

DECLARATION OF RESTRICTIONS

8655111

STATE OF TEXAS)
)
COUNTY OF MONTGOMERY)

THIS DECLARATION, made by PLANTATION MANAGEMENT CORP., d/b/a RIVER PLANTATION COUNTRY CLUB, a Texas corporation, hereinafter called "Declarant".

W I T N E S S E T H

WHEREAS, Declarant is the owner of that certain real property (hereinafter called the "Property") described and set forth in Exhibit "A" attached hereto and incorporated herein by reference for all purposes, all of which Property is located and situated entirely within the State of Texas; and

WHEREAS, the Property is used for recreational purposes, to-wit: the operation of golf and tennis facilities and ancillary social uses related thereto; and

WHEREAS, Declarant desires to avail itself of the provisions and benefits of V.T.C.A., Tax Code Sec. 23.81, by restricting the use of the Property to recreational purposes as provided by said Section 23.81.

NOW, THEREFORE, Declarant does hereby declare as follows:

1. Restriction. The use of the Property shall be limited to recreational uses, to include, but not be limited to, the operation of golf and tennis facilities and ancillary uses related thereto. The Property may not be used for any purposes other than said recreational uses and ancillary uses related thereto.


2. Term of Restriction. The restrictions imposed upon the Property pursuant to Section 1 above shall run with the land and be binding upon Declarant and all persons claiming through or under Declarant for a period of eleven (11) years from the date of recording hereof.

EXECUTED this 10th day of December, 1986.

Attest:

PLANTATION MANAGEMENT CORP., d/b/a
RIVER PLANTATION COUNTRY CLUB

By 
Murry E. Page, Secretary

By 
Mark Phillips, President

433-01-1475

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Mark Phillips, President of PLANTATION MANAGEMENT CORP., d/b/a RIVER PLANTATION COUNTRY CLUB, a Texas 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 the same for the purposes and consideration therein expressed, as the act and deed of said corporation and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of December, 1986.

Linda L. Blanton
Notary Public, State of Texas

[Typed/Printed Name of Notary]

My Commission Expires: _____



LINDA L. BLANTON
Notary Public, State of Texas
Commission Expires 1-12-89

River Plantation
Portion of Reserve "A"

43S-01-1476

FIELD NOTE DESCRIPTION OF A PORTION OF RESERVE "A", BEING 14.7200 ACRES OF LAND OUT OF RIVER PLANTATION SECTION ONE, LOCATED IN THE C.B. STEWART SURVEY, A-476, MONTGOMERY COUNTY, TEXAS.

COMMENCING at a point in the north line of the C. B. Stewart Survey, A-476, and in the easterly right-of-way line of the Missouri Pacific Railroad 100-foot right-of-way; said point also being the northwest corner of River Plantation Section One, a plat of which is recorded in Volume 6, Page 51, of the Map Records of Montgomery County, Texas;

THENCE S 00°43'57" W 745.73 feet along the easterly line of the Missouri Pacific 100-foot right-of-way, said line also being the west line of River Plantation Section One, to the Point of Beginning;

THENCE N 55°37'37" E 340.57 feet to a point for corner;

THENCE in a southeasterly direction the following courses and distances:

S 59°16'03" E 125.00 feet,
S 85°43'57" E 270.00 feet,
S 64°54'46" E 135.00 feet,
S 87°04'18" E 185.02 feet,
N 82°27'07" E 150.00 feet, and
S 60°14'36" E 244.61 feet;

RECORDER'S MEMORANDUM:
At the time of recording this instrument was found to be in its original form the best photographic reproduction bearing of the original, carbon or photo copy, blue and paper, etc. All black outs, additions and changes were present at the time the instrument was filed and recorded.

THENCE N 60°25'40" E 190.00 feet to a point in the westerly line of Braxton Bragg Lane 60-foot right-of-way, said point also being the southeast corner of Lot 1 in River Plantation Section One;

THENCE in a southeasterly direction along the arc of a curve to the right having a radius of 430.00 feet and subtending a central angle of 28°42'23", said arc being the westerly line of westerly Braxton Bragg Lane 60-foot right-of-way, a distance of 215.44 feet to a point of tangency;

THENCE continuing along the westerly line of westerly Braxton Bragg Lane 60-foot right-of-way S 00°51'55" E 29.09 feet to the intersection point of the westerly line of westerly Braxton Bragg Lane 60-foot right-of-way and the northerly line of River Plantation Drive 60-foot right-of-way;

THENCE West 2.16 feet along the northerly line of River Plantation Drive 60-foot right-of-way to a point of curvature;

THENCE continuing along the northerly line of River Plantation Drive 60-foot right-of-way following the arc of a curve to the left having a radius of 250.00 feet and subtending a central angle of 44°51'55", a distance of 195.76 feet to a point of tangency;

LEGAL DESCRIPTION, Continued

43S-01-1477

THENCE continuing along the northerly line of River Plantation Drive 60-foot right-of-way S 45°08'05" W 101.75 feet to a point;

THENCE N 44°51'55" W 104.30 feet to a point;

THENCE N 78°51'55" W 236.26 feet to a point;

THENCE S 56°08'05" W 233.58 feet to a point;

THENCE S 00°51'55" E 201.44 feet to a point in the northerly line of River Plantation Drive 60-foot right-of-way;

THENCE along the northerly line of River Plantation Drive 60-foot right-of-way the following:

S 89°08'05" W 73.91 feet to a point of curvature;

115.09 feet along the arc of a curve to the right having a radius of 270.00 feet and subtending a central angle of 24°25'22" to a point of tangency;

N 66°26'33" W 428.05 feet to a point of curvature;

88.99 feet along the arc of a curve to the right having a radius of 270.00 feet and subtending a central angle of 18°53'00" to a point of tangency;

N 47°33'33" W 62.81 feet to a point of curvature; and,

115.11 feet along the arc of a curve to the left having a radius of 158.13 feet and subtending a central angle of 41°42'30" to the intersection point of the northerly line of River Plantation Drive 60-foot right-of-way and the easterly line of the Missouri Pacific Railroad 100-foot right-of-way;

THENCE N 00°43'57" E 234.27 feet along the easterly line of the Missouri Pacific Railroad 100-foot right-of-way, said line also being the west line of River Plantation Section One, to the point of Beginning;

The above described tract of land contains 14.7200 acres.

RECORDER'S MEMORANDUM:

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

River Plantation
Reserve "B"

433-01-1478

FIELD NOTE DESCRIPTION OF RESERVE "B", BEING 13.8189 ACRES OF LAND OUT OF RIVER PLANTATION SECTION ONE, LOCATED IN THE C. B. STEWART SURVEY, ABSTRACT NUMBER 476, MONTGOMERY COUNTY, TEXAS.

COMMENCING at a point in the north line of the C. B. Stewart Survey, Abstract Number 476, and in the easterly line of the Missouri Pacific Railroad 100-foot right-of-way, said point also being the northwest corner of River Plantation Section One, a plat of which is recorded in Volume 6, Page 51 of the Map records of Montgomery County, Texas;

THENCE S 00°43'57" W 1040.00 feet along the easterly line of the Missouri Pacific Railroad 100-foot right-of-way, said line also being the west line of River Plantation Section One, to the Point of Beginning;

THENCE along the southerly line of River Plantation Drive 60-foot right-of-way the following:

71.43 feet along the arc of a curve to the right having a radius of 98.13 feet and subtending a central angle of 41°42'30" to a point of tangency;
S 47°33'33" E 62.81 feet to a point of curvature;

108.76 feet along the arc of a curve to the left having a radius of 330.00 feet and subtending a central angle of 18°53'00" to a point of tangency;
S 66°26'33" E 428.05 feet to a point of curvature;

140.67 feet along the arc of a curve to the left having a radius of 330.00 feet and subtending a central angle of 24°25'22" to a point of tangency;
N 89°08'05" E 251.27 feet to a point of curvature;

253.42 feet along the arc of a curve to the left having a radius of 330.00 feet and subtending a central angle of 44°00'00" to a point of tangency;
N 45°08'05" E 288.83 feet to a point of curvature;

148.78 feet along the arc of a curve to the right having a radius of 190.00 feet and subtending a central angle of 44°51'55" to a point of tangency and east 3.06 feet to the intersection point of the southerly line of River Plantation Drive 60-foot right-of-way and the westerly line of westerly Braxton Bragg Lane 60-foot right-of-way;

THENCE S 00°51'55" E 286.24 feet along the westerly line of westerly Braxton Bragg Lane 60-foot right-of-way to a point;

THENCE the following courses and distances:

S 89°08'05" W 124.00 feet;

S 57°07'39" W 107.65 feet;

S 28°37'32" W 149.75 feet; and

S 00°51'55" E 195.00 feet to a point in the most southwesterly line of River Plantation Section One;

RECORDER'S MEMORANDUM
At the time of recording, this instrument was found to be illegible and 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.

LEGAL DESCRIPTION, CONTINUED

438-01-1479

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THENCE S 89°08'05" W 1281.94 feet along said southwesterly line of River Plantation Section One to a point in the easterly line of the Missouri Pacific Railroad 100-foot right-of-way, said point also being the southwest corner of River Plantation Section One;

THENCE N 00°43'57" E 659.23 feet along the easterly line of the Missouri Pacific Railroad 100-foot right-of-way, said line also being the west line of River Plantation Section One, to the Point of Beginning.

The above described tract of land contains 13.8189 acres.

ORIGINAL INCOMPLETE

RECORDER'S MEMORANDUM:

At the time of recording, this instrument was found to be inadequate for the best photogra-
phic 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.

ORIGINAL INCOMPLETE 438-01-1480

River Plantation
Reserve "C"

FIELD NOTE DESCRIPTION OF RESERVE "C", BEING 4.4656 ACRES OF LAND OUT OF RIVER PLANTATION SECTION ONE, LOCATED IN THE C.B. STEWART SURVEY, ABSTRACT NUMBER 476, MONTGOMERY COUNTY, TEXAS.

BEGINNING at the intersection point of the northerly line of River Plantation Drive 60-foot right-of-way and the easterly line of Braxton Bragg Lane 60-foot right-of-way located in River Plantation Section One, a plat of which is recorded in Volume 6, Page 51 of the Map Records of Montgomery County, Texas;

THENCE N 00°51'55" W 30.00 feet along the easterly line of westerly Braxton Bragg Lane 60-foot right-of-way to a point of curvature;

THENCE continuing along the easterly line of westerly Braxton Bragg Lane 60-foot right-of-way following the arc of a curve to the left having a radius of 490.00 feet and subtending a central angle of 21°36'10" a distance of 184.75 feet to a point;

THENCE N 68°40'19" E 107.69 feet to a point;

THENCE N 89°08'05" E 713.98 feet to a point in the westerly line of easterly Braxton Bragg Lane 60-foot right-of-way;

THENCE along the westerly line of easterly Braxton Bragg Lane 60-foot right-of-way following the arc of a curve to the left having a radius of 540.00 feet and subtending a central angle of 22°28'33" a distance of 211.83 feet to a point of tangency;

THENCE continuing along the westerly line of easterly Braxton Bragg lane 60-foot right-of-way S 00°51'55" E 56.49 feet to the intersection point of the westerly line of Braxton Bragg Lane 60-foot right-of-way and the northerly line of River Plantation Drive 60-foot right-of-way;

THENCE west 748.03 feet along the northerly line of River Plantation Drive 60-foot right of way to the Point of Beginning.

The above described tract of land contains 4.4656 acres.

RECORDER'S MEMORANDUM:

At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, unusual paper, etc. All blank areas, additions and changes were present at the time the instrument was filed and recorded.

ORIGINAL DIM

River Plantation
Reserve "D"

438-01-1481

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FIELD NOTE DESCRIPTION OF RESERVE "D", BEING 4.5878 ACRES OF LAND OUT OF RIVER PLANTATION SECTION ONE, LOCATED IN THE C. B. STEWART SURVEY, ABSTRACT NUMBER 476, MONTGOMERY COUNTY, TEXAS.

BEGINNING at the intersection point of the southerly line of River Plantation Drive 60-foot right-of-way and the easterly line of westerly Braxton Bragg Lane 60-foot right-of-way, located in River Plantation Section One, a plat of which is recorded in Volume 6, Page 51 of the Map Records of Montgomery County, Texas;

THENCE east 748.03 feet along the southerly line of River Plantation Drive 60-foot right-of-way to the intersection point of the southerly line of River Plantation Drive 60-foot right-of-way and the westerly line of easterly Braxton Bragg Lane 60-foot right-of-way;

THENCE along the westerly line of easterly Braxton Bragg Lane 60-foot right-of-way the following:

S 00°51'55" E 62.71 feet to a point of curvature;

149.92 feet along the arc of a curve to the right having a radius of 190.00 feet and subtending a central angle of 45°12'33" to a point of tangency;

S 44°12'38" W 37.34 feet to a point of curvature; and,

63.51 feet along the arc of a curve to the left having a radius of 230.00 feet and subtending a central angle of 15°49'16" to a point;

THENCE S 89°08'05" W 627.49 feet to a point for corner;

THENCE N 00° 51' 55" W, 285.34 feet to the POINT OF BEGINNING.

The above described tract of land contains 4.5878 acres.

ORIGINAL INCOMPLETE

RECORDER'S MEMORANDUM:

At the time of recording, 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.

FIELD NOTE DESCRIPTION OF RESERVE "E", BEING 5.2907 ACRES OF LAND OUT OF RIVER PLANTATION SECTION ONE, LOCATED IN THE C. B. STEWART SURVEY, ABSTRACT NUMBER 476, MONTGOMERY COUNTY, TEXAS.

BEGINNING at the intersection point of the northerly line of River Plantation Drive 60-foot right-of-way and the easterly line of easterly Braxton Bragg Lane 60-foot right-of-way, located in River Plantation Section One, a plat of which is recorded in Volume 6, Page 51 of the Map Records of Montgomery County, Texas;

THENCE N 00°51'55" W 57.40 feet along the easterly line of easterly Braxton Bragg Lane 60-foot right-of-way to a point of curvature;

THENCE continuing along the easterly line of easterly Braxton Bragg Lane 60-foot right-of-way following the arc of a curve to the right, having a radius of 490.00 feet and subtending a central angle of 25°28'22" a distance of 213.40 feet to a point;

THENCE N 89°08'05" E 820.35 feet to a point in the westerly line of Stonewall Jackson Drive 60-foot right-of-way;

THENCE S 14°08'05" W 350.17 feet along the westerly line of Stonewall Jackson Drive 60-foot right-of-way to the intersection point of the westerly line of Stonewall Jackson Drive 60-foot right-of-way and the northerly line of River Plantation Drive 60-foot right-of-way;

THENCE along the northerly line of River Plantation Drive 60-foot right-of-way the following:

N 75°51'55" W 90.54 feet to a point of curvature;

330.57 feet along the arc of a curve to the left, having a radius of 1340.00 feet and subtending a central angle of 14°08'05" to a point of tangency and west 362.38 feet to the Point of Beginning.

The above described tract of land contains 5.2907 acres.

ORIGINAL INCOMPLETE

RECORDER'S MEMORANDUM:
At the time of recording, 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.

LEGAL DESCRIPTION, Continued

ORIGINAL DIM.

438-01-1483

River Plantation
Portion of Reserve "F"

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FIELD NOTE DESCRIPTION OF A PORTION OF RESERVE "F", BEING 1.9455 ACRES OF LAND OUT OF RIVER PLANTATION SECTION ONE, LOCATED IN THE C. B. STEWART SURVEY, ABS NUMBER 476, MONTGOMERY COUNTY, TEXAS.

BEGINNING at the intersection point of the southerly line of River Plantation Drive 60-foot right-of-way and the easterly line of westerly Braxton Bragg Lane 60-foot right-of-way, located in River Plantation Section One, a plat of which is recorded in Volume 6, Page 51 in the Map Records of Montgomery County, Texas;

THENCE east 300.01 feet along the southerly line of River Plantation Drive 60-foot right-of-way to a point;

THENCE S 10°37'50" E 201.59 feet along the westerly line of River Plantation Section Two, a plat of which is recorded in Volume 7, Page 409, of the Map Records of Montgomery County, Texas, to a point in the southerly line of River Plantation Section One;

THENCE S 74°46'35" W 284.38 feet along the southerly boundary of River Plantation Section One to a point;

THENCE S 89°08'05" W 166.45 feet to a point in the easterly line of westerly Braxton Bragg Lane 60-foot right-of-way;

THENCE along the easterly line of westerly Braxton Bragg Lane 60-foot right-of-way the following:

10.93 feet along the arc of a curve to the right having a radius of 170.00 feet and subtending a central angle of 3°41'02" to a point of tangency;

N 44°12'38" E 37.34 feet to a point of curvature;

197.26 feet along the arc of a curve to the left having a radius of 250.00 feet and subtending a central angle of 45°12'33" to a point of tangency;

and N 00°51'55" W 61.80 feet to the Point of Beginning.

The above described tract of land contains 1.9455 acres.

ORIGINAL INCOMPLETE

RECORDER'S MEMORANDUM

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

Field note description of a portion of Reserve "G", being 3.5435 acres of land out of River Plantation Section One, located in the C.B. Stewart Survey, Abstract Number 476, Montgomery County, Texas.

BEGINNING at the intersection point of the northerly line of River Plantation Drive right of way and the southerly line of River Plantation Section One, a plat of which is recorded in Volume 6, Page 51 of the Map Records of Montgomery County, Texas, said point also being a northeasterly corner of River Plantation Section Two, a plat of which is recorded in Volume 7, Page 409 of the Map Records of Montgomery County, Texas;

THENCE N 75° 51' 55" W, 88.43 feet along the northerly line of River Plantation Drive right-of-way, to the intersection point of the northerly line of River Plantation Drive right-of-way and the easterly line of Stonewall Jackson Drive 60 foot right-of-way;

THENCE along the easterly line of Stonewall Jackson Drive 60 foot right-of-way N 14° 08' 05" E, 318.42 feet to a point for a corner;

THENCE S 83° 15' 00" E, 857.57 feet to a point in the southerly line of River Plantation Section One;

THENCE S 74° 46' 35" W, 874.31 feet along said southerly line of River Plantation Section One to THE POINT OF BEGINNING;

The above described tract of land contains 3.5435 acres.

SAVE AND EXCEPT the following described 0.2150 acre tract of land:

Description of a tract of land being 0.2150 acres of land out of Reserve "G" of River Plantation Section One, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection point of the northerly line of River Plantation Drive right-of-way and the easterly line of Stonewall Jackson Drive 60 foot right-of-way;

THENCE along the easterly line of Stonewall Jackson Drive right-of-way N 14° 08' 05" E, 159.10 feet TO THE POINT OF BEGINNING;

THENCE N 14° 08' 05" E, 20.00 feet to a point for corner;

THENCE S 75° 51' 55" E, 221.40 feet to a point for corner;

THENCE N 14° 08' 05" E, 30.00 feet to a point for corner;

THENCE S 75° 51' 55" E 98.80 feet to a point for corner;

THENCE S 14° 08' 05" W 50.00 feet to a point for corner;

THENCE N 75° 51' 55" W 320.20 feet to THE POINT OF BEGINNING and containing 0.2150 acres more or less.

THE ABOVE DESCRIBED TRACT CONTAINS A NET TOTAL ACREAGE OF 3.3285 ACRES MORE OR LESS.

LEGAL DESCRIPTION, Continued

438-01-1485

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RIVER PLANTATION
Golf Course - 10.1121 Ac.

Description of 10.1121 acres of land out of the C. D. Stewart Survey Abstract 476, Montgomery County Texas, and more particularly described as follows:

BEGINNING at the most southwesterly corner of the Replat of Plantation Villaga Recorded in Volume 9 Page 4 of the Montgomery County Map Records;

THENCE S 47° 30' 00" E, 45.10 feet to a point for a curve to the right having a radius of 55

THENCE following the arc of said curve subtending a central angle of 84° 00' 00", a distance 80.63 feet to its point of tangency;

THENCE S 36° 30' 00" W, 25.00 feet to a point for a curve to the right having a radius of 273.00 feet;

THENCE following the arc of said curve, subtending a central angle of 12° 43' 00", a distance of 60.59 feet, a point for a reverse curve to the left; having a radius of 50.00 feet;

THENCE following the arc of said curve subtending a central angle of 43° 50' 00", a distance 38.25 feet to its point of tangency;

THENCE S 05° 23' 00" W, 95.00 feet to a point for a curve to the right having a radius of 57.00 feet;

THENCE following the arc of said curve subtending a central angle of 13° 01' 00", a distance of 12.95 feet to its point of tangency;

THENCE S 18° 24' 00" W, 147.00 feet to a point for a curve to the right having a radius of 50.00 feet;

THENCE following the arc of said curve subtending a central angle of 73° 17' 00" a distance 63.95 feet to its point of tangency;

THENCE N 88° 20' 00" W, 43.00 feet to a point for a curve to the right having a radius of 470.00 feet;

THENCE following the arc of said curve subtending a central angle of 16° 17' 30", a distance of 133.64 feet to its point of tangency;

THENCE N 72° 02' 30" W, 231.69 feet to a point for a curve to the left having a radius of 105.00 feet;

-continues

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

ORIGINAL INCOMPLETE

THENCE following the arc of said curve subtending a central angle of $53^{\circ} 55' 30''$, a distance of 92.82 feet to its point of tangency;

THENCE $S 54^{\circ} 02' 00'' W$, 95.10 feet to a point lying on a curve to the left having a radius of 360.00 feet, said point also lying on the northerly right-of-way of River Plantation Drive, in River Plantation, Section Two, Recorded in Volume 7, Page 409, Montgomery County Plat Records;

THENCE following the arc of said curve subtending a central angle of $05^{\circ} 05' 45''$, a distance 32.01 feet along the northerly boundary of River Plantation, Section Two, to its point of tangency;

THENCE $N 48^{\circ} 01' 43'' W$ 144.36 feet to a point of curvature to the right having a radius of 360.00 feet;

THENCE following the arc of said curve subtending a central angle of $11^{\circ} 50' 12''$ 74.37 feet to its point of tangency;

THENCE $N 59^{\circ} 51' 55'' W$, 70.00 feet to a point of curvature to the left having a radius of 1100.00 feet;

THENCE following the arc of said curve, subtending a central angle of $16^{\circ} 00' 00''$, 307.18 feet to a point for a corner said point lying on the southerly line of River Plantation, Section One, Recorded in Volume 6 Page 51 of the Montgomery County Map Records;

THENCE $N 74^{\circ} 46' 35'' E$ along said line 874.31 feet to a point for a corner, said point lying on the southerly boundary of the aforementioned Plantation Village;

THENCE along said boundary line of Plantation Village $S 83^{\circ} 15' 00'' E$ 307.35 feet to a point for a curve to the right having a radius of 135.00 feet;

THENCE following the arc of said curve subtending a central angle of $35^{\circ} 45' 00''$, 84.23 feet to a point for a corner;

THENCE $S 42^{\circ} 30' 00'' W$, 0.25 feet to a point for a corner;

THENCE $S 47^{\circ} 30' 00'' E$ 21.18 feet to THE POINT OF BEGINNING and containing 10.1121 acres more or less.

RECORDER'S MEMORANDUM:

At the time of recording, 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.

LEGAL DESCRIPTION, Continued

ORIGINAL DIM

438-01-1487

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RIVER PLANTATION
GOLF COURSE - 14.5650 Acres

ORIGINAL INCOMPLETE

DESCRIPTION OF 14.5650 ACRES OF LAND OUT OF C. B. STEWART SURVEY, ABSTRACT NO. 476, MONTGOMERY COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the most northerly corner of River Plantation, Section Three, recorded in Volume 7, Page 435 of the Montgomery Map Records said point also being the northeast corner of Lot 165 of River Plantation, Section One Replat recorded in Volume 6, Page 51 of the Montgomery County Map Records;

THENCE N 74° 46' 35" E, along the southerly line of said River Plantation Section One, 278.79 feet to a point for a corner, said point lying on the westarly boundary of River Plantation Section Two recorded in Volume 7 Page 409 of the Montgomery County Map Records;

THENCE along the boundary of said River Plantation Section Two the following courses and distances:

S 10° 37' 50" E, 7.57 feet;
S 52° 19' 03" E, 391.50 feet;
S 32° 34' 35" E, 131.22 feet;
S 11° 13' 30" E, 110.70 feet;
S 04° 11' 10" W, 269.23 feet;
S 05° 25' 10" W, 290.73 feet;
S 11° 55' 20" E, 100.57 feet;
S 86° 31' 10" E, 239.53 feet;
N 28° 46' 29" E, 92.02 feet;
N 25° 35' 29" E, 102.72 feet;
N 11° 05' 29" E, 161.62 feet;
N 06° 19' 29" E, 243.42 feet;
N 04° 01' 59" E, 200.01 feet;
N 07° 59' 39" E, 264.02 feet;

THENCE N 04° 18' 58" W, 108.93 feet to a point for a corner said point lying on the southerly right-of-way of River Plantation Drive, said point also lying on a curve to the right having a radius of 1040.00 feet;

THENCE following the arc of said curve a distance of 20.00 feet, and subtending a central angle of 01° 05' 06" to its point of tangency;

THENCE S 59° 51' 55" E, 70.00 feet to a point of curvature to the right having a radius of 300.00 feet;

THENCE following the arc of said curve, subtending a central angle of 11° 50' 12", 61.93 feet to its point of tangency;

THENCE S 48° 01' 43" E, 144.36 feet to a point of curvature to the right having a radius of 300.00 feet;

THENCE following the arc of said curve, subtending a central angle of 09° 03' 56", 47.47 feet to a point for corner;

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RIVER PLANTATION

COLF COURSE - 14.5650 ACRES

438-01-1488

ORIGINAL INCOMPLETE

THENCE continuing along the boundary of River Plantation Section Two, the following courses and distances:

S 57° 03' 04" W, 118.45 feet;
 S 16° 49' 31" E, 133.32 feet;
 S 05° 50' 29" W, 250.39 feet;
 S 09° 29' 59" W, 299.87 feet;
 S 16° 14' 49" W, 70.99 feet;
 S 22° 07' 18" W, 180.97 feet;

RECORDER'S MEMORANDUM:
 At the time of recording, 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.

THENCE S 37° 30' 31" E, 75.47 feet to the northwesterly right-of-way of River Plantation Drive said point also being a northeasterly corner of River Plantation Section Three;

THENCE along said River Plantation Drive right-of-way, the same being the boundary of River Plantation Section Three S 50° 32' 00" W, 2.06 feet to a point of curvature to the left having a radius of 545.74 feet;

THENCE following the arc of said curve, subtending a central angle of 07° 39' 12", 72.90 feet to a point for a reverse curve to the right having a radius of 435.74 feet;

THENCE following the arc of said curve, subtending a central angle of 07° 39' 12", 64.88 feet to point for a compound curve to the right having a radius of 1970.00 feet;

THENCE following the arc of said curve, subtending a central angle of 03° 38' 06", 124.98 feet to a point for a corner;

THENCE continuing along the easterly boundary of River Plantation Section Three, the following courses and distances:

N 01° 12' 00" W, 51.54 feet;
 N 60° 49' 20" W, 223.99 feet;
 N 72° 45' 00" W, 134.25 feet;
 S 76° 12' 00" W, 149.84 feet;
 S 78° 15' 08" W, 44.27 feet;
 N 00° 01' 11" E, 166.34 feet;
 N 03° 08' 00" W, 234.46 feet;
 N 02° 12' 20" W, 115.74 feet;
 N 07° 52' 00" W, 95.98 feet;
 N 09° 22' 20" W, 138.34 feet;
 N 32° 28' 20" W, 227.44 feet;
 N 51° 32' 20" W, 134.51 feet;

THENCE N 48° 40' 29" W, 244.75 feet to the POINT OF BEGINNING and containing 14.5650 Acres of land more or less.

LEGAL DESCRIPTION, Continued

ORIGINAL DIM

438-01-1489

VOL 972 PAGE 220

20.0055 ACRES
GOLF COURSE BOUNDARY
RIVER PLANTATION

DESCRIPTION OF 20.0055 ACRES OF LAND CUT OF THE C.B. STEWART SURVEY, ABSTRACT NO. 476, MONTGOMERY COUNTY, TEXAS.

COMMENCING at the southwest corner of River Plantation, Section Three, recorded in Volume 7, Page 433, of Montgomery County Plat Records;

THENCE S 89° 58' 49" E, 89.65 feet to the POINT OF BEGINNING said point lying on the southerly boundary of said River Plantation, Section Three;

THENCE from River Plantation, Section Three in a southerly direction the following calls and distances:

S 55° 29' 09" E, 128.68 feet
N 84° 29' 51" E, 174.04 feet
S 59° 33' 29" E, 160.95 feet
S 23° 08' 39" E, 212.80 feet
S 43° 52' 19" E, 177.14 feet
S 36° 36' 29" E, 251.25 feet
S 25° 23' 29" E, 259.00 feet
S 00° 00' 11" W, 481.85 feet
S 39° 19' 49" E, 129.57 feet
S 13° 23' 49" E, 71.30 feet
S 60° 59' 19" E, 100.60 feet

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

ORIGINAL INCOMPLETE

THENCE N 66° 50' 11" E, 384.70 feet to a point for an angle point;

THENCE N 72° 31' 27" E, 1439.61 feet to a point for a corner, said point lying on a curve to the left having a radius of 753.00 feet;

THENCE in a northerly direction following the arc of said curve subtending a central angle of 28° 37' 19" a distance of 367.17 feet to a point for a corner said point lying on the southeasterly boundary of River Plantation, Section Four, recorded in Volume 8, Page 23, Montgomery County Plat Records;

THENCE in a westerly and then a northerly direction, along the boundary of River Plantation, Section Four, the following calls and distances:

S 41° 07' 00" W, 135.00 feet
S 53° 20' 00" W, 105.00 feet
S 60° 30' 00" W, 115.00 feet
S 83° 30' 40" W, 176.33 feet
S 77° 07' 15" W, 323.17 feet
S 69° 51' 47" W, 230.23 feet
S 75° 54' 00" W, 281.10 feet
S 58° 42' 40" W, 36.79 feet
N 89° 20' 00" W, 169.52 feet

GOLF COURSE BOUNDARY
RIVER PLANTATION

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N 06° 55' 40" E, 154.70 feet
N 01° 15' 37" W, 386.74 feet
N 26° 59' 53" W, 210.76 feet
N 35° 09' 10" W, 259.60 feet
N 30° 30' 20" W, 357.07 feet

ORIGINAL INCOMPLETE

THENCE N 10° 40' 59" W, 296.78 feet to a point for corner, said point lying on the southerly boundary of River Plantation, Section Three;

THENCE S 68° 32' 15" W, 118.59 feet along the southerly boundary of River Plantation, Section Three to a point for an angle point;

THENCE S 68° 01' 20" W, 231.51 feet to a point for an angle point;

THENCE S 57° 03' 00" W, 274.55 feet to the POINT OF BEGINNING and containing 20.0055 acres of land, more or less.

RECORDER'S MEMORANDUM:

At the time of recording, 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.

LEGAL DESCRIPTION, Continued

ORIGINAL DIM

438-01-1491

VOL. 972 PAGE 222

RIVER PLANTATION
GOLF COURSE BOUNDARY

DESCRIPTION OF 38.1733 ACRES OF LAND OUT OF THE C. B. STEWART SURVEY, ABSTRACT
NO. 476, MONTGOMERY COUNTY, TEXAS;

BEGINNING at the northwest corner of River Plantation, Section Five, Re-
corded in Volume 8, Page 41, Montgomery County Plat Records;

THENCE N 64° 47' 13" E, 500.31 feet to a point for corner;

THENCE from River Plantation, Section Five, the following calls and distances:

N 08° 30' 18" W, 371.61 feet
N 01° 47' 22" E, 176.35 feet
N 26° 34' 38" W, 404.58 feet
N 17° 35' 33" W, 148.76 feet
N 27° 04' 22" E, 15.88 feet
N 30° 45' 53" W, 64.43 feet
N 57° 23' 02" E, 113.38 feet
S 04° 51' 02" W, 88.47 feet
S 50° 40' 38" E, 68.63 feet
S 62° 41' 58" E, 175.72 feet
S 60° 20' 18" E, 182.03 feet
S 41° 30' 18" E, 358.81 feet
S 45° 15' 53" E, 117.61 feet
S 39° 11' 18" E, 189.69 feet
S 33° 44' 58" E, 112.57 feet

RECORDER'S MEMORANDUM:
At the time of recording, this instrument was
found to be inadequate for the best photogra-
phic 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

ORIGINAL INCOMPLETE

THENCE N 68° 27' 32" E, 75.88 feet to a point for a corner, said point
lying on the westerly boundary of a replat of Fairway Village, recorded in
Volume 11, Page 32, Montgomery County Plat Records;

THENCE along the westerly boundary of Fairway Village the following calls
and distances:

N 16° 15' 14" W, 212.38 feet
N 25° 42' 24" W, 252.28 feet
N 40° 49' 04" W, 365.80 feet
N 60° 37' 44" W, 178.82 feet
N 58° 46' 44" W, 329.59 feet

THENCE along the northerly boundary of Fairway Village N 26° 18' 46" E,
223.18 feet to a point for an angle;

THENCE N 46° 30' 46" E, 250.28 feet to a point for a corner, said point
being the most northerly corner of Fairway Village, said point also lying on
the southwesterly right-of-way of a 150 foot Gulf States Power Line Easement;

EXHIBIT "B"

1. That reservation by Houston Bank & Trust Company, Trustee of the Laura Beth Moody Trust, in Deed to Morris Kagan and Israel Rudy, dated August 25, 1959, recorded in Volume 453, Page 329, Deed Records of Montgomery County, Texas, of a one-sixteenth (1/16th) or one-half (1/2) non-participating royalty interest in the oil, gas, and all other minerals (applicable to Moody tract).

2. That exception and/or reservation of an undivided one-half (1/2) interest in the oil, gas, and all other minerals, as set out in Deed from Ollie Womack, et al, to Israel Rudy, et al, dated March 1, 1959, recorded in Volume 459, Page 65, Deed Records of Montgomery County, Texas (applicable to Womack 180 acre tract).

3. That exception and/or reservation of an undivided one-eighth (1/8) non-participating royalty interest in the oil, gas, and all other minerals as set out in Deed from W. F. Madeley, et al to J. W. Dinkins, dated August 3, 1968, recorded in Volume 657, Page 933, Deed Records of Montgomery County, Texas (applicable to S. H. Bryan Survey).

4. That conveyance of all the oil, gas, and all other minerals, together with waiver of surface use thereto, as set out in Deed from River Plantation Development Co., Inc. to G. R. Jackson, Trustee, dated June 29, 1964, recorded in Volume 573, Page 203, Deed Records of Montgomery County, Texas, said waiver of surface use and designation of drill sites being further defined in Agreement between G. R. Jackson, Trustee, et al, dated July 24, 1968, recorded in Volume 929, Page 671, Deed Records of Montgomery County, Texas (applicable to River Plantation Subdivision, Sections 1, 2, 3, 4, 4-A, and 5, in the Stewart Survey, and the Stephens and Hamilton 90 acre tract).

5. That conveyance of all the oil, gas, and all other minerals in, under, and that may be produced from said premises, together with waiver of surface use thereto, as set out in Deed from Walter M. Mischer Co., a corporation, Trustee, to R. H. Basden, dated March 3, 1970, recorded in Volume 704 Page 204, Deed Records of Montgomery County, Texas (applicable to River Plantation Subdivision, Section 5).

6. That undivided one-fourth (1/4th) mineral interest which was conveyed to Susan K. Strake by T. P. Hardy, by Deed dated February 7, 1933, recorded in Volume 156, Page 279, Deed Records of Montgomery County, Texas (applicable to Stephens and Hamilton 90 acre tract).

7. That undivided one-half (1/2) mineral interest which was reserved in favor of J. L. Pitts, et al, in Deed to Edwin S. Payne, dated February 21, 1944, recorded in Volume 249, Page 562, Deed Records of Montgomery County, Texas (applicable to Stephens and Hamilton 90 acre tract).

8. That reservation of an undivided one-half (1/2) of the mineral interest then owned by Mrs. M. M. Hudspeth, as reserved in that Deed to N. J. Shipp, dated November 22, 1950, recorded in Volume 307, Page 174, Deed Records of Montgomery County, Texas (applicable to Stephens and Hamilton 90 acre tract).

RECORDER'S MEMORANDUM:

At the time of recording, 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.

EXHIBIT "B" - page 2

9. Those certain utility easements Five Feet (5') in width adjoining subdivided lots in River Plantation Subdivision, Sections 1, 2, 3, 4, 4-A, 5, and Plantation Village and Fairway Village Sections of River Plantation Subdivision, as per maps or plats of said Subdivisions of record in the Map Records of Montgomery County, Texas, said easements extending Five Feet (5') into the Reserve areas and golf course areas adjoining said recorded lots, as per said maps or plats of record.

10. That certain drainage easement (being Stewart Creek) running in a generally Northerly and Southerly direction traversing Reserve "A" and Reserve "B" of River Plantation Subdivision, Section 1, as set out on map or plat of said River Plantation Subdivision, Section 1.

11. That certain road right-of-way easement Sixty Feet (60') in width from Walter M. Mischer Company, Trustee to Globe Incorporated, dated May 21, 1969, recorded in Volume 688, Page 176, Deed Records of Montgomery County, Texas, said easement traversing Reserve "B" of River Plantation Subdivision, Section 1.

12. Those pipeline utility easements from River Plantation Development Co., Inc. and Walter M. Mischer Co., Trustee, to Moran Utilities Company, dated June 17, 1965, recorded in Volume 637, Page 898; dated September 9, 1967, recorded in Volume 655, Page 275; dated February 29, 1968, recorded in Volume 657, Page 473; dated August 20, 1968, recorded in Volume 675, Page 339, all in the Deed Records of Montgomery County, Texas.

13. Those certain utility easements from Walter M. Mischer Co., Trustee to Gulf States Utilities Company, dated November 8, 1967, recorded in Volume 650, Page 526; dated November 12, 1970, recorded in Volume 740, Page 527; dated January 18, 1973, recorded in Volume 807, Page 173; dated December 11, 1967, recorded in Volume 652, Page 777; and dated March 6, 1970 recorded in Volume 721, Page 331, all in the Deed Records of Montgomery County, Texas.

14. Those right-of-way, drainage, water distribution system, and utility easements from Walter M. Mischer Co., Trustee to River Plantation Municipal Utility District, dated October 23, 1967, recorded in Volume 649, Page 576; dated April 4, 1968, recorded in Volume 660, Page 669; dated April 23, 1970, recorded in Volume 711, Page 312; and dated November 30, 1966, recorded in Volume 629, Page 291, all in the Deed Records of Montgomery County, Texas.

15. In the event that any of said premises are being used for a specific purpose or purposes, such as golf course, swimming pools, clubhouse, tennis courts, or other recreational or maintenance facilities, then in such event said premises are subject to the rules and regulations of the party or parties owning and/or governing said property as to such use.

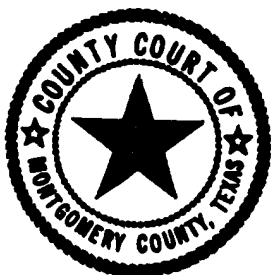
EXHIBIT "B" - page 3

16. Deed of Trust Lien executed by Walter M. Mischer Co., Trustee, in favor of Tennessee Life Insurance Company, dated July 25, 1968, recorded in Volume 165, Page 235, Deed of Trust Records of Montgomery County, Texas, in the original amount of \$787,744.60.

17. Reference is hereby made for all purposes to Paragraph 4 of the Special Warranty Deed to which this Exhibit "B" is appended. That paragraph provides that the property conveyed by such Special Warranty Deed will be used for ten (10) years following the date of such Deed as a golf course and country club. Commencing with the date which is ten (10) years after the date of the Special Warranty Deed and for a period of ten (10) years thereafter (the "Second Ten Year Period"), the property described in the Special Warranty Deed shall be restricted in use to recreational or residential purposes, or both, only, and during said Second Ten Year Period, no commercial, industrial or other use whatsoever (except recreational, residential, or both) may be made of the property. The restrictions contained in this Paragraph of this Exhibit "B" are intended for the benefit of the Grantor named in the Special Warranty Deed and for the benefit of the residents at River Plantation Subdivision, a subdivision in Montgomery County, Texas, adjoining the property described in the Special Warranty Deed, and may be enforced by any of such parties or their successors and assigns.

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Roy Harris, Clerk of the County Court in and for Montgomery County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the volume and page of the named record and at the time and date as stamped hereon by me.



Roy Harris

County Clerk of Montgomery Co., Texas

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 block-outs, additions and changes were present at the time the instrument was filed and recorded.

DEEDS

7925093

VOL. 1143 PAGE 704

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

That Plantation Management Company, herein called Grantor, for and in consideration of the sum of Twenty-Seven Thousand Five Hundred and No/100 Dollars (\$27,500.00) cash in hand paid by River Plantation Municipal Utility District of Montgomery County, Texas, herein called Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, has GRANTED, SOLD and CONVEYED and by these presents GRANTS, SELLS and CONVEYS unto Grantee, all of that certain five-acre tract of land out of the C. B. Stewart Survey A-476 and the S. H. Bryan Survey A-70 in Montgomery County, Texas, more particularly described as follows:

All that certain tract or parcel of land in the C. B. Stewart Survey A-476 and the S. H. Bryan Survey A-70, in Montgomery County, Texas, being portions of those two tracts conveyed to Walter Mischer by deeds recorded in Vol. 605, Page 622 and Vol. 614, Page 49 of the deed records of Montgomery County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for the northeast corner hereof in the west line of River Plantation Drive at the southeast corner of a 20.0055 acre golf course tract, said 20.0055 acres lying south of and adjacent to the south line of River Plantation Section 4;

THENCE in a southeasterly direction along the west line of River Plantation Drive with a curve to the right whose radius is 735.00 feet, whose central angle is 09° 17' 06", and whose long chord bears S 27° 46' 03" E a distance of 118.98 feet to a 1/2" iron rod set for point of tangency;

THENCE S 23° 07' 27" E a distance of 65.46 feet continuing along the west line of River Plantation Drive to a 3/4" iron rod found for a point of curve;

THENCE continuing along the west line of River Plantation Drive with a curve to the left whose radius is 1380.00 feet, whose central angle is 08° 02' 33", and whose long chord bears S 27° 08' 46" E a distance of 193.45 feet to a 3/4" iron rod found for the southeast corner hereof and the northeast corner of a 4.2221 acre recreation tract;

THENCE S 72° 00' 51" W at 530.00 feet pass the northwest corner of the said 4.2221 acre tract, and continuing on for a total distance of 610.40 feet to a 1/2" iron rod set for the southwest corner hereof;

THENCE N 17° 28' 33" W a distance of 378.34 feet to a 1/2" iron rod set for the northwest corner hereof in the south line of the above mentioned 20.0055 acre tract;

THENCE N 72° 31' 27" E a distance of 550.19 feet along the south line of the said 20.0055 acre tract to the PLACE OF BEGINNING and containing 5.000 acres of land.

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 block-outs, additions and changes were present at the time the instrument was filed and recorded.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto and in anywise belonging, unto the Grantee, its successors or assigns forever; and Grantor does hereby bind itself, its successors and assigns,

Exhibit A

Tract A

METES AND BOUNDS

Description of 5.00 acres of land out of the S. H. BRYAN SURVEY, Abstract 70, Montgomery County, Texas and more particularly described as follows:

COMMENCING at the intersection of the centerline of Stonewall Jackson Drive and the centerline of River Plantation Drive, recorded in River Plantation Section Five, Volume 8, Page 41 of the Montgomery County Map Records;

THENCE, South 67° 07' 31" West, 30.00 feet to the Westerly right-of-way of River Plantation Drive;

THENCE, South 22° 52' 29" East, along said right-of-way 65.46 feet to a point for a curve to the left having a radius of 1380.00 feet;

THENCE, following the arc of said curve, subtending a central angle of 08° 02' 33", 193.71 feet to a point;

THENCE, South 72° 00' 51" West, 530 feet to the POINT OF BEGINNING;

THENCE, South 15° 31' 38" East, 350 feet to a 1/2" iron rod for the Northeast corner of the tract herein described;

THENCE, South 72° 00' 50" West, 622.85 feet to a 1/2" iron rod set for the Southeast corner of the tract herein described;

THENCE, North 15° 31' 38" West, 350 feet to a 1/2" iron rod set for the Southwest corner of the tract herein described;

THENCE, North 72° 00' 51" East, a distance of 622.85 feet to the POINT OF BEGINNING, containing 5.00 acres of land.

Exhibit A

Tract B

METES AND BOUNDS

All that certain tract or parcel of land in the C. B. Stewart Survey A-476 and the S. H. Bryan Survey A-70, in Montgomery County, Texas, being portions of those two tracts conveyed to Walter Mischer by deeds recorded in Vol. 605, Page 622 and Vol. 614, Page 49 of the deed records of Montgomery County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for the northeast corner hereof in the west line of River Plantation Drive at the southeast corner of a 20.0055 acre golf course tract, said 20.0055 acres lying south of and adjacent to the south line of River Plantation Section 4;

THENCE in a southeasterly direction along the west line of River Plantation Drive with a curve to the right whose radius is 735.00 feet, whose central angle is $09^{\circ} 17' 06''$, and whose long chord bears $S 27^{\circ} 46' 03'' E$ a distance of 118.98 feet to a 1/2" iron rod set for point of tangency;

THENCE $S 23^{\circ} 07' 27'' E$ a distance of 65.46 feet continuing along the west line of River Plantation Drive to a 3/4" iron rod found for a point of curve;

THENCE continuing along the west line of River Plantation Drive with a curve to the left whose radius is 1380.00 feet, whose central angle is $08^{\circ} 02' 33''$, and whose long chord bears $S 27^{\circ} 08' 46'' E$ a distance of 193.45 feet to a 3/4" iron rod found for the southeast corner hereof and the northeast corner of a 4.2221 acre recreation tract;

THENCE $S 72^{\circ} 00' 51'' W$ at 530.00 feet pass the northwest corner of the said 4.2221 acre tract, and continuing on for a total distance of 610.40 feet to a 1/2" iron rod set for the southwest corner hereof;

THENCE $N 17^{\circ} 28' 33'' W$ a distance of 378.34 feet to a 1/2" iron rod set for the northwest corner hereof in the south line of the above mentioned 20.0055 acre tract;

THENCE $N 72^{\circ} 31' 27'' E$ a distance of 550.19 feet along the south line of the said 20.0055 acre tract to the PLACE OF BEGINNING and containing 5.000 acres of land.

Exhibit B

The following items affect both Tract A and Tract B.

1. Undivided 1/8 non-participating royalty interest as reserved by W. F. Madeley, Sr., et. al., by mineral deed dated August 3, 1968, in Volume 667, Page 933 of the Deed Records of Montgomery County, Texas.

2. All oil, gas and other minerals conveyed by Walter M. Mischer Co., Trustee, to R. H. Basden, Trustee, by mineral deed dated March 3, 1970 in Volume 704, Page 204 of the Deed Records of Montgomery County, Texas. Surface rights subsequently waived by agreement dated April 9, 1976 in Volume 932, Page 258 of the Deed Records of Montgomery County, Texas.

3. Subject property lies within the boundaries of the River Plantation Municipal Utility District.

The following items affect Tract B only:

1. Subject to royalty reservations in favor of Houston Bank & Trust Company, Trustee of the Laura Beth Moody Trust as set out and reserved in deed dated August 5, 1959 in Volume 468, Page 329 of the Deed Records of Montgomery County, Texas.

2. All oil, gas and other minerals conveyed by River Plantation Development Co., Inc., to G. R. Jackson, Trustee, by mineral deed dated June 29, 1964 in Volume 573, Page 208 of the Deed Records of Montgomery County, Texas. Surface rights subsequently waived by agreement dated July 24, 1968 in Volume 929, Page 671 of the Deed Records of Montgomery County, Texas.

The following item affects Tract A only:

Deed of Trust dated July 25, 1968, filed for record on August 9, 1968 in Volume 165, Page 235 Deed of Trust Records, Montgomery County, Texas executed by Walter M. Mischer Co., a Corporation, Trustee, to J. D. Weaver, Jr., Trustee, securing the payment of one certain promissory note of even date in the amount of \$787,744.60, payable to Tennessee Life Insurance Company as therein provided.

FILED FOR RECORD

1979 JUL 12 PM 3:10

ROY HARRIS, CLERK
COUNTY COURT, MONTGOMERY CO. TX

BY *B. H. Weeks* DEPUTY

WARRANTY DEED

438-01-1499

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

That PLANTATION MANAGEMENT COMPANY, a Texas corporation, acting herein by and through its duly authorized officer, of the County of Montgomery, State of Texas (hereinafter called "Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to Grantor paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto EMMETT J. DeHOFF and DORRIS DeHOFF, of the County of Dallas, State of Texas, (herein called "Grantees"), all that certain lot of land lying and being situated in the County of Montgomery, State of Texas, as shown on a certain survey dated March 28, 1980, prepared by John McGaughy, Registered Public Surveyor No. 2091, being a part of that certain land in the C.B. Stewart Survey, A-476, and being more particularly described as follows, to-wit:

BEGINNING at a 5/8" Iron Rod for the northwest corner of the herein described parcel, and being the southwest corner of Lot 274, River Plantation, Sec. 1, map of which is recorded in Vol. 6, Page 51, of the map records of Montgomery County;

THENCE, N 74° 46' 35" E, with the south line of said Lot 274, a distance of 61.37 feet to a 1/2" Iron Pipe for the southeast corner of said Lot 274, and being an Angle Point of the herein described parcel;

THENCE, S 64° 06' 49" E, a distance of 0.18 feet to a point in the west line of a 30 foot alley for the northeast corner of the herein described parcel;

THENCE, in a southerly direction with the west line of said alley and a curve to the left having a Radius of 320 feet through a Central Angle of 15° 51' 32", and a length of 88.57 feet to a 1/2" Iron Rod;

THENCE, in a southerly direction with the west line of said alley and a curve to the left having a Radius of 320 feet through a Central Angle of 3° 27' 16", and a length of 19.29 feet to a 1/2" Iron Rod;

THENCE, S 6° 34' 23" W, a distance of 32.47 feet to a 1/2" Iron Rod for the southeast corner of the herein described parcel;

THENCE, N 83° 25' 37" W, a distance of 174.95 feet to a 1/2" Iron Rod for the southwest corner of the herein described parcel;

THENCE, N 5° 55' 33" E, a distance of 61.00 feet to a 5/8" Iron Rod for the northwest corner of the herein described parcel;

THENCE, N 74° 46' 35" E, a distance of 147.00 feet to a 5/8" Iron Rod to the point and place of Beginning and containing 0.86 acres of land more or less.

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 successors and assigns forever; and Grantor does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following:

- (1) Existing Building and Zoning ordinances or regulations, if any.
- (2) Existing easements of record, if any.
- (3) That no permanent residence shall be erected on these premises.
- (4) That no structure shall be built nearer than ten (10') feet to the southern and eastern property lines.

EXECUTED this the 2nd day of October, 1980.

PLANTATION MANAGEMENT
COMPANY, a Texas corporation

By 
Jerry W. Dickenson, President

ORIGINAL DIM

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry W. Dickenson, President of PLANTATION MANAGEMENT COMPANY, a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration 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 2nd day of October, 1980.

Linda L. Blanton
Notary Public in and for
Dallas County, Texas

My Commission Expires:

1-12-81

(seal)

EXHIBIT " A "**ORIGINAL ILLEGIBLE****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 corrections, additions and changes were present at the time the instrument was filed and recorded.

Description of 89.4435 acres of land out of the C. B. Stewart Survey Abstract 476, Montgomery County, Texas.

BEGINNING at the southwest corner of the replat of River Plantation Section One, recorded in Volume 6 Page 51 Montgomery County Plat Records, said point also lying on the easterly line of a 100 foot Missouri Pacific Railroad Right-of-way;

TRENCES N 89° 08' 05" E along the south boundary of the aforementioned River Plantation Section One, 1249.40 feet to a point for a corner;

TRENCES S 02° 56' 55" E, 1670.10 feet to a point for a corner;

TRENCES N 87° 49' 05" E, 629.00 feet to a point for a corner;

TRENCES S 06° 32' 55" E, 979.00 feet to a point for a corner, said point lying near the northerly bank of the San Jacinto River;

TRENCE along said river bank the following courses and distances:

N 50° 57' 49" W, 489.90 feet;
 N 31° 11' 00" W, 315.00 feet;
 N 74° 40' 00" W, 375.00 feet;
 S 69° 34' 00" W, 578.00 feet;
 S 02° 26' 00" E, 712.00 feet;
 S 39° 04' 00" W, 470.00 feet;

TRENCE S 55° 19' 00" W, 370.00 feet to a point for a corner, said point lying on the east right-of-way of the aforementioned Missouri Pacific Railroad;

TRENCE N 00° 49' 00" E along said right-of-way 3,284.73 feet to **THE POINT OF BEGINNING** and containing 89.4435 acres of land more or less.

Description of 85.7466 acres of land out of the C. B. Stewart Survey Abstract 476 and the S. H. Bryan Survey Abstract 70, Montgomery County, Texas.

COMMENCING at the intersection of the centerline of River Plantation Drive (60 feet wide), and the centerline of Stonewall Jackson Drive (60 feet wide), recorded in River Plantation Section 5, Volume 8 Page 41 of the Montgomery County Plat Records

TRENCE S 67° 07' 31" W, 30.00 feet to **THE POINT OF BEGINNING**, said point lying on the southwesterly right-of-way of aforementioned River Plantation Drive;

TRENCE S 22° 52' 29" E, 65.46 feet to a point for a curve to the left having a radius of 1380.00 feet;

TRENCE following the arc of said curve, subtending a central angle of 08° 02' 33", 193.71 feet to a point for a corner;

TRENCE S 72° 00' 51" W, 530.00 feet to a point for a corner;

TRENCE S 15° 31' 33" E, 350.00 feet to a point for a corner;

TRENCE N 70° 07' 56" E, 299.93 feet to an angle point;

ORIGINAL ILLEGIBLE EXHIBIT "A" - Page 2

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 book-ends, additions and changes at the present time the instrument was filed and is:

THENCE N 54° 34' 12" E, 333.90 feet to a point for a corner, said point lying on the southwesterly right-of-way of the aforementioned River Plantation Drive, said right-of-way being a curve to the left having a radius of 1350.00 feet;

THENCE in a southeasterly direction following the arc of said curve, subtending a central angle of 63° 46' 49", 1536.18 feet to it's point of tangency;

THENCE continuing along the southerly right-of-way of River Plantation Drive N 74° 52' 45" E, 364.94 feet to a point for a curve to the left having a radius of 335.00 feet;

THENCE following the arc of said curve, subtending a central angle of 01° 51' 45", 10.89 feet to a point for a corner;

THENCE S 15° 07' 15" E, 120.18 feet to a point for a corner, said point lying on the south boundary of River Plantation Subdivision;

THENCE along said boundary S 74° 52' 45" W, 1756.43 feet to a point for a corner, said point lying on the easterly line of a 3.29 ± acre, sewage treatment plant site;

THENCE along said line N 14° 24' 28" W, 306.36 feet to a point for a corner;

THENCE along the north line of said sewage treatment plant S 75° 35' 22" W, 457.00 feet to a point for a corner, said point lying in the centerline of a ditch;

THENCE S 03° 54' 52" W, along the approximate centerline of said ditch, 327.79 feet to a point for a corner, said point lying on the south boundary of River Plantation Subdivision;

THENCE S 74° 52' 45" W, along said boundary 140.00 feet to a point for a corner, said point lying on the northerly bank of the San Jacinto River;

THENCE continuing along said river bank the same being the southerly boundary of River Plantation Subdivision, the following courses and distances:

N 89° 57' 00" W, 115.00 feet to an angle point;
N 65° 35' 00" W, 321.00 feet to an angle point;
N 86° 55' 00" W, 605.00 feet to an angle point;
N 65° 33' 00" W, 117.00 feet to an angle point;
N 08° 02' 00" W, 390.00 feet to an angle point;
N 37° 26' 00" W, 230.00 feet to an angle point;
N 63° 44' 00" W, 210.00 feet to an angle point;
N 83° 41' 00" W, 180.00 feet to an angle point;
THENCE S 75° 02' 00" W, 609.60 feet to a point for a corner;

THENCE N 05° 32' 55" W, 1305.03 feet to a point for a corner;

THENCE N 66° 40' 41" W, 244.74 feet to a point for a corner, said point lying on the westerly boundary of River Plantation Subdivision;

THENCE N 00° 01' 11" E along said boundary 505.81 feet to a point for a corner, said point being the southwest corner of River Plantation Section 3 recorded in Volume 7, Page 435 of the Montgomery County Plat Records;

THENCE along the south boundary of said River Plantation Section 3, S 89° 58' 46" E 89.65 feet to a point for a corner;

THENCE from River Plantation, Section Three in a southerly direction the following courses and distances:

ORIGINAL ILLEGIBLE

EXHIBIT "A" - page 3

S 55° 29' 09" E, 128.63 feet;
 N 04° 29' 51" E, 174.04 feet;
 S 59° 33' 29" E, 160.95 feet;
 S 23° 08' 39" E, 212.80 feet;
 S 43° 52' 19" E, 177.14 feet;
 S 36° 36' 29" E, 251.25 feet;
 S 25° 23' 29" E, 259.00 feet;
 S 00° 00' 11" W, 481.85 feet;
 S 39° 19' 49" E, 129.57 feet;
 S 13° 23' 49" E, 71.30 feet;
 S 60° 59' 19" E, 100.60 feet;

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 corrections, additions and changes were present at the time the instrument was filed and recorded.

THENCE N 66° 50' 11" E, 384.70 feet to an angle point;

THENCE N 72° 31' 27" E, 1439.61 feet to a point for a corner, said point lying on the westerly right-of-way of River Plantation Drive, said right-of-way being a curve to the right having a radius of 735.00 feet;

THENCE following the arc of said curve, subtending a central angle of 09° 17' 06", 119.11 feet to THE POINT OF BEGINNING and containing 85.7466 acres of land more or less.

SAVE AND EXCEPT the following described property:

Being a 3.853 Acre Tract out of a 89.4435 Acre Property located in the C. E. Stewart Survey, A-476, Montgomery County, Texas, with a POINT OF BEGINNING being the southwest corner of the replat of Section 1, River Plantation Subdivision, said Section 1 being recorded in Volume 6 Page 51, Montgomery County, Texas Deed of Records,

Thence South 00° 49' 00" West 485.00 feet to a set 3/4" iron rod for southwest corner of this tract,

Thence North 79° 49' 00" East 219.00 feet to a set 3/4" iron rod,

Thence North 07° 09' 00" East 50.00 feet to a set 3/4" iron rod,

Thence North 56° 43' 00" East 213.20 feet to a set 3/4" iron rod for southeast corner of this tract,

Thence North 07° 09' 00" East 288.34 feet to a set 3/4" iron rod for northeast corner of this tract,

Thence South 89° 03' 05" West 489.03 feet to POINT OF BEGINNING.

RECORD'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 block-outs, additions and changes were present at the time the instrument was filed and recorded.

AND SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Description of 5.00 acres land out of the S.H. BRYAN SURVEY, Abstract 470, and the C.B. STEWART SURVEY, Abstract 476, Montgomery County, Texas, and more particularly described as follows:

COMMENCING at the intersection of the centerline of Stonewall Jackson Drive and the centerline of River Plantation Drive, recorded in River Plantation Section Five, Volume 8, Page 41 of the Montgomery County Map Records;

THENCE, South 67° 07' 31" West, 30.00 feet to the Westerly right-of-way of River Plantation Drive;

THENCE, South 22° 52' 29" East, along said right-of-way 65.46 feet to a point for a curve to the left having a radius of 1380.00 feet;

THENCE, following the arc of said curve, subtending a central angle of 08° 02' 33", 193.71 feet to a point;

THENCE, South 72° 00' 51" West, 529.93 feet to the POINT OF BEGINNING;

THENCE, South 15° 31' 38" East, 350 feet to a 1/2" iron rod for the Northeast corner of the tract herein described;

THENCE, South 72° 00' 50" West, 622.85 feet to a 1/2" iron rod set for the Southeast corner of the tract herein described;

THENCE, North 15° 31' 38" West, 350 feet to a 1/2" iron rod set for the Southwest corner of the tract herein described;

THENCE, North 72° 00' 51" East, a distance of 622.85 feet to the POINT OF BEGINNING, containing 5.00 acres of land.

EXHIBIT "A"

438-01-1505

076-01-1676

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 back-outs, additions and changes were present at the time the instrument was filed and recorded.

AND SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

All that certain tract or parcel of land in the C. B. Stewart Survey A-476 and the S. H. Bryan Survey A-70, in Montgomery County, Texas, being portions of those two tracts conveyed to Walter Mischer by deeds recorded in Vol. 605, Page 622 and Vol. 614, Page 49 of the deed records of Montgomery County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for the northeast corner hereof in the west line of River Plantation Drive at the southeast corner of a 20.0055 acre golf course tract, said 20.0055 acres lying south of and adjacent to the south line of River Plantation Section 4;

THENCE in a southeasterly direction along the west line of River Plantation Drive with a curve to the right whose radius is 735.00 feet, whose central angle is 09° 17' 06", and whose long chord bears S 27° 46' 03" E a distance of 118.98 feet to a 1/2" iron rod set for point of tangency;

THENCE S 23° 07' 27" E a distance of 65.46 feet continuing along the west line of River Plantation Drive to a 3/4" iron rod found for a point of curve;

THENCE continuing along the west line of River Plantation Drive with a curve to the left whose radius is 1380.00 feet, whose central angle is 08° 02' 33", and whose long chord bears S 27° 08' 46" E a distance of 193.45 feet to a 3/4" iron rod found for the southeast corner hereof and the northeast corner of a 4.2221 acre recreation tract;

THENCE S 72° 00' 51" W at 530.00 feet pass the northwest corner of the said 4.2221 acre tract, and continuing on for a total distance of 610.40 feet to a 1/2" iron rod set for the southwest corner hereof;

THENCE N 17° 28' 33" W a distance of 378.34 feet to a 1/2" iron rod set for the northwest corner hereof in the south line of the above mentioned 20.0055 acre tract;

THENCE N 72° 31' 27" E a distance of 550.19 feet along the south line of the said 20.0055 acre tract to the PLACE OF BEGINNING and containing 5.000 acres of land.

EXHIBIT "A"

PAGE 5

076-01-1677

AND SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A 1.6245 acre tract of land out of the most northerly northeast corner of the Option Property as deeded by WALTER M. MISHNER COMPANY, Trustee, to GLOBE INCORPORATED, by Deed dated May 21, 1969, recorded in Volume 688, Page 174, Deed Records of Montgomery County, Texas

A 0.215 acre tract adjoining above 1.6245 acre tract deeded by RIVER PLANTATION DEVELOPMENT COMPANY, INC., to GLOBE INCORPORATED, by Deed dated August 5, 1974, recorded in Volume 864, Page 286, Deed Records of Montgomery County, Texas.

FILED FOR RECORD

1991 JUN -3 PM 3:00

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 Said Property of
Montgomery County, Texas

JUN 8 1991



Roy Harris

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Exhibit "A"

Page 6



438-01-1507

POST OFFICE BOX 1301
CONROE, TEXAS 77301

JOHN MCGAUGHY
756-5266

October 21, 1981

VERA BRUMLEY
756-5205

FIELD NOTES

1.430 ACRES OF LAND IN THE C. B. STEWART SUR.
A-476, MONTGOMERY COUNTY, TEXAS, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod for the northwest corner of the herein described parcel, and being the southwest corner of Lot 1, Reserve "G", Replat of River Plantation, Section 1, map of which is recorded in Vol. 6, Page 51, of the map records of Montgomery County;


THENCE S.83°37'23"E., with the south line of said Lot 1, a distance of 362.92 feet to a 1/2" Iron Rod for the northeast corner of the herein described parcel;

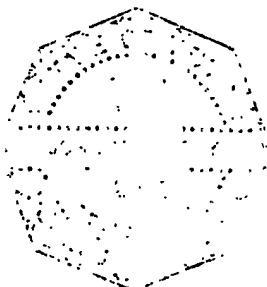
THENCE S.12°13'23"W., a distance of 192.90 feet to a 3" Iron Pipe for the southeast corner of the herein described parcel;

THENCE N.76°27'42"W., a distance of 370.18 feet to a 1/2" Iron Rod in the east line of Stonewall Jackson Drive, 60 feet in width, for the southwest corner of the herein described parcel;

THENCE N.14°08'05"E., with said east line, a distance of 44.18 feet to a 1/2" Iron Rod at a Point of Curvature;

THENCE Northeasterly, continuing with said east line having a curve to the right with a Radius of 1,300.00 feet through a Central Angle of 4°33'55", a distance of 103.58 feet to the place of BEGINNING, containing 1.430 acres of land and being out of Reserve "G", Replat of River Plantation, Section 1.


John McGaughy
R. P. S. No. 2091



81-T-240

1.430 ACRES OF LAND IN THE C. B. STEWART SUR.,
A-476, MONTGOMERY COUNTY, TEXAS, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod for the northwest corner of the herein described parcel, and being the southwest corner of Lot 1, Reserve "G", Replat. of River Plantation, Section 1, map of which is recorded in Vol. 6, Page 51, of the map records of Montgomery County;

THENCE S.83°37'23"E., with the south line of said Lot 1, a distance of 362.92 feet to a 1/2" Iron Rod for the northeast corner of the herein described parcel;

THENCE S.12°13'23"W., a distance of 192.90 feet to a 3" Iron Pipe for the southeast corner of the herein described parcel;

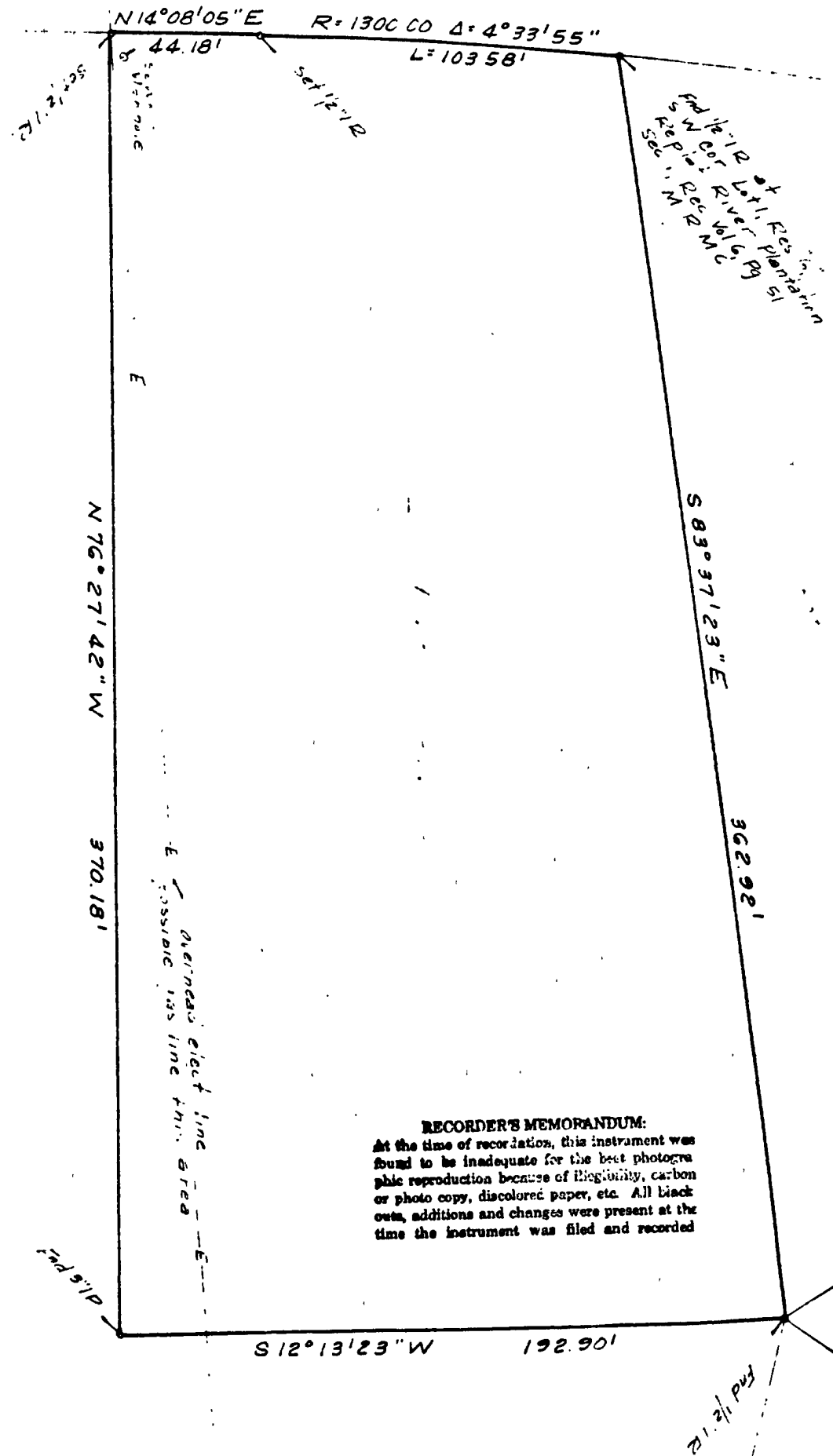
THENCE N.76°27'42"W., a distance of 370.18 feet to a 1/2" Iron Rod in the east line of Stonewall Jackson Drive, 60 feet in width, for the southwest corner of the herein described parcel;

THENCE N.14°08'05"E., with said east line, a distance of 44.18 feet to a 1/2" Iron Rod at a Point of Curvature;

THENCE Northeasterly, continuing with said east line having a curve to the right with a Radius of 1,300.00 feet through a Central Angle of 4°33'55", a distance of 103.58 feet to the place of BEGINNING, containing 1.430 acres of land and being out of Reserve "G", Replat of River Plantation, Section 1.

438-01-1509

STONEWALL JACKSON DR. (60')



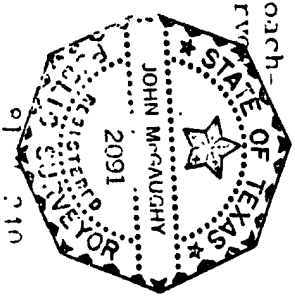
1/2 Sec 12-1-R
 1/2 W. Cor. River Plantation
 Sec 12-1-R
 1/2 N. R. M. C.

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 blackouts, additions and changes were present at the time the instrument was filed and recorded.

Map of property
 1.400 acres in 1/2 Sec
 12-1-R of T. 10N. R. 10E. S. 10E.
 1/2 Sec 12-1-R of T. 10N. R. 10E. S. 10E.
 1/2 Sec 12-1-R of T. 10N. R. 10E. S. 10E.
 1/2 Sec 12-1-R of T. 10N. R. 10E. S. 10E.
 1/2 Sec 12-1-R of T. 10N. R. 10E. S. 10E.

I hereby certify that this plat is a true
 representation of a ground survey made by me on
 October 11, 1991, and that there are no encroach-
 ments on this property at the time of this survey
 except as shown.

John McGaughy
 R. D. 5, S. 10E, 1001



SALES OFFICE PROPERTY DESCRIPTION

BEING a 0.353 acre of land out of Reserve "G", River Plantation, Section 1, Map of which is recorded in Volume 6, Page 51 of the Map Records of Montgomery County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod at the Southwest corner of said Reserve "G" being at the intersection of the north line of River Plantation Drive and the east line of Stonewall Jackson Drive for the southwest corner of the herein described tract;

THENCE north 14° 08' 05" east, with the east line of Stonewall Jackson Drive, a distance of 153.00 feet to a 1/2" Iron Rod for the northwest corner of the herein described tract;

THENCE south 68° 11' 55" east, a distance of 123.00 feet to a 1/2" Iron Rod for the northeast corner of the herein described tract;

THENCE south 27° 54' 05" west, a distance of 140.63 feet to a 5/8" Iron Rod on the north line of River Plantation Drive for the southeast corner of the herein described tract;

THENCE north 75° 51' 55" west, with the north line of River Plantation Drive, a distance of 88.43 feet to the place of BEGINNING and containing 0.353 acre of land.

FILED FOR RECORD

1986 DEC 22 PM 2:40

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 hereon by me, and was duly RECORDED,
in the official Public Records of Real Property of
Montgomery County, Texas

DEC 22 1986



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

Roy Harris
COUNTY CLERK