

034-68-0454

WU
K337484

DEED OF GIFT

12.20.65 00175121 K337484 5.1.65

BEAR BRANCH TRAIL ASSOCIATION

STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS: THAT §

21
2
FRIENDSWOOD DEVELOPMENT COMPANY, an Arizona corporation with a permit to do business in the State of Texas, having an office at Two Kingwood Place, Suite 110, 700 Rockmead Drive, Kingwood, Texas 77339, and KING RANCH, INC., a Texas corporation, hereinafter called "Grantors", have given and conveyed and do hereby give and convey, unto BEAR BRANCH TRAIL ASSOCIATION, a Texas nonprofit corporation, having a mailing address of P. O. Box 5052, Kingwood, Texas 77325, hereinafter called "Grantee", subject to the reservations, exceptions and conditions hereinafter set out, the surface estate in and to 101.0333 acres of land in Harris County, Texas, said land being more particularly described in Exhibit "A" attached hereto, made a part hereof and incorporated herein for all purposes, together with recreational facilities and improvements thereon. *WU*

The above-described tracts of land, hereinafter called "Said Land", and recreational facilities and improvements are hereby given, granted and conveyed by Grantors and accepted by Grantee subject to:

(1) The exception and reservation by Grantors for themselves, their successors, assigns, and predecessors in title, in accordance with their respective interest of record, all oil, gas and other minerals in, on and under and that may be produced from Said Land, together with the right to use the surface of Said Land for the purposes of exploring and drilling for, producing, mining and transporting such minerals from the Said Land conveyed hereby and from other lands adjacent or contiguous thereto in which Grantors and/or Foster Minerals, Ltd., now own, or may hereafter own, an interest in the mineral estate.

(2) The terms, conditions and provisions of that certain Declaration of Covenants, Conditions and Restrictions dated September 1, 1972, filed for record under File No. D699362 and recorded under Film Code No. 150-39-1528 in the Official Public Records of Real Property of Harris County, Texas.

(3) Grantors reserve for themselves, their successors, and assigns, multiple easements for utility lines and/or drainage on, along and across Said Land together with the right of assignment of said easements in whole or in part.

(4) Grantors, at their cost and expense, shall have the right, but not the obligation, to build and construct additional recreational facilities on Said Land or to place additional recreational facilities thereon without the consent of Grantee, and upon completion or installation of any such additional facility, such additional facility so built or constructed or installed shall, at the election of Grantors, become the property of Grantee, its successors or assigns.

(5) All valid and subsisting restrictions, covenants, conditions, easements, and instruments now in place and affecting Said Land or of record in the Office of the County Clerk of Harris County, Texas.

(6) The restriction that Grantee, its successors and assigns, shall use Said Land conveyed hereby solely as a park or playground and recreation area or for related activities; provided, however, said use restriction shall in no way diminish Grantors' rights reserved and

034-68-0455

retained in paragraphs (1), (3) and (4). Grantors hereby reserve, together with the right of assignment in whole or in part, a nonexclusive easement on and over Said Land and the right of free ingress and egress for access to Said Land conveyed for the enjoyment and use of Said Land for the purposes to which it is devoted under the foregoing restrictions, and does herein dedicate a nonexclusive easement for such purpose to all owners and future owners of Real Property within the boundaries of land now included in, and the land which may hereafter be added or annexed to the Bear Branch Trail Association and thereby made subject to the terms and provisions of the aforesaid Declaration of Covenants, Conditions and Restrictions. Said right of free ingress and egress may be subject to reasonable rules and regulations by Grantee, its successors or assigns.

(7) The restriction that Grantee, or its successors or assigns, shall in no way alter, change, remove or demolish existing or future improvements and recreational facilities located upon Said Land conveyed hereby without the prior written approval of Grantors, nor shall Grantee, or its successors or assigns place, erect, build, repair or remove any recreational facilities or buildings on Said Land until the design thereof and the construction, repair, change or removal plans and specifications and a plan showing the location of the structure, improvement or recreational facility has been submitted to and approved in writing by Grantors, or their assignee, as to quality of materials, harmony of design with existing and proposed improvements and recreational facilities, and as to location with respect to boundary lines and topography of Said Land herein conveyed.

(8) The obligation of Grantee, and its successors and assigns, that Said Land and improvements and recreational facilities, as such improvements and recreational facilities may exist from time to time, shall be kept at all times in a sanitary, healthful and attractive condition, and that Grantee and its successors and assigns shall keep all weeds, grass and underbrush thereon cut and shall in no event use any portion of Said Land or improvements or recreational facilities located thereon for storage of materials and equipment, nor shall Grantee or its successors or assigns cut, fell or in any manner remove any trees from Said Land except for diseased or dying trees, until approved in writing by Grantors, or their assigns.

In the event of default on the part of Grantee, or its successors or assigns, in observing the obligations and requirements as stated in the foregoing paragraph, such default continuing after ten (10) days written notice thereof, Grantors, or their assignee, may, without liability to Grantee, or its successors or assigns, in trespass or otherwise, enter upon Said Land conveyed hereby and cut, or cause to be cut, such weeds or underbrush or repair improvements or recreational facilities necessary to secure compliance with Grantee's obligation, so as to place Said Land, improvements or recreational facilities in a neat, attractive, healthful and sanitary condition, and Grantors or their assignee may charge Grantee or its successors and assigns for the cost of such work. Grantee agrees by acceptance of this Deed of Gift to pay such statement of charges upon receipt thereof. To secure the payment of such charges in the event of non-payment by Grantee or its successors or assigns, a vendor's lien is herein and hereby retained against Said Land, improvements and recreational facilities in favor of Grantors or their assignee.

(9) The restriction that Said Land, improvements, or recreational facilities located hereon shall not be transferred to or received by any individual or corporation, other than one or more nonprofit corporations, trusts, societies, or organizations engaged in activities substantially

034-68-0456

similar to the purposes stated in the Articles of Incorporation filed by Grantee in the office of the Secretary of State of Texas. In the event of dissolution or surrender of the nonprofit corporation status of Grantee by termination of its existence or otherwise, pursuant to a lawful plan, Said Land, improvements, or recreational facilities located hereon shall be transferred or set over to one or more nonprofit corporations, trusts, societies, or organizations engaged in activities substantially similar to the purposes stated in the Articles of Incorporation filed by Grantee in the office of the Secretary of State of the State of Texas under date of October 25, 1972, filing of which said Articles resulted in the issuance of Nonprofit Corporation Certificate of Incorporation Charter No. 314397.

Notwithstanding the terms and conditions of the restrictive covenants stated in Paragraphs (6) and (7) herein, if all or any part of Said Land conveyed hereby ceases to be used as a park or playground or recreational area, title to such land not so used shall immediately revert to and become vested in Grantors or their successors or assigns, however, all restrictive covenants herein contained shall cease to exist and be of no further force or effect as to land, title to which is so revested in Grantors or their successors or assigns.

TO HAVE AND TO HOLD Said Land, recreational facilities and premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, subject to the terms and provisions hereof, including the vendor's lien herein reserved, and subject thereto, Grantors do hereby bind themselves, their successors and assigns to warrant and forever defend all and singular Said Land and premises unto Grantee and the successors and assigns of Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the year 1985 have been prorated between Grantors and Grantee as of the effective date hereof, and Grantee has assumed and agreed to pay same.

Grantee joins in the execution hereof to evidence its agreement to the reservations, exceptions, conditions and obligations hereinabove set out, all of which shall be binding upon Grantee, the legal representatives, successors and assigns of Grantee.

EXECUTED as of the dates set forth in the respective acknowledgments affixed hereto, but effective as of the 31st day of December, 1985.

FRIENDSWOOD DEVELOPMENT COMPANY
Acting Herein for Itself and for
KING RANCH, INC.

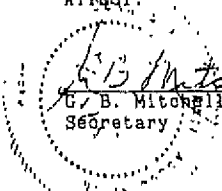
JN
FORMS
OK
TRMS
OK
DATE



G. B. Mitchell, Jr.
Secretary

By Pope B. Shealy
Pope B. Shealy
Vice President

ATTEST:



G. B. Mitchell, Jr.
Secretary

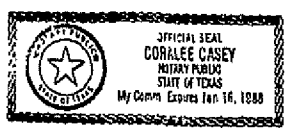
BEAR BRANCH TRAIL ASSOCIATION

By David M. Reitze
David M. Reitze
President

034-68-0457

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this 18th day of December, 1985, by POPE B. SHEALY, Vice President of FRIENDSWOOD DEVELOPMENT COMPANY, an Arizona corporation, on behalf of KING RANCH, INC., a Texas corporation.



Coralee Casey
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on this 18th day of December, 1985, by DAVID M. REITZE, President of BEAR BRANCH TRAIL ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.



G.B. Mitchell, Jr.
Notary Public, State of Texas

AFTER RECORDING RETURN TO
G.B. MITCHELL, JR.
FRIENDSWOOD DEVELOPMENT COMPANY
TWO LINGNICH PLACE SUITE 110
117 ROCKY HILL DRIVE
DALLAS TEXAS 75239

034-68-0458

METES AND BOUNDS DESCRIPTION
 101.0333 ACRE TRACT (BENG BRANCH)
 FROM WOODLAND HILLS DRIVE TO ROCKY WOODS DRIVE
 HARRIS COUNTY, TEXAS

Being a 101.0333 acre tract of land located in the H.T. & B.R.R. Company Survey No. 3, Abstract 1719, the H.T. & B.R.R. Company Survey No. 5, Abstract 422, the A.B. Longeman Survey, Abstract 1196, the P. Whitty Survey, Abstract 1458, and the John W. Asbury Survey, Abstract 91, Harris County, Texas and being part of the same land described as Tract 6, Tract 7, Tract 3, and Tract 1, in that certain deed from Foster Lumber Company to King Ranch, Inc. dated December 28, 1967 and of record in Volume 7036, Page 323, Harris County Deed Records (H.C.D.R.); Said 101.0333 acre tract being more particularly described in three (3) Parcels by metes and bounds as follows, (all bearings referenced to the Texas Coordinate System, South Central Zone):

PARCEL "A" (23.6419 ACRES)

BEGINNING at the southwest corner of Northpark Place Section Two, a subdivision of record in Volume 299, Page 1, Harris County Map Records (H.C.M.R.), said point being in the easterly right-of-way (R.O.W.) line of Woodland Hills Drive (100 feet wide) of record under File No. E631264, Film Code No. 132-13-2422, Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.);

THENCE along the southerly line of said Northpark Place Section Two, THE FOLLOWING:

N 87-52-35 E, 32.90 feet to a point for corner, the beginning of a curve;

199.12 feet along the arc of a curve to the right, having a central angle of 27-37-27, a radius of 413.00 feet and a chord which bears S 78-18-41 E, 197.20 feet to a point for corner, on the arc of said curve;

S 78-34-44 E, 520.07 feet to a point for corner, same being the southwest corner of that certain Water Plant Site of record under File No. F116290, Film Code No. 163-14-0079, H.C.O.P.R.R.P.);

THENCE along the westerly, southerly and easterly line of said Water Plant Site, THE FOLLOWING:

S 2-07-25 E, 11.53 feet to a point for corner;

N 58-00-14 E, 62.27 feet to a point for corner;

N 87-52-35 E, 202.01 feet to the southeast corner of the aforementioned Water Plant Site for corner;

THENCE N 87-52-35 E, 14.00 feet to a point for corner, on the westerly R.O.W. line of that certain Harris County Flood Control District Fee Strip, (150 feet and 100 feet wide) of record under File No. H361518, Film Code No. 009-81-1377, H.C.O.P.R.R.P.;

THENCE along the westerly, southerly and easterly R.O.W. line of said Fee Strip, THE FOLLOWING:

S 2-07-25 E, 14.00 feet to a point for corner;

N 87-52-35 E, 25.00 feet to a point for corner;

S 2-07-25 E, 90.24 feet to a point for corner, the beginning of a curve;

50.00 feet along the arc of a curve to the right, having a central angle of 28-38-52, a radius of 100.00 feet and a chord which bears S 12-12-01 W, 49.48 feet to a point for corner, the end of said curve;

S 26-31-28 W, 389.92 feet to a point for corner, on the arc of a curve;

11.04 feet along the arc of a curve to the right, having a central angle of 1-43-59, a radius of 365.00 feet and a chord which bears S 20-51-09 E, 11.04 feet to a point for corner, the end of said curve;

EXHIBIT "A"

- 1 -

101.0333 ACRE TRACT (DENS BRANCH)

034-68-0459

S 19-59-11 E, 126.64 feet to a point for corner;

N 26-31-27 E, 79.52 feet to a point for corner, being the most westerly corner of Hunter's Ridge Village Section Three, a subdivision of record in Volume 314, Page 1, H.C.M.R.;

THENCE along the southerly line of said Hunter's Ridge Village Section Three, THE FOLLOWING:

S 30-29-43 E, 498.51 feet to a point for corner;

S 55-00-29 E, 36.00 feet to a point for corner;

S 72-27-37 E, 144.00 feet to a point for corner, on the arc of a curve;

42.27 feet along the arc of a nontangent curve to the left, having a central angle of 48-26-26, a radius of 50.00 feet and a chord which bears S 46-52-15 E, 41.02 feet to a point for corner, on the arc of said curve;

S 18-54-32 W, 33.00 feet to a point for corner;

S 30-25-03 E, 159.00 feet to a point for corner;

S 40-41-46 E, 128.00 feet to a point for corner, on the northwesterly R.O.W. line of Forest Village Drive (60 feet wide) as recorded by said subdivision of Hunter's Ridge Village Section Three;

THENCE along the arc of a nontangent curve to the right in the northwesterly R.O.W. line of said Forest Village Drive, at 37.25 feet along the arc of said curve pass a southwesterly corner of said Hunter's Ridge Village Section Three, same being the northwest corner of Forest Village Drive (60 feet wide), of record under File No. G719113, Film Code No. 167-84-1411, H.C.O.P.R.R.P., continuing for a total of 517.69 feet along the arc of said curve to the right, having a central angle of 17-49-48, a radius of 1670.00 feet and a chord which bears S 39-42-56 W, 517.59 feet to a point for corner, the end of said curve;

THENCE continuing along said northwesterly R.O.W. line of said Forest Village Drive, S 48-37-49 W, 21.62 feet to a point for corner, on the northeasterly line of Bear Branch Village Section Three, a subdivision of record in Volume 234, Page 46, H.C.M.R.;

THENCE along the northeasterly line of said Bear Branch Village Section Three, THE FOLLOWING:

N 28-27-43 W, 123.11 feet to a point for corner;

N 51-40-02 W, 152.46 feet to a point for corner;

N 36-13-36 W, 150.61 feet to a point for corner;

N 80-31-07 W, 210.67 feet to a point for corner;

S 49-31-49 W, 30.00 feet to a point for corner, on the arc of a curve;

72.42 feet along the arc of a curve to the left, having a central angle of 82-59-06, a radius of 50.00 feet and a chord which bears N 81-57-45 W, 66.25 feet to a point for corner, on the arc of said curve;

N 33-27-18 W, 100.00 feet to a point for corner;

S 74-44-03 W, 76.56 feet to a point for corner, on the arc of a curve;

118.00 feet along the arc of a curve to the right, having a central angle of 7-16-12, a radius of 930.00 feet and a chord which bears N 2-44-15 W, 117.92 feet to a point for corner, the end of said curve;

N 0-53-51 E, 28.00 feet to a point for corner, same being the southwest corner of that certain 3.0977 acre tract of record under File No. G104926, Film Code No. 129-93-1705, H.C.O.P.R.R.P.;

THENCE along said 3.0977 acre tract, THE FOLLOWING:

S 80-30-00 E, 340.00 feet to a point for corner;

N 13-47-52 W, 566.85 feet to a point for corner;

EXHIBIT "A"

- 2 -

101.0333 ACRE TRACT (BEAR BRANCH)

034-68-0460

N 76-30-00 W, 105.00 feet to a point for corner, same being on a northeasterly line of aforementioned Bear Branch Village Section Three;

THENCE along the northeasterly line of said Bear Branch Village Section Three, THE FOLLOWING:

N 15-39-42 W, 266.68 feet to a point for corner;

N 72-50-51 W, 472.50 feet to a point for corner;

S 87-52-35 W, 50.00 feet to a point for corner, being on the east R.O.W. line of aforementioned Woodland Hills Drive (100 feet wide) of record under File No. E631264, Film Code No. 132-13-2422, H.C.O.P., R.R.P.;

THENCE along the east R.O.W. line of said Woodland Hills Drive, N 02-07-25 W, 399.63 feet to THE POINT OF BEGINNING and containing 23.6419 acres of land in Parcel "A".

PARCEL "B" (41.1257 ACRES)

BEGINNING at the southwest corner of Lot 1, Block 33, of Hunter's Ridge Village Section Three, a subdivision of record in Volume 314, Page 1, Harris County Map Records (H.C.M.R.), said point being on the southeasterly right-of-way (R.O.W.) line of Forest Village Drive (60 feet wide) as shown on the plat of said subdivision;

THENCE along the southerly line of said Hunter's Ridge Village Section Three, THE FOLLOWING:

S 43-02-49 E, 138.00 feet to a point for corner;

S 69-51-31 E, 155.00 feet to a point for corner;

N 53-50-27 E, 27.00 feet to a point for corner, on the arc of a curve;

36.55 feet along the arc of a curve to the left, having a central angle of 27-55-16, a radius of 75.00 feet and a chord which bears S 50-07-11 E, 36.19 feet to a point for corner on said arc;

S 64-04-49 E, 190.34 feet to a point for corner, the beginning of a curve;

34.56 feet along the arc of a curve to the left, having a central angle of 24-24-13, a radius of 75.00 feet and a chord which bears S 77-16-55 E, 34.26 feet to a point for corner on said arc;

S 0-29-02 E, 43.00 feet to a point for corner;

S 66-19-43 E, 147.00 feet to a point for corner;

N 72-36-17 E, 225.30 feet to a point for corner, being the most westerly southwest corner of Hunter's Ridge Village Section Two, a subdivision of record in Volume 301, Page 28, H.C.M.R.;

THENCE along the southerly line of said Hunter's Ridge Village Section Two, THE FOLLOWING:

S 87-24-04 E, 129.00 feet to a point for corner;

N 39-24-41 E, 26.00 feet to a point for corner, on the arc of a curve;

66.80 feet along the arc of a nontangent curve to the left, having a central angle of 76-32-47, a radius of 50.00 feet and a chord which bears S 88-51-43 E, 61.94 feet to a point for corner on said arc;

S 70-44-42 E, 119.77 feet to a point for corner;

S 81-21-27 E, 119.00 feet to a point for corner, on the arc of a curve;

68.80 feet along the arc of a nontangent curve to the left, having a central angle of 78-50-20, a radius of 50.00 feet and a chord which bears S 52-44-44 E, 63.50 feet to a point for corner on said arc;

S 2-09-54 E, 34.00 feet to a point for corner;

S 40-47-06 E, 131.12 feet to a point for corner;

EXHIBIT "A"

- 3 -

101.0333 ACRE TRACT (BENS BRANCH)

034-68-0461

S 51-22-07 E, 110.00 feet to a point for corner;

S 3-44-27 E, 287.21 feet to a point for corner, same being the most westerly northwest corner of Bear Branch Village Section Four, a subdivision of record in Volume 239, Page 116, H.C.M.R.;

THENCE along the westerly line of said Bear Branch Village Section Four, S 19-47-10 E, 1287.59 feet to a point for corner, on the arc of a curve, same being the northerly R.O.W. line of Tree Lane (60 feet wide) as recorded by said subdivision of Bear Branch Village Section Four;

THENCE along said northerly R.O.W. line of Tree Lane, THE FOLLOWING:

82.30 feet along the arc of a curve to the left, having a central angle of 5-31-42, a radius of 852.91 feet and a chord which bears S 67-26-59 W, 82.26 feet to a point for corner, the end of said curve;

S 64-41-08 W, 227.00 feet to a point for corner, on the easterly line of Bear Branch Village Section Three, a subdivision of record in Volume 234, Page 46 H.C.M.R.;

THENCE along the easterly line of said Bear Branch Village Section Three, THE FOLLOWING:

N 25-18-52 W, 170.00 feet to a point for corner;

N 49-45-18 W, 249.93 feet to a point for corner;

N 29-10-04 W, 229.78 feet to a point for corner;

N 18-00-58 W, 126.30 feet to a point for corner, on the arc of a curve;

133.52 feet along the arc of a nontangent curve to the left, having a central angle of 90-00-00, a radius of 85.00 feet and a chord which bears N 9-28-24 E, 120.21 feet to a point for corner, the end of said curve;

N 35-31-36 W, 359.50 feet to a point for corner, the beginning of a curve;

197.73 feet along the arc of a curve to the left, having a central angle of 45-18-57, a radius of 250.00 feet and a chord which bears N 58-11-04 W, 192.61 feet to a point for corner, a point of compound curvature;

91.90 feet along the arc of a curve to the left, having a central angle of 61-56-57, a radius of 85.00 feet and a chord which bears S 68-10-59 W, 87.49 feet to a point for corner, on the arc of said curve;

N 74-36-09 W, 128.59 feet to a point for corner;

S 71-49-49 W, 189.48 feet to a point for corner;

N 60-25-55 W, 201.02 feet to a point for corner, on the arc of a curve;

105.24 feet along the arc of a curve to the left, having a central angle of 70-56-15, a radius of 85.00 feet and a chord which bears S 84-05-57 W, 98.64 feet to a point for corner, the end of said curve;

S 48-37-50 W, 85.00 feet to a point for corner;

N 29-43-26 W, 122.52 feet to a point for corner;

N 47-02-27 W, 132.28 feet to a point for corner, on the arc of a curve;

76.67 feet along the arc of a nontangent curve to the left, having a central angle of 51-40-42, a radius of 85.00 feet and a chord which bears N 7-32-30 W, 74.09 feet to a point for corner, the end of said curve;

N 33-22-50 W, 191.86 feet to a point for corner, on the arc of a curve;

70.37 feet along the arc of a curve to the left, having a central angle of 47-26-01, a radius of 85.00 feet and a chord which bears N 57-05-51 W, 68.38 feet to a point for corner the end of said curve;

N 33-43-29 W, 152.35 feet to a point for corner;

N 53-08-14 W, 122.58 feet to a point for corner, same being on the southeasterly R.O.W. line of Forest Village Drive (60 feet wide) of record under File No.

EXHIBIT "A"

- 4 -

101,0333 ACRE TRACT (DENS BRANCH)

8719113, File Code No. 169-84-1411, H.C.O.P.R.R.P.;

034-68-0462

THENCE along the southeasterly R.O.W. line of said Forest Village Drive, N 48-37-50 E, 21.62 feet to a point for corner, the beginning of curve;

THENCE continuing along said southeasterly R.O.W. line of Forest Village Drive, 499.77 feet along the arc of a curve to the left, having a central angle of 16-33-06, a radius of 1730.00 feet and a chord which bears N 40-21-17 E, 498.03 feet to THE POINT OF BEGINNING and containing 41.1257 acres of land in Parcel 'B'.

PARCEL 'C' (36.2657 ACRES)

BEGINNING at the most northerly northwest corner of Greenbelt Reserve 'E' of Bear Branch Village Section Four, a subdivision of record in Volume 239, Page 116, Harris County Map Records (H.C.M.R.), said point being in the southerly right-of-way (R.O.W.) line of Tree Lane (60 feet wide) as shown on the plat of said subdivision;

THENCE along the southerly line of said Bear Branch Village Section Four, THE FOLLOWING:

S 58-47-03 E, 196.48 feet to a point for corner;

S 10-18-54 E, 337.00 feet to a point for corner;

S 43-18-17 E, 290.50 feet to a point for corner;

S 83-09-26 E, 702.86 feet to a point for corner;

225.25 feet along the arc of a curve to the left, having a central angle of 13-26-37, a radius of 960.00 feet and a chord which bears S 40-39-17 E, 224.73 feet to a point for corner, on the arc of said curve, same being the northwest corner of Lot 9, Block 59, Bear Branch Village Section Five, a subdivision of record in Volume 244, Page 137, H.C.M.R.;

THENCE along a westerly and southerly line of said Bear Branch Village Section Five, THE FOLLOWING:

S 42-37-25 W, 130.00 feet to a point for corner;

S 31-38-43 E, 204.48 feet to a point for corner;

S 63-53-43 E, 468.75 feet to a point for corner;

S 72-13-32 E, 165.61 feet to a point for corner;

S 80-16-46 E, 87.54 feet to a point for corner, on the arc of a curve, being the northwesterly R.O.W. line of that certain roadway easement (Rocky Woods Drive and Cedar Knolls Drive, 60 feet wide) of record under File No. E795409, File Code No. 143-02-0888, H.C.O.P.R.R.P.;

THENCE along a northwesterly and northeasterly line of said roadway easement THE FOLLOWING:

237.21 feet along the arc of a curve to the right, having a central angle of 36-43-56, a radius of 370.00 feet and a chord which bears S 36-33-51 W, 233.16 feet to a point for corner, the end of said curve;

S 54-55-49 W, 354.00 feet to a point for corner;

176.30 feet along the arc of a curve to the left, having a central angle of 10-37-58, a radius of 950.00 feet and a chord which bears S 49-36-50 W, 176.03 feet to a point for corner, on the arc of said curve;

N 48-06-56 W, 191.42 feet to a point for corner, on the easterly line of Kings Forest Section Two, a subdivision of record in Volume 245, Page 20, H.C.M.R.;

THENCE along an easterly and northerly line of said Kings Forest Section Two, THE FOLLOWING:

N 45-29-58 E, 17.27 feet to a point for corner;

N 47-37-56 W, 471.82 feet to a point for corner;

N 84-44-37 W, 690.00 feet to a point for corner;

EXHIBIT "A"

- 5 -

101.0333 ACRE TRACT (BENG BRANCH)

034-68-0463

N 55-51-46 W, 570.00 feet to a point for corner;

S 59-22-40 W, 50.00 feet to a point for corner;

N 30-37-20 W, 33.00 feet to a point for corner, same being the southwest corner of Unrestricted Reserve "K" as shown on the plat of Bear Branch Village Section Three, a subdivision of record in Volume 234, Page 46, M.C.M.R.)

THENCE along a southerly and easterly line of said Bear Branch Section Three, THE FOLLOWING:

N 75-12-11 E, 301.70 feet to a point for corner;

N 15-06-34 W, 517.90 feet to a point for corner;

S 90-00-00 W, 170.00 feet to a point for corner;

N 33-45-01 W, 334.27 feet to a point for corner, on the arc of a curve, same being the southerly line of Tree Lane (60 feet wide) as recorded by said subdivision of Bear Branch Village Section Three;

THENCE continuing along the common line of Bear Branch Village Section Three and Tree Lane, 163.13 feet along the arc of a curve to the left, having a central angle of 6-37-44, a radius of 1410.00 feet and a chord which bears N 68-00-00 E, 163.04 feet to a point for corner, the end of said curve;

THENCE continuing along said common line, N 64-41-08 E, at 32.00 feet pass the southeast corner of Tree Lane (60 feet wide) as recorded in said Bear Branch Village Section Three, same being the southwest corner of Tree Lane as shown on the plat of aforementioned subdivision of Bear Branch Village Section Four, continuing along the southerly R.O.W. line of said Tree Lane, a total distance of 259.00 feet to a point for corner, the beginning of a curve;

THENCE continuing along the southerly R.O.W. line of Tree Lane as shown on the plat of said Bear Branch Village Section Four, 70.34 feet along the arc of a curve to the right, having a central angle of 5-04-59, a radius of 792.91 feet and a chord which bears N 67-13-38 E, 70.32 feet to THE POINT OF BEGINNING and containing 36.2657 acres in Parcel "C", 23.6419 acres in Parcel "A" and 41.1257 acres in Parcel "B" for a total of 101.0333 acres of land, same being 1,7480 acres in the H.T. & B.R.R. Company Survey No. 3, Abstract 1719, 24.4662 acres in the H.T. & B.R.R. Company Survey No. 5, Abstract 422, 37.1598 acres in the A.B. Langerman Survey, Abstract 1196, 9.7832 acres in the P. Whitty Survey, Abstract 1458, and 27.8761 acres in the John W. Asbury Survey, Abstract 91, Harris County, Texas for a total of 101.0333 acres of land.

Compiled by
TURNER COLLIE & BRADEN INC.
Consulting Engineers
TEXAS Austin/Dallas/Houston/Port Arthur
COLORADO Denver
Job No. 1617-210 December 10, 1985

STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was filed in
File Number Sequence on the date and at the time stamped
hereon by me, and was duly RECORDED in the Official
Public Records of Real Property in Harris County, Texas on

DEC 20 1985



Anita Reddeman
COUNTY CLERK,
HARRIS COUNTY, TEXAS

DEC 20 9 41 AM 1985
Anita Reddeman
COUNTY CLERK
HARRIS COUNTY, TEXAS