

**RENEWAL, AMENDMENT AND EXTENSION OF RESTRICTIONS**

WHEREAS, Hubert H. Vestal, dba U.S. Land Development Company, filed restrictions for each original property sale in the **BIG TREE ESTATES SUBDIVISION, Section Two**, Montgomery County, Texas, and;

WHEREAS, we the undersigned property owners have signed this document renewing, amending and extending the above mentioned restrictions on our respective properties, and;

WHEREAS the original restrictions are amended by adding paragraphs 15, 16 and 17 as follows:

- (15) This document shall become effective as the restrictive covenants affecting the property that belongs to the Owners who adopt it from and after the completion of the following events:
  - (A) adoption by a majority of the members of the **COMMITTEE** as shown by their acknowledged signatures below;
  - (B) adoption of this document by the Owners of at least 28 lots in Big Tree Estates Subdivision, Section One, as shown by the acknowledged signatures of the Owners of the fee simple title to each lot described and made a part of the "Owners' Adoption of Restrictions" that are attached to this document; and,
  - (C) recordation of this document in the Real Property Records, Montgomery County, Texas. The date this document is so filed for record shall become its Effective Date for all purposes.
- (16) After the Effective Date of this document, then those Owners of the fee simple title of any lot or lots who had not signed this document prior to its Effective Date, may join this document and thus subject their lot or lots to these restrictive covenants and enjoy the same benefits and rights of all other Owners who had adopted these restrictive covenants. Such Owners shall execute an "Owners' Adoption of Restrictions", containing the description of such Owners' lots, and recording such document with the Real Property Records of Montgomery County, Texas. From and after each adoption of these restrictive covenants, these covenants shall become covenants running with the land for all lots owned by each Owner adopting these restrictive covenants, regardless of whether such Owner owned any such lot before or after the Effective Date of this document.
- (17) For all Owners adopting this document, each such adoption shall be irrevocable and the restrictive covenants set forth herein shall inure to the

benefit of and shall be enforceable by the Association and all other Owners of lots in Big Tree Estates Subdivision, Section One, who will have adopted these restrictive covenants. These restrictive covenants shall remain in effect until January 1, 2016, (the "Amendment Date") after which date such covenants should be automatically extended for successive periods of ten (10) years, and the last day of each such ten (10) year period shall also be an Amendment Date. These restrictive covenants may only be amended or terminated by a document amending or terminating such covenants which must be signed by a majority of the Owners of lots subject to such covenants and filed for record prior to an Amendment Date. All amendments or any termination will take effect only on the next succeeding Amendment Date. For example, if an amendment document is executed and recorded before January 1, 2016, then such amendment shall take effect only on January 1, 2016.

The properties affected by this "Renewal, Amendment and Extension of Restrictions" are the ones listed below, with the signatures of the property owners.

All of the property affected by this "Renewal, Amendment and Extension of Restrictions" is property located in one certain 272 acre tract of land out of the John N. Thomas Survey, A-549, Montgomery County, Texas, being also known as Big Tree Estates, Section Two, an unrecorded subdivision. Such property is described in a document recorded at Volume 956, Page 139 in the Deed Records of Montgomery County, Texas.

We, the undersigned, are executing this document for the mutual benefit of each other and for the protection of our property values.

**Architectural Control Committee**

SIGNED 12/12, 1995.

By: Clyde P. Laca  
Member

SIGNED 12/12, 1995.

By: John T. Hall Jr.  
Member

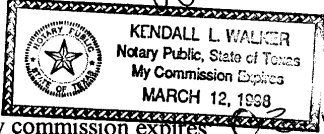
SIGNED 12/12, 1995.

By: James E. Spicer  
Member

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 12<sup>th</sup> day of December, 1995, by Clifford P. Isaacs.



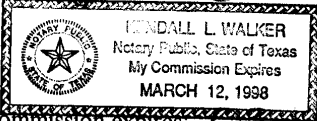
My commission expires: 03-12-98

Kendall L. Walker  
Notary Public - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 12<sup>th</sup> day of December, 1995, by John J. Hall, Jr.



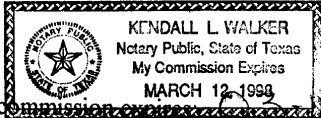
My commission expires: 03-12-98

Kendall L. Walker  
Notary Public - STATE OF TEXAS

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 12<sup>th</sup> day of December, 1995, by James E. Spicer.



My commission expires: 03-12-98

Kendall L. Walker  
Notary Public - STATE OF TEXAS

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 7/3/, 1995 in Conroe, Montgomery County, Texas.

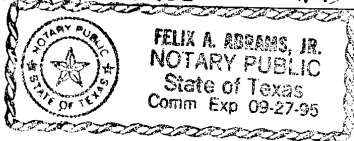
Linda S. Cary  
Owner

James E. Cary  
Owner

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me this 3<sup>rd</sup> day of July, 1995, by JAMES E. AND LINDA S. CARY.



Felix A. Adams  
Notary Public - STATE OF TEXAS

My commission expires: 9-27-95

Consideration: TEN AND NO\100's DOLLARS (\$10.00)-----  
and other good and valuable consideration

Property: (including any improvements):

BEING Tract 3, Section II, BIG TREE ESTATES, in Montgomery County, Texas, and being a 5.000 acre tract of land out of a 272.00 acre tract of land conveyed to Hubert H. Vestal by Deed recorded in Vol. 956, Page 139 of the Montgomery County Deed Records, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southwest corner of the above said 272.00 acre tract, said corner lying in the North line of State F.M. Hwy. #1488 based on a 100 foot wide right of way;

THENCE N 80 deg. 07' 34" E 442.14 feet along the North line of State F.M. #1488 to a point for corner;

THENCE North 1166.83 feet to the Point of Beginning;

THENCE West 435.60 feet to a point for corner;

THENCE North 500.00 feet to a point for corner;

THENCE East 435.60 feet to a point for corner;

THENCE South 500.00 feet to a point for corner and the Place of Beginning and containing 5.000 acres of land, more or less.

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED October 23, 1995 in SAN FRANCISCO, CALIFORNIA Conroe, Montgomery County, Texas.

[Signature]  
Owner

\_\_\_\_\_  
Owner

**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.

STATE OF ~~TEXAS~~ California  
COUNTY OF San Francisco

This instrument was acknowledged before me this 23 day of October, 1995, by Selina Cheung "Notary Public".



[Signature]  
Notary Public - STATE OF ~~TEXAS~~ California

My commission expires: Dec., 16, 1995

## TRACT 5

FIELD NOTES OF 5.000 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTH WEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

- THENCE N 80° 07' 34" E 442.14 FEET ALONG THE NORTH LINE OF STATE F. M. HWY #1488 TO A POINT FOR CORNER;
- THENCE NORTH 2166.83 FEET TO THE POINT OF BEGINNING;
- THENCE WEST 435.60 FEET TO A POINT FOR CORNER;
- THENCE NORTH 500.00 FEET TO A POINT FOR CORNER;
- THENCE EAST 435.60 FEET TO A POINT FOR CORNER;
- THENCE SOUTH 500.00 FEET TO A POINT FOR CORNER

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED Sept. 6, 1995 in Conroe, Montgomery County, Texas.

[Signature]  
Owner

[Signature]  
Owner

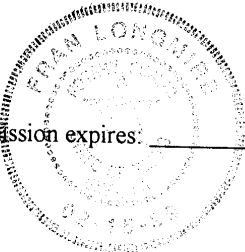
STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 6th day of September 1995, by Jimmy C Patino and Linda Patino

[Signature]  
Notary Public - STATE OF TEXAS

My commission expires: 2-15-99



117-00-2391

FA-1187-2

MAY 30, 1977

TRACT 10-B

FIELD NOTES OF 2.500 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 442.14 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT FOR CORNER;

THENCE NORTH 3971.24 FEET TO AN ANGLE POINT;

THENCE EAST 483.43 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 455.60 FEET TO A POINT FOR CORNER;

THENCE EAST 239.03 FEET TO A POINT FOR CORNER;

THENCE SOUTH 455.60 FEET TO A POINT FOR CORNER;

THENCE WEST 239.03 FEET TO THE POINT OF BEGINNING.

RESERVING A 10 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES LOCATED NORTH OF, ADJACENT TO AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES LOCATED EAST OF, ADJACENT TO AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT OF UTILITIES PURPOSES LOCATED WEST OF, ADJACENT TO AND ADJOINING THE EAST LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT.



*Pat B. Fowler*

Written     

Checked     

**EXHIBIT "A"**

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

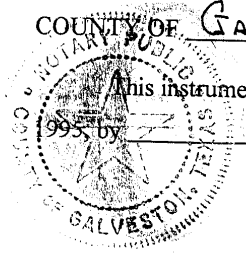
SIGNED Sept 13-95, 1995 in Conroe, Montgomery County, Texas.

Grace C. Boster  
Owner

\_\_\_\_\_  
Owner

STATE OF TEXAS

COUNTY OF Galveston



This instrument was acknowledged before me this 14th day of September, 1995, by \_\_\_\_\_

J. L. D. as Teller  
Notary Public - STATE OF TEXAS

My commission expires: 11-01-99

FIELD NOTES OF 5.011 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 857.33 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, FOLLOWING THE NORTH LINE OF STATE F. M. HWY. #1488, ALONG THE CURVE TO THE LEFT HAVING A DISTANCE OF 1388.41 FEET, A RADIUS OF 34,466.15 AND A CENTRAL ANGLE OF 02° 18' 29" TO A POINT FOR CORNER;

THENCE N 77° 49' 05" E 154.18 FEET TO A POINT FOR CORNER;

THENCE NORTH 3276.97 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 324.97 FEET TO A POINT FOR CORNER;

THENCE N 50° 08' 51" E 562.72 FEET TO A POINT FOR CORNER;

THENCE SOUTH 685.57 FEET TO A POINT FOR CORNER;

THENCE WEST 432.00 FEET TO THE POINT OF BEGINNING.

RESERVING A 10 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES EAST OF, ADJACENT TO AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED 5.011 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTH OF, ADJACENT TO, AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 5.011 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES SOUTHERLY OF, ADJACENT TO, AND ADJOINING THE NORTHERLY LINE OF THE ABOVE DESCRIBED 5.011 ACRE TRACT; ALSO RESERVING FOR GUY ANCHORAGE PURPOSES AN EASEMENT OVER A STRIP OF LAND 5 FEET WIDE, THE SOUTH LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED 5.011 ACRE TRACT;

THENCE EAST 30.00 FEET TO THE POINT OF BEGINNING.

ORIGINAL DIM

117-00-2394

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 11-28, 1995 in Conroe, Montgomery County, Texas.

Jack P. Clark

Owner

XXXXXXXX

Owner

STATE OF TEXAS

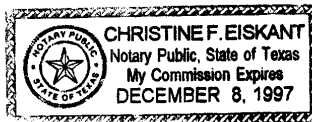
COUNTY OF Harris

This instrument was acknowledged before me this 28<sup>th</sup> day of November, 1995, by Jack P. Clark

Christine F. Eiskant

Notary Public - STATE OF TEXAS

My commission expires: 12-8-97



117-00-2395

TRACT 18

FIELD NOTES OF 5.000 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

4. THENCE N 80° 07' 34" E 857.33 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, FOLLOWING THE NORTH LINE OF STATE F. M. HWY. #1488, ALONG THE CURVE TO THE LEFT HAVING A DISTANCE OF 1388.41 FEET, A RADIUS OF 34,466.15 AND A CENTRAL ANGLE OF 02° 18' 29" TO A POINT FOR CORNER;

THENCE N 77° 49' 05" E 154.18 FEET TO A POINT FOR CORNER;

THENCE NORTH 1260.33 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 504.16 FEET TO A POINT FOR CORNER;

THENCE EAST 432.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 504.16 FEET TO A POINT FOR CORNER;

THENCE WEST 432.00 FEET TO THE POINT FOR BEGINNING;

RESERVING A 10 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES EAST OF, ADJACENT TO AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED 5.000 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTH OF, ADJACENT TO, AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 5.000 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES SOUTH OF, ADJACENT TO, AND ADJOINING THE NORTH LINE OF THE ABOVE DESCRIBED 5.000 ACRE TRACT.

117-00-2396

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED   OCTOBER 13  , 1995 in Conroe, Montgomery County, Texas.

Thomas E. Pilgreen  
Owner

Toni M. Pilgreen  
Owner

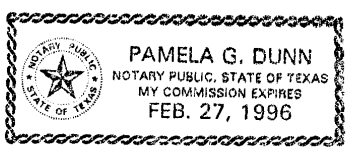
STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this   13   day of   OCTOBER  , 1995, by   THOMAS E. & TONI M. PILGREEN  .

Pamela G. Dunn  
Notary Public - STATE OF TEXAS

My commission expires:   2-27-96  



## 1.244 Acre Tract

Field Notes of 1.244 acres of land out of a 272.00 acre tract of land conveyed to Hubert H. Vestal by Deed recorded on Volume 956, Page 139 of the Montgomery County Deed Records, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southwest corner of the above said 272.00 acre tract, said corner lying in the North line of State F. M. Hwy. #1488 based on a 100 foot wide right of way;

THENCE N 80° 07' 34" E 857.33 feet along the North line of State F. M. Hwy. #1488 to a point of curve to the left;

THENCE In a Northeasterly direction, following the North line of State F. M. Hwy. #1488, a distance of 1388.41 feet along the curve to the left having a radius of 34,466.15 feet and having a central angle of 02° 18' 29" to a point of tangency;

THENCE N 77° 49' 05" E 154.18 feet along the North line of State F.M. Hwy. #1488 to a point for angle;

THENCE North 630.71 feet to the point of beginning;

THENCE Continuing North 125.46 feet to a point for corner;

THENCE East 432.00 feet to a point for corner;

THENCE South 125.46 feet to a point for corner;

THENCE West 432.00 feet to the point of beginning.

EXHIBIT "A"

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED Oct. 19, 1995 in Conroe, Montgomery County, Texas.

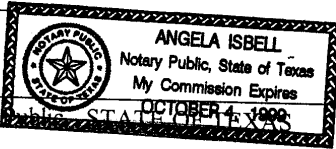
Cleo Eugene Shelton  
Owner

Laurette J. Shelton  
Owner

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me this 19th day of OCTOBER, 1995, by Angela Isbell

Notary  ANGELA ISBELL  
Notary Public, State of Texas  
My Commission Expires  
OCTOBER 4, 1996

My commission expires: 10/4/99

## 1.250 Acre Tract

Field Notes of 1.250 acres of land out of a 272.00 acre tract of land conveyed to Hubert H. Vestal by deed recorded on Volume 956, Page 139 of the Montgomery County Deed Records, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southwest corner of the above said 272.00 acre tract, said corner lying in the North line of State F. M. Hwy. #1488 based on a 100 foot wide right of way;

THENCE N 80° 07' 34" E 857.33 feet along the North line of State F. M. Hwy. #1488 to a point of curve to the left;

THENCE In a Northeasterly direction, following the North line of State F. M. Hwy. #1488, a distance of 1388.41 feet along the curve to the left having a radius of 34,466.15 feet and having a central angle of 02° 18' 29" to a point of tangency;

THENCE N 77° 49' 05" 154.18 feet along the North line of State F. M. Hwy. #1488 to a point for angle;

THENCE North 204.57 feet to the point of beginning;

THENCE Continuing North 173.38 feet to a point for corner;

THENCE East 432.00 feet to a point for corner;

THENCE South 78.78 feet to a point for corner;

THENCE S 77° 38' 54" 442.24 feet to the point of beginning.

EXHIBIT "A"

## 1.253 Acre Tract

Field Notes of 1.253 acres of land out of a 272.00 acre tract of land conveyed to Hubert H. Vestal by Deed recorded on Volume 956, Page 139 of the Montgomery County Deed Records, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southwest corner of the above said 272.00 acre tract, said corner lying in the North line of State F. M. Hwy. #1488 based on a 100 foot wide right of way;

THENCE N 80° 07' 34" E 857.33 feet along the North line of State F. M. Hwy. #1488 to a point of curve to the left;

THENCE In a Northeasterly direction, following the North line of State F. M. Hwy. #1488, a distance of 1388.41 feet along the curve to the left having a radius of 34,466.15 feet and having a central angel of 02° 18' 29" to a point of tangency;

THENCE N 77° 49' 05" E 154.18 feet along the North line of State F. M. Hwy. #1488 to a point for angle;

THENCE North 372.95 feet to the point of beginning;

THENCE Continuing North 126.38 feet to a point for corner;

THENCE East 432.00 feet to a point for corner;

THENCE South 126.38 feet to a point for corner;

THENCE West 432.00 feet to the point of beginning.

EXHIBIT "A"

117-00-2401

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED July 10, 1995 in Conroe, Montgomery County, Texas.

Randy Pharr  
Owner

Amelia Pharr  
Owner

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me this 10<sup>th</sup> day of July, 1995, by RANDY J. PHARR & AMELIA PHARR.



Sharon N. Johnson  
Notary Public - STATE OF TEXAS

My commission expires: 5-22-96

**TRACT 26 (5.0185 ACRES), BIG TREE ESTATES, SECTION 2  
JOHN THOMAS SURVEY, ABSTRACT 549  
MONTGOMERY COUNTY, TEXAS**

*Being 5.0185 acres of land called Tract 26, of Big Tree Estates, Section 2, an unrecorded subdivision of a 272.00 acre tract as described in Volume 956, Page 139 of the Deed Records of Montgomery County, Texas, situated in the John Thomas Survey, Abstract Number 549, Montgomery County, Texas, said 5.0185 acre tract (Deed call: 5.011 acres) being more particularly described by metes and bounds as follows with all courses and distances referenced to the unrecorded plat:*

COMMENCING at a 1/2 inch iron rod, found for the Northeast corner of Tract 27, of said Big Tree Estates, Section 2, and a block corner in the Westerly margin of Horse Shoe Bend, a 60 foot right-of-way;

THENCE South 00 degrees 01 minutes 00 seconds West, along the Westerly margin of said Horse Shoe Bend, and the Easterly line of said Tract 27, a distance of 230.31 feet (per unrecorded plat: South, a distance of 230.51 feet) to a 3/8 inch iron rod, found for the Northeast corner and POINT OF BEGINNING of herein described tract and the Southeast corner of said Tract 27;

THENCE South, continuing along the Westerly margin of said Horse Shoe Bend, and the Easterly line of herein described tract, a distance of 651.31 feet (Deed call: 650.86 feet) to a 3/8 inch iron rod, found for the Southeast corner of herein described tract and the Northeast corner of Tract 25, of said Big Tree Estates;


THENCE North 89 degrees 59 minutes 37 seconds West, along the common line of Tracts 26 and 25, a distance of 435.77 feet (Deed call: West, a distance of 435.60 feet) to a 1/2 inch iron rod, found for the Southwest corner of herein described tract in the Easterly line of Tract 43, of said Big Tree Estates;

THENCE North 00 degrees 00 minutes 13 seconds East, along the common line of said Tract 43 and Tract 26, a distance of 352.04 feet (Deed call: North, a distance of 351.37 feet) to a 1/2 inch iron rod, found for the Northwest corner of herein described tract, the Northeast corner of said Tract 43, and the most Easterly Southwest corner of said Tract 27;

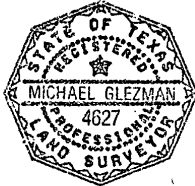
THENCE North 55 degrees 31 minutes 25 seconds East, along the common line of Tract 26 and said Tract 27 a distance of 528.59 feet (Deed call: North 55 degrees 29 minutes 24 seconds East, a distance of 528.62 feet) back to the POINT OF BEGINNING and containing 5.0185 acres of land based on the survey and plat prepared by Michael Glezman Surveying, dated November 24, 1993.

93665

11/24/93



Michael Glezman, Registered Professional Land Surveyor, #4627



lot 27

117-00-2403

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

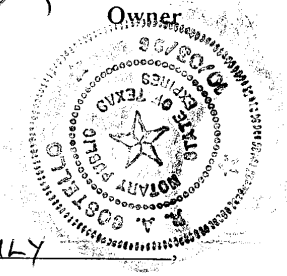
The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED July 31, 1995 in Conroe, Montgomery County, Texas.

Anton E Zientek  
Owner

Niana L Zientek  
Owner

STATE OF TEXAS  
COUNTY OF HARRIS



This instrument was acknowledged before me this 31 day of JULY 1995, by R.A-COSTELLO

R.A. Costello  
Notary Public - STATE OF TEXAS

My commission expires: 10-3-96

FIELD NOTES OF 5.014 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 857.33 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, FOLLOWING THE NORTH LINE OF STATE HWY. #1488, ALONG THE CURVE TO THE LEFT HAVING A DISTANCE OF 1388.41 FEET, A RADIUS OF 34,466.15 AND A CENTRAL ANGLE OF 02° 18' 29" TO A POINT FOR CORNER;

THENCE N 77° 49' 05" E 92.80 FEET TO A POINT FOR CORNER;

THENCE NORTH 3324.38 FEET TO THE POINT OF BEGINNING;

THENCE S, 55° 29' 24" W 528.62 FEET TO A POINT FOR CORNER;

THENCE WEST 99.60 FEET TO A POINT FOR CORNER;

THENCE NORTH 530.00 FEET TO A POINT FOR CORNER;

THENCE EAST 535.20 FEET TO A POINT FOR CORNER;

THENCE SOUTH 230.51 FEET TO THE POINT OF BEGINNING.

RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES EAST OF, ADJACENT TO AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED 5.014 ACRE TRACT, RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTH OF, ADJACENT TO, AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 5.014 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTHWESTERLY OF, ADJACENT TO, AND ADJOINING THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED 5.014 ACRE TRACT

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED August 1, 1995 in Conroe, Montgomery County, Texas.

Barney Williams, Jr.  
Owner  
Peggy A. Williams  
Owner

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me this 1st day of August, 1995, by Barney N. Williams, Jr. & Peggy A. Williams

Rheta Lynn Peterson  
Notary Public - STATE OF TEXAS

My commission expires: 5-29-96



**F. G. HUFFMAN & ASSOCIATES**

Surveyors

P.O. Box 38252  
Houston, Texas 77238(713) 447-7802  
Fax (713) 847-4504

DESCRIPTION 2.559 acres of land out of a 272.00 acre tract conveyed to Hubert H. Vestal by deed recorded in Vol. 956, Page 139 of the Montgomery County Deed Records and being out of the John N. Thomas Survey, Abstract No. 549 Montgomery County, Texas and being more particularly described by metes and bounds as follows,

COMMENCING at the Southwest corner of the above mentioned 272.00 acre tract and being in the North Right of Way of F. M. 1488 (100' R/W),

THENCE, N 80° 07' 34" E, along the North Right of Way of F. M. 1488, a distance of 503.06 feet to a point in the East Right of Way of Horseshoe Bend Road (60' R/W) and a point for a corner,

THENCE, NORTH, along the East Right of Way of Horseshoe Bend Road, a distance of 3900.78 feet to a point for a corner in the South Right of Way of said Horseshoe Bend Road,

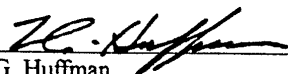
THENCE, EAST, along the South Right of Way of Horseshoe Bend Road, a distance of 641.08 feet to a 5/8" iron rod and the Northwest corner of the tract herein described and the POINT OF BEGINNING,

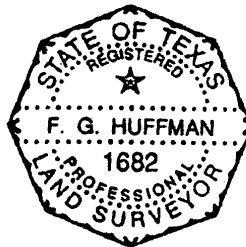
THENCE, EAST, along the South Right of Way of Horseshoe Bend Road, a distance of 210.32 feet to a 1/2" iron rod and the Northeast corner of the tract herein described,

THENCE, SOUTH, a distance of 530.00 feet to a 1/2" iron rod and the Southeast corner of the tract herein described,

THENCE, WEST, a distance of 210.32 feet to a 5/8" iron rod and the Southwest corner of the tract herein described,

THENCE, NORTH, a distance of 530.00 feet to the POINT OF BEGINNING and containing 2.559 acres.

  
F. G. Huffman  
Reg. Professional Surveyor No. 1682



8302 CHESWICK \* HOUSTON, TEXAS 77037

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED August 4, 1995 in Conroe, Montgomery County, Texas.

MAGNOLIA INDEPENDENT SCHOOL DISTRICT  
TAX TRUST

  
By: JIMMY FOREMAN ~~Owner~~  
TAX ASSESSOR/COLLECTOR

Owner

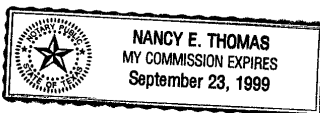
STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 4th day of August, 1995, by JIMMY FOREMAN

  
Notary Public - STATE OF TEXAS

My commission expires: \_\_\_\_\_



FIELD NOTES OF 2.500 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F.M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 503.06 FEET ALONG THE NORTH LINE OF STATE F.M. HWY. #1488 TO A POINT FOR CORNER;

THENCE NORTH 3900.78 FEET TO AN ANGLE POINT;

THENCE EAST 435.60 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING EAST 205.48 FEET TO A POINT FOR CORNER;

THENCE SOUTH 530.00 FEET TO A POINT FOR CORNER;

THENCE WEST 205.48 FEET TO A POINT FOR CORNER;

THENCE NORTH 530.00 FEET TO A POINT OF BEGINNING.

RESERVING A 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES WEST OF, ADJACENT TO AND ADJOINING THE EAST LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTH OF, ADJACENT TO AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 2.500 ACCRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES EAST OF, ADJACENT TO, AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT.

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED SEPT 19<sup>th</sup>, 1995 in Conroe, Montgomery County, Texas.

*Henry H. Springfield*  
Owner

\_\_\_\_\_  
Owner

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me this 19 day of Sept, 1995, by Henry H. Springfield.

*[Signature]*  
Notary Public - STATE OF TEXAS

My commission expires: 11-9-97



067-01-1736

## 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.

1 ACRE OUT OF TRACT 31A

FIELD NOTES OF 1.000 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 503.06 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT FOR CORNER;

THENCE NORTH 3044.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 100.00 FEET TO A POINT FOR CORNER;

THENCE EAST 435.60 FEET TO A POINT FOR CORNER;

THENCE SOUTH 100.00 FEET TO A POINT FOR CORNER;

THENCE WEST 435.60 FEET TO THE POINT OF BEGINNING;

RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES WEST OF, ADJACENT TO, AND ADJOINING THE EAST LINE OF THE ABOVE DESCRIBED 1.000 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTH OF, ADJACENT TO, AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 1.000 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES SOUTH OF, ADJACENT TO, AND ADJOINING THE NORTH LINE OF THE ABOVE DESCRIBED 1.000 ACRE TRACT.

FILED FOR RECORD

1981 APR 13 AM 10:58

*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY }

I hereby certify that this instrument was filed  
on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ of the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 8/18/95, 1995 in Conroe, Montgomery County, Texas.

A + S TRUST  
Owner  
[Signature]  
Owner

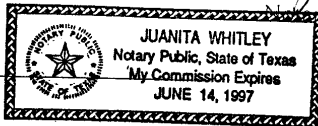
STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 18 day of August, 1995, by Steven Guess

Juanita Whitley  
Notary Public - STATE OF TEXAS

My commission expires:



117-00-2412

BEING 2.500 acres of land, more or less, out of a 272.00 acre tract of land conveyed to Hubert H. Vestal by Deed recorded in Volume 956, Page 139, Deed Records, Montgomery County, Texas, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the SW corner of the above said 272.00 acre tract, said corner lying in the north line of State FM Hwy. 1488 based on a 100 ft. wide right-of-way;

THENCE: N 80 deg. 07' 34" E, 503.06 ft. along the north line of State FM 1488 to a point for corner;  
 THENCE: N 2244.71 ft. to the Point of Beginning;  
 THENCE: N 250.00 ft. to a point for corner;  
 THENCE: E 435.60 ft. to a point for corner;  
 THENCE: S 250.00 ft. to a point for corner;  
 THENCE: W 435.60 ft. to the Point of Beginning;

RESERVING an 8 ft. wide easement for utilities west of, adjacent to and adjoining the east line of the above described 2.500 acre tract; reserving an 8 ft. wide easement for utilities north of, adjacent to, and adjoining the south line of the above described 2.500 acre tract; and reserving an 8 ft. wide easement for utilities south of, adjacent to and adjoining the north line of the above described 2.500 acre tract;

Field notes of 2.500 acres of land out of a 272.00 acre tract of land conveyed to Hubert H. Vestal by Deed recorded in Volume 956, Page 139 of the Montgomery County Deed Records, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the southwest corner of the above said 272.00 acre tract, said corner lying in the North line of State F.M. Hwy. 1488 based on a 100 foot wide right of way;

THENCE N 80 deg. 07' 34" E 503.06 feet along the north line of State F.M. Hwy. 1488 to a point for corner;

THENCE North 2494.71 feet to the point of Beginning;

THENCE North 250.00 feet to a point for corner;

THENCE East 435.60 feet to a point for corner;

THENCE South 250.00 feet to a point for corner;

THENCE West 435.60 feet to the POINT OF BEGINNING;

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED July 21, 1995 in Conroe, Montgomery County, Texas.

Irene Kaspar  
Owner

\_\_\_\_\_  
Owner

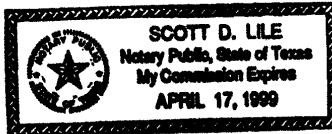
STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me this 21<sup>st</sup> day of July, 1995, by Irene Kaspar

Scott D. Lile  
Notary Public - STATE OF TEXAS

My commission expires: APRIL 17, 1999



117-00-2414

TRACT 34 A

FIELD NOTES OF 2.500 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 503.06 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT FOR CORNER;

THENCE NORTH 1494.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 250.00 FEET TO A POINT FOR CORNER;

THENCE EAST 435.60 FEET TO A POINT FOR CORNER;

THENCE SOUTH 250.00 FEET TO A POINT FOR CORNER;

THENCE WEST 435.60 FEET TO THE POINT OF BEGINNING;

RESERVING A 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES WEST OF, ADJACENT TO AND ADJOINING THE EAST LINE OF THE ABOVE DESCRIBED, RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTH OF, ADJACENT TO, AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES SOUTH OF, ADJACENT TO, AND ADJOINING THE NORTH LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT.

This conveyance is made subject to all reservations, restrictions, covenants, conditions, rights of way and easements of record, if any, affecting the property aforesaid.

NOV 10 1964

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 10-18-95, 1995 in Conroe, Montgomery County, Texas.

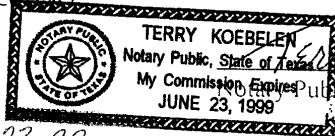
Cathy McCown  
Owner

[Signature]  
Owner

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 18 day of October, 1995, by Cathy McCown  
RICHARD McCOWN



Terry Koebelen  
Notary Public - STATE OF TEXAS

My commission expires: 6-23-99

35B  
1.50  
ACRES

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 10-18-95, 1995 in Conroe, Montgomery County, Texas.

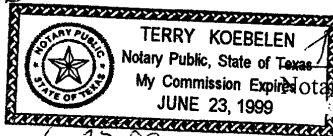
Selene Luther  
Owner

E. J. Luther  
Owner

STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 18 day of October,  
1995, by SELENE LUTHER  
EJ LUTHER



Terry Koebelen  
Notary Public - STATE OF TEXAS

My commission expires: 6-23-99

FIELD NOTES OF 2.500 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 503.06 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT FOR CORNER;

THENCE NORTH 994.71 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 250.00 FEET TO A POINT FOR CORNER;

THENCE EAST 435.60 FEET TO A POINT FOR CORNER;

THENCE SOUTH 250.00 FEET TO A POINT FOR CORNER;

THENCE WEST 435.60 FEET TO THE POINT OF BEGINNING;

RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES WEST OF, ADJACENT TO AND ADJOINING THE EAST LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT, RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTH OF, ADJACENT TO, AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES SOUTH OF, ADJACENT TO, AND ADJOINING THE NORTH LINE OF THE ABOVE DESCRIBED 2.500 ACRE TRACT.

\_\_\_\_\_  
ELGIN J. LUTHER

\_\_\_\_\_  
DATE

*Selene Luther*  
\_\_\_\_\_  
SELENE LUTHER

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 8/21, 1995 in College Station, BRAZOS ~~Conroe, Montgomery County~~, Texas.

[Signature]  
Owner

[Signature]  
Owner

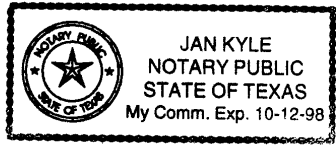
STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me this 21ST day of AUGUST, 1995, by EUGENIA VINGTANG + VI-NOO TANG.

[Signature]  
Notary Public - STATE OF TEXAS

My commission expires: 10/12/98



FIELD NOTES OF 5.008 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 503.06 FEET ALONG THE NORTH LINE OF STATE F. M. HWY. #1488 TO A POINT FOR CORNER;

THENCE NORTH 205.08 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 539.63 FEET TO A POINT FOR CORNER;

THENCE EAST 435.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 461.99 FEET TO A POINT FOR CORNER;

THENCE S 79° 53' 13" W 442.12 FEET TO THE POINT OF BEGINNING.

RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES WEST OF, ADJACENT TO AND ADJOINING THE EAST LINE OF THE ABOVE DESCRIBED 5.00 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES NORTHERLY OF, ADJACENT TO, AND ADJOINING THE SOUTHERLY LINE OF THE ABOVE DESCRIBED 5.008 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES SOUTH OF, ADJACENT TO, AND ADJOINING THE NORTH LINE OF THE ABOVE DESCRIBED 5.008 ACRE TRACT.

EXECUTED this 3rd day of March, A.D. 19 87.

*Hubert H. Vestal*

HUBERT H. VESTAL

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED September 6<sup>th</sup>, 1995 in Conroe, Montgomery County, Texas.

[Signature]  
Owner

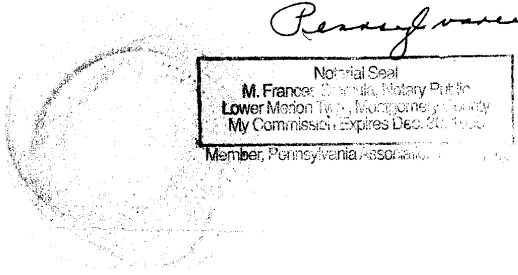
E-Yen Foo Chow  
Owner

STATE OF TEXAS Pennsylvania  
COUNTY OF Montgomery

This instrument was acknowledged before me this 6<sup>th</sup> day of September, 1995, by Sidney Hsin-Louis Chow  
E-Yen Foo Chow

M. Frances Staschul  
Notary Public - STATE OF TEXAS  
Pennsylvania

My commission expires: 12/30/95.



FIELD NOTES OF 5.008 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 857.33 FEET ALONG THE NORTH LINE OF STATE F.M. HWY. #1488 TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, FOLLOWING THE NORTH LINE OF STATE HWY. #1488, ALONG THE CURVE TO THE LEFT HAVING A DISTANCE OF 530.70 FEET, A RADIUS OF 34,466.15 AND A CENTRAL ANGLE OF 0° 52' 56" TO A POINT FOR CORNER;

THENCE NORTH 204.57 FEET TO THE POINT OF BEGINNING;

THENCE S 79 53' 39" W 442.39 FEET TO A POINT FOR CORNER;

THENCE NORTH 539.64 FEET TO A POINT FOR CORNER;

THENCE EAST 435.60 FEET TO A POINT FOR CORNER;

THENCE SOUTH 462.00 FEET TO THE POINT OF BEGINNING;

RESERVING A 10 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES LOCATED WEST OF, ADJACENT TO AND ADJOINING THE EAST LINE OF THE ABOVE DESCRIBED 5.008 ACRE TRACT; RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES LOCATED NORTHERLY OF ADJACENT TO AND ADJOINING THE SOUTHERLY LINE OF THE ABOVE DESCRIBED 5.008 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT OF UTILITIES PURPOSES LOCATED SOUTH OF, ADJACENT TO AND ADJOINING THE NORTH LINE OF THE ABOVE DESCRIBED 5.008 ACRE TRACT. ALSO RESERVING AN 8 FOOT WIDE EASEMENT

FOR UTILITIES PURPOSES LOCATED EAST OF, ADJACENT TO AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED 5.008 ACRE TRACT.

HUBERT H. VESTAL

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 9-15, 1995 in Conroe, Montgomery County, Texas.

John Michael Lawson  
Owner

Seraldine Lou Pittman  
Owner

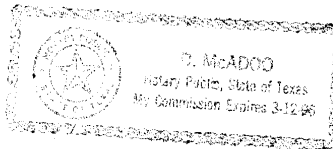
STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 15<sup>th</sup> day of September 1995, by JOHN M. LAWSON AND SERALDINE PITTMAN

D. McADOO  
Notary Public - STATE OF TEXAS

My commission expires: 3-12-96



117-00-2423

ROBERT A LAPLANT SURVEYORS, INC.  
3724 FM 1960 WEST, STE. 115  
HOUSTON, TEXAS 77068  
(713) 440-8890  
FAX 440-8510

A tract of land containing 4.994 acres (called 5.00 acres), being Tract 38 of Big Tree Estates, an unrecorded subdivision of 272.00 acres in the John N. Thomas Survey, A-549, Montgomery County, Texas, said 272.00 acres being described in deed recorded in the Deed Records of Montgomery county in Volume 956, Page 139, said Tract 38 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) at the intersection of the northerly right-of-way line of State F.M. Road 1488 with the west right-of-way line of Pin Oaks (60 feet in width);

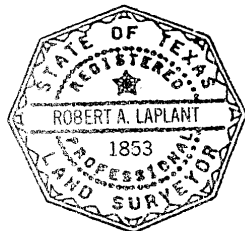
THENCE N 00 deg 08 min 29 sec W along the west line of Pin Oaks, a distance of 666.57 feet to a 2-1/2" iron pipe (found) for the southeast corner and the POINT OF BEGINNING of the herein described tract, said point being the northeast corner of Tract 37;

THENCE WEST along the south line of Tract 38 and the north line of Tract 37, a distance of 435.22 feet (called 435.60 feet) to a 2-1/2" iron pipe (found) for a corner, said point being in the east line of Tract 35;

THENCE N 00 deg 07 min 24 sec W along the west line of Tract, at 350 feet passing the northeast corner of Tract 35 and the southeast corner of Tract 34, a total distance of 500.00 feet to a 2-1/2" iron pipe (found) for the northwest corner of Tract 38 and the southwest corner of Tract 39;

THENCE S 89 deg 56 min 44 sec E along the common line of Tracts 38 and 39, a distance of 435.38 feet (called 435.60 feet) to a 2-1/2" iron pipe (found) for a corner in the west line of Pin Oaks;

THENCE S 00 deg 08 min 29 sec W along the west line of Pin Oaks, a distance of 499.61 feet (called 500.00 feet) to the Point of Beginning and containing 4.994 acres of land.



**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 10-16, 1995 in Conroe, Montgomery County, Texas.

*Gaylon Howell* Owner  
*Kare M Howell* Owner

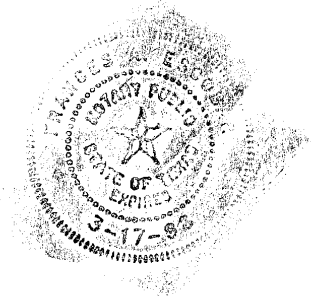
STATE OF TEXAS

COUNTY OF *Harris*

This instrument was acknowledged before me this 16 day of October, 1995, by *GAYLON HOWELL*.

*Francis A. Escobar*  
Notary Public - STATE OF TEXAS

My commission expires: 3-17-98



935-01-1460

EXHIBIT "A"

BEING Tract 40 of BIG TREE ESTATES, an unrecorded subdivision, and being 5.000 acres of land out of a 272.000 acre tract of land conveyed to Hubert H. Vestal by Deed recorded in Volume 956, Page 139 of the Montgomery County Deed Records, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described as follows:

Field Notes of 5.000 acres of land out of a 272.00 acre tract of land conveyed to Hubert H. Vestal by Deed recorded in Volume 956, Page 139 of the Montgomery County Deed Records, being out of the John N. Thomas Survey, A-549, Montgomery County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southwest corner of the above said 272.00 acre tract, said corner lying in the North line of State F.M. Hwy. #1488 based on a 100 foot wide right of way;

THENCE N 80 deg. 07' 34" E. 867.33 feet along the North line of State F.M. Hwy. #1488 to a point of curve to the left;

THENCE in a Northeasterly direction, following the North line of State F.M. Hwy. #1488, along the curve to the left having a distance of 538.70 feet, a radius of 34,466.15 and a central angle of 0 deg. 52' 56" to a point for corner;

THENCE North 1666.57 feet to the POINT OF BEGINNING;

THENCE West 435.60 feet to a point for corner;

THENCE North 500.00 feet to a point for corner;

THENCE East 435.60 feet to a point for corner;

THENCE South 500.00 feet to the point of beginning.

and all goods that are or will be fixtures and that are or will be located on the premises, including without limitation all heating, air conditioning, ventilating, plumbing, electrical fixtures and wiring, and replacements of and additions to these fixtures, all of which it is agreed are or will be part of and affixed to the real property described in this Exhibit "A."

FILED FOR RECORD

93 DEC 20 PM 4:17

Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

CLERK OF COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS  
I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Montgomery, Texas, this 20th day of December, 1993.

DEC 20 1993



Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED October 25 1995 in Conroe, Montgomery County, 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 black-outs, additions and changes were present at the time the instrument was filed and recorded.

Judy Savage  
Owner

Owen C. Savage  
Owner

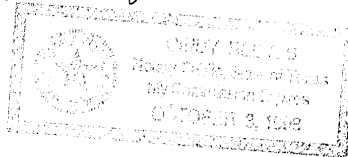
STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 25th day of October, 1995, by Judy Savage

Cindy Renee  
Notary Public - STATE OF TEXAS

My commission expires: October 3, 1998



## EXHIBIT A

Being 3.00 acres of land in the John N. Thomas Survey A-549, Montgomery County, Texas, said 3.00 acres being known as part of Tract Forty-one (41), of BIG TREE ESTATES, Section Two (2), an unrecorded subdivision of 272.00 acres of land out of the John N. Thomas Survey, Abstract No. 549, of Montgomery County, Texas, said tract described by metes and bounds as follows:

BEING 5.000 acres of land in the John N. Thomas Survey, A-549, Montgomery County, Texas and being the same land as described by Deed recorded in Volume 1020, Page 152, of the County Deed Records, and being out of and a part of a certain 272.00 acre tract as described by Deed recorded in Volume 956, Page 139, of the Montgomery County Deed Records, said 5.000 acres being known as Lot 41, BIG TREE ESTATES, SECTION 2, and unrecorded subdivision, said 5.000 acres being described more particularly as follows:

COMMENCING at the Southwest corner of the above mentioned 272.00 acre tract, in the North line of F.M. Highway No. 1488;

THENCE N. 80° 07' 34" E., along said North line of F.M. Highway No. 1488 for a distance of 857.33 feet to the beginning of a curve to the left;

THENCE in an Easterly direction along and with said North line of F.M. Highway No. 1488 and said curve having a radius of 34,466.15 feet, a central angle of 00° 52' 55", for an arc distance of 530.70 feet to a point for the intersection of said lines with the West line of Pin Oak Drive, based upon a width of 60.00 feet;

THENCE North along said West line of Pin Oak Drive for a distance of 2,166.57 feet to a 1/2" iron rod set for the Southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE West for a distance of 435.60 feet to a 1/2" iron rod set for the Southwest corner of the herein described tract;

THENCE North for a distance of 500.00 feet to a 1/2" iron rod set for the Northwest corner of the herein described tract;

THENCE East for a distance of 435.60 feet to a 1/2" iron rod set for the Northeast corner of the herein described tract, in the West line of Pin Oak Drive;

THENCE South along the West line of Pin Oak Drive for a distance of 500.00 feet to the POINT OF BEGINNING and containing in all 5.000 acres of land.

SAVE AND EXCEPT that certain 2 acre portion of Lot 41 described in deed dated October 12, 1993, recorded under Clerk's File No. 9355066 of the Real Property Records of Montgomery County, Texas and described as follows:

BEING a 2.00 acre tract of land situated in the John N. Thomas Survey, A-549, and being out of and a part of a 5.00 acre tract of land known as Lot 41 of Big Tree Estates Section Two, an unrecorded subdivision, Deed thereof recorded under Clerk's File No. 8862402 of the Real Property Records, Montgomery County, Texas:

BEGINNING at a 1/2" iron rod found for the Northeast corner of said 5.00 acre tract. Being in the west R.O.W. line of Pin Oak Drive;

THENCE South along said R.O.W. line, a distance of 200.00 feet to a 5/8" iron rod set for a corner;

THENCE S 89° 59' 55" W, leaving West R.O.W. line of Pin Oak Drive, a distance of 435.69 feet to a 5/8" iron rod set for corner;

THENCE N 00° 00' 53" E, a distance of 200.00 feet to a 3/8" iron rod found for corner;

THENCE N 89° 59' 55" E, a distance of 435.64 feet to the POINT OF BEGINNING and containing 2.00 acres of land, more or less.

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 9-13-, 1995 in Houston Harris ~~Conroe, Montgomery~~ County, Texas.



Imogene S Fisher  
Owner

Jack N Fisher  
Owner

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me this 13 day of SEPTEMBER, 1995, by IMOGENE S FISHER AND JACK N FISHER

Patricia S Fisher  
Notary Public - STATE OF TEXAS

My commission expires: 12-7-98

BEING a 2.00 acre tract of land situated in the John N. Turner Survey, A-549, and being out of and a part of a 5.00 acre tract of land known as Lot 41 of Big Tree Estates Section Two, an unrecorded subdivision, Deed thereof recorded under Clerk's File No. 8862402 of the Real Property Records, Montgomery County, Texas:

BEGINNING at a 1/2" iron rod found for the northeast corner of said 5.00 acre tract. Being in the west R. O. W. line of Pin Oak Drive;

THENCE south along said R. O. W. line, a distance of 200.00 feet to a 5/8" iron rod set for a corner;

THENCE S 89° 59' 55" W, leaving west R. O. W. line of Pin Oak Drive, a distance of 435.69 feet to a 5/8" iron rod set for corner;

THENCE N 00° 00' 53" E, a distance of 200.00 feet to a 3/8" iron rod found for corner;

THENCE N 89° 59' 55" E, a distance of 435.64 feet to the POINT OF BEGINNING and containing 2.00 acres of land, more or less.

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED 9-8-95, 1995 in Conroe, Montgomery County, Texas.

Michael A. Falco  
Owner

Sigme E. Falco  
Owner

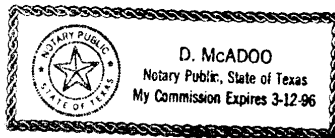
STATE OF TEXAS

COUNTY OF Montgomery

This instrument was acknowledged before me this 8<sup>th</sup> day of September 1995, by MICHAEL A. FALCO AND SIGME FALCO

D. McAdoo  
Notary Public - STATE OF TEXAS

My commission expires: 3-12-96



FIELD NOTES OF 5.189 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED IN VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F.M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 857.33 FEET ALONG THE NORTH LINE OF STATE F.M. HWY. #1488 TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, FOLLOWING THE NORTH LINE OF STATE F.M. HWY. #1488, ALONG THE CURVE TO THE LEFT HAVING A DISTANCE OF 530.70 FEET, A RADIUS OF 34,466.15 AND A CENTRAL ANGLE OF 0° 52' 56" TO A POINT FOR CORNER;

THENCE NORTH 2666.57 FEET TO THE POINT OF BEGINNING;

THENCE WEST 435.60 FEET TO A POINT FOR CORNER;

THENCE NORTH 548.43 FEET TO A POINT FOR CORNER;

THENCE EAST 370.60 FEET TO A POINT FOR CORNER;

THENCE S 10° 11' 44" E 367.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A SOUTHERLY DIRECTION ALONG THE CURVE TO THE LEFT HAVING A DISTANCE OF 92.73 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 106° 15' 36", AND A CHORD BEARING SOUTH 80.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 107.06 FEET TO THE POINT OF BEGINNING.

RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES LOCATED NORTH OF, ADJACENT TO AND ADJOINING THE SOUTH LINE OF THE ABOVE DESCRIBED 5.189 ACRE TRACT; AND RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES LOCATED SOUTH OF, ADJACENT TO AND ADJOINING THE NORTH LINE OF THE ABOVE DESCRIBED 5.189 ACRE TRACT. RESERVING AN 8 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES WEST OF, ADJACENT TO AND ADJOINING THE NORTHEASTERLY LINE OF THE ABOVE DESCRIBED 5.189 ACRE TRACT; RESERVING AN 8 FOOT EASEMENT FOR UTILITIES PURPOSES EAST OF, ADJACENT TO AND ADJOINING THE WEST LINE OF THE ABOVE DESCRIBED 5.189 ACRE TRACT; ALSO RESERVING A 10 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES, THE EAST LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 5.189 ACRE TRACT;

THENCE NORTH 107.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE IN A NORTHERLY DIRECTION ALONG THE CURVE TO THE LEFT HAVING A DISTANCE OF 92.73 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 106° 15' 36", AND A CHORD BEARING NORTH 80.00 FEET TO THE POINT OF ENDING.

117-00-2432

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED July 10, 1995 in Conroe, Montgomery County, Texas.

Randy Pharr  
Owner

Amelia Pharr  
Owner

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me this 10<sup>th</sup> day of July, 1995, by RANDY J. PHARR & AMELIA PHARR



Sharon N. Johnson  
Notary Public - STATE OF TEXAS

My commission expires: 5-22-96

117-00-2433

931-01-0958

9364410

Return To:  
93-11-543 BT  
Pharr  
4055 Horse Shoe Bend  
Conroe, TX 77384

REAL PROPERTY RECORDS

WARRANTY DEED

Date: November 30, 1993

Grantor: JOHN SCHMIDT and wife, IRMA L. SCHMIDT and EMMA G. SCHMIDT-HUNT, not joined by her spouse herein since the property constitutes no part of their business or residence homestead

Grantor's Mailing Address:

16314 Havenhurst  
Houston, TX

Grantee: RANDY J. PHARR and wife, AMELIA PHARR

Grantee's Mailing Address:

4055 Horse Shoe Bend  
Conroe, TX 77384

Consideration: TEN AND NO\100's DOLLARS (\$10.00)-----  
and other good and valuable consideration

Property: (including any improvements):

BEING 5.146 acres of land, more or less, out of 272.00 acre tract of land conveyed to Hubert H. Vestal by Deed recorded in Volume 956, Page 139 of the Deed Records of Montgomery County, Texas, being out of the JOHN N. THOMAS SURVEY, Abstract No. 549, Montgomery County, Texas, and more particularly described by metes and bounds as follows:

COMMENCING for reference at the Southwest corner of the above said 272.000 acre tract, said corner lying in the North line of State F.M. Highway 1488 based on a 100 foot wide right of way;

THENCE: North 80 deg. 07 min. 34 sec. East, 857.33 feet along the North line to State F. M. Highway 1488 to a point of curve to the left;

THENCE: In a Northeasterly direction, following the North line of State Highway 1488, along the curve to the left having a distance of 591.78 feet, a radius of 34,466.15 and a central angle of 00 deg. 59 min. 01 sec. to a point for corner;

THENCE: North 2762.17 feet to the beginning of a non-tangent curve to the left, being also the POINT OF BEGINNING;

THENCE: In a Northerly then Easterly direction along the curve to the left having a radius of 50.00 feet, a length of 157.08 feet, a interior angle of 180 deg. 00 min. 00 sec. and a chord bearing North 36 deg. 52 min. 12 sec. West, 100.00 feet to a point for corner;

THENCE: North 10 deg. 11 min. 49 sec. West, 367.17 feet to a point for corner;

THENCE; West 560.00 feet to a point for corner;

THENCE: South 441.37 feet to a point for corner;

THENCE: West 435.60 feet to the POINT OF BEGINNING.

Also known as Tract 43 of Section 2 of BIG TREE ESTATES, an unrecorded subdivision in Montgomery County, Texas.

**OWNERS' ADOPTION OF RESTRICTIVE COVENANTS**

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") attached hereto, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on us, our heirs and assigns.

SIGNED SEPTEMBER 30, 1995 in Conroe, Montgomery County, Texas.

Samuel John Lampson  
Owner

Mary S. J. Lampson  
Owner  
Mrs. S. J. Lampson

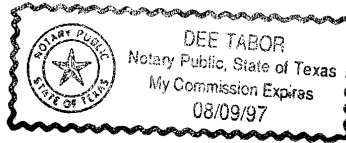
STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me this 30 day of SEPTEMBER 1995, by SAMUEL JOHN LAMPSON AND MARY S. J. LAMPSON.

Dee Tabor  
Notary Public - STATE OF TEXAS

My commission expires: 8-9-97



FIELD NOTES OF 0.7890 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED ON VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 857.33 FEET ALONG THE NORTH LINE OF STATE F.M. HWY.#1488 TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION FOLLOWING THE NORTH LINE OF STATE F.M. HWY. #1488, A DISTANCE OF 146.71 FEET ALONG THE CURVE TO THE LEFT HAVING A RADIUS OF 34,466.15 FEET AND A CENTRAL ANGLE OF 00° 14' 38" TO THE POINT OF BEGINNING;

THENCE NORTH 206.82 FEET TO A POINT FOR CORNER;

THENCE N 79° 52' 39" E 168.91 FEET TO A POINT FOR CORNER;

THENCE SOUTH 206.37 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE NORTHERLY LINE OF STATE F.M. HWY. #1488, SAID POINT ALSO LYING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A NORTHWESTERLY DIRECTION, FOLLOWING THE NORTH LINE OF F.M. HWY. #1488 A DISTANCE OF 168.99 FEET ALONG THE CURVE TO THE RIGHT, HAVING A RADIUS OF 34,466.15 FEET AND HAVING A CENTRAL ANGLE OF 00 16' 51" TO THE POINT OF BEGINNING.

EXECUTED this 20th day of August, A.D. 19 87

*Hubert H. Vestal*  
HUBERT H. VESTAL

117-00-2437

OWNERS' ADOPTION OF RESTRICTIVE COVENANTS

The Owner or Owners of a tract or parcel of land described by metes and bounds in Exhibit "A" (our "Property") <sup>previously mailed</sup> ~~attached hereto~~, hereby adopt and join this "Renewal, Amendment and Extension of Restrictions", as applicable to and enforceable against our Property. We agree and covenant that these restrictive covenants shall be binding on <sup>me my</sup> us, our heirs and assigns.

SIGNED Sept 22, 1995 in ~~Conroe~~, <sup>Dreenville, Hunt</sup> Montgomery County, Texas.

Betty M. Chasto  
Owner

n/a  
Owner

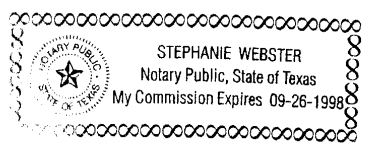
STATE OF TEXAS

COUNTY OF Hunt

This instrument was acknowledged before me this 22 day of September, 1995, by Betty McHastain

Stephanie Webster  
Notary Public - STATE OF TEXAS

My commission expires: 9-26-98



DEEDS

7742345

WARRANTY DEED WITH VENDOR'S LIEN

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

THAT, Hubert H. Vestal, hereinafter called Grantor, for and in consideration of the sum of TEN DOLLARS cash and other good and valuable consideration to him paid, and the further sum of TEN THOUSAND EIGHT HUNDRED AND NO/100----- (\$10,800.00---) DOLLARS to him secured to be paid by -----BETTY WANDA CHASTAIN----- Grantee as follows: by the execution and delivery by Grantee to Grantor of his one promissory note of even date herewith, in such principal sum of \$10,800.00-----payable to the order of Grantor at Houston, Harris County, Texas, in monthly installments of \$ 131.04 each, including interest, the first such installment of principal and interest to become due and payable on or before the 5th day of October 19 77, and a like installment of principal and interest to become due and payable on or before the 5th day of each month thereafter until said note is fully paid, said note bearing interest as therein specified, containing the other terms and conditions therein set out, reciting the vendor's lien hereinafter retained for securing its payment, and reciting also the additional security of a deed of trust of even date herewith, executed by Grantee to LeRoy Howard, Trustee.

Has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said -----BETTY WANDA CHASTAIN----- of Harris County, Texas, Grantee, the following lot or parcel of land in Montgomery County, Texas: (Surface only)

0.9315 ACRE TRACT

FIELD NOTES OF 0.9315 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED ON VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 603.06 FEET ALONG THE NORTH LINE OF STATE F.M. HWY #1488 TO THE POINT OF BEGINNING;

THENCE NORTH 205.50 FEET TO A POINT FOR CORNER;

THENCE N 79° 53' 13" E 200.15 FEET TO A POINT FOR CORNER;

THENCE SOUTH 206.35 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE NORTHERLY LINE OF STATE F.M. HWY. #1488;


THENCE S 80° 07' 34" W 200.01 FEET ALONG THE ABOVE SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

117-00-2439

FILED FOR RECORD

95 DEC 14 AM 10:54

MARK TURNBULL, CO. CLERK  
MONTGOMERY COUNTY, TEXAS

 DEPUTY

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.

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 Real Property of Montgomery County, Texas.

DEC 14 1995



  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

RETURN TO:  
J.F. SPICER  
4298 BIG TREE ESTATES  
CONROE TX 77384

94498-14-952

REC REF 115100

0.9977 ACRE TRACT

117-00-2436

FIELD NOTES OF 0.9977 ACRES OF LAND OUT OF A 272.00 ACRE TRACT OF LAND CONVEYED TO HUBERT H. VESTAL BY DEED RECORDED ON VOLUME 956, PAGE 139 OF THE MONTGOMERY COUNTY DEED RECORDS, BEING OUT OF THE JOHN N. THOMAS SURVEY, A-549, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHWEST CORNER OF THE ABOVE SAID 272.00 ACRE TRACT, SAID CORNER LYING IN THE NORTH LINE OF STATE F. M. HWY. #1488 BASED ON A 100 FOOT WIDE RIGHT OF WAY;

THENCE N 80° 07' 34" E 857.33 FEET ALONG THE NORTH LINE OF STATE F.M. HWY. #1488 TO A POINT OF CURVE TO THE LEFT;

THENCE IN A NORTHEASTERLY DIRECTION, FOLLOWING THE NORTH LINE OF STATE F.M. HWY. #1488, A DISTANCE OF 315.70 FEET ALONG THE CURVE TO THE LEFT HAVING A RADIUS OF 34,466.15 FEET AND A CENTRAL ANGLE OF 00° 31' 29" TO THE POINT OF BEGINNING;

THENCE NORTH 206.37 FEET TO A POINT FOR CORNER;

THENCE N 79° 53' 39" E 214.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 204.57 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE NORTHERLY LINE OF STATE F.M. HWY. #1488, SAID POINT ALSO LYING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE IN A NORTHWESTERLY DIRECTION, FOLLOWING THE NORTH LINE OF F.M. HWY. #1488 A DISTANCE OF 215.00 FEET, ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 34,466.15 FEET AND HAVING A CENTRAL ANGLE OF 00° 21' 27" TO THE POINT OF BEGINNING.

Property from all liens held by the undersigned securing said indebtedness.

ORIGINAL PRINT INCOMPLETE

EXECUTED this 20th day of August, A.D. 19 87.

*Hubert H. Vestal*

HUBERT H. VESTAL