

GWB:jmr - GF#64471

COMPARED

64471

ME/KW

31134 \$ 37.00

DEED

752 912

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT I, REAGAN C. HELM, TRUSTEE, of the County of Harris, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration to me in hand paid by FLETCHER AND HELM PROPERTIES, INC., a Texas Corporation, hereinafter called "Grantee", the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto said Grantee, subject to the reservations, restrictions, easements and limitations hereinafter made, all of the following described real property situated in Fort Bend County, to-wit:

A 47.4825 acre tract, being a part of a 110.128 acre tract of land in the I. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made and accepted subject to the following easements and restrictions:

1. Grantor hereby dedicates, as a private roadway for the use and benefit of owners or purchasers of tracts of land in the above-described 47.4825 acre tract, the following private roadway easements, which easement courses through and alongside of said 47.4825 acre tract, being a total of sixty (60) feet wide, and composed of various parts, said parts being hereinafter described as follows:

(a) A tract of land, being sixty (60) feet wide in some places and thirty (30) feet wide in other places, and more particularly described by metes and bounds as shown on Exhibit "B" attached hereto and made a part hereof;

(b) A tract of land, being a width of sixty (60) feet *Rel* wide, more or less, in one portion and thirty (30) feet wide, more or less, in the other portion thereof, out of and a part of a 110.128 acre tract of land in the I. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas, and being more particularly described by metes and bounds on Exhibit "C" attached hereto and made a part hereof;

(c) A tract of land, being thirty (30) feet wide, more or less, out of and a part of a 4.00 acre tract of land out of a 110.128 acre survey in the I. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas, and being more particularly described by metes and bounds on Exhibit "D" attached hereto and made a part hereof;

Revised to:
CAPITAL TITLE CO., INC.
2223 WEST LOOP SOUTH
HOUSTON, TEXAS 77027

DEED

V.L. 752 VOL 913

(d) A tract of land being fifty (50) feet wide at its most northwesterly portion and being thirty (30) feet wide for the southeasterly 532.59 feet thereof, and being more particularly described by metes and bounds on Exhibit "E" attached hereto and made a part hereof;

and Grantor does hereby expressly reserve unto himself the right to dedicate all portions of said roadway as a public road or street at such time as Grantor may deem appropriate, without the necessity of the joinder or consent of any persons owning, purchasing or having an interest, whether because of being the holder of a lien against such property or otherwise, in any or all of said tracts of lands within said 47.4825 acre tract of land, or the 110.128 acre tract of land of which said 47.4825 acre tract is a part or out of said 4.00 acre tract mentioned above.

2. Grantor hereby dedicates seven easements, six of which are for public utilities and one of which is a drainage easement out of either said 47.4825 acre tract or said 110.128 acre tract, said easements being described as follows:

(a) An aerial easement, ten (10) feet wide from a plane twenty (20) feet above the ground upward over and across the Northeast side of a 5.00 acre tract and two (2) 2.00 acre tracts, being a part of a 110.128 acre tract of land in the I. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas, and being more particularly described by metes and bounds on Exhibit "F" attached hereto and made a part hereof;

(b) An aerial easement, ten (10) feet wide from a plane twenty (20) feet above the ground upward, over and across the Northeast side and Southeast side of said 47.4825 acre tract, said aerial easement being more particularly described on Exhibit "G" attached hereto and made a part hereof;

(c) A utility easement over, along and across a portion of the Southwest line of said 47.4825 acre tract, out of a 110.128 acre tract in the I. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas, and being more particularly described by metes and bounds on Exhibit "H" attached hereto and made a part hereof;

(d) A utility easement twenty (20) feet wide over and across a portion of said 47.4825 acre tract, and being more particularly described by metes and bounds on Exhibit "I" attached hereto and made a part hereof;

(e) An easement twenty (20) feet wide for public utility purposes, over and across a portion of a 110.128 acre tract of land in the I. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas, and being more particularly described on Exhibit "J" attached hereto and made a part hereof;

(f) An easement twenty (20) feet wide for public utility purposes over and across a portion of the 47.4825 acre tract, and being more particularly described by metes and bounds on Exhibit "K" attached hereto and made a part hereof;

DEED

752 914

(g) A twenty (20) foot wide drainage easement over and across a portion of said 47.4825 acre tract, and being more particularly described by metes and bounds on Exhibit "L" attached hereto and made a part hereof.

3. Grantor, being desirous of a uniform plan for the improvement, development and sale of all the tracts in a subdivision to be created within said 47.4825 acre tract, does hereby establish and impose restrictions on all tracts or parcels of land carved out of said 47.4825 acre tract hereinabove described, for the use and benefit of each and all other tracts or parcels of land carved out of said 47.4825 acre tract of land. It is understood and agreed that said restrictions shall constitute covenants running with the land and shall inure to the benefit of each of the owners or purchasers of said tracts or parcels of land, their heirs, successors, administrators, executors and assigns. Said restrictions being more fully set out on Exhibit "M" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever, and Grantor does hereby bind himself and his successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this the 19th day of September, 1977.

Reagan C. Helm, Trustee
REAGAN C. HELM, TRUSTEE

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared REAGAN C. HELM, TRUSTEE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of September, 1977.



Mark W. Campbell
Notary Public in and for Harris County, Texas

My Commission Expires: 1-28-78

DEED 752 915

47.4825 ACRE TRACT OF LAND BEING A PART OF A 110.128 ACRE TRACT OF LAND IN THE I. & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS.

ORIGINAL MIA

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the aforementioned I. & G. N.R.R. Company Survey Section 3, Block 2, Abstract 262 as located in the centerline of Roesner Road, said point being the North corner of the aforementioned 110.128 Acre Tract of land;

THENCE South 44 degrees 35 minutes 30 seconds East along the Northeast line of said 110.128 Acre Tract, at 30 feet pass an Iron Pipe found on the Southeast line of Roesner Road and continuing for a total distance of 1207.6 feet to a point on said line for the Place of Beginning of the herein described 47.4825 Acre Tract of land;

THENCE continuing South 44 degrees 35 minutes 30 seconds East along the Northeast line of said 110.128 Acre Tract, 2167.69 feet to an Iron Pipe found at the East corner of said 110.128 Acre Tract for the East corner of the herein described 47.4825 Acre Tract;

THENCE South 44 degrees 51 minutes 10 seconds West along the Southeast line of said 110.128 Acre Tract, 733.48 feet to a point on said line for the South corner of the herein described 47.4825 Acre Tract;

THENCE North 44 degrees 35 minutes 30 seconds West, 662.59 feet to a point for corner;

THENCE North 44 degrees 51 minutes 10 seconds East, 50 feet to a point for corner;

THENCE North 44 degrees 35 minutes 30 seconds West, 1762.66 feet to a point for a reentry corner to the herein described 47.4825 Acre Tract;

THENCE South 44 degrees 51 minutes 10 seconds West, 345.25 feet to a point for corner;

THENCE North 44 degrees 35 minutes 30 seconds West, 660.04 feet to a point in the centerline of a proposed 60 foot wide road for corner;

THENCE North 44 degrees 51 minutes 10 seconds East, 715.82 feet to a point for the most Northerly corner of the herein described 47.4825 Acre Tract;

THENCE South 44 degrees 35 minutes 15 seconds East, 406.04 feet to a point for corner;

THENCE South 44 degrees 51 minutes 10 seconds West, 30.54 feet to a point for corner, said point being in a curve to the right;

THENCE around said curve to the right with a central angle of 12 degrees 38 minutes 47 seconds, a radius of 120 feet, an arc length of 26.49 feet, a tangent of 13.3 feet and a chord bearing South 50 degrees 54 minutes 53 seconds East, 26.43 feet to the tangency of said curve;

THENCE South 44 degrees 35 minutes 30 seconds East, 485.26 feet to a point for a reentry corner to the herein described 47.4825 Acre Tract;

THENCE North 44 degrees 51 minutes 10 seconds East, 340.57 feet to the Place of BEGINNING and containing 47.4825 Acres of Land.

ORIGINAL MIA

EXHIBIT "A"

rch

DFED

Vol. 752 No. 916

ORIGINAL DIM

A 60 FOOT WIDE ROAD OVER, THROUGH AND ACROSS A 47.4825 ACRE TRACT OF LAND BEING A PART OF A 110.128 ACRE TRACT OF LAND IN THE I & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS.

COMMENCING at a 1/2 inch Iron Pipe found on the Northeast line of the aforementioned I. & G. N. R.R. Company Survey Section 3, Block 2, Abstract 262 as located in the centerline of Roesner Road, said point being the North corner of the aforementioned 110.128 Acre Tract of land;

THENCE South 44 degrees 51 minutes 10 seconds West along the centerline of said Roesner Road, same being the Northwest line of the aforementioned I. & G. N. R.R. Company Survey Section 3, Block 2, 1028.73 feet to a point on said line;

THENCE South 44 degrees 35 minutes 30 seconds East, at 30 feet pass the Southeast line of said Roesner Road and entering the centerline of an existing 60 foot wide road for a total distance of 290 feet to a point on the centerline of said existing 60 foot wide road for the most Westerly corner and Place of Beginning of the herein described 60 foot wide road;

THENCE North 44 degrees 51 minutes 10 seconds East, 30 feet to an Iron Pipe set for corner on the Northeast margin of the herein described 60 foot wide road;

THENCE South 44 degrees 35 minutes 32 seconds East, 190.29 feet to an Iron Pipe set on the Northeast margin of said 60 foot wide road at the beginning of a curve to the left;

THENCE around said curve to the left with a central angle of 90 degrees 33 minutes 22 seconds, a radius of 90 feet, an arc length of 142.25 feet, a tangent of 90.88 feet and a chord bearing South 89 degrees 52 minutes 10 seconds East, 127.9 feet to an Iron Pipe set at the tangency of said curve;

THENCE North 44 degrees 51 minutes 10 seconds East, 445.82 feet to an Iron Pipe set at the beginning of a curve to the right;

THENCE around said curve to the right with a central angle of 80 degrees 21 minutes 14 seconds, a radius of 150 feet, an arc length of 210.37 feet, a tangent of 126.66 feet, a chord bearing North 85 degrees 01 minute 46 seconds East, 193.55 feet to an Iron Pipe set at the tangency of said curve;

THENCE South 44 degrees 51 minutes 10 seconds West, 30.54 feet to an Iron Pipe set in the centerline of the herein described 60 foot wide road, said point being in a curve to the right along the centerline of said road;

THENCE around said curve to the right with a central angle of 12 degrees 34 minutes 47 seconds, a radius of 120 feet, an arc length of 26.49 feet, a tangent of 13.3 feet and a chord bearing South 50 degrees 54 minutes 53 seconds East, 25.43 feet to the tangency of said curve;

THENCE South 44 degrees 35 minutes 30 seconds East along the aforementioned centerline of said 60 foot wide road, 485.26 feet to a point for corner on the centerline of the herein described road;

ORIGINAL DIM

EXHIBIT "B" *kel*

DEED

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60 Foot Wide Road (Cont'd.)

Page 2

ORIGINAL D.M.A.

THENCE North 44° degrees 51 minutes 16 seconds East, 30 feet to an Iron Pipe set on the Northeast margin of the herein described 60 foot wide road;

THENCE South 44° degrees 35 minutes 30 seconds East, 1255.04 feet to an Iron Pipe set at the beginning of a curve to the right;

THENCE around said curve to the right with a central angle of 89 degrees 26 minutes 40 seconds, a radius of 222.8 feet, an arc length of 441.44 feet, a tangent of 280.07 feet and a chord bearing South 00 degrees 07 minutes 54 seconds West, 397.99 feet to the point of tangency of said curve and the beginning of an arc on a 53.96 foot radius cul-de-sac;

THENCE around the arc of said cul-de-sac with a central angle of 112 degrees 26 minutes 59 seconds, a radius of 53.96 feet, an arc length of 105.90 feet, a tangent of 80.68 and a chord bearing South 44° degrees 51 minutes 10 seconds West, 89.71 feet to the tangency of said arc;

THENCE South 44° degrees 51 minutes 10 seconds West, 3.13 feet to an Iron Pipe set at the South corner and end of the herein described 60 foot wide road;

THENCE North 44° degrees 35 minutes 30 seconds West, 60 feet to an Iron Pipe set on the Southwest line of the aforementioned 47.4325 Acre Tract being on the Northwest margin of the aforementioned 60 foot wide road;

THENCE North 44° degrees 51 minutes 10 seconds East, 2.55 feet to an Iron Pipe set at the beginning of an arc on a 53.96 foot radius cul-de-sac;

THENCE around the arc of said cul-de-sac with a central angle of 112 degrees 26 minutes 59 seconds, a radius of 53.96 feet, an arc length of 105.91 feet, a tangent of 80.68 feet and a chord bearing North 44° degrees 51 minutes 10 seconds East, 89.71 feet to an Iron Pipe set at the tangency of said arc and the beginning of a curve to the left;

THENCE around said curve to the left with a central angle of 89 degrees 26 minutes 40 seconds, a radius of 222.8 feet, an arc length of 347.8 feet, a tangent of 220.64 feet and a chord bearing North 00 degrees 07 minutes 55 seconds East, 313.55 feet to an Iron Pipe set at the tangency of said curve;

THENCE North 44° degrees 35 minutes 30 seconds West being along the Southwest margin of the herein described 60 foot wide road, 1740.01 feet to an Iron Pipe set at the beginning of a curve to the left;

THENCE around said curve to the left with a central angle of 90 degrees 33 minutes 22 seconds, a radius of 90 feet, an arc length of 142.25 feet, a tangent of 90.88 feet and a chord bearing North 49 degrees 52 minutes 10 seconds West, 127.9 feet to an Iron Pipe set at the tangency of said curve;

THENCE South 44° degrees 51 minutes 10 seconds West, 445.82 feet to an Iron Pipe set at the beginning of a curve to the right;

THENCE around said curve to the right with a central angle of 53 degrees 41 minutes 09 seconds, a radius of 150 feet, an arc length of 140.55 feet, a tangent of 75.91 feet and a chord bearing South 71 degrees 41 minutes 44 seconds West, 135.46 feet to the point of tangency of said curve being on a line in the extension of the centerline of the herein described road and the centerline of an existing 60 foot wide road;

THENCE North 44° degrees 35 minutes 30 seconds West along said line, 290 feet to the Place of BEGINNING and containing 4.0101 Acres of land.

ml

DEED
752 Mc 918

ORIGINAL DIM

FIELD NOTES FOR A ROADWAY EASEMENT OVER, THROUGH AND ACROSS A PORTION OF A 110.128 ACRE TRACT OF LAND IN THE I. & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the aforementioned I. & G. N. R.R. Company Survey Section 3, Block 2, Abstract 262 as located in the centerline of Roesner Road, said point being the North corner of the aforementioned 110.128 Acre Tract of land;

THENCE South 44 degrees 51 minutes 10 seconds West along the centerline of said Roesner Road, same being the Northwest line of the aforementioned 110.128 Acre Tract, 998.73 feet to a point on said line;

THENCE South 44 degree 35 minutes 30 seconds East, 30 feet to a point on the Southeast Right-of-Way line of Roesner Road for the North corner and Place of Beginning of the herein described roadway easement;

THENCE South 44 degrees 51 minutes 10 seconds West along the Southeast Right-of-Way line of Roesner Road, 60 feet to a point for corner,

ORIGINAL DIM

THENCE South 44 degrees 31 minutes 10 seconds East, 454.71 feet ^{more or less} to a point on the Southwest line of said roadway at the beginning of a curve to the left;

THENCE around said curve to the left with a central angle of 36 degrees 52 minutes 12 seconds, a radius of 150 feet, an arc length of 96.33 feet, a tangent of 50 feet and a chord bearing South 63 degrees 01 minute 36 seconds East, 94.87 feet to the tangency of said curve;

THENCE North 44 degrees 35 minutes 30 seconds West, 280 feet to a point being a reentry corner to the herein described parcel of land;

THENCE North 44 degrees 51 minutes 10 seconds East, 30 feet to a point being on the Northeast line of the herein described roadway easement;

THENCE North 44 degrees 35 minutes 30 seconds West, 265.25 feet to a point at the Southeast right-of-way line of Roesner Road, and the POINT OF BEGINNING

EXHIBIT "C" *Mc*

DEED
752 INC 919

ORIGINAL DIM

A 30 FOOT WIDE ROAD EASEMENT BEING A PART OF A 4.00 ACRE TRACT OF LAND
OUT OF A 110.128 ACRE TRACT IN THE I. & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2,
ABSTRACT 262, FORT BEND COUNTY, TEXAS.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the aforementioned
I. & G. N. R.R. Company Survey Section 3, Block 2, Abstract 262 as located in the
centerline of Roesner Road, said point being the North corner of the aforementioned
110.128 Acre Tract of land;

THENCE South 44 degrees 35 minutes 30 seconds East along the Northeast line of said
110.128 Acre Tract, at 30 feet pass an Iron Pipe found on the Southeast line of Roesner
Road and continuing for a total distance of 696.04 feet to an Iron Pipe set on said line,
said point being the North corner of the aforementioned 4.00 Acre Tract of land;

THENCE South 44 degrees 51 minutes 10 seconds West, 343.48 feet to an Iron Pipe found
on the Northwest line of said 4.00 Acre Tract for the North corner and Place of Beginning
of the herein described 30 foot wide road easement, said point being in a curve to the
right along the Northeast margin of said 30 foot wide easement;

THENCE around said curve to the right with a central angle of 10 degrees 12 minutes 07
seconds, a radius of 150 feet, an arc length of 26.71 feet, a tangent of 13.39 feet and
a chord bearing South 49 degrees 41 minutes 34 seconds East, 26.67 feet to an Iron Pipe
set at the tangency of said curve;

THENCE South 44 degrees 35 minutes 30 seconds East along the Northeast margin of the
herein described parcel, 404.97 feet to an Iron Pipe found on the Southeast line of
the aforementioned 4.00 Acre Tract for the East corner of the herein described parcel;

THENCE South 44 degrees 51 minutes 10 seconds West, 30 feet to a point at the South
corner of said 4.00 Acre Tract for the South corner of the herein described 30 foot
wide road easement;

THENCE North 44 degrees 35 minutes 30 seconds West along the Southwest line of said 4.00
Acre Tract, 485.26 feet to an Iron Pipe set at the beginning of a curve to the left;

THENCE around said curve to the left with a central angle of 12 degrees 38 minutes 47
seconds, a radius of 120 feet, an arc length of 26.49 feet, a tangent of 13.3 feet and
a chord bearing North 50 degrees 54 minutes 53 seconds West, 26.43 feet to the point of
tangency of said curve and being the West corner of the aforementioned 4.00 Acre Tract;

THENCE North 44 degrees 51 minutes 10 seconds East along the Northwest line of said 4.00
Acre Tract, 30.54 feet to the Place of BEGINNING and containing 0.3524 Acre of land.

EXHIBIT "D" *kl*

DEED

752-920

ORIGINAL DIM

A 30 FOOT WIDE ROAD OUT OF A 47.4825 ACRE TRACT OF LAND, BEING A PART OF A 110.128 ACRE TRACT OF LAND IN THE I. & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the I. & G. N. R.R. Company Survey Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, said point being the North corner of the 110.128 Acre Tract of land;

THENCE South 44 degrees 35 minutes 30 seconds East along the Northeast line of said 110.128 Acre Tract, at 30 feet pass an Iron Pipe found on the Southeast line of Roesner Road, and continuing for a total distance of 3375.29 feet to an Iron Pipe found at the East corner of said 110.128 Acre Tract, same being the East corner of the 47.4825 Acre Tract;

THENCE South 44 degrees 51 minutes 10 seconds West along the Southeast line of said 110.128 Acre Tract, same being the Southeast line of the 47.4825 Acre Tract, 733.48 feet to a point on said line at the South corner of said 47.4825 Acre Tract for the South corner and Place of Beginning of the herein described 30 foot wide road easement;

THENCE North 44 degrees 35 minutes 30 seconds West along the Southwest line of said 47.4825 Acre Tract, 662.59 feet to an Iron Pipe found for the West corner of the herein described 30 foot wide road easement;

THENCE North 44 degrees 51 minutes 10 seconds East, 50 feet to an Iron Pipe set for the North corner of the herein described 30 foot wide road easement, said point being at the end of a 60 foot wide road through the 47.4825 Acre Tract;

THENCE South 44 degrees 35 minutes 30 seconds East along the Southwest line of said 60 foot wide road, 30 feet to an Iron Pipe set on said line for corner, said point being the North corner of a 20 foot wide drainage easement being in the 47.4825 Acre Tract and at the end of said 60 foot wide road through the 47.4825 Acre Tract;

THENCE South 44 degrees 51 minutes 10 seconds West, 20 feet to a point at the West corner of said 20 foot wide drainage easement for a reentry corner to the herein described 30 foot wide road easement;

ORIGINAL DIM

THENCE South 44 degrees 35 minutes 30 seconds East along the common line of the herein described 30 foot wide road easement and the adjoining drainage easement, 632.59 feet to a point in the Southeast line of said 47.4825 Acre Tract for the East corner of the herein described 30 foot wide road easement, same being the South corner of said 20 foot wide drainage easement;

THENCE South 44 degrees 51 minutes 10 seconds West along the Southeast line of said 47.4825 Acre Tract, 30 feet to the Place of BEGINNING and containing 0.4701 acre of land.

EXHIBIT "E" *AKL*

DEED

752 PAGE 921

A 10 FOOT WIDE BY 20 FOOT WIDE AERIAL UTILITY EASEMENT ALONG THE NORTHEAST SIDE OF A 5.00 ACRE TRACT AND TWO 2.00 ACRE TRACTS BEING A PART OF A 110.128 ACRE TRACT OF LAND IN THE I. & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS.

ORIGINAL D.M.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the I. & G. N. R.R. Company Survey Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, said point being the North corner of the 110.128 Acre Tract of land;

THENCE South 44 degrees 35 minutes 30 seconds East along the Northeast line of said 110.128 Acre Tract, 30 feet to an Iron Pipe found on the Southeast line of Roesner Road for the North corner and Place of Beginning of the herein described easement, said point also being on the Northeast line of said 5.00 Acre Tract;

THENCE South 44 degrees 35 minutes 30 seconds East along the Northeast line of said 5.00 Acre Tract, same being the Northeast line of the 110.128 Acre Tract, at 666.04 feet pass the East corner of said 5.00 Acre Tract, same being the North corner of the first 2.00 Acre Tract, at 921.78 feet pass the East corner of said first 2.00 Acre Tract, same being the North corner of the second 2.00 Acre Tract, and continuing for a total distance of 1177.60 feet to an Iron Pipe set on said line at the East corner of the second mentioned 2.00 Acre Tract for the East corner of the herein described 10 foot wide by 20 foot wide aerial utility easement, said point also being the lower North corner of a 47.4825 Acre Tract being a part of the 110.128 Acre Tract;

THENCE South 44 degrees 51 minutes 10 seconds West along the Southeast line of said second mentioned 2.00 Acre Tract, 10 feet to a point on said line for the South corner of the herein described easement;

THENCE North 44 degrees 35 minutes 30 seconds West 10 feet from and parallel to the Northeast line of said 2.00 Acre Tracts and said 5.00 Acre Tract, 1177.60 feet to a point in the Southeast line of Roesner Road for the West corner of the herein described easement;

THENCE North 44 degrees 51 minutes 10 seconds East along the Southeast line of said Roesner Road, 10 feet to the Place of BEGINNING and containing 0.270 acre of land, the portion of the above described easement over the Northeasterly portion of the 5 acre tract mentioned above being the same easement granted by Fort Bend County Telephone Company to Grantor herein by Warranty Easement dated 9/19/77.

EXHIBIT "F" *kel*

DEED

v.l. 752 PAGE 922

A 10 foot wide by 20 foot aerial utility easement along the Northeast line of a 47.4825 acre tract, being a part of a 110.128 acre tract of land in the I. & G. N. R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the I. & G. N. R.R. Company Survey, Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, said point being the North Corner of the 110.128 Acre Tract of land;

THENCE South 44° 35' 30" East, along the Northeast line of said 110.128 Acre Tract, at 30 feet pass an Iron Pipe found on the Southeast line of Roesner Road, and continuing for a total distance of 1207.60 feet to an Iron Pipe set on said line for the North corner and Place of Beginning of the herein described easement, said point being the lower North corner of the 47.4825 Acre Tract and the East corner of an adjoining 2.00 Acre Tract being a part of the 110.128 Acre Tract;

THENCE South 44° 35' 30" East, along the Northeast line of said 47.4825 Acre Tract, same being the Northeast line of the 110.128 Acre Tract, 2167.69 feet to an Iron Pipe found at the East corner of said 47.4825 Acre Tract for the East corner of the herein described easement, same being the East corner of said 110.128 Acre Tract;

THENCE South 44° 51' 10" West, along the Southeast line of said 47.4825 Acre Tract, same being the Southeast line of said 110.128 Acre Tract, 683.48 feet to a point;

THENCE North 44° 35' 30" West, 10 feet to a point for the most southerly West corner of said aerial utility easement;

THENCE North 44° 51' 10" West, 673.48 feet to a point 10 feet southwesterly from the Northeast line of said 47.4825 acre tract;

THENCE North 44° 35' 30" West, 10 feet from and parallel to the Northeast line of said 47.4825 Acre Tract, 2167.69 feet to a point on the Southeast line of the aforementioned adjoining 2.00 Acre Tract for the West corner of the herein described easement;

THENCE 44° 51' 10" East, along the common line of said 2.00 Acre Tract and the 47.4825 Acre Tract, 10 feet to the Place of BEGINNING.

EXHIBIT "G" *kl*

DEED

752-923

ORIGINAL DIM

A 10 FOOT WIDE UTILITY EASEMENT ALONG A PORTION OF THE SOUTHWEST LINE OF A 47.4825 ACRE TRACT, BEING A PART OF A 110.128 ACRE TRACT OF LAND IN THE I. & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the I. & G. N. R.R. Company Survey Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, said point being the North corner of the 110.128 Acre Tract of land;

THENCE South 44 degrees 51 minutes 10 seconds West along the Northwest line of said I. & G. N. R.R. Company Survey Section 3, Block 2, as located in Roesner Road, 1028.73 feet to a point on said line;

THENCE South 44 degrees 35 minutes 30 seconds East, at 290 feet pass the West corner of said 47.4825 Acre Tract, and continuing for a total distance of 958.04 feet to an Iron Pipe at a corner of the 47.4825 Acre Tract;

THENCE North 44 degrees 51 minutes 10 seconds East, 345.25 feet to an Iron Pipe at a reentry corner to the 47.4825 Acre Tract for the West corner and Place of Beginning of the herein described 10 foot wide utility easement.

THENCE continuing North 44 degrees 51 minutes 10 seconds East 10 feet to a point on said line for the North corner of the herein described 10 foot wide utility easement;

THENCE South 44 degrees 35 minutes 30 seconds East along a line 10 feet from and parallel to the Southwest line of said 47.4825 Acre Tract, 1723.69 feet to a point on the Northwest side of a 60 foot wide road easement being on the arc of a 53.96' radius cul de sac for corner;

THENCE around the arc of said 53.96 foot radius cul de sac with a central angle of 12 degrees 27 minutes 59 seconds, a radius of 53.96 feet; an arc of 11.74 feet, a tangent of 5.89 feet, and a chord bearing South 05 degrees 06 minutes 59 seconds East 11.72 feet to an Iron Pipe at the point of tangency of said curve;

THENCE South 44 degrees 51 minutes 10 seconds West, 2.55 feet to a point in the Southwest line of said 47.4825 Acre Tract for the South corner of the herein described 10 foot wide easement;

THENCE North 44 degrees 35 minutes 30 seconds West along the Southwest line of said 47.4825 Acre Tract, 1732.66 feet to the Place of BEGINNING and containing 0.3969 Acre of land.

EXHIBIT "H" *Red*

DEED

v.s. 752 PAGE 924

A 20 foot wide utility easement out of and a part of a 47.4825 acre tract out of a 110.128 acre tract of land in the L. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the L. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, said point being the North corner of the 110.128 Acre Tract of land;

THENCE South 44° 51' 10" West along the Northwest line of said L. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, 1028.73 feet to a point on said line;

THENCE South 44° 35' 30" East, at 290 feet pass the West corner of said 47.4825 Acre Tract, and continuing for a total distance of 950.04 feet to an Iron Pipe;

THENCE North 44° 51' 10" East, 335.25 feet to a point on said line for the South corner and Place of Beginning of the herein described 20 foot wide easement;

THENCE North 44° 35' 30" West, 335.25 feet from and parallel to the Southwest line of said 47.4825 acre tract, 318.87 feet to a point on the Southeast line of a 60 foot wide road easement dedicated herein, for the West corner of the herein described 20 foot wide easement;

THENCE North 44° 51' 10" East along the Southeast line of said 60 foot wide road easement, for a total distance of 20 feet to a point on the Southeast line of said 60 foot wide road easement for the North corner of the herein described 20 foot wide easement;

THENCE South 44° 35' 30" East, 20 feet from and parallel to the first described line, 318.87 feet to a point for the East corner of the herein described 20 foot wide easement;

THENCE South 44° 51' 10" West, and continuing for a total distance of 20 feet to the Place of BEGINNING and containing 0.146acre of land.

EXHIBIT "T" *book*

DEED

752 925

A 20 foot wide easement out of a 110.128 acre tract of land in the L. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the L. & G.N.R.R. Company Survey, Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, said point being the North corner of the 110.128 Acre Tract of land;

THENCE South $44^{\circ} 35' 30''$ East, along the Northeast line of said 110.128 Acre Tract, 30 feet to an Iron Pipe found on the Southeast line of Roesner Road;

THENCE South $44^{\circ} 51' 10''$ West, along the Southeast line of Roesner Road, 645.82 feet to a point on said line for the North corner and Place of Beginning of the herein described 20 foot wide easement;

THENCE South $44^{\circ} 35' 30''$ East, along a line establishing the Northeast line of the herein described easement, 260 feet to a point on the Northwest line of a 47.4825 Acre Tract for the East corner of the herein described easement;

THENCE South $44^{\circ} 51' 10''$ West, along the Northwest line of said 47.4825 Acre Tract, a total distance of 20 feet to a point on the Northwest line of said 47.4825 Acre Tract for the South corner of the herein described 20 foot wide easement;

THENCE North $44^{\circ} 35' 30''$ West, along a line establishing the Southwest line of the herein described easement 20 feet from and parallel to the first described line, 260 feet to a point in the Southeast line of Roesner Road for the West corner of the herein described easement;

THENCE North $44^{\circ} 51' 10''$ East, along the Southeast line of Roesner Road, 20 feet to the Place of BEGINNING and containing 0.119 acre of land.

EXHIBIT "J" *Red*

DEED

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A 20 foot wide easement out of a part of a 47.4825 Acre Tract out of a 110.128 Acre Tract of land in the I. & G. N. R.R. Company Survey, Section 3, Block 2, Abstract 262, Fort Bend County, Texas.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the I. & G. N. R.R. Company Survey, Section 3, Block 2, Abstract 262, as located in the centerline of Roesner Road, said point being the North corner of the 110.128 Acre Tract of land;

THENCE South 44° 35' 30" East, along the Northeast line of said 110.128 Acre Tract, 30 feet to an Iron Pipe found on the Southeast line of Roesner Road;

THENCE South 44° 51' 10" West, along the Southeast line of Roesner Road, 645.82 feet to a point on said line, said point being the North corner of a 20 foot wide easement hereinabove dedicated;

THENCE South 44° 35' 30" East, along the Northeast line of said 20 foot wide easement, 260 feet to a point on the Northwest line of said 47.4825 Acre Tract for the North corner and Place of Beginning of the herein described 20 foot wide easement;

THENCE continuing South 44° 35' 30" East, along a line establishing the Northeast line of the herein described easement, 281.17 feet to a point in the Northwest line of a 60 foot wide road hereinabove dedicated for the East corner of the herein described easement;

THENCE South 44° 51' 10" West, along the Northwest line of said 60 foot wide road, a total distance of 20 feet to a point on the Northwest line of said 60 foot wide road for the South corner of the herein described 20 foot wide easement;

THENCE North 44° 35' 30" West, 20 feet from and parallel to the first described line, 281.17 feet to a point in the Northwest line of said 47.4825 Acre Tract for the West corner of the herein described 20 foot wide easement;

THENCE North 44° 51' 10" East, for a total distance of 20 feet to the Place of BEGINNING and containing 0.129 acre of land.

EXHIBIT "K" *Ked*

DEED

752-11E927

A 20 FOOT WIDE DRAINAGE EASEMENT OUT OF A 47.4825 ACRE TRACT OF LAND BEING A PART OF A 110.128 ACRE TRACT OF LAND IN THE I. & G. N. R.R. COMPANY SURVEY SECTION 3, BLOCK 2, ABSTRACT 262, FORT BEND COUNTY, TEXAS.

COMMENCING at a 1/2 inch Iron Pipe found on the Northwest line of the aforementioned I. & G. N. R.R. Company Survey Section 3, Block 2, Abstract 262 as located in the centerline of Roesner Road, said point being the North corner of the aforementioned 110.128 Acre Tract of land;

THENCE South 44 degrees 35 minutes 30 seconds East along the Northeast line of said 110.128 Acre Tract of land, at 30 feet pass an Iron Pipe found on the Southeast line of Roesner Road and continuing for a total distance of 3375.29 feet to an Iron Pipe found at the East corner of said 110.128 Acre Tract;

THENCE South 44 degrees 51 minutes 10 seconds West along the Southeast line of said 110.128 Acre Tract, 683.48 feet to an Iron Pipe set on said line for the East corner and Place of Beginning of the herein described 20 foot wide drainage easement;

THENCE North 44 degrees 35 minutes 30 seconds West along a line establishing the Northeast line of the herein described 20 foot wide drainage easement, 632.59 feet to an Iron Pipe set for the North corner of the herein described 20 foot wide drainage easement, said point being at the South end of a 50 foot wide road through said 47.4825 Acre Tract;

- THENCE South 44 degrees 51 minutes 10 seconds West, 20 feet to a point for the West corner of the herein described 20 foot wide drainage easement, same being a reentry corner to a 3 foot wide road easement, parallel to the aforementioned 20 foot wide drainage easement;

THENCE South 44 degrees 35 minutes 30 seconds East along the common line of the herein described 20 foot wide drainage easement and the aforementioned adjoining 30 foot wide road easement, 632.59 feet to a point on the Southeast line of the aforementioned 47.4825 Acre Tract, same being the Southeast line of the aforementioned 110.128 Acre Tract for the South corner of the herein described 20 foot wide drainage easement;

THENCE North 44 degrees 51 minutes 10 seconds East, 20 feet to the Place of BEGINNING and containing 0.2004 Acre of land.

EXHIBIT "L" *ml*

ORIGINAL DIM

ORIGINAL DIM

1. LAND USE, BUILDING TYPE AND SUBDIVIDING

ORIGINAL DIM

The property shall be used for single family residential purposes only. No structure shall be erected on any residential lot other than one detached single-family dwelling not to exceed 2 1/2 stories in height and a private garage, and other out-buildings incidental to the residential use of the lot. All residences shall be of new construction, or the equivalent. No lot shall be used for commercial purposes. Lots may be further subdivided but into no parcel containing less than .9158 of an acre.

2. DWELLING SIZE, BUILDING MATERIALS AND SET BACK

Every one story residence shall contain a minimum of 1,750 square feet; two and two and one half stories, a minimum of 2,200 square feet; the foregoing exclusive of open and screened porches, breezeways, portcochers, and attached garages. No artificial tar paper or sheet metal shall be used on any structure. All wood shall be either painted or stained with not less than 2 coats of paint or protective material. No building shall be built less than 50 feet from the front lot line and 10 feet from the side or back property lines. Minimum two car garage, attached or detached, for each residence. *Red*

3. ANIMALS AND NUISANCES

ORIGINAL DIM

No animals, livestock, fowl or poultry of any kind shall ever be raised, bred or kept on any part of the property for any commercial or semi-commercial purposes. This provision shall never be construed to prohibit the keeping of any animal, livestock, fowl or poultry for the purpose of a pet or hobby; provided only that such animals, livestock, fowl or poultry shall be kept and maintained in a clean and sanitary condition which will not be a nuisance or become offensive to the neighborhood. No noxious or offensive activity shall be carried out upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

4. TEMPORARY STRUCTURES

No trailer, trailer house, basement, tent, shack, garage, barn or other building or outbuilding erected on the tract shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

5. SEPTIC SYSTEM, CULVERTS, FENCES & MISCELLANEOUS

Whenever a residence is established on any tract, it shall be provided an inside toilet and shall be connected with a septic tank and drain field until such time as

DEED

752 PAGE 929

ORIGINAL DIM

sanitary sewers may be available for use in connection with such tract. Such installations shall comply with the standards established by the Board of Health of the State of Texas, or such other governmental agency having jurisdiction over such matters. No cesspool shall ever be dug, used or maintained on any parcel of land in this subdivision and drainage of septic tanks or sewage into roads, streets, alleys, ditches, ravines, or upon open ground shall be prohibited and enforceable as any other violation of these restrictions by any resident in the subdivision. Each resident shall, upon constructing any residence upon his tract, place a culvert at least to County specifications as to number of inches in diameter at a point between the roadway and his property and shall fill in sufficient dirt over and around same to construct a driveway to the premises. The inside bottom of said culvert must be even with or below the level of the ditch.

No barbed wire or hurricane fences shall be maintained or built along the road right-of-way.

Each buyer must keep his property reasonably mowed and clear of all grasses, weeds and underbrush, whether or not construction has begun.

No billboards shall be erected or maintained on any of the property covered by this covenant.

DEED

752 930

6. EASEMENTS

All tracts are sold subject to easements for public utilities as may be already existing, or as may become reasonably necessary to create in the future, right to do so being hereby reserved, so as to permit good development of the subdivision and provide the necessary utilities. Tracts are also subject to a 30 foot road easement for Saddlebrook Lane and possible dedication of same to the County.

7. TERM AND ENFORCEMENT

Provisions hereof shall be deemed covenants running with the land and shall be binding on the Developer and all persons claiming under it and the purchasers of each tract of land for a period of ten (10) years and shall be automatically extended for successive periods of ten (10) years each, unless by a vote of the majority of the then owners of the tracts of land covered hereby, it is agreed to change same in whole or in part. With reference to said vote, each owner shall be entitled to one vote.

If the parties hereto or any one of the owners of any portion of said tract, their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein contained, the Seller or any owner of any portion of said tract shall have the right to prosecute any proceeding, at law or in equity, against any person violating or attempting to violate any of the covenants or restrictions, and either prevent such person, or persons, from so doing by prohibitive or mandatory injunction and to recover damages for such violations. It is further stipulated that the invalidation of any one or more of these covenants, restrictions or conditions by any judgment or court order shall in no wise affect or invalidate any of the other provisions, but all such other provisions shall remain in full force and effect.

FILED FOR RECORD

AT 2 O'CLOCK P.M.

DEC 16 1977

Pearl Ellett
County Clerk, Fort Bend Co., Tex.

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Duly recorded this the 19 day of December A.D. 1977 at 4:30 O'Clock P.M.
Pearl Ellett, County Clerk

By *Olivia L. Carter* Deputy
Fort Bend County, Texas