

FILE NO. 855180

GENERAL WARRANTY DEED

VOL 527 PAL 824

THE STATE OF TEXAS §

COUNTY OF AUSTIN §

KNOW ALL MEN BY THESE PRESENTS: That I, KEN C. STEVENSON, (the "Grantor", whether one or more), of Harris County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantors by EARLINE WILLIAMSON, (the "Grantees", whether one or more), whose address is 5201 Palmetto, Bellaire, Texas 77401, the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto the Grantees herein all that certain tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Austin, State of Texas, described as follows, to-wit:

17.5 acres of land out of the Jacob Stevens League, Abstract No. 93, in Austin County, Texas, being the same land described in Deed dated June 21, 1983, recorded in Volume 472, Page 827-830, Deed Records of Austin County, Texas from Jesse L. Williamson and wife, to Wayne M. Thrasher, and others, reference to which is herein made for all intents and purposes;

Less those certain parcels conveyed to Paul J. White (Lot 3) by deed recorded in Volume 492, Page 522 of the Deed Records and to Franklin Love (Lots 6, 7, 8) by Deed recorded in Volume 516, Page 27 of the Deed Records of Austin County, Texas.

This conveyance is made subject to all encumbrances, restrictions, easements, rights-of-way, leases, reservations, mineral reservations and outstanding royalties of record which are applicable to the premises herein described. This conveyance is further made and accepted subject to the Restrictions, Covenants and Conditions shown on Exhibit "A" attached hereto and made a part hereof.

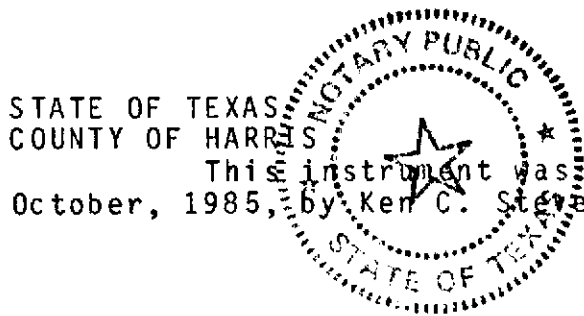
TO HAVE AND TO HOLD the above described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantees, their heirs, successors and assigns forever, and the Grantors do hereby bind themselves, their heirs, executors, administrator, successors and assigns to warrant and forever defend, all and singular the said Premises unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Whenever used the singular number shall include the plural, the plural the singular, the use of any gender shall include all genders. The words "Grantor" and "Grantees" shall include their heirs, executors, administrators, successors and assigns.

Taxes for the current year have been prorated to the date hereof, and the payment of same is hereby assumed by the Grantees.

EXECUTED this 15th day of October, 1985.

Ken C. Stevenson
KEN C. STEVENSON



STATE OF TEXAS
COUNTY OF HARRIS
This instrument was acknowledged before me on the 18 day of October, 1985, by Ken C. Stevenson.

JAS D. KUEHN
My Commission Expires 11/30/88

J. D. Kuehn
Notary Public in and for the State of Texas
My Commission Expires:

Exhibit "A"

1. All mobile homes located or situated on any tract shall be in compliance with HUD code (1977 or later).
2. All mobile homes installed on any tract shall be installed in accordance with the terms and provisions of the Texas Manufactured Housing Standards Act.
3. All mobile homes located or situated on any tract shall have and contain, as a part of said mobile home, skirting which shall be of new material and be of the same type exterior color and material of the mobile home. This is to be completed within sixty (60) days of installation of home.
4. The drainage of septic tanks into roads, streets, alleys or public ditches, streams, etc. either directly or indirectly is strictly prohibited.
5. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and three-quarters (1-3/4) square feet (18" diameter pipe). Culverts or bridges must be used for all driveways and/or walks.
6. No commercial activity of any kind or character shall be permitted on any tract.
7. All mobile homes located or situated on any tract shall be restricted to single family occupancy, for residential purposes only.
8. No stock animals allowed, with the exception of one (1) horse per lot.
9. Only current registered automobiles shall be permitted to be parked on any portion of the premises or driveway; unregistered vehicles shall be permitted to be parked on a portion of the premises if such unregistered vehicle shall be completely hidden from view by a wood privacy fence.
10. All tracts shall be kept and maintained in a neat and attractive manner; no trash or debris shall be allowed to accumulate on any tract, whether the tract be occupied or not.
11. Building lines shall be a minimum of twenty-five (25) feet for lots facing front, fifteen (15) feet for side line on corner lots, and ten (10) feet for side or rear lot lines.
12. No discharge of firearms or hunting is permitted in the subdivision.
13. Upon recommendation of the project manager, water wells must be placed on the front (road) half of the lots. Septic systems must be placed on the rear half of the lot. All private water and septic systems must have the required clearances to meet Texas Department of Health criteria.
14. Oil, Gas and Mineral Lease from Jesse L. Williamson and wife, to the Anschutz Corporation dated May 11, 1981, recorded in Volume 448, Page 68 of the Deed Records of Austin County, Texas.
15. Reservation of an undivided one-half (1/2) of all of the oil, gas and other minerals by Grantor in Deed dated June 21, 1983, recorded in Volume 472 Page 827, Deed Records of Austin County, Texas, from Jesse L. Williamson and wife, to Wayne M. Thrasher and others, reference to said records being made for all intents and purposes.
16. Schedule of Restrictions referred to in Deed dated June, 1984 recorded in Volume 492, Page 522, of the Official Records of Austin County, Texas.
17. Easement from Wayne N. Thrasher and Ken C. Stevenson to Houston Lighting and Power Company dated October 24, 1983 recorded in Volume 479, Page 017, of the Deed Records of Austin County, Texas.

OFFICIAL RECORD

VIII 527 PAGE 826

FILED FOR RECORD
AT 4:00 O'CLOCK P. M.

OCT 23 1985

DOROTHY HIMLY
CLERK COUNTY COURT, AUSTIN CO., TX

By Jamie Willingham Deputy

JAMIE WILLINGHAM

Recorded OCT 28 1985

at 1:20 P. M.

DOROTHY HIMLY, County Clerk,
Austin County, Texas.

BY: Jamie Willingham, Deputy

Jamie Willingham