

**VOL. 221 PAGE 616**  
**GENERAL WARRANTY DEED W/VENDORS LIEN**

**DATE:** AUGUST 2, 2000

**GRANTOR:** BERT DICKENS, INC.

**GRANTOR'S MAILING ADDRESS (including County):**  
P.O. BOX 987  
LIVINGSTON, TEXAS 77351 (POLK COUNTY)

**GRANTEE:** IGNACIO R. GONZALEZ

**GRANTEE'S MAILING ADDRESS (including County):**  
2404 LITTLE YORK  
HOUSTON, TEXAS 77093 (HARRIS COUNTY)

**CONSIDERATION:**

The sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the Grantor paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of Grantee's one (1) certain promissory note dated AUGUST 2, 2000, in the original sum of TWENTY THOUSAND FOUR HUNDRED SEVENTY-FIVE AND 48/100 DOLLARS (\$20,475.48 ). Payable to the order of Grantor, and bearing interest and being payable as therein provided; said note further providing for acceleration of maturity, waiver of all notices and demands to the full extent allowed by law, reasonable attorney's fees in the event of a default thereunder, and other special provisions, the payment of which note is secured by the Vendor's Lien herein retained and is additionally secured by a Deed of Trust, dated AUGUST 2, 2000, to JOHN R. INGRAM, trustee.

**PROPERTY: TRACK # 11, BEING 20 ACRES OF LAND, OUT OF AND A PART OF THE JAMES MCKENZIE SURVEY, A-316, LAVACA COUNTY, TEXAS, AS PER ATTACHED "EXHIBIT A".**

**SUBJECT TO RESTRICTIONS AS FILED OF RECORD IN VOL. 409, PAGE 358, OF THE OFFICIAL RECORDS OF LAVACA COUNTY, TEXAS.**

**SELLER RETAINS GRAZING RIGHTS UNTIL BUYER FENCES SUBJECT PROPERTY.**

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made by Grantor and accepted by Grantee expressly subject to the following matters, but only to the extent that they are valid and still in force and effect against the Property, to-wit:

(1) the restrictive covenants and other matters set forth in that certain document, of the Official Records of LAVACA County, Texas, to which document reference is hereby made for all intents and purposes;

**VOL. 221 PAGE 617**

(2) any other restrictions, covenants, easements, rights-of-way, prior mineral and/or royalty reservations and conveyances, together with any mineral development leases, which are of record in the Real Property Records of LAVACA County, Texas;

(3) any easements and rights-of-way not of record, but which are visible and apparent upon the ground so as to give actual notice thereof; and,

(4) all presently recorded instruments that affect the Property;

(5) any ordinances, statutes or regulations promulgated by the County of LAVACA, or any other agency or political subdivision of the State of Texas or the Federal Government, and all of the above matters are excluded from the warranty of title herein contained.

**GRANT OF PROPERTY:**

Grantor, for the consideration and subject to the "Reservations From and Exceptions to Conveyance and Warranty" set forth above, hereby grants, sells and conveys to Grantee the Property, together with all singular the rights and appurtenances thereto in any wise belonging; to have and hold it unto Grantee, and Grantee's heirs, executors, administrators, successors or assigns, forever. Grantor hereby binds Grantor, and Grantor's successors, to warrant and forever defend all and singular the Property to Grantee, and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the "Reservations From and Exceptions to Conveyance and Warranty" set forth in this deed.

**VENDOR'S LIENS:**

The vendor's lien against and superior title to the Property are retained until the note described herein has been paid in full according to its terms, at which time this deed shall become absolute. The payment of Taxes for the year 2000 shall be prorated, between the Grantee and Grantor. Grantee assumes liability for their prorated share of the 2000 Taxes and for subsequent years. When the context requires, singular nouns and pronouns include the plural.

BERT DICKENS, INC.

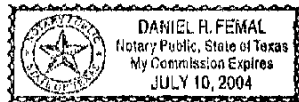


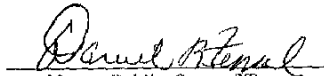
C. BERT DICKENS, PRESIDENT

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 3 day of December, 2000, by C. Bert Dickens, president of Bert Dickens, Inc., a Texas corporation, on behalf of said corporation.



  
Notary Public, State of Texas

**AFTER RECORDING, PLEASE RETURN TO:**  
BERT DICKENS, INC.  
P.O. BOX 987  
LIVINGSTON, TEXAS 77351



VOL. 221 PAGE 618  
*Henneke Surveying Co.*

P. O. BOX 341 • 109 3RD STREET • HALLETTSVILLE, TEXAS 77064

EXHIBIT "A"

FIELD NOTES

COUNTRY LAND COMPANY

OAK WOOD SOUTH

TRACT NO. 11

20.00 ACRES

20.00 acre tract of land out of the James McKenzie Survey, Abstract No. 316, situated in Lavaca County, Texas, and being part of a tract of land called to contain 2459.336 acres described in a conveyance from Treldon Cutbirth to C. Bert Dickens, by deed dated June 8, 1988 and recorded in Volume 403, Page 139, of the Lavaca County Deed Records; said 20.00 acre tract; being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the centerline of a graded 60.00 foot road for the Northwest corner of the herein described tract and the Northeast corner of Tract No. 10 of this Country Land Company Oak Woods South Subdivision, S19°16'46"E, 3067.13 feet and N81°10'32"E, 886.37 feet from the Southerly Northwest corner of the McKenzie Survey, which is the Southerly Northwest corner of the Oak Woods South Subdivision, from which an iron rod set for reference, N81°22'18"E, 30.21 feet;

THENCE N81°22'18"E a distance of 079.90 feet to an iron rod set for the Northeast corner of the herein described tract, in the Southerly East boundary line of the Oak Woods South Subdivision in the West boundary line of Tract No. 20 of the Country Land Company Subdivision;

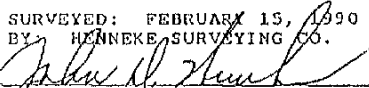
THENCE with the West boundary line of Tract No. 20, S08°37'42"E a distance of 1067.91 feet to an iron rod found for its Southwest corner and the Southeast corner of the herein described tract, in the North boundary line of Tract No. 34 and the North right-of-way line of a Shell Pipeline Company Pipeline Easement;

THENCE with the North right-of-way line of the Pipeline Easement and the North boundary line of Tract No. 34, S81°22'18"W a distance of 271.35 feet to an iron rod found for angle point and S83°46'40"W a distance of 493.78 feet to an iron rod set for the Southwest corner of the herein described tract and the Southeast corner of Tract No. 10 of this Oak Woods South Subdivision in the North boundary line of Tract No. 34;

THENCE with the East boundary line of Tract No. 10, N14°59'50"W a distance of 888.49 feet to an iron rod set for angle point in its East boundary line at the end of a graded 60.00 foot road;

THENCE continuing with the East boundary line of Tract No. 10 and the centerline of the graded 60.00 foot road, N15°18'50"W a distance of 165.01 feet to the POINT OF BEGINNING containing 20.00 acres of land;

SURVEYED: FEBRUARY 15, 1990  
 BY: HENNEKE SURVEYING CO.

  
 JOHN D. HENNEKE  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1554

VOL. 221 PAGE 619  
122575

**FILED FOR RECORD**  
At 8:05 O'Clock A M

JAN 0 5 2001

HENRY J. SITKA, CLERK  
BY COUNTY COURT LAVACA CO. TEXAS  
BY [Signature] Deputy

Filed by, Paid & return to:  
Country Land Company  
974 Campbell Rd.  
Suite 106  
Houston, TX 77024

RECORDED THE 8<sup>th</sup> DAY OF January A.D. 2001, HENRY J. SITKA, CLERK  
BY [Signature] DEPUTY, COUNTY COURT LAVACA COUNTY, TEXAS.

RESTRICTIONS  
AND  
EASEMENTS

THE STATE OF TEXAS  
  
COUNTY OF LAVACA

↓  
↓  
↓

KNOW ALL MEN BY THESE PRESENTS:


WHEREAS, COUNTRY LAND, INC., a Texas Corporation purchased 2,459.336 acres of land from C. BERT DICKENS, TRUSTEE by General Warranty Deed dated October 19, 1988 and recorded in Vol. 405, Page 625, of the Deed Records of Lavaca County, Texas, and;

WHEREAS, COUNTRY LAND, INC., for the purposes of instituting and carrying out a uniform plan for the development and sale of said 2,459.336 acres LESS 254.71 acres of land, being more commonly known as the "Oakwoods" Ranch Subdivision as filed of record on March 3, 1989 in Vol. 01, Page 107, of the Plat Records of Lavaca County, Texas, and;

WHEREAS, COUNTRY LAND, INC., does hereby adopt, retain and impose on behalf of itself, its legal representatives and assigns, the following recited restrictive covenants and use limitations, as per attached Exhibit "A", and road easements, as per attached Exhibits "B", "C", "D" covering said referenced acreage, and;

THEREFORE, all of these restrictive covenants and use limitations and road easements shall become a part of all Contracts For Sale, Contracts For Deeds, General Warranty Deeds and other legal instruments, whereby title or possession of said described acreage has or will be conveyed or transferred.

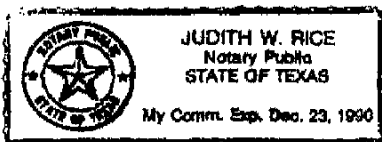
WITNESS my hand this the 13th day of April, 1989.

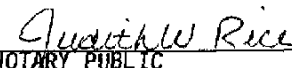
COUNTRY LAND, INC.  
  
BY: C. BERT DICKENS, PRESIDENT

THE STATE OF TEXAS  
  
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. BERT DICKENS, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said COUNTRY LAND, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 13th day of April, 1989.



  
NOTARY PUBLIC

Return To:  
COUNTRY LAND CO.  
974 CAMPBELL RD.  
SUITE 108  
HOUSTON, TX. 77024  
488-8501.

No commercial business, no outdoor toilets, no trash, hogs, pigs, junk, or junk cars on property. One (1) house per ten (10) acres tract. This house to be built of new accepted materials and by accepted practices considered standard and acceptable to the area. This house must have a minimum of 600 square feet of living area on the ground floor, excluding garage, porch, patio or storage area. Only one (1) mobile home per ten (10) acre tract. This mobile home must be in good condition and must be no older than eight (8) years when placed on the property and have a minimum of 600 square feet. Mobile homes must be underpinned with standard and customary skirting within 90 days. No building of any type will be constructed nearer than 75 feet of platted roads.

EXHIBIT "A"



FIELD NOTES

COUNTRY LAND COMPANY

60.00 FOOT ROADWAY

TRACT NO. 1

CENTERLINE DESCRIPTION

Centerline description of a roadway 60.00 foot in width out of the L. Botard Survey, Abstract No. 713, the R. Cauthen Survey, Abstract 582, and the James McKenzie Survey, Abstract No. 316, Situated in Lavaca County, Texas, and being part of a tract of land called to contain 2459.336 acres described in a conveyance from Trelton C. Cutbirth, to C. Bert Dickens by deed dated June 8, 1988, and Recorded in Volume 403, Page 139, of the Lavaca County Deed Records, said centerline description being more particularly described by metes and bounds as follows:

BEGINNING at a point set S19°46'38"E a distance of 3625.38 feet and N70°57'35"E a distance of 31.00 feet from the Southerly Northeast corner of the Joseph Norman Survey, Abstract No. 702;

THENCE with the centerline of the 60.00 foot graded roadway the following courses and distances:

- N19°46'38"W a distance of 3625.05 feet to an iron rod for angle point;
- S71°33'48"W a distance of 1.00 foot to an iron rod for angle point;
- N02°06'30"E a distance of 204.63 feet to an iron rod for angle point;
- N03°58'50"E a distance of 450.22 feet to an iron rod for angle point;
- N03°36'20"W a distance of 524.27 feet to an iron rod for angle point;
- N03°41'20"W a distance of 788.37 feet to an iron rod for angle point;
- N04°29'50"E a distance of 187.85 feet to an iron rod for angle point;
- N17°41'00"E a distance of 53.46 feet to an iron rod for angle point;
- N02°28'30"E a distance of 38.58 feet to an iron rod for angle point;
- N04°54'30"W a distance of 148.99 feet to an iron rod for angle point;
- N06°03'30"E a distance of 54.21 feet to an iron rod for angle point;
- N15°45'50"E a distance of 96.69 feet to an iron rod for angle point;
- N08°37'00"E a distance of 128.64 feet to an iron rod for angle point;
- N04°13'40"E a distance of 108.90 feet to an iron rod for angle point;
- N11°31'00"E a distance of 98.70 feet to an iron rod for angle point;
- N18°48'20"E a distance of 97.33 feet to an iron rod for angle point;
- N24°11'50"E a distance of 207.27 feet to an iron rod for angle point;
- N15°40'50"E a distance of 158.37 feet to an iron rod for angle point;
- N27°02'10"E a distance of 71.03 feet to an iron rod for angle point;
- N35°50'30"E a distance of 515.94 feet to an iron rod for angle point;
- N31°43'10"E a distance of 75.41 feet to an iron rod for angle point;
- N25°43'50"E a distance of 65.41 feet to an iron rod for angle point;
- N22°26'40"E a distance of 74.70 feet to an iron rod for angle point;
- N14°20'10"E a distance of 317.86 feet to an iron rod for angle point;
- N16°12'50"E a distance of 1113.73 feet to an iron rod for angle point;
- N02°48'00"E a distance of 59.42 feet to an iron rod for angle point;
- N15°01'10"W a distance of 51.63 feet to an iron rod for angle point;
- N29°35'50"W a distance of 75.39 feet to an iron rod for angle point;
- N35°04'10"W a distance of 1507.18 feet to an iron rod for angle point;
- N29°47'50"W a distance of 71.43 feet to an iron rod for angle point;
- N22°39'50"W a distance of 68.83 feet to an iron rod for angle point;
- N14°53'30"W a distance of 113.19 feet to an iron rod for angle point;
- N08°14'30"W a distance of 1545.91 feet to an iron rod for angle point;
- N08°14'50"W a distance of 721.60 feet to an iron rod for angle point;
- N02°31'40"W a distance of 130.28 feet to an iron rod for angle point;
- N06°47'30"E a distance of 412.73 feet to an iron rod for angle point;
- N03°06'00"W a distance of 73.12 feet to an iron rod for angle point; and
- N15°07'50"W a distance of 84.08 feet to an iron rod at the intersection of the herein described centerline and the centerline of the Tract No. 2 roadway centerline description this day surveyed in this Country Land Company Subdivision;
- N23°32'40"W a distance of 122.08 feet to an iron rod at the intersection of the herein described centerline and the centerline of Tract No. 3 roadway centerline description this day surveyed in this Country Land Company Subdivision;



Rains & Henneke  
Surveyors, Co.

P. O. BOX 341 · 108 3RD STREET · HALLETTSVILLE, TEXAS 77964

VOL 409 PAGE 361

N31°07'30"W a distance of 115.69 feet to an iron rod for angle point;  
N39°10'00"W a distance of 82.03 feet to an iron rod for angle point;  
N46°31'50"W a distance of 999.67 feet to an iron rod for angle point;  
N63°44'40"W a distance of 1142.02 feet to an iron rod for angle point;  
N65°05'30"W a distance of 307.34 feet to an iron rod for angle point; and  
N06°28'13"E a distance of 41.12 feet to an iron rod set at the end of the  
herein described centerline at the South End of a 60.00 foot gravel road which is  
part of the Oak Woods Ranch Subdivision which leads in a Northerly Direction toward  
Highway No. 90-A.

SURVEYED: AUGUST 31 & SEPTEMBER 7, 1988  
BY: RAINS & HENNEKE-SURVEYORS CO.

JOHN D. HENNEKE, REGISTERED PUBLIC  
SURVEYOR NO. 1554

EXHIBIT "B"  
PAGE 2 of 2





*Rains & Henneke*  
Surveyors, Co.

P. O. BOX 341 - 108 3RD STREET - HALLETTSVILLE, TEXAS 77964

FIELD NOTES

COUNTRY LAND COMPANY

60.00 FOOT ROADWAY

TRACT NO. 2

CENTERLINE DESCRIPTION

Centerline description of a roadway 60.00 feet in width out of the James McKenzie Survey, Abstract No. 316, Situated in Lavaca County, Texas, and being part of a tract of land called to contain 2459.336 acres described in a conveyance from Trelton C. Cutbirth to C. Bert Dickens by deed dated June 8, 1988, and Recorded in Volume 403, Page 139, of the Lavaca County Deed Records, said centerline being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set S00°50'43"W a distance of 301.51 feet and S00°50'31"W a distance of 2507.75 feet from the Easterly Northeast corner of the James McKenzie Survey in its Common Boundary Line with the Amos R. Alexander Survey, Abstract No. 64, in an East Boundary Line of the abovesaid 2459.336 acre tract;

THENCE with the centerline of the 60.00 foot graded roadway the following courses and distances:

S73°01'40"W a distance of 300.60 feet to an iron rod for angle point;  
 N88°46'00"W a distance of 47.94 feet to an iron rod for angle point;  
 N66°52'10"W a distance of 49.81 feet to an iron rod for angle point;  
 N56°36'50"W a distance of 277.23 feet to an iron rod for angle point;  
 N60°01'10"W a distance of 101.52 feet to an iron rod for angle point;  
 N65°40'00"W a distance of 81.05 feet to an iron rod for angle point;  
 N71°02'20"W a distance of 85.23 feet to an iron rod for angle point;  
 N73°54'30"W a distance of 94.35 feet to an iron rod for angle point;  
 N78°29'40"W a distance of 78.62 feet to an iron rod for angle point;  
 N86°00'10"W a distance of 80.63 feet to an iron rod for angle point;  
 S85°12'30"W a distance of 88.79 feet to an iron rod for angle point;  
 S80°17'20"W a distance of 774.18 feet to an iron rod for angle point; and  
 S80°09'50"W a distance of 1214.86 feet to an iron rod set for the termination

of the herein described centerline at the intersection of the above described centerline and Tract No. 1 centerline description this day surveyed in this Country Land Company Subdivision.

SURVEYED: AUGUST 31, & SEPTEMBER 7, 1988  
 BY: RAINS & HENNEKE-SURVEYORS CO.


  
 \_\_\_\_\_  
 JOHN D. HENNEKE, REGISTERED PUBLIC  
 SURVEYOR NO. 1554

EXHIBIT "C"



Rains & Henneke  
Surveyors, Co.

P. O. BOX 341 · 108 3RD STREET · HALLETTSVILLE, TEXAS 77964

FIELD NOTES

COUNTRY LAND COMPANY

60.00 FOOT ROADWAY

TRACT NO. 3

CENTERLINE DESCRIPTION

Centerline description of a roadway 60.00 feet in width out of the James McKenzie Survey, Abstract No. 316, Situated in Lavaca County, Texas, and being part of a tract of land called to contain 2459.336 acres described in a conveyance from Treddon C. Cutbirth to C. Bert Dickens by deed dated June 8, 1988, and Recorded in Volume 403, Page 139, of the Lavaca County Deed Records, said centerline being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set S00°50'43"W a distance of 301.51 feet N89°08'58"W a distance of 1912.13 feet and N89°26'05"W a distance of 1403.65 feet from the Easterly Northeast corner of the James McKenzie Survey;

THENCE with the centerline of the 60.00 foot graded roadway the following courses and distances:

- S07°54'50"W a distance of 61.23 feet to an iron rod for angle point;
- S02°25'10"W a distance of 93.33 feet to an iron rod for angle point;
- S00°24'40"E a distance of 915.18 feet to an iron rod for angle point;
- S00°22'00"E a distance of 279.24 feet to an iron rod for angle point; and
- S04°16'20"E a distance of 1194.18 feet to an iron rod set for the termination

of the herein described centerline at the intersection of the above described centerline and Tract No. 1, centerline description this day surveyed in this Country Land Company Subdivision.

SURVEYED: August 31, & September 7, 1988

BY: RAINS & HENNEKE-SURVEYORS CO.

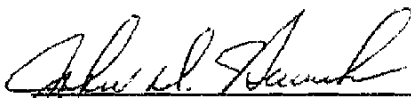
  
JOHN D. HENNEKE, REGISTERED PUBLIC  
SURVEYOR NO. 1554

EXHIBIT "D"

65600

FILED FOR RECORD

APR 17 1989

APR 17 1989

HENRY J. SITKA, CLERK  
COUNTY COURT, LAVACA CO., TEXAS  
By *Henry J. Sitka* Deputy

Filed by C. Bert Dickens

Paid & Return to:

Country Land Company

974 Campbell Road at

Katy Freeway

Suite 106

Houston, Texas 77024

RECORDED THE 19th DAY OF April A.D. 1989, HENRY J. SITKA, CLERK  
BY Henry J. Sitka DEPUTY COUNTY COURT, LAVACA COUNTY, TEXAS.