

H085034

AUG-5-81 254410 01 00054 LS 6 13

8.00

CASH DEED

181-97-2345

THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

That LORENZO CONSTRUCTION COMPANY, a Texas corporation, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration CASH to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL AND CONVEY unto GREENBRIAR COLONY TENNIS AND SWIM ASSOCIATION, INC., all of the following described real property in Harris County, Texas, to-wit:

3.52 acres of land out of the Malcolm McCauley Survey, Abstract 577, of Harris County, Texas, being Reserve "E", Block 11, Greenbriar Colony Townhomes, as shown on plat thereof recorded in Volume 279, Page 79, Map Records of Harris County, Texas, the subject 3.52 acres being more particularly described by metes and bounds attached hereto as Exhibit "A".

This conveyance is made and accepted subject to all mineral reservations, restrictions, covenants, and easements of record, if any, insofar as the same presently affect the above described premises.

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 I do hereby bind my successors and assigns, 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. Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 3rd day of August, 1981.

LORENZO CONSTRUCTION COMPANY

BY

C. Wayne Bardwell
President

THE STATE OF TEXAS :

COUNTY OF HARRIS :

BEFORE ME, the undersigned authority, on this day personally appeared C. WAYNE BARDWELL, President of LORENZO CONSTRUCTION COMPANY, 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, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 3rd day of August, 1981.

My comm. expires:

9-11-1984

Liane Romigh
Notary Public in and for
Harris County, Texas
Name _____

My Comm. Expires _____

Title Data TX 192.168.50.15 HA H085034.001

191-97-2346

DESCRIPTION

3.52 Acres of land out of the Malcolm McCauley Survey, Abstract 577, of Harris County, Texas, being Reserve "E", Block 11, Greenbriar Colony Townhomes, as shown on plat thereof recorded in Volume 279, Page 79, Map Records of Harris County, Texas, the subject 3.52 acres being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Westerly line of Aldine Westfield Road, with the Northerly line of that certain 60 foot wide Mobil Pipeline Easement described in deed recorded in Volume 7829, Page 240, Deed Records of Harris County, Texas, and being in the Easterly line of a 20 foot strip dedicated for the widening of Aldine Westfield Road, as shown on said plat of Greenbriar Colony Townhouses;

Thence, S 72° 35' 46" W, with the Northerly line of said 60 foot wide Mobil Pipeline Easement, a distance of 20.06 feet to the Southeast corner of Lot 1, Block 11, Greenbriar Colony Townhouses, and being the true POINT OF BEGINNING;

Thence, S 12° 55' 04" E, with the Westerly line of said 20 foot strip for widening of Aldine Westfield Road, a distance of 287.50 feet to a point for corner;

Thence, S 88° 08' 35" W, a distance of 495.33 feet to a point for corner in the Easterly line of a 20 foot Public Alley, as shown on said plat of Greenbriar Colony Townhouses;

Thence, N 02° 53' 23" W, with the Easterly line of said Public Alley, a distance of 86.61 feet to an angle point in said Public Alley as shown on said plat of Greenbriar Colony Townhouses;

Thence, S 72° 35' 46" W, with the Northerly line of said Public Alley, a distance of 662.14 feet to the point of curvature;

Thence, with the Northerly line of said Public Alley, along a curve to the right with a central angle of 25° 00' 00", a radius of 25.00 feet, and an arc length of 10.91 feet to the point of tangency;

Thence, N 02° 24' 14" W, with the Northerly line of said Public Alley, a distance of 18.12 feet to a point for corner in the Easterly line of Weldon Drive (based on 55 foot width);

Thence, N 07° 35' 46" E, with the Easterly line of Weldon Drive, a distance of 81.20 feet to a point for corner in the Southerly line of a 20 foot Public Alley as shown on said plat of Greenbriar Colony Townhouses;

Thence, S 52° 24' 14" E, with the Southerly line of said Public Alley, a distance of 22.20 feet to the point of curvature;

Thence, with the Southerly line of said Public Alley, along a curve to the left with a central angle of 25° 00' 00", a radius of 45.00 feet, and an arc length of 19.63 feet to the point of tangency, and being in the Northerly line of said 60 foot Mobil Pipeline Easement;

Thence, N 72° 35' 46" E, with the Northerly line of said Mobil Pipeline Easement and the Southerly line of said Public Alley, a distance of 1093.67 feet to the POINT OF BEGINNING and containing 3.52 acres of land.

RUSS/HINSHAW SURVEYING COMPANY

RETURN TO:
TRANSAMERICA TITLE INSURANCE COMPANY

BOX 27396
JULIUS MELCHER STATION
HOUSTON, TEXAS 77027

Title Data

August 27, 1960

TX 192.168.50.15 HA H085034.002

191-97-2347.

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was filed in
the Public Records on the date and at the time stamped
below by me, and was duly recorded, in the Official
Public Records of Real Property of Harris County, Texas on

AUG - 5 1981



Quita Lockman
COUNTY CLERK,
HARRIS COUNTY, TEXAS

FILED

AUG 5 9 21 AM 1981

Quita Lockman
COUNTY CLERK,
HARRIS COUNTY, TEXAS

Title Data TX 192.168.50.15 HA H085034.003

DEC 28 2002 14:59 FR TE 5 AMERICAN TITLE 13 988 0847 TO 71384401521 P.04