

715-01-1023

REAL PROPERTY RECORDS

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GENERAL WARRANTY DEED

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY ()

THAT C & J CORPORATION OF CONROE, TEXAS, whose mailing address is 1401 Foster Drive, Conroe, Texas 77301 of the County of Montgomery and State of Texas, hereinafter sometimes referred to as "GRANTOR", for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations, to me cash in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto COUNTRY HOME ESTATES, INC., whose mailing address is P.O. Box 8097, Grangerland, TX 77302, of the County of Montgomery and State of Texas, herein called "GRANTEE", all of the following described real property located in Montgomery County, Texas, together with all improvements hereon, as follows, to-wit:

BEING all of that certain tract or parcel of land described in Exhibit "A" which is attached hereto and made a part hereof.

This conveyance is made and accepted subject to all mineral and/or royalty reservations heretofore made by the predecessors-in-title of the Grantor pertaining to the property above described and is likewise made and accepted subject to all easements in existence on the property above described, if any, to the extent that same are now in force and effect. This conveyance is also made subject to any taxes due against the property.

This conveyance is likewise made and accepted subject to the following restrictive covenants which shall run with the land and which shall be binding until December 31, 1997:

1. This property shall be used for residential purposes only, and no residence shall be constructed thereon which contains less than 1,000 square feet of living area, exclusive of porches and garages.
2. The exterior walls of all buildings erected on the property above described shall be at least 75% brick.
3. No building shall be constructed nearer than 25 feet to the street.

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4. All septic tanks and field lines shall be installed to state specifications.

5. No portion of the property above described shall be used for the raising or maintaining of any animal or fowl for commercial purposes.

Grantor herein does not warrant payment of ad valorem taxes accruing after the calendar year 1987.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its heirs and assigns forever; and Grantor herein does hereby bind itself, its heirs and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, its heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this the 22nd day of April, A. D. 1991.

C & J CORPORATION OF CONROE, TEXAS

By: Ruth Reaves
RUTH REAVES,
President

STATE OF TEXAS ()

COUNTY OF MONTGOMERY ()

This instrument was acknowledged before me on the 22nd day of April, A. D. 1991 by RUTH REAVES, President of C & J CORPORATION OF CONROE, TEXAS, a Texas corporation, on behalf of said corporation.

Jo Anne Edgman
Notary Public in and for
the State of Texas
My Commission Expires 10/15/92
EDDMON
State of Texas
Commission Expires 10/15/92

RETURN TO:

G. Mark Creighton
Darden, Fowler & Creighton
414 W. Phillips
Conroe, TX 77301

715-01-1025

EXHIBIT "A"

BEING 95.354 acres of land in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and being same land called 1.74 acres in Deed dated July 8, 1958, and recorded in Volume 448, Page 207, and 100.0 acres in Deed dated July 8, 1958, and recorded in Volume 448, Page 207, Deed Records of Montgomery County, Texas; said 95.354 acres being described as follows:

BEGINNING at an iron pipe found for Southwest corner of said 100 acre tract mentioned above, same being upper Southwest corner of Robert Kuykendall Survey, in North line of A. M. Folks Survey;

THENCE: N. 14° 00' W., 1495.97 feet along west line of said 100 acres and west line of Folks Survey to fence post for Northwest corner of herein described tract; also Southwest corner of A. L. Aldredge 55 acre tract recorded in Volume 659, Page 792, Deed Records of Montgomery County, Texas, from whence a 14" Post Oak X brs. N. 71° 30' E., 11.0 feet;

THENCE: N. 76° 03'48" E., 2835.45 feet along North line of 100 acres and South line of Aldredge 55 acre tract to an iron pipe found for west corner of 1.74 acre tract;

THENCE N. 48° 26'10" E., 503.91 feet with north line of said 1.74 acres to iron pipe found for its north corner in West line of new F.M. Hwy 3083, (Beach-Grangerland Road);

THENCE: S. 46° 42'31" E., 934.23 feet along west line of F.M. Hwy 3083 and East line of said 1.74 acres and East line of 100 acres to fence post for corner, this being Northeast corner of O. G. Mize 4.54 acre tract recorded in Volume 455, Page 124, Deed Records of Montgomery County, Texas;

THENCE: S. 76° 00'12" W., 660.49 feet with North line of said Mize tract to P.K. at fence corner for his Northwest corner, also Northeast corner of C. McKnight 92.85 acre tract recorded in Volume 307, Page 556, Deed Records of Montgomery County, Texas;

THENCE: N. 75° 51'58" W., 946.19 feet with North line of McKnight tract to x-tie post for one Northwest corner of said McKnight tract, also being an inside corner of herein described tract;

THENCE: S. 18° 28'56" E., 942.48 feet with one west line of said McKnight tract to x-tie post for an inside of his tract;

THENCE: S. 76° 09'16" W., 1178.74 feet to strap iron found for Northeast corner of the A.M. Folks Survey; in South line of 100 acres;

THENCE: S. 75° 55'07" W., 1075.28 feet continuing with south line of 100 acres and north line of Folks Survey to POINT OF BEGINNING and containing 95.354 acres of land.

Said lots being conveyed being more particularly described as Lots 1, 2, 3, 4, 23, 24, 25, 26, west 1/2 of 31, 32, east 1/2 of 34, 40, west 1/2 of 41, 43, 44, 45, 46, 47, 48, south 1/2 of 49, 52, west 1/2 of 53, 55, west 1/2 of 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 86, 87, 88, 89, 90, 91, 92, 93, 94, 98, 100, 101, 102, 103, 104, 105, 106, 107, PINEY POINT SUBDIVISION, an unrecorded subdivision in Montgomery County, Texas.

SAVE AND EXCEPT all property previously sold and of record in the County Clerk's office of Montgomery County, Texas, and the two reserve areas located at the entrance of the subdivision.

715-01-1026

FILED FOR RECORD

91 APR 22 PM 4:09

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF MONTGOMERY)
I hereby certify that this instrument was filed
in File Number Sequence on the date and at the
time stamped herein by me and was duly RECORDED
in the official Public Records of Real Property of
Montgomery County, Texas

APR 22 1991



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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REC 7.00