

8018146
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

020-01-0971

REAL PROPERTY RECORDS
49-
48004
97

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Hubert H. Vestal, is the developer of that certain real property in the Jonathan C. Pitts Survey, A-28, Montgomery County, Texas, known as Northridge, and,

WHEREAS, Hubert H. Vestal, in his desire to keep the development of said real property for the mutual benefit and pleasure of the Owners, and for the protection of such property values therein, desires to place on and against said property certain protective restrictive covenants regarding the use thereof,

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Hubert H. Vestal, does hereby make and file the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or land improvements on the land described in Exhibit "A" attached hereto.

The property above described is subject to the following restrictions and conditions which shall be covenants running with the land for the benefit of this property and shall constitute a general plan for the benefit of all such property and shall be binding on all parties hereto and all persons claiming under them until January 1, 1997:

- (1) Whenever the word "restrictions" is used, it shall be construed to include conditions, covenants, reservations, easements and/or agreements.
- (2) BUILDING PERMITS AND ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on the property until the building plans, specifications and plot plans showing the location of such building have been approved in writing by Hubert H. Vestal or his designated representative, or such architectural control committee as may be established, as to conformity and harmony of external and structural design and quality and as to location of the building and in conformity with the declarations, reservations, protective covenants, limitations, conditions and restrictions, as hereinafter set out.

In the event said Hubert H. Vestal, or his designated representative or architectural control committee, fails to approve or disapprove such design and location within thirty days after said plans and specifications have been submitted to it, and if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to be fully complied with. Notice of disapproval shall be delivered in person or by registered letter, addressed to Purchaser's last known address, and with said notice will set forth in detail the elements disapproved and the reason therefor. Such notice need not, however, contain any suggestions as to the methods of correcting the matters and things disapproved. The judgment of the supervising authority or committee shall in all things be final.

- (3) No cesspools shall ever be dug, used or maintained on said property, and whenever a residence is established on said property, all toilets shall be connected with a septic tank until such time as sanitary sewers may be available for the use in connection with such property. The drainage of septic tanks into any road, street, alley, or other public ditches, either directly or indirectly, is strictly prohibited.
- (4) The following areas are restricted for commercial or residential purposes but not to include manufacturing, mechanic shops, or junk yards, or mobile homes.
 - (A) A strip of land 250 feet in depth parallel and adjacent to FM 1484 and IM 2432.
 - (B) A 20 acre tract of land located at the intersection of FM 1484 and FM 2432 having 900 feet of frontage on FM 1484 and 507.39 feet of frontage on IM 2432.

RECORDERS MEMORANDUM
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, erasures or photo copy, discolored paper, etc. All back-prints, additions and changes were present at the time the instrument was filed and resubmitted.

ORIGINAL ILLEGIBLE

(5) RESIDENTIAL LOTS

Except for the unrestricted areas as described in (4) above, all lots in Northridge III shall be known and designated as "residential lots" and shall be used for residential purpose only, being subject to the following restrictions, reservations, protective covenants, limitations and conditions:

- (A) It is understood by the Purchaser that only one house per acre of land may be built on the property.
- (B) No structure shall be erected, altered, placed or permitted to remain on this land other than detached single family dwellings not to exceed two stories in height and private garages for not more than four cars, and quarters for bona fide servants domiciled with an owner or tenant, except as follows:
- (a) Horse barns are permitted if built of new materials and kept painted. No tarpaper or other shack-type structures will be permitted.
- (b) A second residence will be permitted it to be occupied by servants or members of the family of the principal owner. No rent houses will be permitted and the lots shall be single ownership units.
- (C) No trailer, basement, tent, shack, garage, barn or other building or outbuilding erected in the tract shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, including mobile homes.
- (D) The ground floor area of the main dwelling structure, exclusive of one-story open porches and garages, shall not be less than 1,200 square feet in the case of a one-story structure; and not less than 1,600 square feet in the case of a one and one-half or two-story structure, including ground and top floor areas.
- (E) All dwellings must be built of at least new materials, brick, stone, or other masonry construction. If wood, two (2) coats of good paint or stain is required.
- (F) No sign of any kind shall be displayed to the public view on the land except one sign of not more than five square feet advertising the property for sale, or large signs used by a builder to advertise the property during the construction and sales period.
- (6) No noxious or offensive trade or activity shall be carried on upon this property, nor shall anything be done thereon which may be or become an annoyance or nuisance such as automobile graveyards, garbage or rubbish dumping ground, oil and mining operation. This land and the public road in front of this land shall be kept free of litter and trash. Firearms practice or use within the aforementioned property is prohibited.
- (7) Regular household pets and poultry for the Owner's benefit and enjoyment are permitted. Farm animals, exclusive of hogs and pigs, are allowed not to exceed one animal per acre. Farm animals and poultry must be maintained under fence.
- (8) This land is known to have large quantities of iron ore gravel. No gravel, sand or other material may be removed from said land until such time as the land is paid in full; then no mining shall be allowed within thirty (30) feet of all property lines.
- (9) A failure to observe, perform or comply with any restrictions herein set out shall not abrogate the same or render it or any other restriction inoperative, and no such non-observance, non-performance or non-compliance, however long continued or however general or prevalent the same may be, shall constitute any defense in any suit or proceeding brought to enforce the

RECORDED'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All corrections, additions and changes were present at the time the instrument was filed and recorded.

ORIGINAL DIM

020-01-0973

compliance with and/or observance and performance of any kind of said restrictions, conditions and provisions.

DATE: 5-29-80

Hubert H. Vestal
HUBERT H. VESTAL

ACKNOWLEDGEMENT

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Hubert H. Vestal, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 29 DAY OF MAY 1980.

W. S. HOWARD
Notary Public in and for
Harris County, Texas
W. S. HOWARD
Notary Public in and for Harris County, Texas
My Commission Expires December 31, 1981
Bundled by Alexander Leitch, Lawyers Supply Corp.

020-01-0974

A TRACT OF 10,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas, and being a portion of the 413,5465 acre tract conveyed to Champion Realty Company, more particularly described as follows:

TRACT 15

BEGINNING at an iron pin at the North corner of the original tract and at the intersection of the Northwest line of the J. C. Pitts Survey A-28 with the Southwest line of FM Highway # 2432;

THENCE with said highway line S 51° 13' 30" E, 166.29 ft.;

S 53° 02' 40" E, 708.29 ft. to an iron pin;

THENCE with the Southeast line of a new road S 44° 27' 50" W, 603.00 ft. to the point or place of beginning;

THENCE S 45° 32' 10" E, 1249.00 ft. to an iron pin;

THENCE S 44° 27' 50" W, 361.44 ft. to an iron pin;

THENCE N 45° 32' 10" W, 1110.64 ft. to an iron pin in the Southeast line of the new road;

THENCE with said road line N 13° 19' E, 267.48 ft.;

N 44° 27' 50" E, 132.52 ft. to the point or place of beginning containing 10.00 acres of land.

EXHIBIT 'A' PAGE 1

020-01-0975

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 499 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A tract of 13.481 acres of land out of the Jonathon C. Pitts A-28 Survey, Montgomery County, Texas, and being a portion of the 413.5465 acre tract conveyed to Champion Realty Company, more particularly described as follows:

TRACT 74

BEGINNING at an Iron pin set in the Southwest line of the original tract at

a point N 44° 55' 37" W, 1033.03 ft.;

S 67° 20' 40" W, 14.56 ft.; and

N 44° 56' 28" W, 1683.72 ft. from the Southwest corner of the original tract;

THENCE N 13° 41' 25" W, 315.06 ft. to an Iron pin in the cul de sac at the end of White Oak Drive;

THENCE in a Northeasterly direction on a curve to the Left, having a radius of 60.00 ft., a distance of 183.59 ft. to an Iron pin;

THENCE N 58° 40' 56" E, 367.39 ft. to a point in the center line of a branch;

THENCE with said branch N 85° 30' E, 52.00 ft.;

S 0° 39' W, 25.50 ft.;

N 63° 00' W, 52.00 ft.;

S 56° 02' W, 25.56 ft.;

S 2° 50' W, 18.23 ft.;

S 29° 06' E, 108.29 ft.;

S 52° 00' E, 38.66 ft.;

S 1° 30' E, 18.00 ft.;

January 24, 1979
W. O. # 6122

Page 1 of 4

EXHIBIT A Page 2a

020-01-0976

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 499 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

TRACT 74 - Continued

S 6° 00' W, 84.00 ft.;
N 61° 40' E, 32.21 ft.;
S 53° 02' E, 49.00 ft.;
S 21° 30' W, 90.52 ft.;
S 42° 34' E, 28.40 ft.;
N 85° 17' E, 28.71 ft.;
N 42° 25' E, 60.72 ft.;
S 24° 30' E, 36.67 ft.;
S 8° 35' W, 37.53 ft.;
S 38° 07' W, 24.76 ft.;
S 6° 25' W, 22.80 ft.;
S 72° 42' E, 59.74 ft.;
N 53° 33' E, 57.08 ft.;
S 42° 21' E, 20.77 ft.;
S 4° 54' W, 41.10 ft.;
S 33° 25' E, 63.38 ft.;
S 53° 41' E, 44.00 ft.;
S 28° 50' E, 34.06 ft.;
N 89° 45' E, 56.52 ft.;
S 29° 46' E, 25.96 ft.;
S 33° 43' W, 65.05 ft.;
S 53° 53' E, 25.36 ft.;
N 65° 30' E, 77.00 ft.;
S 33° 10' E, 17.30 ft.;

January 24, 1979
W. O. # 6122

Page 2 of 4

EXHIBIT A PAGE 2

020-01-0977

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 499 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

TRACT 74 - Continued

S 10° 38' W, 44.10 ft.;

S 73° 48' W, 26.21 ft.;

S 11° 26' E, 19.92 ft.;

S 46° 15' E, 50.32 ft.;

S 46° 17' W, 50.29 ft.;

S 70° 32' E, 52.31 ft.;

S 25° 15' E, 35.96 ft.;

S 4° 29' E, 105.22 ft.;

N 75° 19' W, 59.27 ft.;

S 9° 24' W, 26.50 ft.;

S 58° 22' E, 49.96 ft.;

S 38° 41' E, 50.66 ft.;

S 17° 29' W, 20.70 ft.;

S 81° 42' W, 42.42 ft.;

S 6° 54' E, 24.97 ft.;

S 63° 42' E, 43.90 ft.;

S 39° 37' E, 78.10 ft.;

S 64° 00' W, 66.00 ft.;

S 3° 00' W, 22.37 ft.;

S 53° 46' E, 53.55 ft.;

S 31° 30' W, 80.00 ft.;

S 45° 00' E, 30.00 ft.;

January 24, 1979
W. O. # 6122

Page 3 of 4

EXHIBIT A PAGE 2c

020-01-0978

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 499 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

TRACT 74 - Continued

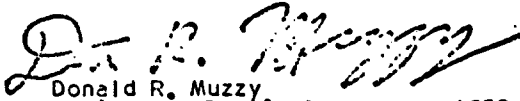
S 13° 03' W, 43.93 ft.;

N 61° 43' W, 54.63 ft.;

S 20° 47' W, 61.72 ft. to a point in the Southwest line of the original tract;

THENCE with said line N 44° 56' 28" W, 929.02 ft. to the point or place of beginning
containing 13.481 acres of land.

January 24, 1979
W. O. # 6122


Donald R. Muzzy
Registered Public Surveyor # 1252
Brenham, Texas



Page 4 of 4

'ORIGINAL' DIM

EXHIBIT A PAGE 2 L

020-01-0979

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

LOT 87:

COMMENCING at an iron pin set at the intersection of the Northwest line of FM Highway

#1484 with the Southwest line of FM Highway #2432;

THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction

N 46° 35' 46" W, 319.06 ft. to a point;

THENCE continuing with said highway line on a curve to the Left, having a radius of

1534.55 ft., a distance of 510.48 ft. to a concrete monument;

THENCE continuing with said highway line N 65° 39' 21" W, 77.85 ft. to the Point or

Place of Beginning of the lot herein described;

THENCE S 30° 32' 46" W, 626.61 ft. to an iron pin;

THENCE N 65° 39' 21" W, 349.63 ft. to an iron pin;

THENCE N 30° 32' 46" E, 626.61 ft. to an iron pin in the Southwest line of FM Highway

#2432;

THENCE with said highway S 65° 39' 21" E, 349.63 ft. to the Place of Beginning and

containing 5,000 acres of land.

March 18, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger, III

020-01-0980

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE:

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

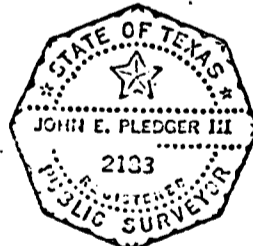
LOT 90:

COMMENCING at an Iron pin set at the Intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;
THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction N 46° 35' 46" W, 319.06 ft. to a point;
THENCE continuing with said highway line on a curve to the Left, having a radius of 1534.55 ft., a distance of 510.48 ft. to a concrete monument;
THENCE continuing with said highway line N 65° 39' 21" W, 1222.69 ft. to the Point or Place of Beginning of the lot herein described;
THENCE S 25° 21' 32" W, 532.08 ft. to an Iron pin;
THENCE N 65° 30' W, 542.76 ft. to an Iron pin;
THENCE N 24° 30' E, 530.58 ft. to an Iron pin in the Southwest line of FM Highway #2432;
THENCE with said highway line S 65° 35' 12" E, 120.33 ft. to a fence line angle in the Northwest corner of the 1,669 acre oil well tract;
THENCE S 24° 26' W, 206.69 ft. to the West corner of said oil well tract;
THENCE S 65° 34' E, 350.95 ft. to the South corner of said oil well tract;
THENCE N 24° 26' E, 207.33 ft. to an Iron pin in the Southwest line of FM Highway #2432;
THENCE with said highway line S 65° 39' 21" E, 79.46 ft. to the Place of Beginning and containing 5,000 acres of land.

March 18, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger, III

EXHIBIT A Page 11

020-01-0981

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows;

LOT 93:

COMMENCING at an iron pin set at the intersection of the Northwest line of FM Highway

#1484 with the Southwest line of FM Highway #2432;

THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction

N 46° 35' 46" W, 319.06 ft. to a point;

THENCE continuing with said highway line on a curve to the Left, having a radius of

1534.55 ft., a distance of 510.48 ft. to a concrete monument;

THENCE continuing with said highway N 65° 39' 21" W, 1302.15 ft. to a fence line angle;

THENCE N 65° 34' W, 175.40 ft. to a concrete monument;

THENCE N 65° 46' 27" W, 175.54 ft. to a fence line angle;

THENCE N 65° 35' 12" W, 418.93 ft. to a concrete monument;

THENCE N 62° 32' 17" W, 310.80 ft. to a concrete monument and Place of Beginning of the

lot herein described;

THENCE S 27° 41' 53" W, 814.30 ft. to an iron pin;

THENCE N 56° 35' 50" W, 333.33 ft. to an iron pin;

THENCE N 36° 36' 52" E, 804.09 ft. to an iron pin in the Southwest line of FM Highway #2432;

THENCE with said highway line on a curve to the Left, having a radius of 2459.34 ft., a

distance of 207.54 ft. to a concrete monument and Place of Beginning and containing 5,000 acres of land.

March 18, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger, III

EXHIBIT A PAGE 5

020-01-0982

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 6,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

LOT 94:

COMMENCING at an iron pin set at the intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;

THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction N 46° 35' 46" W, 319.06 ft. to a point;

THENCE continuing with said highway line on a curve to the Left, having a radius of 1534.55 ft., a distance of 510.48 ft. to a concrete monument;

THENCE continuing with said highway N 65° 39' 21" W, 1302.15 ft. to a fence line angle;

THENCE N 65° 34' W, 175.40 ft. to a concrete monument;

THENCE N 65° 46' 27" W, 175.54 ft. to a fence line angle;

THENCE N 65° 35' 12" W, 418.93 ft. to a concrete monument;

THENCE N 62° 32' 17" W, 310.80 ft. to a concrete monument;

THENCE with said highway line, in a Northwesterly direction on a curve to the Right, having a radius of 2459.34 ft., a distance of 207.54 ft. to an iron pin and Place of Beginning of the lot herein described;

THENCE S 36° 36' 52" W, 927.79 ft. to an iron pin;

THENCE N 44° 56' 28" W, 435.25 ft. to an iron pin;

THENCE N 45° 46' 59" E, 503.09 ft. to an iron pin in the Southwest line of the Moran Corporation 2,371 acre well site;

THENCE with said line S 40° 14' E, 4.66 ft.;

S 66° 02' 57" E, 166.94 ft. to an iron pin;

THENCE continuing with the Southeast line of the Moran Corporation 2,371 acre well site, N 54° 56' 50" E, 197.88 ft. and N 44° 52' 45" E, 144.38 ft. to an iron pin in the Southwest line of #2432;

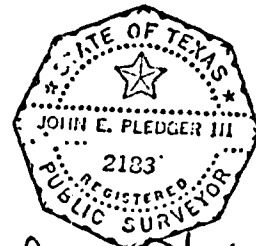
THENCE with said highway line in a Southeasterly direction on a curve to the Left, having a radius of 2459.34 ft., a distance of 100.00 ft. to an iron pin and Place of Beginning and containing 6,000 acres of land.

March 19, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates
1900 West Main Street
Brenham, Texas 77833

EXHIBIT A PAGE 6



John E. Pledger, III

020-01-0983

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed to Champion Realty Company, more particularly described as follows:

LOT 95:

BEGINNING at an iron pin in the Southwest line of FM Highway 2432 at the North corner of the original tract and at the intersection of said highway line with the Northwest line of the J. C. Pitts Survey A-28;

THENCE continuing with said highway line S 51° 13' 30" E, 166.29 ft.;

S 53° 02' 40" E, 1082.73 ft. to a P. C. of a curve;

THENCE continuing on a curve to the Right, having a radius of 2844.00 ft., a distance of 479.96 ft. to the P. T. of said curve as marked by a concrete monument;

THENCE continuing with said highway line S 43° 15' E, 520.77 ft. and S 43° 16' 23" E, 1000.61 ft. to a concrete monument;

THENCE continuing with said highway line S 43° 12' 37" E, 93.30 ft. to the point or place of beginning;

THENCE with said highway line S 43° 12' 37" E, 192.66 ft. to a concrete monument;

THENCE continuing with said highway line on a curve to the Left, having a radius of 2459.34 ft., a distance of 210.13 ft. to an iron pin at the North corner of the 2,371 acre oil well site;

THENCE S 40° 56' 48" W, 363.58 ft. to the West corner of said oil well tract;

THENCE S 40° 14' E, 90.71 ft. to an iron pin;

THENCE S 45° 46' 59" W, 120.53 ft. to an iron pin;

THENCE N 44° 56' 28" W, 517.59 to an iron pin;

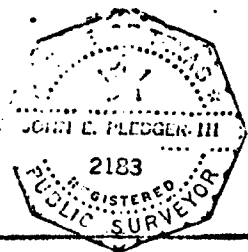
THENCE N 45° 03' 32" E, 499.19 ft. to the point or place of beginning containing 5,000 acres of land.

March 5, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. MUZZY and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833

John E. Pledger, III
[Signature]



020-01-0984

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS
1900 WEST MAIN ST. BOX 1736 BRENNAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

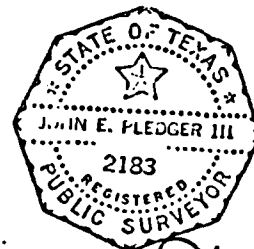
LOT 100:

COMMENCING at an iron pin set at the intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;
THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction N 46° 35' 46" W, 319.06 ft. to a point;
THENCE continuing with said highway line on a curve to the Left, having a radius of 1534.55 ft., a distance of 510.48 ft. to a concrete monument;
THENCE continuing with said highway N 65° 39' 21" W, 1302.15 ft. to a fence line angle;
THENCE N 65° 34' W, 175.40 ft. to a concrete monument;
THENCE N 65° 46' 27" W, 175.54 ft. to a fence line angle;
THENCE N 65° 35' 12" W, 418.93 ft. to a concrete monument;
THENCE N 62° 32' 17" W, 310.80 ft. to a concrete monument;
THENCE with FM Highway #2432 on a curve to the Right, having a radius of 2459.34 ft., a distance of 829.62 ft. to a concrete monument;
THENCE N 43° 12' 37" W, 192.66 ft. to an iron pin in the Southwest line of FM Highway #2432;
THENCE S 45° 03' 32" E, 499.19 ft. to an iron pin and Place of Beginning of the lot herein described;
THENCE S 44° 56' 28" E, 259.35 ft. to an iron pin;
THENCE S 45° 03' 32" W, 861.58 ft. to an iron pin in the Northeast line of Iron Ore Drive;
THENCE N 44° 56' 28" W, 199.38 ft. with said drive to an iron pin in the cul-de-sac at the end of Iron Ore Drive;
THENCE with said drive around the East line of a cul-de-sac, having a radius of 60.00 ft., a distance of 94.25 ft. to an iron pin;
THENCE N 45° 03' 32" E, 801.58 ft. to the Place of Beginning and containing 5,000 acres of land.

March 18, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. P. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger III

EXHIBIT A PAGE 8

NORTHRIDGE

020-01-0985

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

LOT 106:

COMMENCING at an Iron pin set at the Intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;

THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction N 46° 35' 46" W, 319.06 ft. to a point;

THENCE continuing with said highway line on a curve to the Left, having a radius of 1534.55 ft., a distance of 510.48 ft. to a concrete monument;

THENCE continuing with said highway line N 65° 39' 21" W, 837.46 ft. to an iron pin at the intersection of said highway with the Northwest line of Iron Ore Drive;

THENCE with said drive S 30° 32' 46" W, 1352.27 ft. to an iron pin at the corner of said Iron Ore Drive;

THENCE with the North line of said drive N 65° 30' W, 525.19 ft. to the Place of Beginning of the lot herein described;

THENCE N 65° 30' W, 268.33 ft. to an iron pin;

THENCE N 24° 30' E, 811.68 ft. to an iron pin;

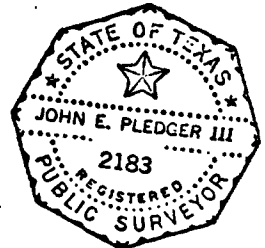
THENCE S 65° 30' E, 268.33 ft. to an iron pin;

THENCE S 24° 30' W, 811.68 ft. to the Place of Beginning and containing 5,000 acres of land.

March 18, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger, III

EXHIBIT A PAGE 9

020-01-0986
D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS
1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

LOT 112:

COMMENCING at an Iron pin set at the Intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;

THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction N 46° 35' 46" W, 319.06 ft. to a point;

THENCE continuing with said highway line on a curve to the Left, having a radius of 1534.55 ft., a total distance of 510.48 ft. to a concrete monument;

THENCE continuing with said highway line N 65° 39' 21" W, 777.11 ft. to an iron pin at the Intersection of said highway with the Southeast line of Iron Ore Drive;

THENCE with the Southeast line of said drive S 30° 32' 46" W, 1412.79 ft. to an Iron pin at the corner of said drive;

THENCE with the South line of Iron Ore Drive N 65° 30' W, 13.74 ft. to the Place of Beginning of the lot herein described;

THENCE S 24° 30' W, 486.135 ft. to an iron pin;

THENCE N 65° 30' W, 448.02 ft. to an iron pin;

THENCE N 24° 30' E, 486.135 ft. to an iron pin in the South line of Iron Ore Drive;

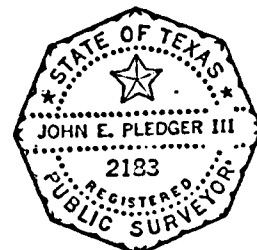
THENCE with said drive S 65° 30' E, 448.02 ft. to the Place of Beginning and containing 5,000 acres of land.

This tract is subject to a 10 foot utility easement along the Northeast line.

March 19, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger III

020-01-0987

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413.5465 acre tract conveyed by Champion Realty Company, more particularly described as follows;

LOT 112:

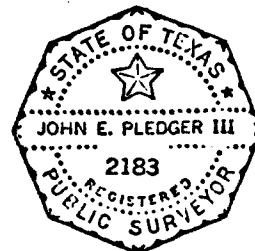
COMMENCING at an iron pin set at the intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;
THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction N 46° 35' 46" W, 319.06 ft. to a point;
THENCE continuing with said highway line on a curve to the Left, having a radius of 1534.55 ft., a distance of 510.48 ft. to a concrete monument;
THENCE continuing with said highway line N 65° 39' 21" W, 777.11 ft. to an iron pin at the intersection of said highway with the Southeast line of Iron Ore Drive;
THENCE with the Southeast line of said drive S 30° 32' 46" W, 1412.79 ft. to an iron pin at the corner of said drive;
THENCE with the South line of said drive N 65° 30' W, 909.78 ft. to the Place of Beginning of the lot herein described;
THENCE S 24° 30' W, 486.135 ft. to an iron pin;
THENCE N 65° 30' W, 448.02 ft. to an iron pin;
THENCE N 24° 30' E, 486.135 ft. to an iron pin in the South line of Iron Ore Drive;
THENCE with said drive S 65° 30' E, 448.02 ft. to the Place of Beginning and containing 5,000 acres of land.

This tract is subject to a 10 foot utility easement along the Northeast line.

March 19, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger, III

020-01-0988

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows;

LOT 113:

COMMENCING at an iron pin set at the intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;

THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction N 46° 35' 46" W, 319.06 ft. to a point;

THENCE continuing with said highway line on a curve to the Left, having a radius of 1534.55 ft., a distance of 510.48 ft. to a concrete monument;

THENCE continuing with said highway line N 65° 39' 21" W, 777.11 ft. to an iron pin at the intersection of said highway with the Southeast line of Iron Ore Drive;

THENCE with the Southeast line of said drive S 30° 32' 46" W, 1412.79 ft. to an iron pin at the corner of said drive;

THENCE with the South line of said drive N 65° 30' W, 1357.80 ft. to the Place of Beginning of the lot herein described;

THENCE S 24° 30' W, 486.135 ft. to an iron pin;

THENCE N 65° 30' W, 448.02 ft. to an iron pin;

THENCE N 24° 30' E, 486.135 ft. to an iron pin in the South line of Iron Ore Drive;

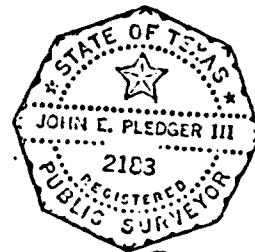
THENCE with said drive S 65° 30' E, 448.02 ft. to the Place of Beginning and containing 5,000 acres of land.

This tract is subject to a 10 foot utility easement along the Northeast line and a 30 foot drainage easment along the Southeast line.

March 19, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger, III

EXHIBIT A PAGE 12

020-01-0989

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows;

LOT 116:

COMMENCING at an iron pin set at the intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;

THENCE with the Southwest line of FM Highway #2432 in a Northwesterly direction
N 46° 35' 46" W, 319.06 ft. to a point;

THENCE continuing with said highway line on a curve to the Left, having a radius of
1534.55 ft., a distance of 510.48 ft. to a concrete monument;

THENCE continuing with said highway line N 65° 39' 21" W, 777.11 ft. to an iron pin
at the intersection of said highway with the Southeast line of Iron Ore Drive;

THENCE with the Southeast line of said drive S 30° 32' 46" W, 1412.79 ft. to an iron pin
at the corner of said drive;

THENCE with the South line of Iron Ore Drive N 65° 30' W, 1970.15 ft. and
N 44° 56' 28" W, 610.96 ft. to the Place of Beginning of the lot herein
described;

THENCE S 45° 03' 32" W, 486,135 ft. to an iron pin;

THENCE N 44° 56' 28" W, 448,02 ft. to an iron pin;

THENCE N 45° 03' 32" E, 486,135 ft. to an iron pin;

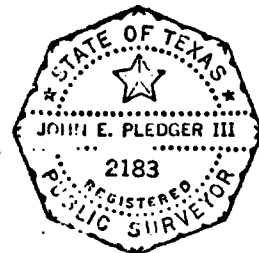
THENCE S 44° 56' 28" E, at 36.98 ft., an iron pin set in the Southwest line of Iron Ore Drive and CONTINUING with said drive for a distance of 411.04 ft., a total distance of 448,02 ft. to Place of Beginning and containing 5,000 acres of land.

This tract is subject to a 10 foot utility easement along the Northeast line.

March 19, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833



John E. Pledger, III

EXHIBIT A PAGE 13

020-01-0990

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 acres of land out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413.5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

LOT 120:

BEGINNING at an iron pipe set in concrete at a fence corner at the East corner of the Vicent 15.071 acre tract;

THENCE S 44° 56' 28" E, 655.41 ft. to an iron pin in the Northwest line of White Oak Drive;

THENCE N 45° 03' 32" E, 393.47 ft. to an iron pin;

THENCE with the Northeast line of Northridge Drive S 44° 56' 28" E, 1254.27 ft. to the point or place of beginning;

THENCE N 45° 03' 32" E, 486.135 ft. to an iron pin;

THENCE S 44° 56' 28" E, 448.02 ft. to an iron pin;

THENCE S 45° 03' 32" W, 486.135 ft. to an iron pin in the Northeast line of Northridge Drive;

THENCE with said street N 44° 56' 28" W, 448.02 ft. to the point or place of beginning containing 5,000 acres of land.

February 20, 1980
W. O. # 6122

JOHN E. PLEDGER, III
Registered Public Surveyor # 2183

John E. Pledger, III



D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833

EXHIBIT A PAGE 14

020-01-0991

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. - BOX 1736 BRENNAM, TEXAS 77833
PHONE 713 - 836 - 6631

NORTHRIDGE

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas as being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

LOT 126:

BEGINNING at an iron pin at the intersection of the Northwest line of FM Highway #1484 with the Southwest line of FM Highway #2432;
THENCE with the Northwest line of FM Highway #1484 S 30° 32' 46" W, 1198.80 ft. to an iron pin;
THENCE continuing with said highway line on a curve to the Right, having a radius of 2308.92 ft.; a distance of 374.65 ft. to an iron pin;
THENCE continuing with said highway line S 39° 50' 35" W, 645.09 ft. to an iron pin;
THENCE continuing with said highway line on a curve to the Left, having a radius of 2391.30 ft., a distance of 92.77 ft. to an iron pin at the intersection of FM Highway #1484 with the Northeast line of Northridge Drive;
THENCE with said drive N 61° 30' W, 911.35 ft. to the point or place of beginning of Lot 126;
THENCE with said drive N 61° 30' W, 15.20 ft. and N 65° 30' W, 432.86 ft. to an iron pin;
THENCE N 24° 30' E, 486.135 ft. to an iron pin;
THENCE S 65° 30' E, 448.02 ft. to an iron pin;
THENCE S 24° 30' W, 487.195 ft. to an iron pin to the point or place of beginning and containing 5,000 acres of land.

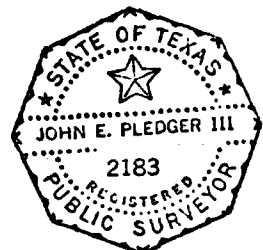
This tract is subject to a 15' drainage easement along the Southeast line.

March 4, 1980
W. O. #6122

JOHN E. PLEDGER, III
Registered Public Surveyor #2183

D. R. Muzzy and Associates, Inc.
1900 West Main Street
Brenham, Texas 77833

John E. Pledger, III



D. R. MUZZY AND ASSOCIATES, INC.

020-01-0992

LAND SURVEYORS

1900 WEST MAIN ST. BOX 499 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

U. S. LAND

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas, and being a portion of the 413,5465 acre tract conveyed to Champion Realty Company, more particularly described as follows:

TRACT 128:

BEGINNING at an iron pin at the intersection of the North line of FM Highway 1484 with the West line of FM Highway 2432;
THENCE with the North line of FM 1484, S 30° 32' 46" W, 1198.90 ft. to an iron pin;
THENCE continuing with said road line on a curve to the right having a radius of 2308.92 ft., a distance of 374.65 ft. to an iron pin;
THENCE continuing with said road line S 39° 50' 35" W, 322.70 ft. to the point or place of beginning;
THENCE S 39° 50' 35" W, 322.39 ft. to an iron pin;
THENCE continuing with said highway line on a curve to the left having a radius of 2391.30 ft., a distance of 92.77 ft. to an iron pin, at the intersection of said road with the East line of a new road;
THENCE with said new road line N 61° 30' W, 445.54 ft. to an iron pin;
THENCE N 24° 30' E, 459.60 ft. to an iron pin;
THENCE S 56° 15' 07" E, 560.94 ft. to the point or place of beginning containing 5,000 acres of land.

October 31, 1979
N. O. # 6122

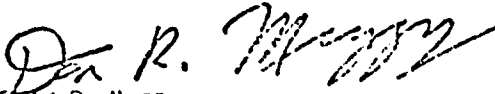

Donald R. Muzzy
Registered Public Surveyor #1252
Brenham, Texas 77833



EXHIBIT A PAGE 16

020-01-0993

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS

1900 WEST MAIN ST. BOX 499 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

U. S. LAND

A TRACT OF 5,000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas and being a portion of the 413,5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

TRACT 130:

BEGINNING at an iron pin at the intersection of the North line of FM Highway 1484 with the West line of FM Highway 2432;

THENCE with the North line of FM 1484 S 30° 32' 46" W, 1198.80 ft. to the point or place of beginning;

THENCE continuing with said highway line on a curve to the right having a radius of 2308.92 ft., a distance of 374.65 ft. to an iron pin;

THENCE N 49° 51' 22" W, 663.62 ft. to an iron pin;

THENCE N 24° 30' E, 261.38 ft. to an iron pin;

THENCE S 59° 39' 57" E, 709.70 ft. to the point or place of beginning containing 5,000 acres of land.

October 31, 1979
W. O. # 6122



Donald R. Muzzy
Registered Public Surveyor #1252
Brenham, Texas 77833



EXHIBIT A PAGE 17

020-01-0994

D. R. MUZZY AND ASSOCIATES, INC.

LAND SURVEYORS
1900 WEST MAIN ST. BOX 1736 BRENHAM, TEXAS 77833
PHONE 713 - 836 - 6631

U. S. LAND TRACT 132

A TRACT OF 20.000 ACRES OF LAND out of the Jonathon C. Pitts Survey A-28, Montgomery County, Texas, and being a portion of the 413.5465 acre tract conveyed by Champion Realty Company, more particularly described as follows:

BEGINNING at an iron pin at the intersection of the West line of FM Highway # 2432 with the North line of FM Highway # 1484;

THENCE with the North line of FM Highway # 1484 S 30° 32' 46" W, 900.00 ft. to an iron pin;

THENCE N 59° 27' 14" W, 896.37 ft. to an iron pin;

THENCE N 30° 32' 46" E, 977.70 ft. to an iron pin in the West line of FM Highway # 2432;

THENCE with said highway line S 65° 39' 21" E, 77.85 ft. to a concrete monument;

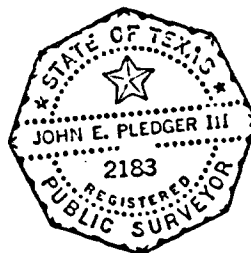
THENCE continuing with said highway line on a curve to the Right, having a radius of 1534.55 ft., a distance of 510.48 ft. to an iron pin;

THENCE continuing with said highway line S 46° 35' 46" E, 319.06 ft. to the point or place of beginning containing 20.000 acres of land.

April 1, 1980
W. O. # 6122

John E. Pledger, III
Registered Public Surveyor # 2183

D. R. Muzzy & Associates, Inc.
P. O. Box 1736
Brenham, Texas 77833



John E. Pledger, III

FILED FOR RECORD

1980 MAY 29 PM 12:41

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

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

MAY 29 1980



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

EXHIBIT A PAGE 18