

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

251-01-1976

REAL PROPERTY RECORDS

WHEREAS, heretofore, LAKEVIEW VILLAGE ASSOCIATES, of 5401 Chimney Rock, Houston, Texas, a partnership composed of JAMES M. HILL, JR., J. R. BRODNAX, JR., and PERRIN INVESTMENT CO., a Texas corporation (hereinafter called Grantor), adopted the plat and subdivision of LAKEVIEW VILLAGE, SECTION ONE, as per plat recorded in Plat Cabinet B, at Sheet 58, Map Records of Montgomery County, Texas, and LAKEVIEW VILLAGE, SECTION TWO, as per plat recorded in Plat Cabinet B, at Sheet 60, Map Records of Montgomery County, Texas; and adopted certain Reservations, Restrictions, Covenants, Declarations, Easements and Party Wall Agreements (hereinafter referred to as Restrictions) for LAKEVIEW VILLAGE, SECTION ONE, as shown by instrument dated June 23, 1977, recorded Volume 1000, page 841, Montgomery County Deed Records, as amended by instrument dated September 1, 1977, filed for record under Montgomery County Clerk's File No. 7733183, and further amended by instrument dated September 27, 1977, filed for record under Montgomery County Clerk's File No. 7738623, and adopted Reservations, Restrictions, Covenants, Declarations, Easements and Party Wall Agreements (hereinafter referred to as Restrictions) for LAKEVIEW VILLAGE, SECTION TWO, as evidenced by instrument dated April 11, 1978, filed for record under Montgomery County Clerk's File No. 7819386, and in said Restrictions retained the right to assign and convey to adjoining lot owners such rights as Grantor might have in and to the area lying between the water's edge of Lake Conroe and the boundaries of lots facing said lake, and desires to effect such assignment and conveyance,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LAKEVIEW VILLAGE ASSOCIATES, acting herein by and through JAMES M. HILL, JR., J. R. BRODNAX, JR., and PERRIN INVESTMENT CO., a Texas corporation, hereinafter called Grantor, in consideration of the premises and the sum of ONE DOLLAR (\$1.00) to it in hand paid, does hereby QUITCLAIM, ASSIGN AND CONVEY to the Grantee hereinafter named, all of the right, title and interest of Grantor in and to the specific tract hereinafter described lying between the water's edge of Lake Conroe and the lot of such Grantee, including, but not limited to all rights of Grantor by virtue of easement from San Jacinto River Authority to Lorena Stakeley, et al dated December 22, 1976, recorded Volume 970, page 530, Montgomery County Deed Records, the name and address of Grantee, and the tract in which such rights are hereby quitclaimed, assigned and conveyed being as follows:

Ross Alan Springer
63 Lakeview Village
Montgomery, Texas 77356

Tract 63-A as more particularly described by metes and bounds in exhibit hereto attached and made a part hereof.

251-01-1977

TO HAVE AND TO HOLD unto such Grantee, his heirs and assigns, forever, all such rights, titles and interests as Grantor may own in and to the tract hereinabove described, without warranty.

PROVIDED, HOWEVER, the assignment and transfer evidenced hereby is in all respects subject to the terms of the easement from San Jacinto River Authority to Lorena Stakeley, et al, dated December 22, 1976, recorded Volume 970, page 530, Deed Records of Montgomery County, Texas, and subject, further, to the provision that nothing herein contained shall be taken or construed to prevent or impair rights of free access to Lake Conroe and the area within said easement by all owners in LAKEVIEW VILLAGE, SECTIONS ONE AND TWO, in Montgomery County, Texas, which rights are expressly reserved and excepted herefrom.

When this deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

EXECUTED this 6th day of January, 1984.

LAKEVIEW VILLAGE ASSOCIATES

BY [Signature]
JAMES M. HILL, JR., Partner

BY [Signature]
J. R. BRODNAX, JR., Partner

BY: PERRIN INVESTMENT CO., Partner

BY [Signature]
Perrin W. White,
President

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of January, A.D., 1984, by JAMES M. HILL, JR., partner, on behalf of LAKEVIEW VILLAGE ASSOCIATES, a partnership.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

JENNIFER L. MAJORS
Notary Public, State of Texas
My Commission expires October 29, 1985
SS# 452-78-6085

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of January, A.D., 1984, by J. R. BRODNAX, JR., partner, on behalf of LAKEVIEW VILLAGE ASSOCIATES, a partnership.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

JENNIFER L. MAJORS
Notary Public, State of Texas
My Commission expires October 29, 1985
SS# 452-78-6085

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 6th day of January, A.D., 1984, by Perrin W. White, partner, on behalf of LAKEVIEW VILLAGE ASSOCIATES, a partnership.

[Signature]
NOTARY PUBLIC, STATE OF TEXAS

JENNIFER L. MAJORS
Notary Public, State of Texas
My Commission expires October 29, 1985
SS# 452-78-6085

251-01-1978

DESCRIPTION OF 2015 SQUARE FEET OF LAND
IN THE WILLIAM C. CLARK SURVEY, ABSTRACT
NO.6, MONTGOMERY COUNTY, TEXAS

Being a tract or parcel of land containing 2015 square feet located in the William C. Clark Survey, Abstract No. 6, Montgomery County, Texas, and being inside the boundary lines of lake Conroe (as purchased by the San Jacinto River Authority along the Mean Sea Level Elevation 201 contour line) and being more particularly described by metes and bounds as follows:

BEGINNING on the boundary line of Lake Conroe (as purchased by the San Jacinto River Authority along the Mean Sea Level Elevation 201 contour line) and the common lot line for Lot 62 and Lot 63 of Lakeview Village, Section Two, a plat recorded in Cabinet "B", Sheet 60 of the Map Records of Montgomery County, Texas;

THENCE N 60°26'00" W, 27.18 feet to a point for corner, said point being on a timber bulkhead;

THENCE N 30°46'39" E, 83.72 feet along the timber bulkhead to a point for corner;

THENCE S 30°30'00" E, 29.32 feet to a point for corner, said point also lying on the boundary line of Lake Conroe, said point also being on the common lot line for lot 63 and Lot 64 of said plat of Lake View Village, Section Two;

THENCE S 29°34'00" W, 69.07 feet along the common line of said Lake Conroe and Lot 63 of said plat of Lake View Village, Section Two to the point of BEGINNING and containing 2015 square feet of land.

1984 JAN 24 PM 1:32
Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY }
I hereby certify that this instrument was filed
by the Registrar hereon on the date and at the
time stamped herein by me, and was duly RECORDED,
in the official Public Records of said Property of
Montgomery County, Texas

JAN 24 1984



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

EXHIBIT

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