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Ret. [unclear]
 COUNTY CLERK
 HARRIS COUNTY, TEXAS

DEED RECORDS
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1969 MAY 8 AM 9 17

THE STATE OF TEXAS X
 COUNTY OF HARRIS X

105-21-0125

WHEREAS, under date of December 17, 1939, by instrument recorded in Volume 1156, Page 1 of the Deed Records of Harris County, Texas, to which reference is here made for all purposes, A. C. Finn, Trustee and Winston Carter, Trustee, joined by others purported to place certain covenants, conditions and restrictions upon certain lots and tracts of land located in and a part of Shoreacres, a subdivision in Harris County, Texas, according to the plat thereof recorded in Volume 7, Pages 10 and 11 of the Map Records of said County, such covenants, conditions and restrictions to expire and to become void on January 1, 1970 under certain terms as contained in said instrument of December 17, 1939; and

WHEREAS, said instrument, in paragraph 9 thereof, contained a provision that A. C. Finn and Winston Carter, Trustees, and their successor Trustees retained the privilege of setting aside certain parcels of property in Shoreacres Subdivision for, among other things, hotels, restaurants, schools, churches, gas filling stations, garages or stores; and

WHEREAS, the undersigned, Houston Realty Sales Company, a Texas corporation, is the owner of that certain tract or parcel of land described in Exhibit "A" attached hereto, and, as the successor in title to said land of the said A. C. Finn and Winston Carter Trustees, desire to designate and set aside said land for the uses and purposes next above mentioned, in view of the fact that because of changing conditions in the area of said land, such designations would benefit the owners of other lots in said Shoreacres Subdivision;

NOW, THEREFORE, the undersigned HOUSTON REALTY SALES COMPANY, a Texas corporation, acting herein by and through its office as hereunto duly authorized, in consideration of the premises, do hereby (so far as it is legally entitled to do so) designate and set apart the parcel of land described in Exhibit "A" attached

RETURN TO
 AMERICAN TITLE COMPANY
 HARRIS COUNTY ABSTRACT CO.
 3RD FLOOR NIELS ESPERSON BLDG.
 HOUSTON, TEXAS 77002

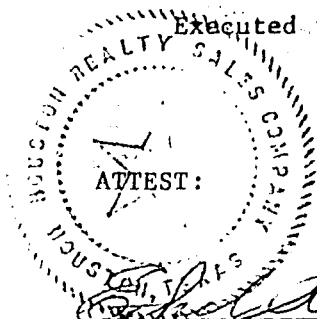
172338 hs mem

105-21-0126

hereto, for the use of said land for hotels, restaurants, schools, churches, gas filling stations, garages or stores, all subject to the terms and conditions of said instrument of December 17, 1939.

It is specifically understood, however, that by the execution and delivery of this document, Houston Realty Sales Company does not admit to the validity or enforcibility of said instrument of December 17, 1939.

Executed this 27th day of March, 1969.



Robert Rebsch
Secretary

HOUSTON REALTY SALES COMPANY

BY Victor N. Carter
President

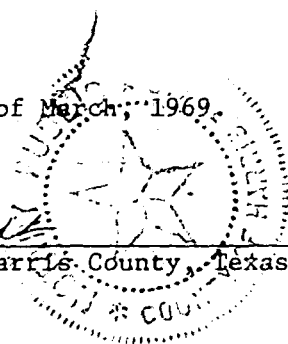
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MW

STATE OF TEXAS X
 X
COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared Victor N. Carter, President, 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 the 27th day of March, 1969.

Mary Belle Boldt
Notary Public in and for Harris County, Texas



Tract one?

Being a 8.148 acre (354,939 sq. ft.) tract or parcel of land out of the North part of Shore Acres Subdivision, William P. Harris Survey, Abstract No. 29, Harris County, Texas, being more particularly described by metes and bounds as follows:

Beginning at the northwest corner of Lot 1, Block 41, Shoreacres Subdivision, William P. Harris Survey, Abstract No. 29, Harris County, Texas;

THENCE S. 2° 00' 47" E., along the west line of said Lot 1, a distance of 273.00 feet to a point on the northwest line of West Country Club Drive (50' right of way);

THENCE along the west right of way line of West Country Club Drive along a curve to the left, having a central angle of 75° 52' 14" and a radius of 150.00 feet, a distance of 198.63 feet to a point of reverse curve to the right;

THENCE along said curve to the right, having a central angle of 70° 00' 00" and a radius of 220.00 feet to a point;

THENCE S. 27° 19' 30" W., a distance of 303.43 feet to a point of curve to the left;

THENCE along said curve to the left, having a central angle of 23° 08' 41" and a radius of 1240.00 feet, a distance of 500.90 feet to a point for corner, said point marking the intersection of the west line of West Country Club Drive with the North right of way line of Shoreacres Boulevard (150' right of way) for interchange with State Highway 146;

THENCE along said North right of way line of Shoreacres Drive for interchange with State Highway 146, S. 87° 13' 27" W., a distance of 60.00 feet to a point for corner;

THENCE leaving said North right of way line of Shoreacres Boulevard, N. 0° 02' 52" W., a distance of 1440.60 feet to a point for corner, said corner lying on the North line of Shoreacres Subdivision;

THENCE, along said North line, N. 87° 07' 51" E., a distance of 300.00 feet to the Point of Beginning and containing 8.148 acres (543,939 sq. ft.) of land, more or less.

Tract Two:

Being a 20.939 acre (912,085 sq. ft.) tract or parcel of land out of the North part of Shoreacres Subdivision, William P. Harris Survey, Abstract No. 29, Harris County, Texas, being more particularly described by metes and bounds as follows:

Commencing for reference at the Northwest corner of Lot 1, Block 41, Shoreacres Subdivision, William P. Harris Survey, Abstract No. 29, Harris County, Texas;

THENCE S. 87° 07' 51" W., a distance of 300.00 feet, along the North line of Shoreacres Subdivision, to the Point of Beginning of the herein described tract;

THENCE leaving said North line of Shoreacres Subdivision, S. 0° 02' 52" E., a distance of 1440.60 feet to a point for corner, said point lying on the North right of way line of Shoreacres Boulevard (150' right of way) for interchange with State Highway 146.

THENCE along said North right of way line of Shoreacres Boulevard, S. 87° 13' 27" W., a distance of 238.96 feet to a point of curve to the right;

THENCE along said curve to the right, having a central angle of 86° 42' 11" and a radius of 70.00 feet, a distance of 105.93 feet to a point of tangency;

THENCE N. 6° 04' 22" W., a distance of 134.23 feet to a point of curve to the left;

THENCE along said curve to the left, having a central angle of 47° 10' 48" and a radius of 500.00 feet, a distance of 411.72 feet to a point of tangency;

THENCE N. 53° 15' 10" W., a distance of 373.67 feet to a point of curve to the right;

THENCE along said curve to the right, having a central angle of 50° 30' 18" and a radius of 500.00 feet, a distance of 440.74 feet to a point of tangency;

THENCE N. 2° 44' 52" W.; a distance of 256.74 feet to a point for corner; said point lying on the North line of Shoreacres Subdivision;

THENCE along said North line of Shoreacres Subdivision, N. 87° 07' 51" E., a distance of 976.03 feet to the Point of Beginning and containing 20.939 acres (912,085 square feet) of land, more or less.

105-21-0127

Tract Three:

Being a 14.196 acre (618,366 sq. ft.) tract or parcel of land out of the Shoreacres Subdivision, William P. Harris Survey, Abstract No. 29, Harris County, Texas, being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 1, Block 48, Shoreacres Subdivision;

THENCE S. 2° 46' 45" E., along the North line of Lot 1, Block 48, a distance of 463.52 feet to a point for corner on the South line of Shoreacres Subdivision;

THENCE S. 86° 46' 27" W., along the South line of Shoreacres Subdivision, a distance of 940.83 feet to a point for corner, said point lying on a curve to the right;

THENCE along said curve to the right, having a central angle of 35° 59' 08" and a radius of 500.29 feet, a distance of 314.22 feet to a point of tangency;

THENCE N. 37° 57' 02" E., a distance of 355.67 feet to a point of curve to the left;

THENCE along said curve to the left, having a central angle of 44° 00' 01" and a radius of 500.00 feet, a distance of 383.97 feet to a point of tangency;

THENCE N. 6° 02' 59" W., a distance of 117.58 feet to a point on a curve to the right;

THENCE along said curve to the right, having a central angle of 93° 16' 26" and a radius of 70.00', a distance of 113.96 feet to a point lying on the South right of way line of Shoreacres Boulevard (150' right of way) for interchange with State Highway 146;

THENCE N. 87° 13' 27" E., along said south right of way line of Shoreacres Boulevard, a distance of 209.45 feet to a point marking the intersection of said south line with the West line of West Country Club Drive (50' right of way);

THENCE along said West line of West Country Club Drive (50' right of way), being a curve to the left, having a central angle of 24° 23' 27" and a radius of 1240.00 feet, a distance of 527.87 feet to a point of compound curve to the left;

THENCE along said curve to the left, having a central angle of 35° 13' 09" and a radius of 250.00 feet, a distance of 153.67 feet to the point of Beginning and containing 14.196 acres of land, more or less.

STATE OF TEXAS
COUNTY OF HARRIS }

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

MAY - 8 1969



Robert Montague
COUNTY CLERK
HARRIS COUNTY, TEXAS

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