

DEED OF TRUST

Date: August 31, 1993

Grantor(s): WILLIAM A. MOYERS and wife, CAROL E. MOYERS

Grantor's Mailing Address:
2222 North Main Street
Highlands, Texas 77562 (Harris County)

Trustee: H. ERWIN WILBANKS

Trustee's Mailing Address:
P. O. Box 176
Baytown, Texas 77522-0176 (Harris County)

Beneficiary (Secured Party): SADEANE LANG

Beneficiary's Mailing Address:
P.O. Box 725
HIGHLANDS, TX 77562 (Harris County)

Note(s):

Date: August 31, 1993

Amount: SIXTY FIVE THOUSAND AND NO/100 (\$65,000.00) DOLLARS

Maker: WILLIAM A. MOYERS and wife, CAROL E. MOYERS

Payee: SADEANE LANG

Final Maturity Date: as therein specified in said note

Terms of Payment (optional): as therein specified in said note

Property (including any improvements):

SURFACE ESTATE ONLY of a 5.8287 acre tract of land out of the Rueben White Survey, Abstract No. 84, Harris County, Texas, being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Classification of Collateral:

Collateral (including all accessions):


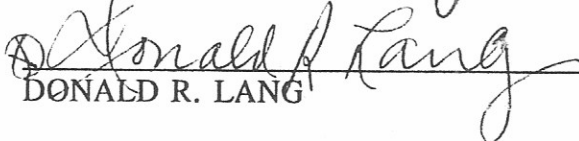
Prior Lien(s) (including recording information): None

EGRESS AT ANY TIME FOR MINING, DRILLING, EXPLORING, OPERATING AND DEVELOPING THE PROPERTY FOR OIL, GAS, AND OTHER MINERALS AND FOR REMOVING THEM FROM THE PROPERTY. ANY DRILLING OPERATIONS PERFORMED UNDER OR IN CONNECTION WITH THE PROPERTY SHALL BE ACCOMPLISHED BY DIRECTIONAL METHODS FROM REAL PROPERTY UNITIZED OR POOLED WITH THE PROPERTY.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the fact, tenor, effect and reading thereof, when this Deed shall become absolute.

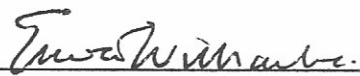
THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN GIVEN BY THE FIRM PREPARING THIS INSTRUMENT AS TO THE TITLE TO OR THE DESCRIPTION OF THE PROPERTY INVOLVED.

EXECUTED on August 31, 1993.


SADEANE LANG

DONALD R. LANG

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 31st day of August, 1993, by SADEANE LANG, and husband DONALD R. LANG.


NOTARY PUBLIC, State of Texas

RETURN TO GRANTEE'S ADDRESS:
Mr. and Mrs. William A. Moyers
2222 North Main Street
Highlands, Texas 77562

HEW/sb
B:/LANG.DOT(09)

METES & BOUNDS DESCRIPTION OF THE PROPERTY OF
 2222 NORTH MAIN STREET, HIGHLANDS, TEXAS 77562

EXHIBIT "A"

COMMENCING at the intersection of North Boundary line of Grace Lane with the West boundary line of FM 2100 (Crosby Lynchberg Road);

Thence along the North boundary of Grace Lane S 87 deg. 10 min. 40 sec. W 184 ft. to POINT OF BEGINNING;

Thence continuing along the North boundary of Grace Lane S 87 deg. 10 min. 40 sec. W 300.04 ft. to a point for corner;

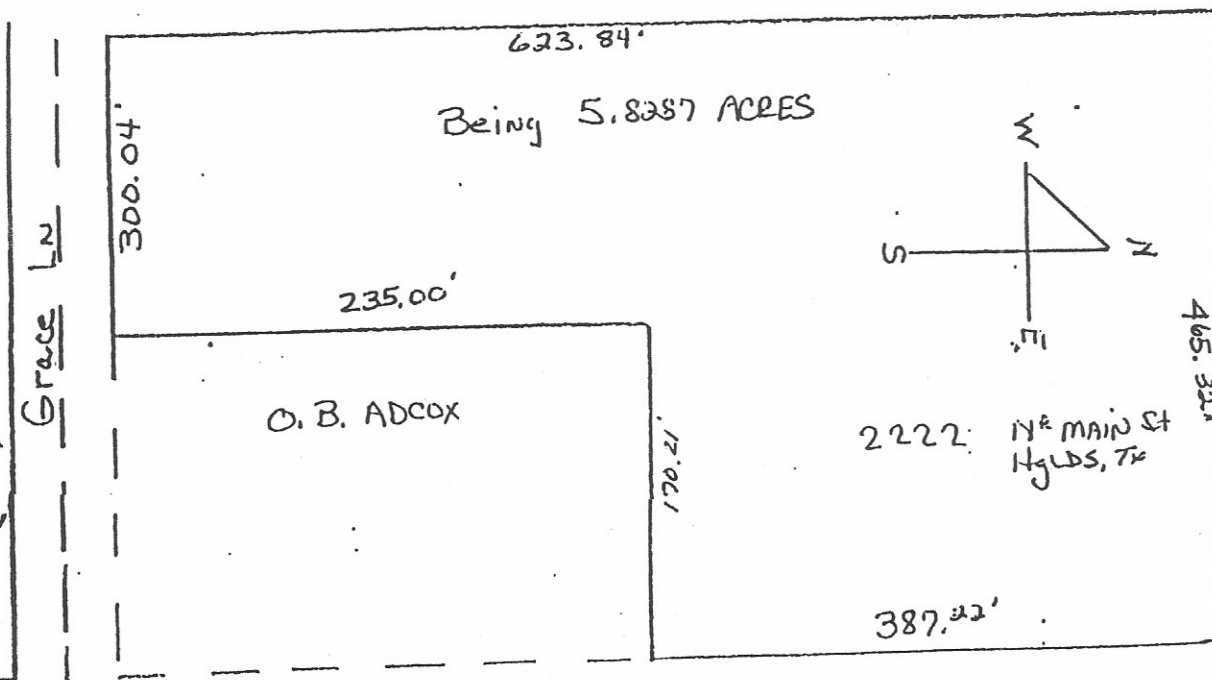
Thence N 04 deg. 24 min. 55 sec. W 623.84 ft. to a point on the SBL of Sinclair (ARCO) fee strip, being the NW corner of this tract described;

Thence N 87 deg. 25 min. 37 sec. E 465.32 ft. along SBL of said Sinclair (ARCO) fee strip to the West boundary line of FM 2100 (Crosby Lynchberg Road), being the North East corner of this tract being described;

Thence S 06 deg. 08 min. 35 sec. E 387.22 ft. along the west boundary line of FM 2100 to a point for corner, being the North East corner of the O.B. Adcox home sight;

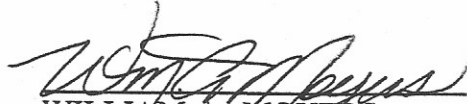
Thence S 87 deg. 10 min. 40 sec. W 170.21 ft. to a point for corner being the North West corner of said O.B. Adcox home sight;

Thence S 02 deg. 49 min. 20 sec. E 235.00 ft. to the POINT OF BEGINNING, said tract containing 5.8287 acres, more or less.

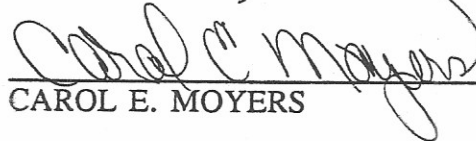


ADDENDUM TO NOTE DATED September 1, 1993

The undersigned agree that in the event it is necessary for the Makers herein to refinance the balance of this existing note on September 1, 1998 with the Holder of said note, that the terms will be amortized over a five (5) years at nine (9%) percent with the entire balance being due and payable on September 1, 2002.



WILLIAM A. MOYERS



CAROL E. MOYERS

HEW/sb
B:\MOYERS.ADD(02)

restricted to single family dwelling consisting of a minimum of 1,500 square feet of living area. The main structure of the residence must be on an approved engineered slab. There will be no trailer homes or modular homes allowed on the property. There will be no swine kept on the property. Nothing that constitutes a nuisance to the surrounding area or neighbors, or anything that would de-value local property values will be permitted. There is to be a building set back line of 150 feet from the center line of Grace Lane Road. Construction of any permitted structures will be fully completed within one year of the county building permit issue date.

2. The existing dwelling of 2222 North Main Street will not be restricted to single residential family residence. A light industry or small business operation will be permitted as long as it operates in a professional manner and does not create a nuisance or devalues surrounding properties. This restriction will be placed on the acreage located North of Mr. Adcox's North property line adjoining the subject acreage.

3. Grantors expressly save and except from this conveyance and reserve to themselves, their heirs and assigns, all of the oil, gas and other minerals and royalties, in, on, under, and that may be produced from the tract conveyed hereby.

4. Grantors retain a pipeline easement which is located from the recorded Arco south property line a distance of 140 feet south and running parallel with the existing pipe lines. (Which is also described as the North 140 feet of this tract being conveyed and more precisely described my metes and bounds in Exhibit "B" attached hereto and made a part hereof.

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 Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

For Grantor and Grantor's heirs, executors, administrators, successors and assigns, a reservation of all interest in the oil, gas, and other minerals that are in and under the property and that may be produced from it WITHOUT, HOWEVER, THE RIGHT OF INGRESS AND