

#66  
Weldon Alders  
12/19/85

#15,024

VOL 1102 PAGE 360

SPECIAL WARRANTY DEED

THE STATE OF TEXAS                 §  
   §        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF LIBERTY               §

THAT CHAMPION REALTY CORPORATION, a Delaware corporation (hereinafter called the "Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid and agreed and secured to be paid to the Grantor by WELDON ALDERS (hereinafter called the "Grantee"), in the manner hereinafter set forth, the sufficiency of which consideration is hereby confessed and acknowledged by the Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee whose mailing address is P.O. Box 869, Mt. Belvieu, Texas 77580, that certain real property and premises containing 210.233 acres of land, more or less, out of the Reason Green Survey, A-43, Liberty County, Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes (hereinafter called the "Subject Tract") lying and being situated in Liberty County, Texas, together with all improvements thereon. The Subject Tract is composed of "Parcel A" as set forth on Exhibit "A-1" and "Parcel B" as set forth on Exhibit "A-2".

The consideration for this Deed has been paid and has been agreed and is secured to be paid by the Grantee to the Grantor as follows:

- (1) Ten Dollars (\$10.00) and other good and valuable consideration has this day been paid in cash to the Grantor by the Grantee, the receipt of which is hereby acknowledged by the Grantor.
- (2) The remaining portion of the consideration for this Deed in the amount of ONE HUNDRED NINETY-ONE THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 40/100 DOLLARS (\$191,378.40) has been deferred and the indebtedness therefor is evidenced by that certain promissory note of even date herewith (hereinafter called the "Purchase Money Note"), made by the Grantee, payable to the order of the Grantor in the principal sum of ONE HUNDRED NINETY-ONE THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 40/100 DOLLARS (\$191,378.40) bearing interest, being payable and containing the other terms, provisions and agreements therein set forth.

In addition to the express vendor's lien and superior title hereinafter retained to secure the payment of the Purchase Money Note, said Note is secured by that certain deed of trust (the "Deed of Trust") of even date herewith, executed by the Grantee to Patricia S. Chipman, Trustee, and covering and describing the Subject Tract.

TO HAVE AND TO HOLD the Subject Tract, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the Grantee, his heirs, legal representatives and assigns, forever; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Subject Tract unto the Grantee, his 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; subject, however, to the reservations, covenants and restrictions set forth herein and to lawful and validly enforceable claims of third persons, if any, under or with respect to the matters or items

listed in Exhibit "B" attached hereto and made a part hereof for all purposes (hereinafter called the "Permitted Encumbrances"), and subject, also, to any rules, regulations, and subdivision, zoning, planning or platting ordinances, if any, affecting the Subject Tract, promulgated by state, county, municipal or other authorities, in effect at the time of this conveyance. The references to lawful claims, if any, of third persons contained herein in connection with the Permitted Encumbrances are made for the exclusive purpose of exceptions from the Grantor's warranty herein, and no reference or recital herein contained shall operate to enlarge, recognize, ratify, revive or confirm rights, if any, of any third person.

Grantor excepts herefrom such valid mineral and royalty interests in the Subject Tract as may appear of record in the Office of the County Clerk of Liberty County, Texas, and Grantor further excepts herefrom and expressly reserves unto itself, its successors and assigns, all oil, gas and other minerals not heretofore reserved in and under and that may be produced from the Subject Tract, it being understood and agreed that this interest shall be for the benefit of and be owned by Grantor, and its successors in interest, and that in no event by warranty, estoppel, reversion, or otherwise, shall Grantee or Grantee's successors in interests acquire any part of the mineral interest as a result of this conveyance.

This Deed is further made and accepted upon and subject to the following restrictions and covenants which shall run with the land and benefit other lands owned by Grantor in Reason Green Survey, A-43, Liberty County, Texas for a period ending thirty (30) years from the date hereof:

- (a) Residences and other buildings on the Subject Tract shall be constructed of new materials, neither old nor second-hand houses or buildings shall be moved onto the Subject Tract nor shall any residence or building be erected on the Subject Tract with second-hand lumber or second-hand building materials and all such buildings shall be of solid construction and complete on the exterior.
- (c) No outside toilet facilities, portable or otherwise, shall be maintained on the Subject Tract, except as such temporary facilities are placed upon the Subject Tract in connection with construction activity, pursuant to approval by Seller. Any sewage disposal system shall be of a type approved by the county and/or state department of health and shall be maintained by the owner at all times in property sanitary condition and in accordance with applicable state, county and city laws.
- (d) The Subject Tract shall not 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 incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition.
- (e) The Subject Tract shall not be used to store vehicles which are not in servicable or usable condition nor to store junk, wrecked cars or other similar materials and no inoperable or unlicensed automobile or vehicle shall be parked on any lot or street, nor permitted to remain thereon.
- (f) Dogs, cats or other household pets may be kept provided that they are not kept in commercial quantities, bred or maintained for any commercial purpose.
- (g) No use shall be made of the word or name "Champion" in any designation of the Subject Tract.

- (h) No part of the Subject Tract or any improvements situated thereon shall be put to any industrial, manufacturing or other use which may become an annoyance or nuisance to the neighborhood or which may be offensive by reason of odor, fumes, dust, smoke, noise, vibration, or; pollution including but not limited to factories, slaughter houses, tanneries, truck stops (not to include gasoline stations), or which are hazardous by reason of the excessive danger of fire or explosion. This prohibition specifically does not prohibit a convenience store selling gasoline.
- (i) No part of the Subject Tract or any improvements situated thereon shall be used as a theatre, club or store which theatre, club or store encourages or sells films, services or wares of a pornographic nature.
- (j) No part or portion of the Subject Tract shall be used to lease billboards on a commercial basis, it being the intent that such prohibition does not prevent a developer or other seller of all or part of the Subject Tract to advertise the Subject Tract.
- (k) For a period of thirty (30) years from the date hereof no permanent building may be erected on all or any part of the restricted corners, which restricted corners are the 2.190 acres described on Exhibit "C-1" attached hereto and incorporated herein for all purposes, and the .973 acres described on Exhibit "C-2" attached hereto and incorporated herein for all purposes. The restricted corners shall be left free and clear of any and all construction, buildings or other edifices except that Liberty County or any applicable governmental authority may construct a drainage ditch on all or any part of such restricted corners and Grantee, his heirs, legal representatives, successors and assigns shall have the right to dedicate all or any part of such restricted corners to Liberty County or other appropriate governmental authority for the purposes of constructing such ditch.

Grantor, and its corporate successors, shall have the right to waive the above restrictions as to portions of the Subject Tract upon recording an instrument in the Official Public Records of Real Property of Liberty County, Texas, referring to this Deed and expressing such waiver or by joining in, consenting to, or otherwise approving of a declaration of restrictions for the Subject Tract by Grantee, his successors or assigns. No general declaration of restrictions shall operate to waive restrictions (g) or (k) unless specifically identified as waived.

The foregoing restrictions may be enforced at any time in such manner as permitted or prescribed by law by Grantor and its corporate successors.

Grantor expressly reserves unto itself its successors and assigns a non-exclusive 60 foot access easement more particularly described on Exhibit "D" attached hereto and incorporated herein for all purposes (the "Access Easement"). The Access Easement shall remain in effect until road(s) have been constructed and dedicated to the public across Parcel B which provide access through Parcel B from the Woodland Hills Subdivision to the north, to property owned by Grantor directly west of the western boundary line of Parcel B. Said road(s) must abutt and stub out at the far western boundary line of Parcel B. At such time as the road(s) have been constructed and dedicated to the public and accepted by Liberty County, then the Access Easement reserved herein by Grantor shall terminate and be of no further force and effect.

Grantor also reserves for itself, its successors and assigns, a non-exclusive drainage easement having a width of 40 feet, the centerline of which is described by metes and bounds on Exhibit "E" attached hereto and incorporated herein for all purposes (the "Drainage Easement"). The Drainage Easement shall be for the benefit of lands owned by Grantor contiguous to the eastern and the western boundary lines of Parcel B, (the "Adjacent Tracts"). Such Drainage Easement shall be for the benefit of such Adjacent Tracts shall be non-exclusive and shall be assignable by Grantor in whole or in part. The Drainage Easement shall remain in full force and effect until drainage easement(s) sufficient to drain the Adjacent Tracts have been dedicated to the public across said Parcel B and accepted by Liberty County.

BUT the express vendor's lien and superior title are retained in favor of the Grantor, its successors and assigns, upon the Subject Tract and any other properties or rights, titles and interests conveyed under this Deed until the Purchase Money Note, together with all interest and other sums to accrue or to become payable thereunder, shall have been paid in full in accordance with the face and tenor, effect and reading of the Purchase Money Note, whereupon this Deed shall then become absolute.

Grantee shall be entitled to releases on portions of the Subject Tract, from time to time, of and from Grantor's liens retained herein and in the Deed of Trust to Patricia S. Chipman, Trustee of even date herewith, according to the terms and conditions contained in said Deed of Trust.

In the event any one, or more, of these covenants and agreements shall become or be held invalid, by reason of abandonment, waiver, or judicial decision, same shall in no wise affect or impair the validity of the other covenants and agreements which shall remain in full force and effect.

All ad valorem taxes for the current year have been prorated as of the date of delivery of this Deed, and the Grantor covenants and agrees to pay all ad valorem taxes upon the Subject Tract for the year 1985. Grantee expressly agrees to pay all ad valorem taxes for years subsequent to 1985.

EXECUTED as of the 19th day of December, 1985.

CHAMPION REALTY CORPORATION

BY:

 (P.S.)  
E.H. Daniels, III, Vice President

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THE STATE OF TEXAS  
COUNTY OF HARRIS

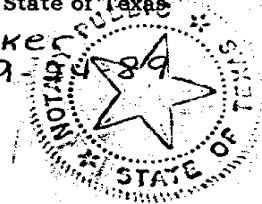
§  
§  
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BEFORE ME, the undersigned authority, on this day personally appeared E.H. DANIELS, III, Vice President of CHAMPION REALTY CORPORATION, a Delaware corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed same for the purposes and considerations therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19 day of December, 1985.

Charolette Coker  
Notary Public in and for the State of Texas

Charolette Coker  
Comm. Exp: 9-



- List of Attachments:  
Exhibit A-1 - Parcel A  
Exhibit A-2 - Parcel B  
Exhibit B - Permitted Encumbrances  
Exhibit C-1 - Restricted Corners 2.190 acres  
Exhibit C-2 - Restricted Corners .973 acres  
Exhibit D - Access Easement  
Exhibit E - Drainage Easement

EXHIBIT "A-1"  
ATTACHED TO AND MADE A PART OF THE  
SPECIAL WARRANTY DEED  
BY AND BETWEEN  
CHAMPION REALTY CORPORATION, AS GRANTOR  
AND  
WELDON ALDERS, AS GRANTEE

Parcel A Tract One:

BEING 84.18 ACRES OF LAND IN, OUT OF, AND A PART OF THAT CERTAIN 856 ACRE TRACT OF LAND IN THE REASON GREEN LEAGUE, ABSTRACT 43, LIBERTY COUNTY, TEXAS. SAID 856 ACRE TRACT OF LAND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOLUME 385, PAGE 404, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 84.18 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 4 x 4 Concrete Monument (marked L-73) found for the Southeast corner of said 856 acre tract of land, same being the Southeast corner of said 84.18 acre tract of land herein described and the POINT OF BEGINNING.

THENCE: North 00°14'45" West along the East line of said 856 acre tract of land, same being the East line of said 84.18 acre tract of land herein described, for a distance of 548.58' to a 1 1/2" G.I.P. found for an angle point in said East lines.

THENCE: North 03°32'49" East along the East line of said 856 acre tract of land, same being the East line of said 84.18 acre tract of land herein described, for a distance of 700.76' to a point in the centerline of a County Road, said point being the Easternmost Northeast corner of said 84.18 acre tract of land herein described.

THENCE: Along and with the meanders of the centerline of said County Road, same being the Northernmost East line of said 84.18 acre tract of land herein described as follows:

North 58°15'11" West for a distance of 69.18'.  
North 61°10'42" West for a distance of 136.30'.  
North 51°39'15" West for a distance of 235.92'.  
North 46°42'59" West for a distance of 137.60'.  
North 40°36'55" West for a distance of 148.86'.

THENCE: North 35°08'43" West along the centerline of said County Road, same being the Northernmost East line of said 84.18 acre tract of land herein described, for a distance of 226.85' to a point in the West Right-of-Way line of F.M. Highway 1008, said point being the beginning of a curve to the right having a radius of 1195.92'.

THENCE: Along and with said curve to the right, in a Northerly direction, same being the West Right-of-Way of said Highway 1008, same being the Northernmost East line of said 84.18 acre tract of land herein described, for a distance of 256.24' to a Concrete Monument found for the POINT OF TERMINATION of said curve.

THENCE: North 24°49'05" West along the West Right-of-Way line of said Highway 1008, same being the Northernmost East line of said 84.18 acre tract of land herein described, for a distance of 30.0' to a 5/8" Iron Rod found for the Easternmost Southeast corner of Liberty Pines Estates as recorded in Volume 8, Pages 236-237, of the Map Records of Liberty County, Texas, same being the Northernmost Northeast corner of said 84.18 acre tract of land herein described.

THENCE: South 60°47'55" West along the Easternmost South line of said Liberty Pines Estates, same being the North line of said 84.18 acre tract of land herein described, for a distance of 964.80' to a 1/2" Iron Rod found for an angle point in the South line of said Liberty Pines Estates, same being an angle point in the North line of said 84.18 acre tract of land herein described.

THENCE: South 89°08'50" West along the South line of said Liberty Pines Estates, same being the North line of said 84.18 acre tract of land herein described, for a distance of 483.83' to a 5/8" Iron Rod found in the centerline of a Drainage Easement as described in Volume 1052, Page 734, of the Deed Records of Liberty County, Texas, said 5/8" Iron Rod being the Northwest corner of said 84.18 acre tract of land herein described.

THENCE: South 00°20'50" East along the centerline of said Drainage Easement, same being the West line of said 84.18 acre tract of land herein described, for a 1392.55' to a 5/8" Iron Rod set in the North Right-of-Way line of a 55' Pipeline Easement as described in Volume 597, Page 358 and Volume 743, Page 853, both of the Deed Records of Liberty County, Texas, said 5/8" Iron Rod being the Southwest corner of said 84.18 acre tract of land herein described.

THENCE: South 72°30'08" East along the North Right-of-Way line of said Pipeline Easement, same being the South line of said 84.18 acre tract of land herein described, for a distance of 892.15' to a 5/8" Iron Rod set in the South line of heretofore mentioned 856 acre tract of land, said 5/8" Iron Rod being an angle point in the South line of said 84.18 acre tract of land herein described.

THENCE: South 87°36'53" East along the South line of said 856 acre tract of land, same being the South line of said 84.18 acre tract of land herein described, for a distance of 1308.21' to the POINT OF BEGINNING and containing 84.18 acres of land.

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Parcel A Tract Two:

BEING 19.175 ACRES OF LAND IN, OUT OF, AND A PART OF THE REASON GREEN LEAGUE, ABSTRACT 43, LIBERTY COUNTY, TEXAS. SAID 19.175 ACRE TRACT OF LAND BEING ALL OF THAT CERTAIN LOT 9 AND LOT 10, OF THE LIBERTY PINES ESTATES, AS RECORDED IN VOLUME 8, PAGES 236 AND 237, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.



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EXHIBIT "A-2"  
ATTACHED TO AND MADE A PART OF THE  
SPECIAL WARRANTY DEED  
BY AND BETWEEN  
CHAMPION REALTY CORPORATION, AS GRANTOR  
AND  
WELDON ALDERS, AS GRANTEE

Parcel B:

BEING 106.878 ACRES OF LAND IN, OUT OF, AND A PART OF THAT CERTAIN 856 ACRE TRACT OF LAND IN THE REASON GREEN LEAGUE, ABSTRACT 43, LIBERTY COUNTY, TEXAS. SAID 856 ACRE TRACT OF LAND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOLUME 385, PAGE 404, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 106.878 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at a 5/8" Iron Rod found in the centerline of a 55' Pipeline Easement as described in Volume 597, Page 358 and Volume 743, Page 853, both of the Deed Records of Liberty County, Texas, said 5/8" Iron Rod being the Southwest corner of that certain 160.626 acre tract of land called "tract one" as described in Volume 1048, Page 236, of the Deed Records of Liberty County, Texas, same being the Southwest corner of Woodland Hills Subdivision as recorded in Volume 9, Pages 18-20, of the Map Records of Liberty County, Texas, said 5/8" Iron Rod being the Northwest corner of said 106.878 acre tract of land herein described and the POINT OF BEGINNING.

THENCE: South 72°30'08" East along the centerline of said Pipeline Easement, same being the South line of said 160.626 acre tract of land, same being the Westernmost South line of said Woodland Hills Subdivision, same being the North line of said 106.878 acre tract of land herein described, for a distance of 3563.53' to a 5/8" Iron Rod found in the West Right-of-Way line of Tramway Street, said 5/8" Iron Rod being the Northeast corner of said 106.878 acre tract of land herein described.

THENCE: South 00°20'50" East along the West Right-of-Way line of said Tramway Street, same being the East line of said 106.878 acre tract of land herein described, for a distance of 898.43' to a 5/8" Iron Rod set in the South line of said

856 acre tract of land, same being the North line of that certain Reidland-Guthrie 837.27 acre tract of land as described in Volume 624, Page 168, of the Deed Records of Liberty County, Texas, said 5/8" Iron Rod being the Southeast corner of said 106.878 acre tract of land herein described.

THENCE: North 87°36'53" West along the South line of said 856 acre tract of land, same being the North line of said 837.27 acre tract of land, same being the South line of said 106.878 acre tract of land herein described, for a distance of 3429.35' to a 5/8" Iron Rod set for the Southwest corner of said 106.878 acre tract of land herein described.

THENCE: North 00°41'57" East along the West line of said 106.878 acre tract of land herein described, for a distance of 1827.27' to the POINT OF BEGINNING and containing 106.878 acres of land.

**EXHIBIT "B"**  
**ATTACHED TO AND MADE A PART OF THE**  
**SPECIAL WARRANTY DEED**  
**BY AND BETWEEN**  
**CHAMPION REALTY CORPORATION, AS GRANTOR**  
**AND**  
**WELDON ALDERS, AS GRANTEE**

Permitted Encumbrances

1. Right-of-Way dated October 22, 1906, executed by First National Bank of Victoria, to C.R. Cummings Export Company, recorded in Volume 18, Page 386, of the Deed Records of Liberty County, Texas.
2. A 1/4 mineral interest, the royalties, bonuses, rentals and all other rights described in instrument from Netta M. Griffith to S.S. McClendon et al, dated October 31, 1942, recorded in Volume 259, Page 6, of the Deed Records of Liberty County, Texas, reference to which instrument is here made for all purposes together with all rights, express or implied in and to the property arising out of or connected with said interests and conveyance.
3. All the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights described in instruments from S.B. Crawford et al to Champion Paper & Fibre Company, dated March 30, 1953, recorded in Volume 385, Page 404, of the Deed Records of Liberty County, Texas, reference to which instrument is here made for all purposes, together with all rights, express or implied in and to the property arising out of or connected with said interests and conveyance.
4. Easement dated December 23, 1965, executed by Champion Papers, Inc. to Natural Gas Pipeline Company of America, recorded in Volume 597, Page 358, of the Deed Records of Liberty County, Texas.
5. Easement dated August 21, 1974, executed by Champion International Corporation to Natural Gas Pipeline Company of America, recorded in Volume 743, Page 853, of the Deed Records of Liberty County, Texas.
6. Terms, conditions and stipulations of Oil, Gas and Mineral Lease from Sidney McLendon III et al to South Liberty Oil Company as follows: dated June 3, 1982, recorded in Volume 953, Page 182; dated June 21, 1982, recorded in Volume 953, Pages 188, 191, 179, 176, 173, 167, 164, 161, 158, 155; dated June 16, 1982, recorded in Volume 953, Page 170, all of the Deed Records of Liberty County, Texas.
7. Easement dated February 22, 1985, executed by Champion Realty Corporation to County of Liberty, recorded in Volume 1052, Page 734, of the Official Public Records of Liberty County, Texas.
8. As to Lots 9 and 10 of Parcel A, restrictions, utility easements, drainage easements and aerial easements set out on plat of Liberty Pines Estates, recorded in Volume 8, Pages 236 and 237, of the Map Records of Liberty County, Texas.
9. As to Lots 9 and 10 of Parcel A, restrictive covenants as set forth in instrument dated June 15, 1984, recorded in Volume 1022, Page 456, of the Deed Records of Liberty County, Texas.

EXHIBIT "C-1"  
ATTACHED TO AND MADE A PART OF THE  
SPECIAL WARRANTY DEED  
BY AND BETWEEN  
CHAMPION REALTY CORPORATION, AS GRANTOR  
AND  
WELDON ALDERS, AS GRANTEE

Restrictive Corners 2.190 acres

BEING 2.190 ACRES OF LAND IN, OUT OF, AND A PART OF THAT CERTAIN 856 ACRE TRACT OF LAND IN THE REASON GREEN LEAGUE, ABSTRACT 43, LIBERTY COUNTY, TEXAS. SAID 856 ACRE TRACT OF LAND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOLUME 385, PAGE 404, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 2.190 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING at a 4 x 4 Concrete Monument (marked L-73) found for the Southeast corner of said 856 acre tract of land, same being the Southeast corner of said 2.190 acre tract of land herein described and the POINT OF BEGINNING.

THENCE: North 00°14'45" West along the East line of said 856 acre tract of land, same being the East line of said 2.190 acre tract of land herein described, for a distance of 499.65' to a point on the West bank of a ravine, said point being the North corner of said 2.190 acre tract of land herein described.

THENCE: Along and with the meanders of the West bank of said ravine, same being the West line of said 2.190 acre tract of land herein described, as follows:

South 41°31'16" West for a distance of 193.74'.  
South 31°45'14" West for a distance of 220.26'.

THENCE: South 42°50'06" West along the West bank of said ravine, same being the West line of said 2.190 acre tract of land herein described, for a distance of 206.18' to a point in the South line of said 856 acre tract of land, said point being the Southwest corner of said 2.190 acre tract of land herein described.

THENCE: South 87°36'53" East along the South line of said 856 acre tract of land, same being the South line of said 2.190 acre tract of land herein described, for a distance of 387.00' to the POINT OF BEGINNING and containing 2.190 acres of land.

EXHIBIT "C-2"  
ATTACHED TO AND MADE A PART OF THE  
SPECIAL WARRANTY DEED  
BY AND BETWEEN  
CHAMPION REALTY CORPORATION, AS GRANTOR  
AND  
WELDON ALDERS, AS GRANTEE

Restrictive Corners .973 acres

BEING 0.973 ACRES OF LAND IN, OUT OF, AND A PART OF THAT CERTAIN 856 ACRE TRACT OF LAND IN THE REASON GREEN LEAGUE, ABSTRACT 43, LIBERTY COUNTY, TEXAS. SAID 856 ACRE TRACT OF LAND BEING THAT SAME TRACT OF LAND AS DESCRIBED IN VOLUME 385, PAGE 404, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.973 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 4 x 4 Concrete Monument (marked L-73) found for the Southeast corner of said 856 acre tract of land.

THENCE: North 00°14'45" West along the East line of said 856 acre tract of land, for a distance of 548.58' to a 1 1/2" G.I.P. found for an angle point in the East line of said 856 acre tract of land, said 1 1/2" G.I.P. being the South corner of said 0.973 acre tract of land and the POINT OF BEGINNING.

THENCE: North 03°32'57" East along the East line of said 856 acre tract of land, same being the East line of said 0.973 acre tract of land herein described, for a distance of 667.11' to a point in the South margin of a County Road, said point being the Northeast corner of said 0.973 acre tract of land herein described.

THENCE: North 60°09'27" West along the South margin of said County Road, same being the North line of said 0.973 acre tract of land herein described, for a distance of 10.33' to a point on the West bank of a ravine, said point being the Northwest corner of said 0.973 acre tract of land herein described.

THENCE: Along the meanders of the West bank of said ravine, same being the West line of said 0.973 acre tract of land herein described, as follows:

South 38°27'59" West for a distance of 237.06'.  
South 18°58'01" East for a distance of 293.29'.

THENCE: South 05°26'40" East along the West bank of said ravine and the West line of said 0.973 acre tract of land herein described, for a distance of 208.94' to the POINT OF BEGINNING and containing 0.973 acres of land.

**EXHIBIT "D"**  
**ATTACHED TO AND MADE A PART OF THE**  
**SPECIAL WARRANTY DEED**  
**BY AND BETWEEN**  
**CHAMPION REALTY CORPORATION, AS GRANTOR**  
**AND**  
**WELDON ALDERS, AS GRANTEE**

Access Easement

BEING THE CENTERLINE OF A 60.0' ACCESS EASEMENT OVER AND ACROSS A 106.878 ACRE TRACT OF LAND. SAID 106.878 ACRE TRACT OF LAND BEING OUT AND A PART OF THAT CERTAIN 856 ACRE TRACT OF LAND IN THE REASON GREEN LEAGUE, ABSTRACT 43, LIBERTY COUNTY, TEXAS. SAID 856 ACRE TRACT OF LAND BEING DESCRIBED IN VOLUME 385, PAGE 404, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID CENTERLINE OF SAID 60.0' ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS,  
TO-WIT:

COMMENCING at a 5/8" Iron Rod found for the South-west corner of Woodland Hills Subdivision as recorded in Volume 9, Pages 18, 19 and 20, of the Map Records of Liberty County, Texas, same being the Northwest corner of heretofore mentioned 106.878 acre tract of land.

THENCE: South 72°30'08" East along the South line of said Woodland Hills Subdivision, same being the North line of said 106.878 acre tract of land, for a distance of 579.94' to a point being the POINT OF BEGINNING of said centerline of said 60.0' access easement herein described.

THENCE: South 00°39'25" West along the centerline of said easement herein described, for a distance of 7.78' to an angle point in the centerline of said easement herein described.

THENCE: South 05°39'25" West along the centerline of said easement herein described, for a distance of 431.75' to a point in the centerline of said easement herein described.

THENCE: North 72°30'08" West along the centerline of said easement herein described, for a distance of 540.97' to a point in the West line of said 106.878 acre tract of land, said point being the POINT OF TERMINATION of the centerline of said 60.0' access easement herein described.

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EXHIBIT "E"  
ATTACHED TO AND MADE A PART OF THE  
SPECIAL WARRANTY DEED  
BY AND BETWEEN  
CHAMPION REALTY CORPORATION, AS GRANTOR  
AND  
WELDON ALDERS, AS GRANTEE

Drainage Agreement

BEING THE CENTERLINE OF A 40.0' DRAINAGE EASEMENT OVER AND ACROSS A 106.878 ACRE TRACT OF LAND. SAID 106.878 ACRE TRACT OF LAND BEING OUT AND A PART OF THAT CERTAIN 856 ACRE TRACT OF LAND IN THE REASON GREEN LEAGUE, ABSTRACT 43, LIBERTY COUNTY, TEXAS. SAID 856 ACRE TRACT OF LAND BEING DESCRIBED IN VOLUME 385, PAGE 404, OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID CENTERLINE OF SAID 40.0' DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING at a 5/8" Iron Rod found for the Southwest corner of Woodland Hills Subdivision as recorded in Volume 9, Pages 18, 19 and 20, of the Map Records of Liberty County, Texas, same being the Northwest corner of heretofore mentioned 106.878 acre tract of land.

THENCE: South 00°41'57" West along the West line of said 106.878 acre tract of land, for a distance of 830.51' to a point being the POINT OF BEGINNING of the centerline of said 40.0' drainage easement herein described.

THENCE: South 71°09'33" East along the centerline of said 40.0' easement herein described, for a distance of 489.59' to an angle point in the centerline of said 40.0' easement herein described.

THENCE: South 73°42'06" East along the centerline of said 40.0' easement herein described, for a distance of 397.18' to a point in the centerline of an existing 50.0' drainage easement as described in Volume 1052, Page 734 (easement one), of the Deed Records of Liberty County, Texas, said point being the POINT OF TERMINATION of centerline of said 40.0' drainage easement herein described.

FILED FOR RECORD  
1985 DEC 23 PM 4:16

*Wanda Barker*  
COUNTY CLERK  
LIBERTY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LIBERTY  
I, WANDA BARKER, hereby certify that this instrument as FILED in file number: sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS of Liberty County, Texas, as stamped hereon by me on

DEC 27 1985



*Wanda Barker*  
COUNTY CLERK  
LIBERTY COUNTY, TEXAS