

993--01-0931

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SPECIAL WARRANTY DEED

STATE OF TEXAS ()
 KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTGOMERY ()

THAT COUNTRY HOME ESTATES, INC., whose mailing address is P.O. Box 8097, Grangerland, TX 77302, of the County of Montgomery and State of Texas, hereinafter sometimes referred to as "GRANTOR", for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, including the assumption of all ad valorem taxes, paid by the Grantee herein named, the payment of which is hereby acknowledged has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto PINEY POINT 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 its right, title and interest in and to the following described real property situated in Montgomery County, Texas, to-wit:

BEING all of the lots or parcels of land described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made and accepted subject to all mineral and/or royalty sales and reservations heretofore made by the predecessors-in-title of the Grantor and now of record pertaining to the property above described to the extent that same are now in force and effect, and this conveyance is likewise made and subject to all restrictions, easements, rights-of-way, leases, dedications, maintenance charges, terms and provisions made in connection with the subdivision out of which the above described property is a part, but only to the extent that same affects the subject 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.

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3. No building shall be constructed nearer than 25 feet to the street.

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

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

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 successors and assigns forever; and Grantor herein does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

EXECUTED this the 22nd day of July, A. D. 1994.

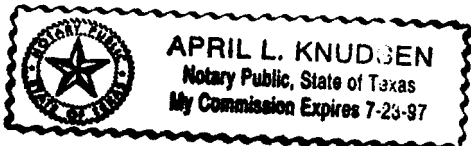
COUNTRY HOME ESTATES, INC.

By: Jonathan Thornberry
Jonathan Thornberry,
President

STATE OF TEXAS ()

COUNTY OF Montgomery ()

This instrument was acknowledged before me on the 22nd day of July, A. D. 1994, by Jonathan Thornberry, President of Country Home Estates, Inc., a Texas corporation, on behalf of said corporation.



April L. Knudsen
Notary Public in and for
the State of Texas

RETURN TO:
Darden, Fowler & Creighton, LLP
G. Mark Creighton
414 W. Phillips, Suite 100
Conroe, TX 77301

993-01-0933
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.

EXHIBIT A
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EXHIBIT 'A'
993-01-0934

Tracts Seventy-seven (77), Seventy-eight (78), Seventy-nine (79), Eighty (80), Eighty-one (81), Eighty-two (82), Eighty-three (83) and Eighty-four (84) of PINEY POINT SUBDIVISION, an unrecorded subdivision in the R. Kuykendall Survey, Abstract 301, Montgomery County, Texas, more particularly described by metes and bounds as follows:

Tract 77, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 510.2 feet from the Reaves Southwest corner;

THENCE N 75 deg. 55' E, 85.08 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 254.6 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 254.8 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

Tract 78, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 595.28 feet from the Reaves Southwest corner;

THENCE N 75 deg. 55' E, 85.08 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 254.4 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 254.6 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

Tract 79, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 680.36 feet from the Reaves Southwest corner;

Continued on next page

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808-01-1989

CONTINUATION OF EXHIBIT "A"

THENCE N 75 deg. 55' E, 85.08 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 254.1 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 254.4 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

Tract 80, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 765.44 feet from the Reaves Southwest corner;

THENCE N 75 deg. 55' E, 85.08 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 253.8 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 254.1 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

Tract 81, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 850.52 feet from the Reaves Southwest corner;

THENCE N 75 deg. 55' E, 85.08 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 253.5 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 253.8 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

Tract 82, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

Continued on next page

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 935.6 feet from the Reaves Southwest corner;

THENCE N 75 deg. 55' E, 85.08 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 253.3 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 253.5 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

Tract 83, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 1020.68 feet from the Reaves Southwest corner;

THENCE N 75 deg. 55' E, 54.6 feet to an iron pipe for corner;

THENCE N 76 deg. 09' E, 30.5 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 253.2 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 253.3 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

Tract 84, Piney Point Subdivision

Being .5 acre of land, more or less, in the Robert Kuykendall Survey, A-301, Montgomery County, Texas, and a part of a 95.354 acre tract conveyed to O. A. Reaves described in Volume 737, Page 891, Deed Records, more fully described as follows:

BEGINNING at an iron pipe in the Reaves South line, being N 75 deg. 55' E, 1075.3 feet and N 76 deg. 09' E, 30.5 feet from the Reaves Southwest corner;

THENCE N 76 deg. 09' E, 85.08 feet to an iron pipe for corner;

THENCE N 13 deg. 56' W, 253.3 feet to a point in the centerline of a 60 foot road, from which an iron pipe bears S 13 deg. 56' E, 30.00 feet;

THENCE S 76 deg. 04' W, 85.08 feet to a point in road;

THENCE S 13 deg. 56' E, 253.2 feet to the PLACE OF BEGINNING and containing .5 acre of land, more or less.

There is a 30 foot wide strip of land reserved off the North line of all the above described tracts for road easement purposes; also a 5 foot wide strip reserved for a utility easement adjacent to the South of said 60 foot road.

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AFTER RECORDING RETURN TO:
JOHNATHAN THORNBERRY
P.O. Box 8097
Grangerland, Texas 77302

EXHIBIT
PAGE

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993-01-0937

808-01-1991

EXHIBIT "B"

Restrictions as set forth in instrument recorded in/under Volume 795 Page 65 of the Deed Records of Montgomery County, Texas.

A 30 foot roadway easement over, upon and across the North 30 feet of subject lot(s) and a 5 foot utility easement lying South of, adjacent and parallel to said roadway, both as set out in the field note description of the herein described property.

Easement granted to Gulf States Utilities Company in instrument executed by Otha A. Reaves et al dated October 27, 1971, recorded in Volume 752, Page 811 of the Deed Records of Montgomery County, Texas.

Easement granted to W. C. DeArmond in instrument executed by C & J Corporation of Conroe dated September 1, 1971 and recorded in Volume 761, Page 35 of the Deed Records of Montgomery County, Texas.

Easement granted to Moran Utilities Company in instrument executed by C & J Corporation of Conroe dated January 11, 1972 recorded in Volume 767, Page 474 of the Deed Records of Montgomery County, Texas.

Subject to any visual or apparent easements and/or rights of way on, over, under or across the subject property, the existence of which would appear on a current survey.

All oil, gas and other minerals in and under the herein described property, together with right of ingress and egress, mining and oil drilling privileges appurtenant thereof, heretofore reserved by Predecessors in title. There is expressly excluded herefrom and not insured hereunder, title to oil, gas and other minerals of every kind and character, in, on and under the property herein described.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

92 JUL 27 PM 3:01

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.

JUL 27 1992



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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.

JUL 26 1994



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

EXHIBIT
PAGE

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