[Handwritten signature]

STATE OF ~~TEXAS~~ ^{CALIFORNIA} §
COUNTY OF ALAMEDA §

THIS INSTRUMENT was acknowledged before me on the 8 day of MAY, 1996, by Richard J. Tobasco.

[Handwritten signature]
Notary Public, State of ~~Texas~~ ^{CALIFORNIA}

11/19/95

MARION M. HAYES
COMM. #1067105
NOTARY PUBLIC-CALIFORNIA
ALAMEDA COUNTY
My Comm. Exp. Sept. 11, 1999

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 129 Section III, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-48, Map Records of Washington County, Texas, and in Plat Cabinet File No. 110A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Sally Kate Hines to James E. Maynor et al dated 12-25-92, and filed of record at Volume 687, Page 615, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 29 day of MARCH, 1996

OWNERS:

James E Maynor
Elizabeth Maynor

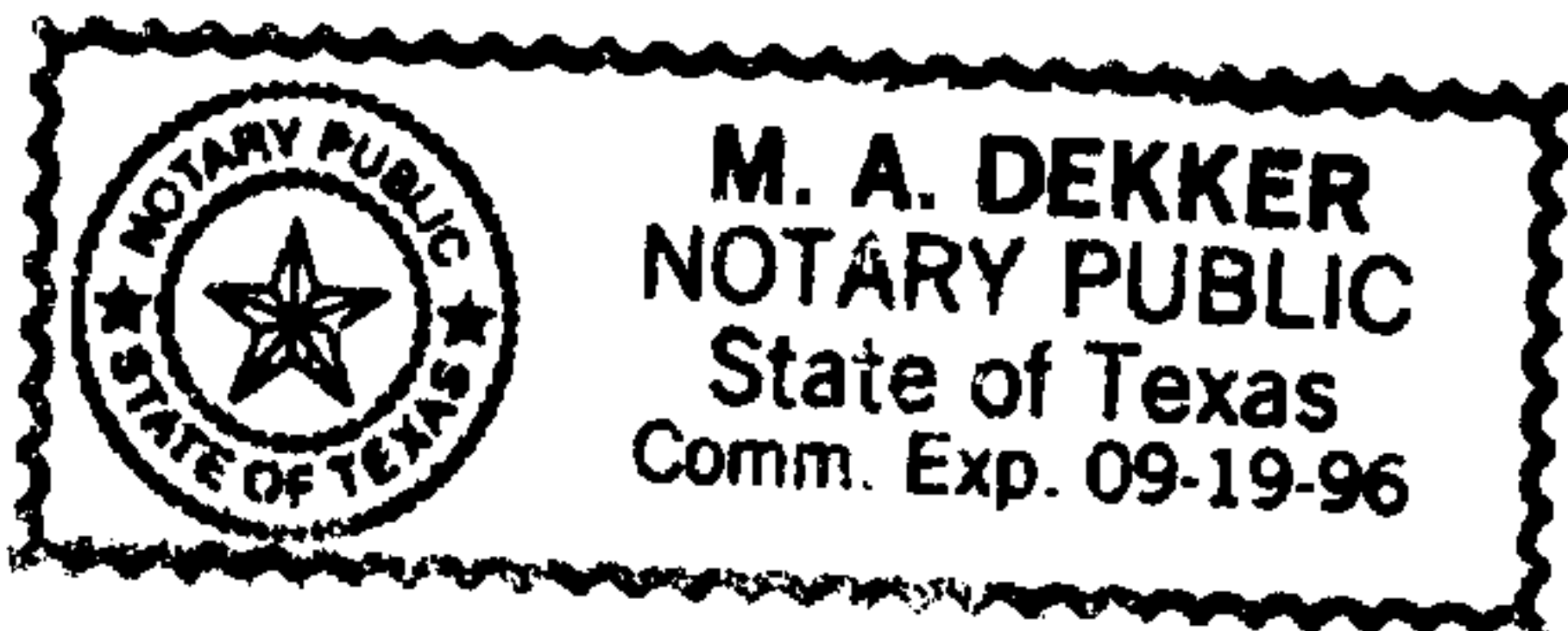
STATE OF TEXAS
COUNTY OF _____

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THIS INSTRUMENT was acknowledged before me on the 29th day of MARCH, 1996, by JAMES E. MAYNOR, et ux ELIZABETH

11/18/95

M. A. Dekker
Notary Public, State of Texas



8

29

EXHIBIT A
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ¹⁴⁵~~158~~, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 337, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills Inc. to Joseph D. Morris et al updated 10-21-77, and filed of record at Volume 552, Page 878, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 5th day of February, 1995. 1996

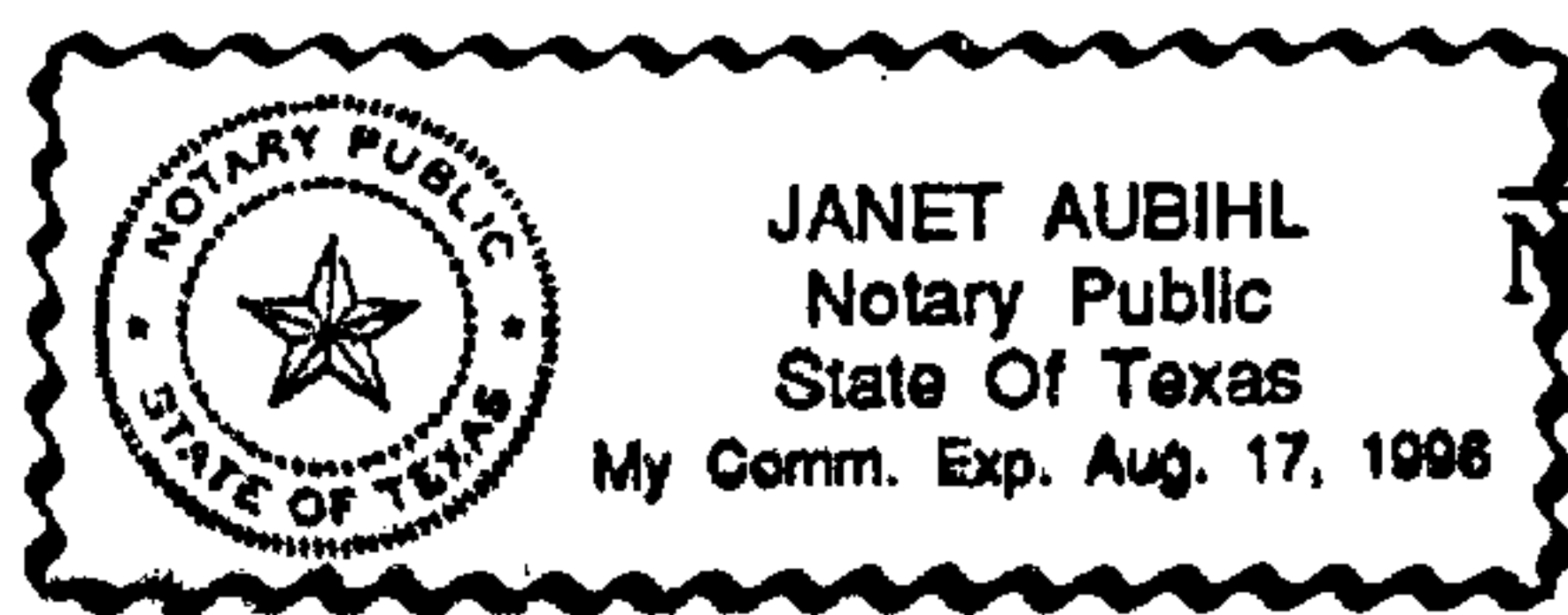
OWNERS:

Joseph D. Morris
Theresa A. Morris

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 5th day of February, 1995, by Joseph D. Morris.
Theresa A. Morris

11/18/95



Janet Aubihl
Notary Public, State of Texas

8

29

EXHIBIT A
PAGE 8 OF 8

EXHIBIT "A"

SUBJECT PROPERTY:

Lot ~~57~~ ^{portion of 160} Section 11, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37 Map Records of Washington County, Texas, and in Plat Cabinet File No. ~~134-111~~ Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills Inc. to ROTH NYANDER / CHRISTINE CURTIS dated 12-30-84/59-84, and filed of record at Volume 432, Page 634, Deed Records of Washington County, Texas. + 473 298

OWNERS:

WITNESS OUR HANDS this 9th day of February, 1996.

OWNERS:

Ruth Ann Nyander

Christine Curtis

STATE OF TEXAS

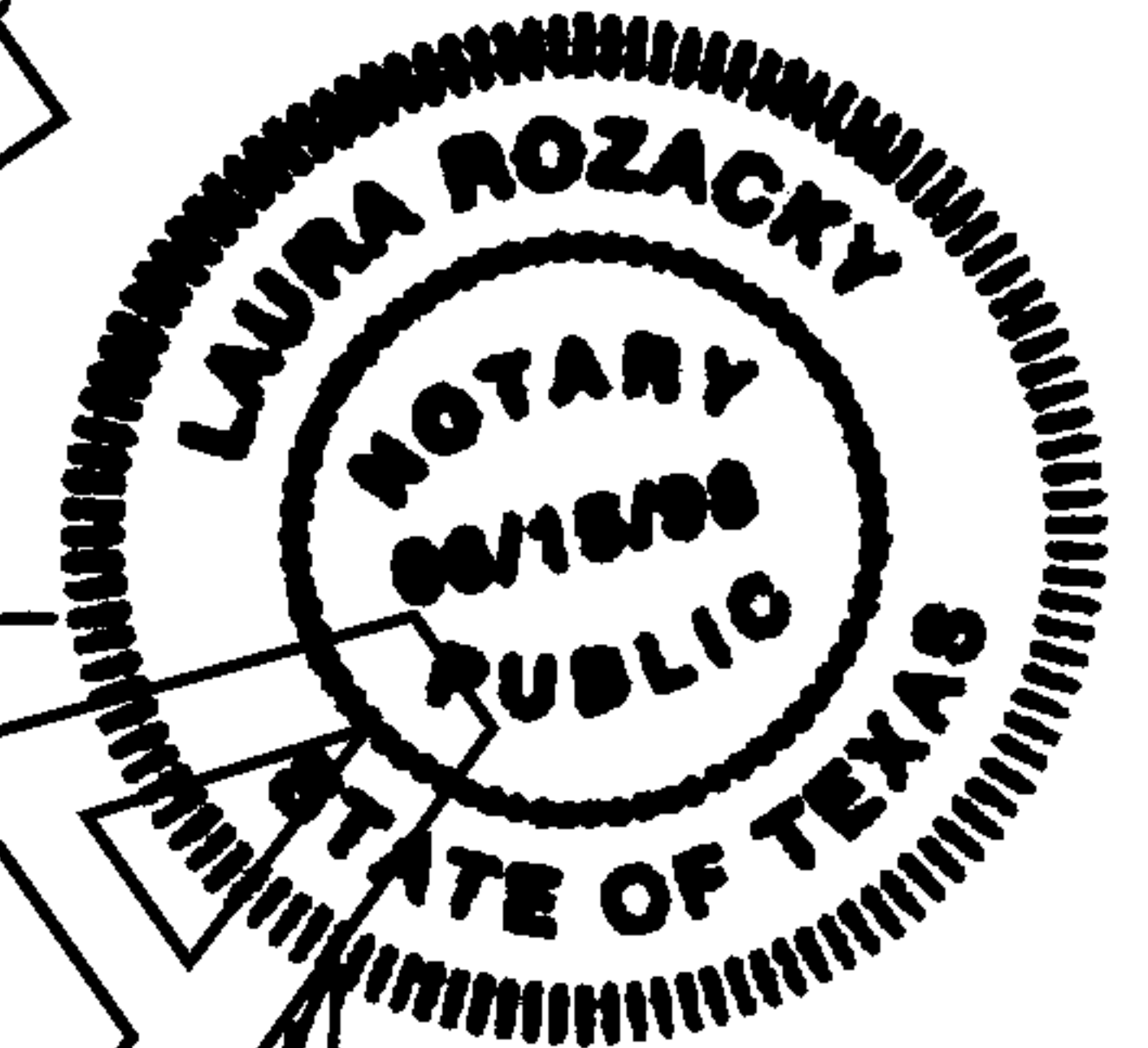
COUNTY OF Washington

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THIS INSTRUMENT was acknowledged before me on the 9th day of February, 1996, by _____.

11/18/95

Laura Rozacky
Notary Public, State of Texas



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EXHIBIT PAGE 8 OF 8

FILED
 AT 1:45 P.M.
 MAY 30 1996
Beth A. Rothermel
 BETH ROTHERMEL
 COUNTY CLERK, WASHINGTON COUNTY, TX

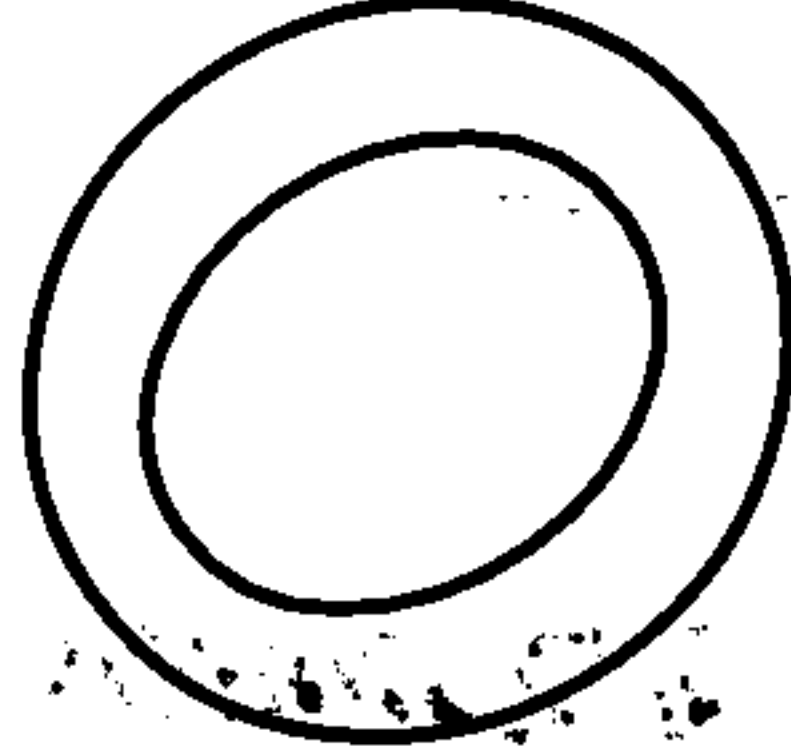
STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

MAY 31 1996



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas



FILED

call my number
836-2099
5588



RESTRICTIVE COVENANT AGREEMENT

4614

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners of properties in Chappell Hills, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 11 and 12 of the Map Records in Cabinet 92A of the Plat Records of Washington County, Texas; in Chappell Hills Section II, a subdivision, as shown by the map or plat thereof recorded in Volume 3 at Pages 19-21 of the Map Records and Cabinet 96A of the Plat Records of Washington County, Texas; in Chappell Hills, Section III, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 47-49 of the Map Records in Cabinet 110A of the Plat Records of Washington County, Texas; and in Chappell Hills, Section IV, a subdivision, as shown by a map or plat recorded in Volume 4 at Pages 33-37 of the Map Records in Cabinet 138A of the Plat Records of Washington County, Texas, deeming it mutually beneficial to the use, occupancy and value of the properties comprising said subdivisions to impose and reinstate a common plan and scheme of Restrictive Covenants applicable to such properties, so that there be a uniform plan for the improvement and development thereof and, to that end, the undersigned owners desire to and do hereby mutually covenant and agree to impress and impose upon the above-described properties, a universal and mutual scheme of restrictive covenants, each of which covenants shall run with the land and shall bind the undersigned owners and all persons hereafter owning or claiming any interest in the above-described properties or any of them, for the period hereafter specified such covenants constituting reciprocal negative easements upon each of the subject properties which may be bound by the agreement of the undersigned, acting individually, or as a majority of the owners of properties in the above-mentioned subdivision or any of them, which restrictive covenants shall inure to the benefit of and be enforceable by each of the undersigned, and any other owner of properties in the above subdivisions which are bound by these covenants, their respective heirs, executors, administrators and assigns.

NOW, THEREFORE, to effect such ends, and in consideration of the mutual covenants, agreements, restrictions and reciprocal negative easements herein set forth, the undersigned respectively agree, one with the other, as follows:

I.

DEFINITIONS

1.01 Owners. "Owner" or "Owners" as used herein shall refer to:

(a) The undersigned record owners of any estate, interest or title in and to any portion of the subject property, being all those set out in Exhibit "A" hereof, and all other owners of subject property that are bound by the Restrictive Covenants herein set forth.

(b) Any owner of any estate, interest or title to any subject property who shall later join in the execution of these covenants by later instrument, either adopting, ratifying, confirming, taking subject to or accepting the mutual and universal scheme of restrictive covenants created herein and imposing same upon properties owned by such party, including but not limited to any document which constitutes a counterpart of this restrictive covenant agreement, or incorporates this restrictive covenant agreement by reference.

(c) All persons claiming any right, title or interest in a subject property by, through or under an owner who has joined in execution of this instrument, or who has ratified or adopted such restrictions by later instrument, as aforesaid, and the heirs, assigns, executors, administrators and successors of such an owner.

1.02 Subject Property. "Subject Property" as used herein refers to all platted lots or parcels located in CHAPPELL HILLS SUBDIVISION, Section I, II and III, or IV as shown by the maps or plats of such subdivision of record at Map Cabinet 92A, 96A, 110A, and 138A, Map or Plat Records, Washington County, Texas (the "Plats") and including any subdivision, modification, partition or redesignation of a Subject Property.

1.03 Subdivision. "Subdivision" as used herein refers to the aggregate of all of the Subject Property, meaning the entirety of Sections I, II, III and IV of the Chappell Hills Subdivision.

1.04 To whatever extent, if any, the Deed Restrictions applicable to Section IV of the Subdivision (originally filed in Map Cabinet 138A and 139B of the Plat Records of Washington County, Texas) are in force and effect, the same are hereby modified, amended and fully replaced and supplanted by this Agreement.

II.

RESIDENTIAL USE ONLY

2.01 Residential Purposes. Except as hereinafter expressly provided in paragraph 5.01 and 5.02 hereof, every Subject Property located within the Subdivision shall be used for single family residential purposes only, and no building or structure shall be erected, altered, or placed on any Subject Property other than one detached single family dwelling not to exceed two stories in height, a private garage for automobiles and equipment of the occupant, and outbuildings suitable for use in connection with a residence in a rural environment.

The term "Residential Purposes" and/or "Residence" as used in this Paragraph shall not be construed to permit barns, tents, campers, hospitals, trailers, offices, mobile homes, duplex houses, apartment houses, or manufactured housing to be used as a residence. Any residence structure moved into the Subdivision which otherwise complies with the terms hereof shall be affixed to a Subject Property, completed and made habitable within six months of the date it is moved into the Subdivision.

2.02 One Residence. Only one residence shall be constructed or permitted to exist on each Subject Property. However, it shall be permissible for outbuildings located on a Subject Property to be occupied by domestic servants employed upon that Subject Property. Any person owning two or more adjoining platted lots may consolidate such lots into a building site, with the privilege of constructing improvements thereon in accordance with the terms hereof.

2.03 Temporary Structures. Except as expressly authorized by Paragraph 2.02 hereof, no structure of a temporary character, including any trailer, mobile home, basement, tent, shack, or other outbuilding shall be used on any Subject Property at any time as a residence, either temporarily or permanently.

2.04 Square Footage Minimum. No residence shall be constructed on any Subject Property or building site in the Subdivision which has a living area of less than 1,450 square feet, excluding porches, garages, patios, and the like.

2.05 Sewage. All residences constructed in the Subdivision shall have inside toilets and inside plumbing attached to septic tanks, or other sewage or waste disposal systems approved by an appropriate governmental entity prior to connection thereto. There shall be no cesspools in the Subdivision and no drainage of sewage waste of any type into ditches, lakes, or roads.

2.06 Set-Back Lines. Subject to the right to consolidate two or more adjoining platted lots as provided in paragraph 2.02 hereof, no buildings shall be located nearer than fifty feet from the property line of a Subject Property fronting a street or road or nearer than twenty feet from any adjacent property line.

2.07 Water Supply Systems. No water supply systems shall be permitted on any Subject Property unless the system is located, constructed, and equipped in accordance with the requirements and recommendations of all applicable governmental entities and public health authorities. Approval of the water supply system as installed shall be obtained from the appropriate authority prior to use. The provisions of this paragraph shall not operate to prohibit properly permitted private water wells.

III.

RESUBDIVISION

3.01 Resubdivision. No owner of a Subject Property shall be entitled to resubdivide same into lots or parcels containing an area of less than one (1) acre; and each such lot, except lots within present Lot Nos. 24, 28A and 105, as subdivided, must have road frontage on a road shown on the Plats. Each lot so subdivided shall be a Subject Property under the terms hereof.

IV.

NOXIOUS ACTIVITIES

4.01 Noxious, Illegal or Offensive Activities. No activities which violate any rule, regulation or law of any governing body having jurisdiction shall be permitted on any Subject Property, nor shall anything be done or maintained thereon which may be or may become a nuisance. Each Owner or occupant of a Subject Property shall keep the Subject Property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a reasonably good state of repair.

V.

BUSINESS USAGE

5.01 Lots Subject to Business Usage. Only Lot Nos. 1, 2, 3, 4, 23, 40, 41, 50 and 82 of the Subdivision as shown on the hereinbefore-cited plats of record in the Map and Plat Records of Washington County may be used for Business Purposes. Personal gardening and farming, and the raising of beef or dairy cattle, horses, poultry, swine and other domestic livestock normally associated with personal use and animal husbandry or dairy activities shall not constitute a "Business Purpose" so as to restrict such activities to the above-enumerated lots, said activities being expressly permitted on any tract in the Subdivision. No campers, tents, trailers or mobile homes shall be permitted on the above-enumerated Business Purpose lots, nor used thereon in connection with any permitted Business Purpose. Manufactured units shall not be permitted on the above enumerated Business Purpose lots except for personal storage.

5.02 Permitted Usage. Business activities which exist on the effective date hereof may continue. No noxious, offensive, or illegal trade or usage for business purposes shall ever be made of any Subject Property, nor shall any improvements for business purposes be constructed on any Subject Property except those Lots enumerated in Paragraph 5.01 above.

VI.

GENERAL USAGE RESTRICTIONS

6.01 Firearms. No firearms may be discharged around or on any lake, park, or road in the Subdivision.

6.02 Dams. No dam, earth and fill, or obstruction of any kind shall be constructed or permitted to remain on any creek, water course, or drainage course of a height greater than three (3) feet above the natural grade without prior written consent of Owners of Property downstream of the dam and within the Subject Property.

6.03 Obstruction of Streets. No building material of any kind or character shall be placed in the streets, it being expressly understood and agreed that all building materials to be used in the construction of buildings in the Subdivision shall be placed within the property lines of the Subject Property on which the delivery is made.

6.04 Signs. No signs, billboards, posters, or other advertising devices of any kind shall ever be erected on any Subject Property in the Subdivision except a "For Sale" sign which shall be dignified and in keeping with the attractiveness of the Subdivision and shall be kept well painted and maintained. This provision shall not apply to Lots which may be used for Business Purposes, nor shall the same operate to prohibit the display of small signs evidencing support for a political candidate for a reasonable period of time prior to an election.

6.05 Dumping. No trash, ashes, garbage, or other refuse may be thrown or dumped on any Subject Property in the Subdivision. No Subject Property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All equipment for the storage and exposure of such material shall be kept in a clean and sanitary condition.

6.06 Mowing. Grass and weeds on each Subject Property must be kept mowed at regular intervals or as may be necessary to maintain the same in a neat and attractive manner.

6.07 Land Near Parks and Water Courses. No building shall be placed nor shall any material or refuse be placed or stored on any Subject Property within twenty feet of the property line of any park or the edge of any open water course, except that clean fill may be placed nearer if the natural water course is not altered or blocked by the fill.

6.08 Oil Development - and Mining. Insofar as the Owners have the authority and right to do so, no oil or gas well drilling, development operations, pipe lines, refining, boring, or mining operations of any kind shall be permitted on the surface of any Subject Property, nor shall oil or gas wells, tanks, tunnels, mineral excavations, or shafts, be permitted on the surface of any Subject Property, including any derrick or other structure designed for use in boring for oil, natural gas, or other minerals.

VII.

EASEMENTS

7.01 Utility Easements. Easements for constructing, maintaining, and repairing a system for light and power, telephone, and telegraph service to the Subdivision and the inhabitants thereof, for the purposes incident to the development and use of said Subdivision as a suburban-community are reserved as shown in the hereinbefore-cite plats filed in the Map and Plat Records of Washington County, Texas. Easements shall be twenty feet in

width, extending ten feet on each side of the property lines between certain adjoining tracts as shown on the said plat and twenty feet within any Subject Property line where same is parallel or fronts a road or street, whether said road or street is within or outside the Subdivision.

7.02 All easements, accessways, parks and rights of way shown on the Plats (or any of them) or otherwise are hereby reserved and confirmed for the use and benefit of the Owners, their heirs, successors and assigns.

VIII

ENFORCEMENT, AMENDMENT, AND TERMINATION

8.01 Enforcement. All Owners of a Subject Property within the Subdivision each have the right and power (but not the duty) to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, and reservations now or hereafter imposed by the provisions of this Restrictive Covenant Agreement. Failure to enforce or to seek enforcement of any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.02 Binding Nature. The grants, rights, covenants, conditions, and restrictions contained in this Restrictive Covenant Agreement shall run with and bind the land, and shall inure to the benefit of, and be binding upon the Owners of each Subject Property and their respective legal representatives, heirs, successors, and assigns.

EACH UNDERSIGNED OWNER AGREES THAT THESE RESTRICTIONS SHALL BE EFFECTIVE AND BINDING UPON OWNER'S PROPERTY IN THE SUBDIVISION NOTWITHSTANDING THE FAILURE OF THE OWNER(S) OF ANY OTHER PROPERTY IN THE SUBDIVISION TO JOIN IN OR EXECUTE THE SAME.

8.03 Term. Unless amended as provided herein, this Restrictive Covenant Agreement shall be effective for a term of thirty (30) years from the date that this Restrictive Covenant Agreement is placed of record in the Property Records of Washington County, Texas, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless amended or terminated as hereinafter set forth.

8.04 Amendment/Termination. This Restrictive Covenant Agreement may be amended or terminated at any time by an instrument signed and acknowledged by the Owners of not less than seventy percent (70%) of the lots and parcels of land comprising the Subject Properties at the time of filing such instrument with the County Clerk of Washington County, Texas. No amendment or termination hereof shall be effective, however, until recorded in the Official Records of Washington County, Texas or until the approval of any governmental regulatory body which is required has been obtained. Any

such amendment or termination shall make specific reference to this Restrictive Covenant Agreement.

8.05 Severability. The invalidation of any one of these covenants or restrictions by a judgment or a court order shall in no way affect any of the other provisions hereof and all of the other provisions shall remain in full force and effect.

8.06 Multiple CounterParts. This Restrictive Covenant Agreement may be executed in multiple counterparts, which shall all constitute original documents, as if all signatories had executed a single document.

IN WITNESS WHEREOF, the Owners have acknowledged, consented, agreed to, and ratified the foregoing Restrictive Covenant Agreement by their signatures contained in Exhibit "A" hereof.

EXHIBIT A

Thompson

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 70, Section 2, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 19-24 Map Records of Washington County, Texas, and in Plat Cabinet File No. 96A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Kenneth Bowers et al to Scott A. Thompson, dated May 26, 1987, and filed of record at Volume 563, Page 80, deed Records of Washington County, Texas.

OWNERS:

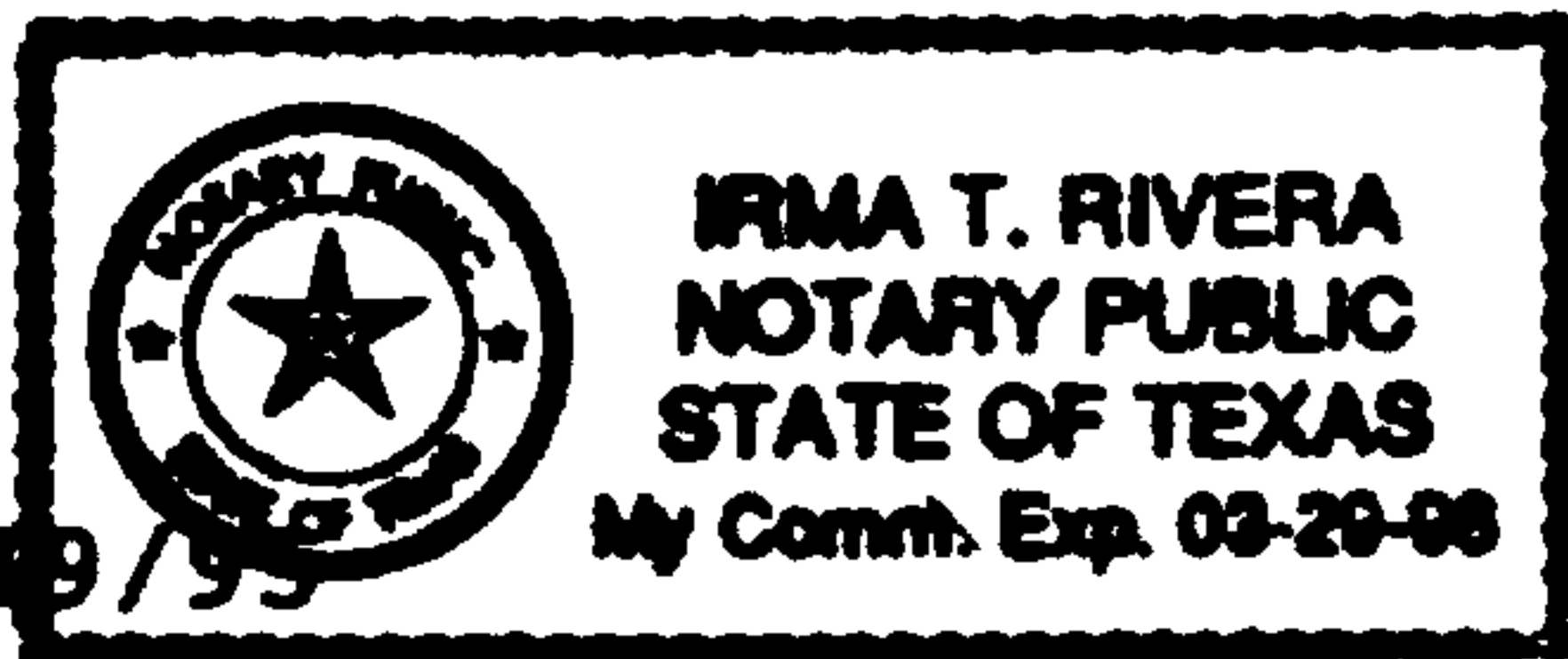
WITNESS OUR HANDS this 11th day of JUNE, 1995.

OWNERS:

Scott A. Thompson
Marilyn B. Thompson

STATE OF TEXAS §
COUNTY OF Harris §

THIS INSTRUMENT was acknowledged before me on the 11th day of June, 1995, by Irma Rivera Notary Public



Irma Rivera
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 36 Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 3337, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Robert M. DeWitt et al to Kenneth Bevers et al, dated 3/7/96, and filed of record at Volume 818, Page 113 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 13th day of July, 1996.

OWNERS:

Kenneth H. Bevers

Ann H. Bevers

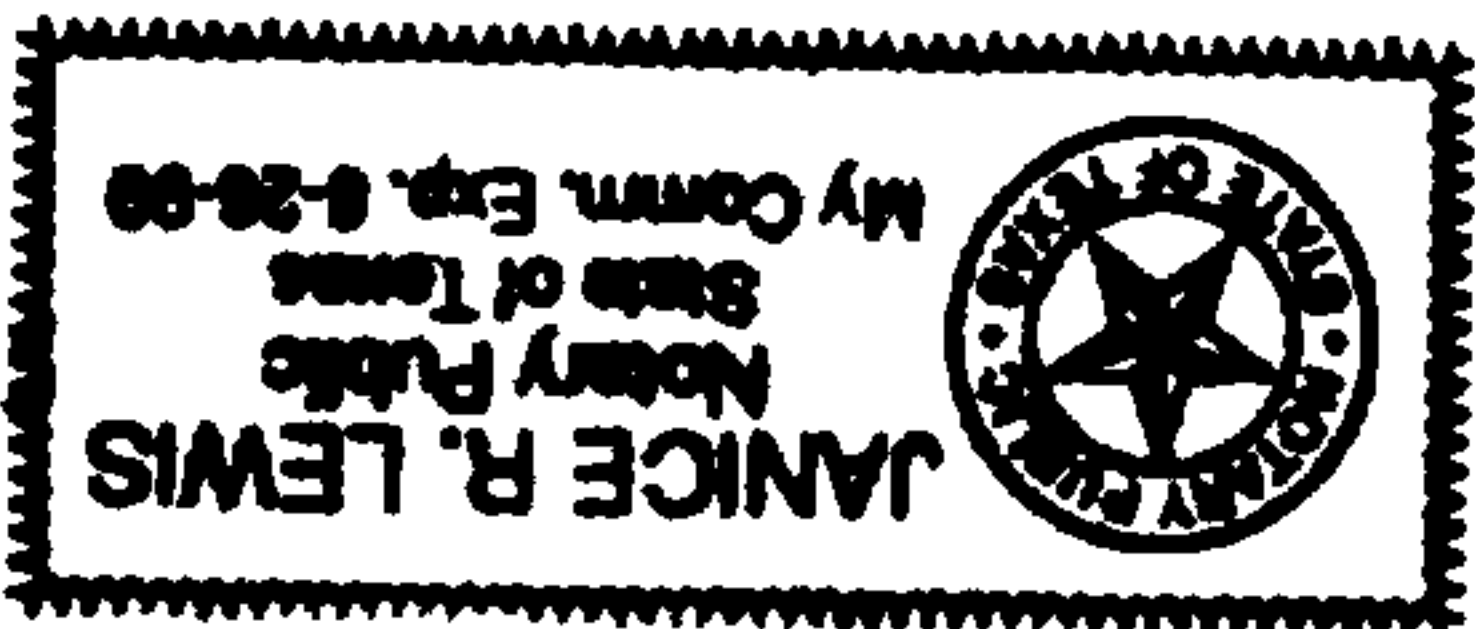
STATE OF TEXAS

COUNTY OF WASHINGTON

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THIS INSTRUMENT was acknowledged before me on the 13th day of JULY, 1996, by Kenneth H. Bevers and Ann H. Bevers.

11/18/9



Janice R Lewis
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 137, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in sub. trust deed from Chappell Hills Inc + Bonnie H. Prince et al to Kenneth Bevers et al, dated 3/5/96, and filed of record at Volume 816, Page 847 deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 13th day of July, 1996.

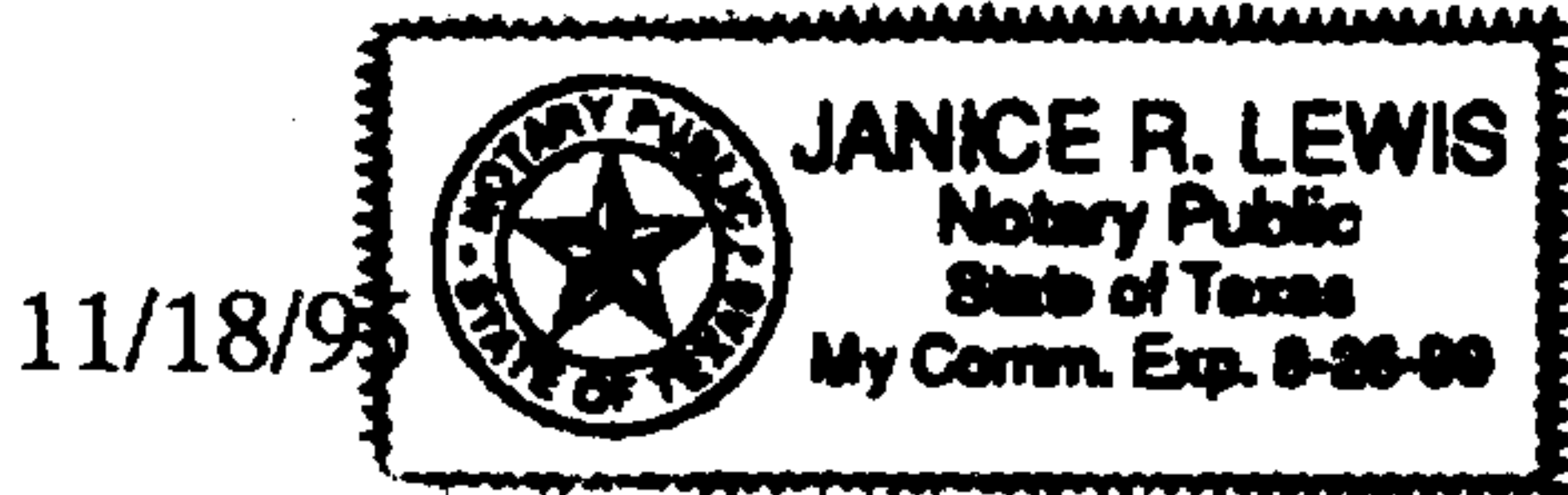
OWNERS:

Kenneth H. Bevers

Ann H. Bevers

STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

THIS INSTRUMENT was acknowledged before me on the 13th day of JULY, 1996 by Kenneth H. Bevers and Ann H. Bevers.



Janice R. Lewis
Notary Public, State of Texas

**EXHIBIT "A" TO RESTRICTIVE
COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION**

SUBJECT PROPERTY:

Lot 138, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills, Inc. to Robert Lee Stewart et al dated 6/2/78 and filed of record at Volume 363, Page 661, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 11 day of June, 1996.

OWNERS:

[Handwritten signature]

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 11 day of June, 1996, by Robert F. McNeil



[Handwritten signature]
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 150, Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, 138B, 139A, 139B, 140A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Chappell Hills Inc. to Leonard J. Fleury et al, dated 11/3/16/90, and filed of record at Volume 626, Page 257 deed Records of Washington County, Texas.

OWNERS:

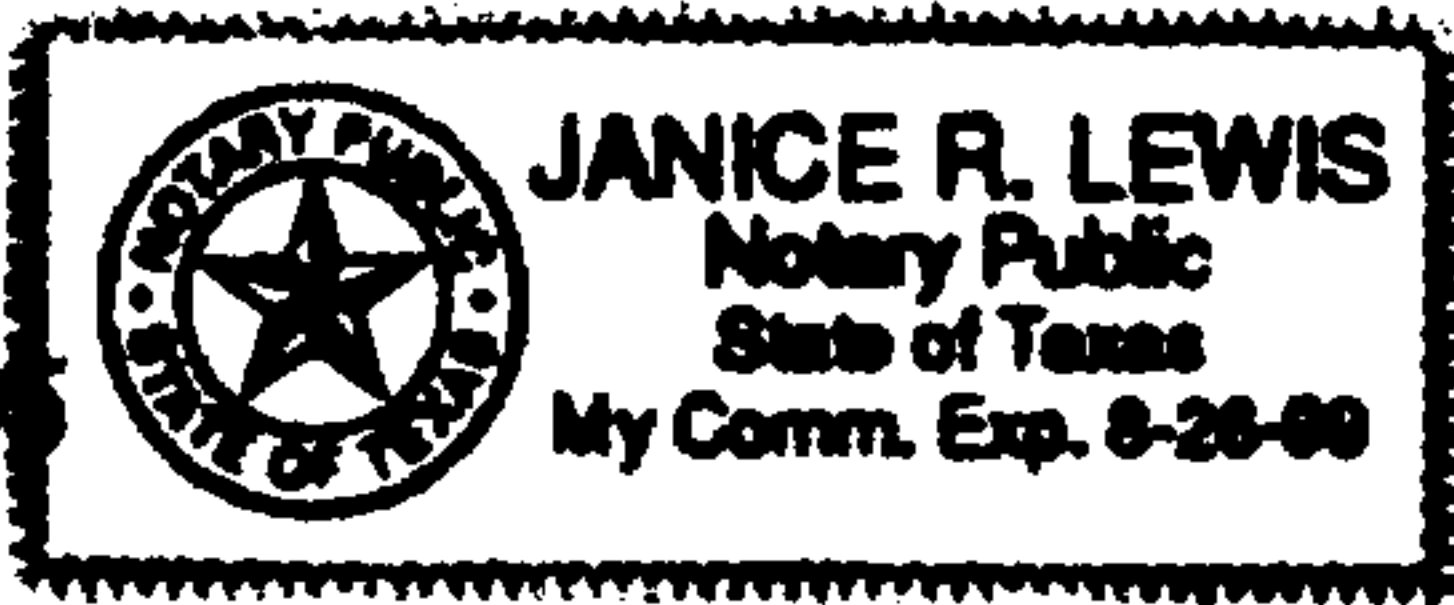
WITNESS OUR HANDS this 30th day of July, 1995.

OWNERS:

Leonard J. Fleury
Peggy Fleury

STATE OF TEXAS §
 §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 20th day of July, 1995, by Leonard J. Fleury and Peggy Fleury

11/18/95

JANICE R. LEWIS
Notary Public
State of Texas
My Comm. Exp. 8-28-00

Janice R. Lewis
Notary Public, State of Texas

EXHIBIT "A"

SUBJECT PROPERTY:

Lot 151, Section 4, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 3-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Deena K. ... to Leonard J. Fleury et al., dated 11/13/89, and filed of record at Volume 615, Page 769, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 13TH day of JULY, 1996.

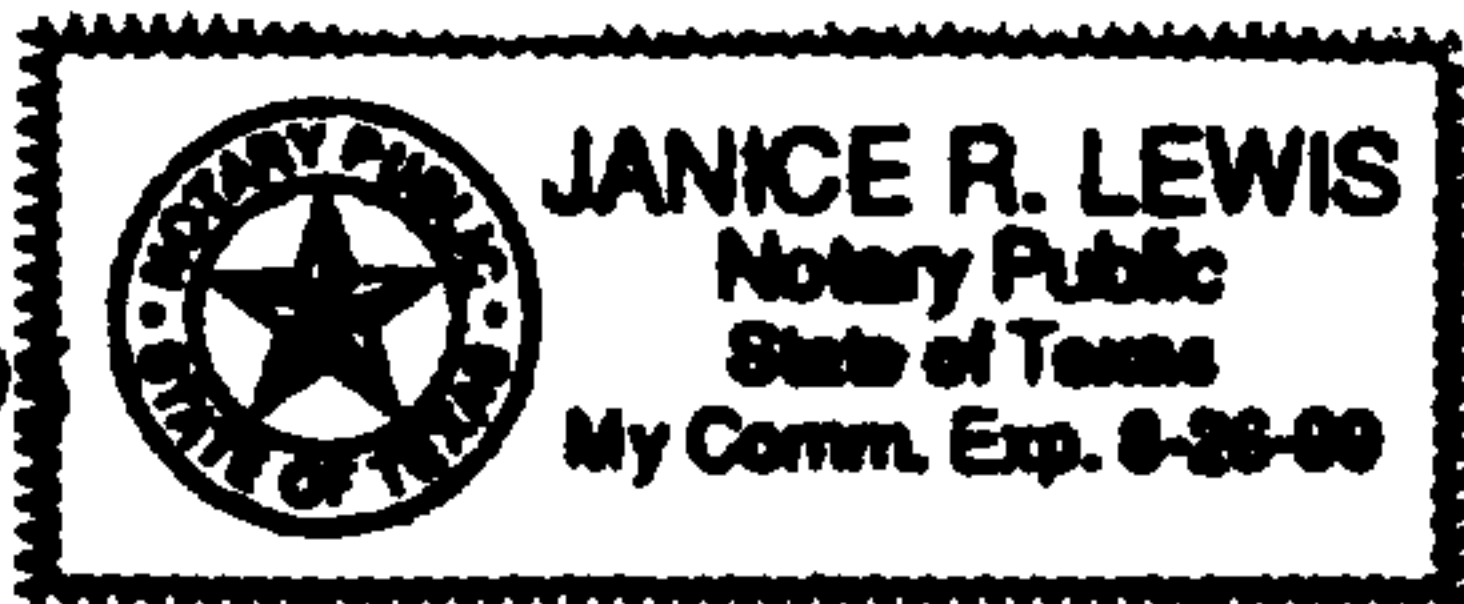
OWNERS:

Leonard J. Fleury
Peggy Fleury

STATE OF TEXAS §
 §
COUNTY OF WASHINGTON §

THIS INSTRUMENT was acknowledged before me on the 13TH day of July, 1996, by Leonard J. Fleury and Peggy Fleury.

11/18/9



Janice R. Lewis
Notary Public, State of Texas

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 165, Section IV, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 4, Page 33-37, Map Records of Washington County, Texas, and in Plat Cabinet File No. 138A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Robert E. Fombry et ux to Robert M. Devant, dated 7/11/95, and filed of record at Volume 290, Page 729, deed Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 29th day of March, 1996.

OWNERS:

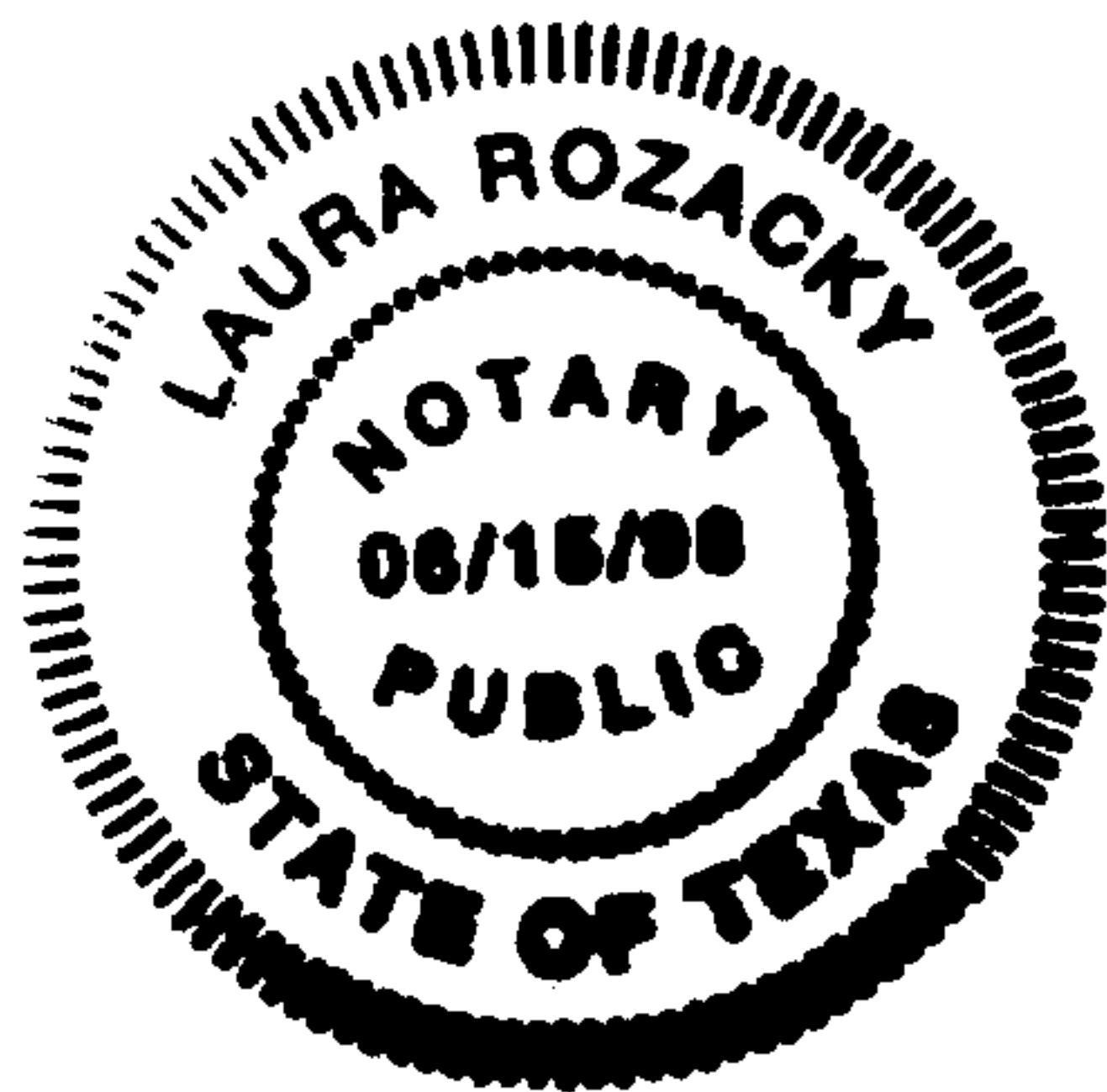
Robert M. Devant

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged before me on the 29th day of March, 1996, by Robert M. Devant.

Laura Rozacky
Notary Public, State of Texas

11/19/95



FILED
AT 11:30 A. M.
JUL 29 1996
Beth A. Rothermel
BETH ROTHERMEL
COUNTY CLERK, WASHINGTON COUNTY, TX

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

JUL 30 1996



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas

RESTRICTIVE COVENANT AGREEMENT

0045

THE STATE OF TEXAS §
COUNTY OF WASHINGTON §

KNOW ALL MEN BY THESE PRESENTS:

The undersigned owners of properties in Chappell Hills, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 11 and 12 of the Map Records in Cabinet 92A of the Plat Records of Washington County, Texas; in Chappell Hills Section II, a subdivision, as shown by the map or plat thereof recorded in Volume 3 at Pages 19-21 of the Map Records and Cabinet 96A of the Plat Records of Washington County, Texas; in Chappell Hills, Section III, a subdivision, as shown by the map or plat thereof recorded in Volume 3, Pages 47-49 of the Map Records in Cabinet 110A of the Plat Records of Washington County, Texas; and in Chappell Hills, Section IV, a subdivision, as shown by a map or plat recorded in Volume 4 at Pages 33-37 of the Map Records in Cabinet 138A of the Plat Records of Washington County, Texas, deeming it mutually beneficial to the use, occupancy and value of the properties comprising said subdivisions to impose and reinstate a common plan and scheme of Restrictive Covenants applicable to such properties, so that there be a uniform plan for the improvement and development thereof and, to that end, the undersigned owners desire to and do hereby mutually covenant and agree to impress and impose upon the above-described properties, a universal and mutual scheme of restrictive covenants, each of which covenants shall run with the land and shall bind the undersigned owners and all persons hereafter owning or claiming any interest in the above-described properties or any of them, for the period hereafter specified such covenants constituting reciprocal negative easements upon each of the subject properties which may be bound by the agreement of the undersigned, acting individually, or as a majority of the owners of properties in the above-mentioned subdivision or any of them, which restrictive covenants shall inure to the benefit of and be enforceable by each of the undersigned, and any other owner of properties in the above subdivisions which are bound by these covenants, their respective heirs, executors, administrators and assigns.

NOW, THEREFORE, to effect such ends, and in consideration of the mutual covenants, agreements, restrictions and reciprocal negative easements herein set forth, the undersigned respectively agree, one with the other, as follows:

I.

DEFINITIONS

1.01 Owners. "Owner" or "Owners" as used herein shall refer to:

(a) The undersigned record owners of any estate, interest or title in and to any portion of the subject property, being all those set out in Exhibit "A" hereof, and all other owners of subject property that are bound by the Restrictive Covenants herein set forth.

(b) Any owner of any estate, interest or title to any subject property who shall later join in the execution of these covenants by later instrument, either adopting, ratifying, confirming, taking subject to or accepting the mutual and universal scheme of restrictive covenants created herein and imposing same upon properties owned by such party, including but not limited to any document which constitutes a counterpart of this restrictive covenant agreement, or incorporates this restrictive covenant agreement by reference.

(c) All persons claiming any right, title or interest in a subject property by, through or under an owner who has joined in execution of this instrument, or who has ratified or adopted such restrictions by later instrument, as aforesaid, and the heirs, assigns, executors, administrators and successors of such an owner.

1.02 Subject Property. "Subject Property" as used herein refers to all platted lots or parcels located in CHAPPELL HILLS SUBDIVISION, Section I, II and III, or IV as shown by the maps or plats of such subdivision of record at Map Cabinet 92A, 96A, 110A, and 138A, Map or Plat Records, Washington County, Texas (the "Plats") and including any subdivision, modification, partition or redesignation of a Subject Property.

1.03 Subdivision. "Subdivision" as used herein refers to the aggregate of all of the Subject Property, meaning the entirety of Sections I, II, III and IV of the Chappell Hills Subdivision.

1.04 To whatever extent, if any, the Deed Restrictions applicable to Section IV of the Subdivision (originally filed in Map Cabinet 138A and 139B of the Plat Records of Washington County, Texas) are in force and effect, the same are hereby modified, amended and fully replaced and supplanted by this Agreement.

II.

RESIDENTIAL USE ONLY

2.01 Residential Purposes. Except as hereinafter expressly provided in paragraph 5.01 and 5.02 hereof, every Subject Property located within the Subdivision shall be used for single family residential purposes only, and no building or structure shall be erected, altered, or placed on any Subject Property other than one detached single family dwelling not to exceed two stories in height, a private garage for automobiles and equipment of the occupant, and outbuildings suitable for use in connection with a residence in a rural environment.

The term "Residential Purposes" and/or "Residence" as used in this Paragraph shall not be construed to permit barns, tents, campers, hospitals, trailers, offices, mobile homes, duplex houses, apartment houses, or manufactured housing to be used as a residence. Any residence structure moved into the Subdivision which otherwise complies with the terms hereof shall be affixed to a Subject Property, completed and made habitable within six months of the date it is moved into the Subdivision.

2.02 One Residence. Only one residence shall be constructed or permitted to exist on each Subject Property. However, it shall be permissible for outbuildings located on a Subject Property to be occupied by domestic servants employed upon that Subject Property. Any person owning two or more adjoining platted lots may consolidate such lots into a building site, with the privilege of constructing improvements thereon in accordance with the terms hereof.

2.03 Temporary Structures. Except as expressly authorized by Paragraph 2.02 hereof, no structure of a temporary character, including any trailer, mobile home, basement, tent, shack, or other outbuilding shall be used on any Subject Property at any time as a residence, either temporarily or permanently.

2.04 Square Footage Minimum. No residence shall be constructed on any Subject Property or building site in the Subdivision which has a living area of less than 1,450 square feet, excluding porches, garages, patios, and the like.

2.05 Sewage. All residences constructed in the Subdivision shall have inside toilets and inside plumbing attached to septic tanks, or other sewage or waste disposal systems approved by an appropriate governmental entity prior to connection thereto. There shall be no cesspools in the Subdivision and no drainage of sewage waste of any type into ditches, lakes, or roads.

2.06 Set-Back Lines. Subject to the right to consolidate two or more adjoining platted lots as provided in paragraph 2.02 hereof, no buildings shall be located nearer than fifty feet from the property line of a Subject Property fronting a street or road or nearer than twenty feet from any adjacent property line.

2.07 Water Supply Systems. No water supply systems shall be permitted on any Subject Property unless the system is located, constructed, and equipped in accordance with the requirements and recommendations of all applicable governmental entities and public health authorities. Approval of the water supply system as installed shall be obtained from the appropriate authority prior to use. The provisions of this paragraph shall not operate to prohibit properly permitted private water wells.

III.

RESUBDIVISION

3.01 Resubdivision. No owner of a Subject Property shall be entitled to resubdivide same into lots or parcels containing an area of less than one (1) acre; and each such lot, except lots within present Lot Nos. 24, 28A and 105, as subdivided, must have road frontage on a road shown on the Plats. Each lot so subdivided shall be a Subject Property under the terms hereof.

IV.

NOXIOUS ACTIVITIES

4.01 Noxious, Illegal or Offensive Activities. No activities which violate any rule, regulation or law of any governing body having jurisdiction shall be permitted on any Subject Property, nor shall anything be done or maintained thereon which may be or may become a nuisance. Each Owner or occupant of a Subject Property shall keep the Subject Property clean and free of trash, automobile and machinery salvage, and shall maintain improvements in a reasonably good state of repair.

V.

BUSINESS USAGE

5.01 Lots Subject to Business Usage. Only Lot Nos. 1, 2, 3, 4, 23, 40, 41, 50 and 82 of the Subdivision as shown on the hereinbefore-cited plats of record in the Map and Plat Records of Washington County may be used for Business Purposes. Personal gardening and farming, and the raising of beef or dairy cattle, horses, poultry, swine and other domestic livestock normally associated with personal use and animal husbandry or dairy activities shall not constitute a "Business Purpose" so as to restrict such activities to the above-enumerated lots, said activities being expressly permitted on any tract in the Subdivision. No campers, tents, trailers or mobile homes shall be permitted on the above-enumerated Business Purpose lots, nor used thereon in connection with any permitted Business Purpose. Manufactured units shall not be permitted on the above enumerated Business Purpose lots except for personal storage.

5.02 Permitted Usage. Business activities which exist on the effective date hereof may continue. No noxious, offensive, or illegal trade or usage for business purposes shall ever be made of any Subject Property, nor shall any improvements for business purposes be constructed on any Subject Property except those Lots enumerated in Paragraph 5.01 above.

VI.

GENERAL USAGE RESTRICTIONS

6.01 Firearms. No firearms may be discharged around or on any lake, park, or road in the Subdivision.

6.02 Dams. No dam, earth and fill, or obstruction of any kind shall be constructed or permitted to remain on any creek, water course, or drainage course of a height greater than three (3) feet above the natural grade without prior written consent of Owners of Property downstream of the dam and within the Subject Property.

6.03 Obstruction of Streets. No building material of any kind or character shall be placed in the streets, it being expressly understood and agreed that all building materials to be used in the construction of buildings in the Subdivision shall be placed within the property lines of the Subject Property on which the delivery is made.

6.04 Signs. No signs, billboards, posters, or other advertising devices of any kind shall ever be erected on any Subject Property in the Subdivision except a "For Sale" sign which shall be dignified and in keeping with the attractiveness of the Subdivision and shall be kept well painted and maintained. This provision shall not apply to Lots which may be used for Business Purposes, nor shall the same operate to prohibit the display of small signs evidencing support for a political candidate for a reasonable period of time prior to an election.

6.05 Dumping. No trash, ashes, garbage, or other refuse may be thrown or dumped on any Subject Property in the Subdivision. No Subject Property shall be used or maintained as a dumping ground for rubbish or trash, and no garbage or other waste shall be kept except in sanitary containers. All equipment for the storage and exposure of such material shall be kept in a clean and sanitary condition.

6.06 Mowing. Grass and weeds on each Subject Property must be kept mowed at regular intervals or as may be necessary to maintain the same in a neat and attractive manner.

6.07 Land Near Parks and Water Courses. No building shall be placed nor shall any material or refuse be placed or stored on any Subject Property within twenty feet of the property line of any park or the edge of any open water course, except that clean fill may be placed nearer if the natural water course is not altered or blocked by the fill.

6.08 Oil Development - and Mining. Insofar as the Owners have the authority and right to do so, no oil or gas well drilling, development operations, pipe lines, refining, boring, or mining operations of any kind shall be permitted on the surface of any Subject Property, nor shall oil or gas wells, tanks, tunnels, mineral excavations, or shafts, be permitted on the surface of any Subject Property, including any derrick or other structure designed for use in boring for oil, natural gas, or other minerals.

VII.

EASEMENTS

7.01 Utility Easements. Easements for constructing, maintaining, and repairing a system for light and power, telephone, and telegraph service to the Subdivision and the inhabitants thereof, for the purposes incident to the development and use of said Subdivision as a suburban-community are reserved as shown in the hereinbefore-cite plats filed in the Map and Plat Records of Washington County, Texas. Easements shall be twenty feet in

width, extending ten feet on each side of the property lines between certain adjoining tracts as shown on the said plat and twenty feet within any Subject Property line where same is parallel or fronts a road or street, whether said road or street is within or outside the Subdivision.

7.02 All easements, accessways, parks and rights of way shown on the Plats (or any of them) or otherwise are hereby reserved and confirmed for the use and benefit of the Owners, their heirs, successors and assigns.

VIII

ENFORCEMENT, AMENDMENT, AND TERMINATION

8.01 Enforcement. All Owners of a Subject Property within the Subdivision each have the right and power (but not the duty) to enforce, by proceeding at law or in equity, all restrictions, conditions, covenants, and reservations now or hereafter imposed by the provisions of this Restrictive Covenant Agreement. Failure to enforce or to seek enforcement of any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.02 Binding Nature. The grants, rights, covenants, conditions, and restrictions contained in this Restrictive Covenant Agreement shall run with and bind the land, and shall inure to the benefit of, and be binding upon the Owners of each Subject Property and their respective legal representatives, heirs, successors, and assigns.

EACH UNDERSIGNED OWNER AGREES THAT THESE RESTRICTIONS SHALL BE EFFECTIVE AND BINDING UPON OWNER'S PROPERTY IN THE SUBDIVISION NOTWITHSTANDING THE FAILURE OF THE OWNER(S) OF ANY OTHER PROPERTY IN THE SUBDIVISION TO JOIN IN OR EXECUTE THE SAME.

8.03 Term. Unless amended as provided herein, this Restrictive Covenant Agreement shall be effective for a term of thirty (30) years from the date that this Restrictive Covenant Agreement is placed of record in the Property Records of Washington County, Texas, after which time said covenants, conditions and restrictions shall be automatically extended for successive periods of ten (10) years each unless amended or terminated as hereinafter set forth.

8.04 Amendment/Termination. This Restrictive Covenant Agreement may be amended or terminated at any time by an instrument signed and acknowledged by the Owners of not less than seventy percent (70%) of the lots and parcels of land comprising the Subject Properties at the time of filing such instrument with the County Clerk of Washington County, Texas. No amendment or termination hereof shall be effective, however, until recorded in the Official Records of Washington County, Texas or until the approval of any governmental regulatory body which is required has been obtained. Any

such amendment or termination shall make specific reference to this Restrictive Covenant Agreement.

8.05 Severability. The invalidation of any one of these covenants or restrictions by a judgment or a court order shall in no way affect any of the other provisions hereof and all of the other provisions shall remain in full force and effect.

8.06 Multiple CounterParts. This Restrictive Covenant Agreement may be executed in multiple counterparts, which shall all constitute original documents, as if all signatories had executed a single document.

IN WITNESS WHEREOF, the Owners have acknowledged, consented, agreed to, and ratified the foregoing Restrictive Covenant Agreement by their signatures contained in Exhibit "A" hereof.

EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 5 Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas as more fully shown by map or plat of said subdivision of record at Volume 3, Page 11412, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from Neil F. Rasmussen et ux to Thomas Bullock Jr. et ux, dated 1993, and filed of record at Volume , Page , Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 7 day of December, 1996.

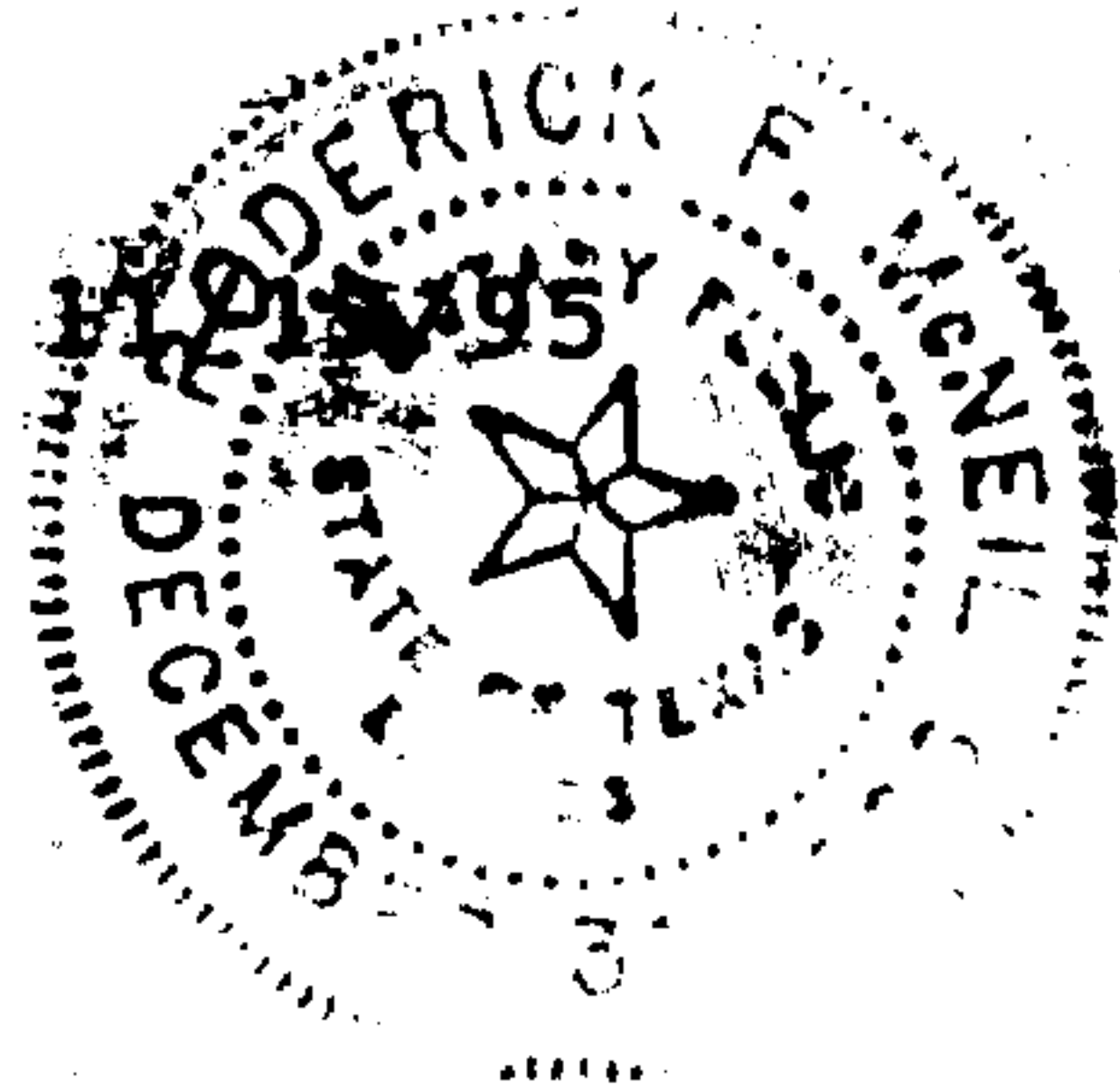
OWNERS:

Thomas A. Bullock Jr.
Susan H. Bullock

STATE OF TEXAS
COUNTY OF Washington

THIS INSTRUMENT was acknowledged before me on the 7 day of December, 1996, by Rodrick F. McNell.

Notary Public, State of Texas



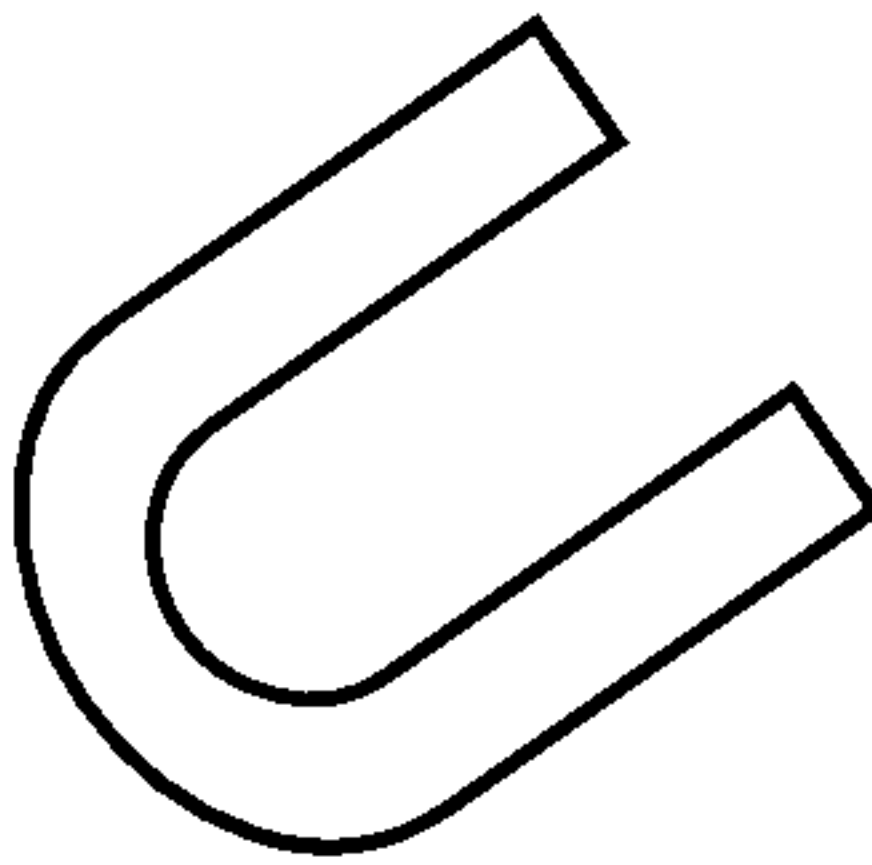


EXHIBIT "A" TO RESTRICTIVE COVENANT AGREEMENT - CHAPPELL HILLS SUBDIVISION

SUBJECT PROPERTY:

Lot 25, Section 1, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 1412, Map Records of Washington County, Texas, and in Plat Cabinet File No. 92A, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in deed from [redacted] to [redacted], dated [redacted], and filed of record at Volume [redacted], Page [redacted], Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 5 day of Dec, 1996.

OWNERS:

Notary signature and seal for Gerald L. Frame, Notary Public, State of Texas, commission expires July 29, 1997.

STATE OF TEXAS §
COUNTY OF Washington §

THIS INSTRUMENT was acknowledged on the 5 day of Dec, 1996, by [redacted]

Notary signature and seal for Gerald L. Frame, Notary Public, State of Texas, commission expires July 29, 1997.

Handwritten initials and date: 12-5-96.

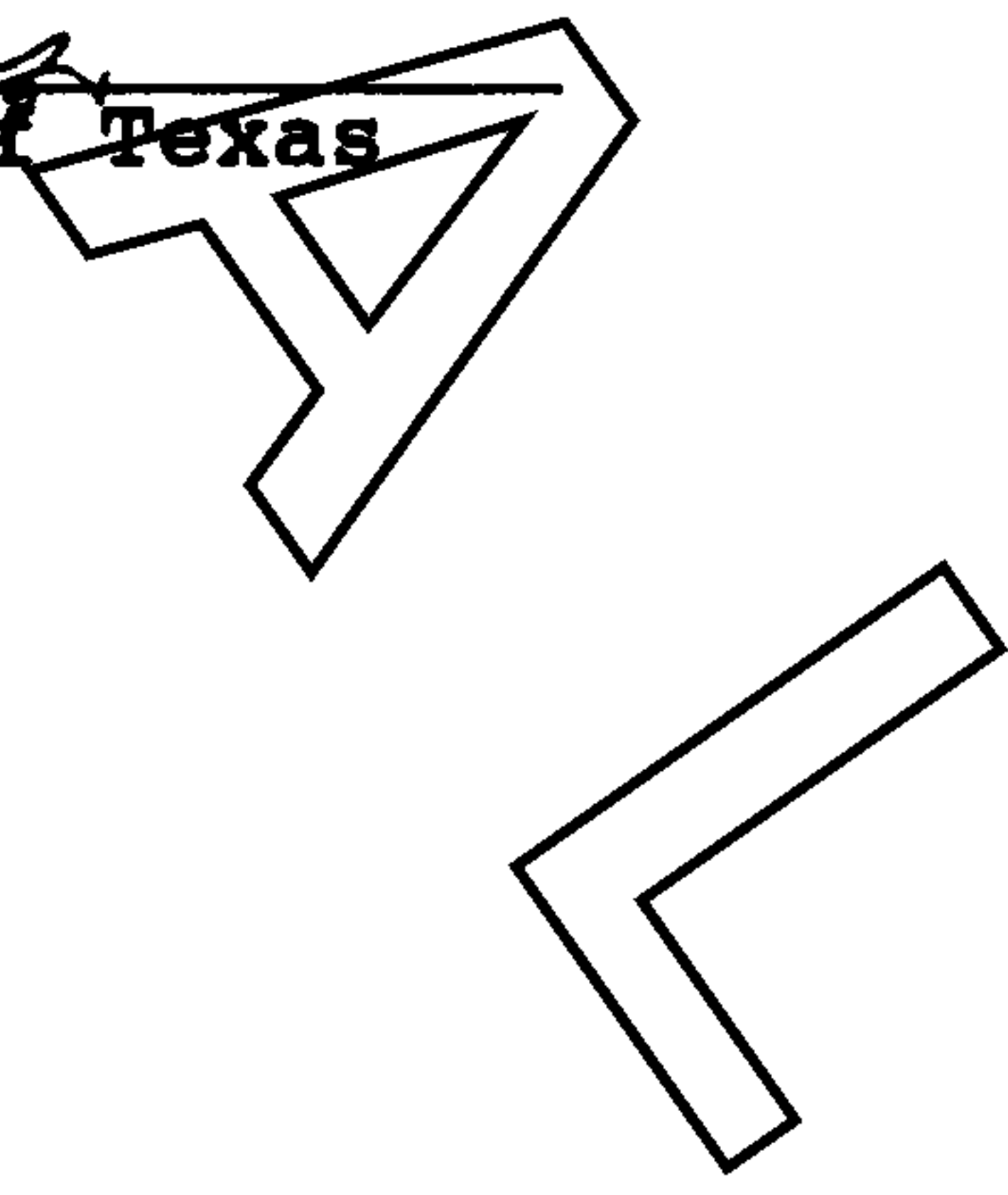


EXHIBIT "A"

SUBJECT PROPERTY:

Lot 97, Section 11, CHAPPELL HILLS SUBDIVISION, a subdivision located and being situated in Washington County, Texas, as more fully shown by map or plat of said subdivision of record at Volume 3, Page 47-48 Map Records of Washington County, Texas, and in Plat Cabinet File No. 1107, Plat Records of Washington County, Texas.

INTEREST OF OWNERS:

All of the right, title, and interest owned by the undersigned in the Subdivision, including without limitation, all right, title and interest in the Subject Property and otherwise as described in Map Records 10A from Exhibit A, maps 1 to 17, dated January 9, 1996, and filed of record at Volume 3, Page 47-48 MAP Records of Washington County, Texas.

OWNERS:

WITNESS OUR HANDS this 17 day of January, 1996.

OWNERS:

Mary E. Norris

Robert P. Norris, Deceased

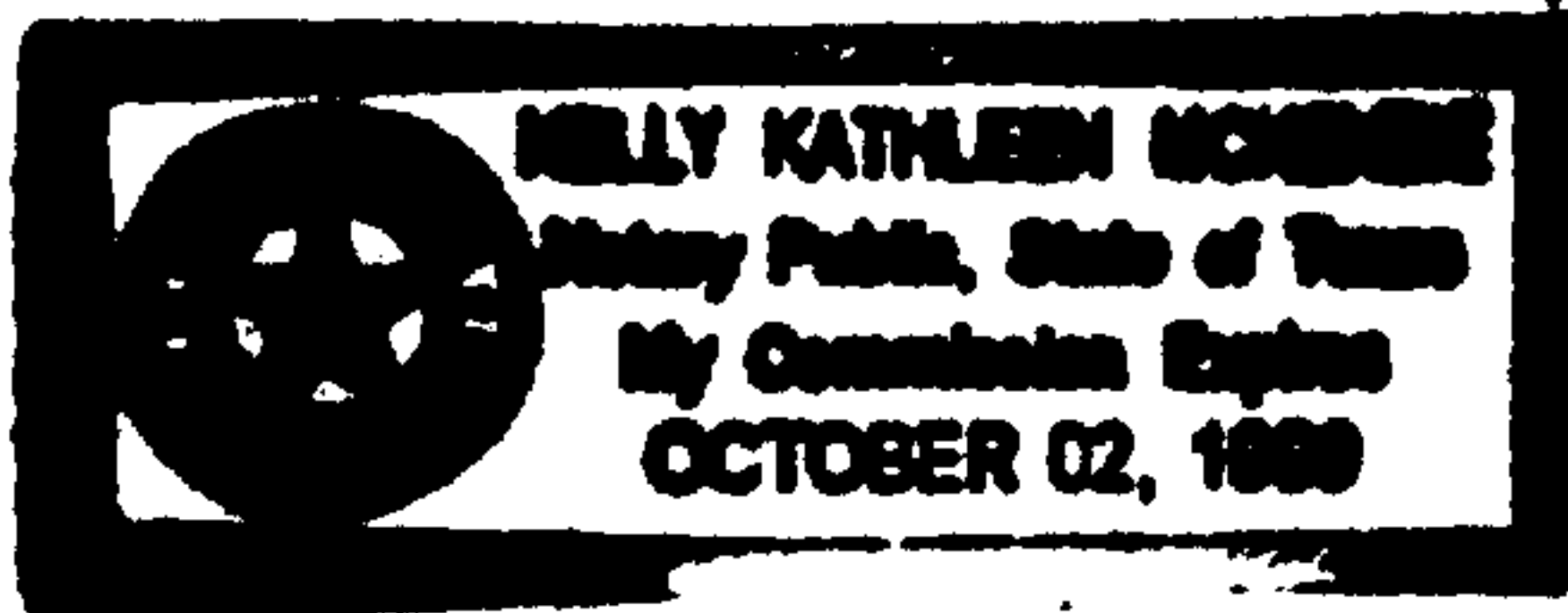
STATE OF TEXAS

COUNTY OF Harris

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THIS INSTRUMENT was acknowledged before me on the 17 day of January, 1996, by Kelly Kathleen McKeown

11/18/95



Kelly Kathleen McKeown
Notary Public, State of Texas

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EXHIBIT A
PAGE 8 OF 8

FILED FOR RECORD
WASHINGTON COUNTY, TX

'98 JAN 5 PM 2 56

Beth A. Rothermel
WASHINGTON CO. CLERK

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

JAN 06 1998



Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas