

HOLD FOR TEXAS AMERICAN TITLE COMPANY

*Amend* T649118

04/08/99 101022413 7649118 \$33.00

ANNEXATION AGREEMENT  
AND  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR  
LAND TO BE DEVELOPED AS MEADOW LAKE, SECTIONS 4, 5 AND 6

*lee*

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

524-90-3731

WHEREAS, Meadow Lake Associates, as Declarant, caused that certain instrument entitled "Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" ("the Declaration") to be recorded in the Official Public Records of Real Property of Harris County, Texas on November 26, 1980 under Clerk's File No. G773384, which Declaration imposed various covenants, conditions and restrictions upon the following property:

All of Meadow Lake, Section I, a subdivision in Harris County, Texas according to the map or plat thereof recorded in Volume 299, Page 74, of the Map Records of Harris County, Texas

and

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✓

WHEREAS, the Declaration was amended by instrument entitled "Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" and recorded in the Official Public Records of Real Property of Harris County, Texas on May 4, 1981 under Clerk's File No. G959355;

and

WHEREAS, General Homes Consolidated Companies, Inc., doing business as General Homes, Inc., as the successor Declarant and assignee of Meadow Lake Associates, caused that certain instrument entitled "Second Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" ("the Second Amendment") to be recorded in the Official Public Records of Real Property of Harris County, Texas on May 4, 1981 under Clerk's File No. G959356, which instrument wholly and completely amended and superseded the provisions of the Declaration; and

WHEREAS, the Second Amendment was amended by instrument entitled "Third Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" and recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 1981 under Clerk's File No. H276908; and

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WHEREAS, the Second Amendment was further amended by instrument entitled "Fourth Amendment to Declaration of Covenants, Conditions and Restrictions" and recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 1981 under Clerk's File No. H276908; and

WHEREAS, the Second Amendment was further amended by instrument entitled "Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I, a Subdivision in Harris County, Texas" and recorded in the Official Public Records of Real Property of Harris County, Texas on April 18, 1984 under Clerk's File No. J465755; and

WHEREAS, the Second Amendment was further amended by instrument entitled "Sixth Amendment to Declaration of Covenants, Conditions and Restrictions for Meadow Lake, Section I" and recorded in the Official Public Records of Real Property of Harris County, Texas on November 26, 1985 under Clerk's File No. K306142; and

WHEREAS, the Second Amendment, as amended, provides that additional land may be added to the scheme established by the Second Amendment and subjected to the jurisdiction of Meadow Lake Homeowners Association ("the Association") upon the approval of the Board of Directors of the Association and by filing of record an Annexation Agreement and Declaration of Covenants, Conditions and Restrictions extending the scheme of the covenants, conditions and restrictions set forth in the Second Amendment to the additional property; and

WHEREAS, Speed Holdings, L.L.C., is the owner of the land described in Exhibit "A" attached hereto, SAVE AND EXCEPT the land described in Exhibit "B" attached hereto ("the Additional Property"), which Additional Property is to hereafter be platted as Meadow Lake, Sections 4, 5 and 6, and desires to develop the Additional Property in accordance with the scheme established by the Second Amendment and subject the Additional Property to the jurisdiction of the Association; and

WHEREAS, the Board of Directors of the Association voted to approve the annexation of the Additional Property at a meeting of the Board of Directors duly called for that purpose at which a quorum was present;

NOW, THEREFORE, Speed Holdings, L.L.C., with the approval of the Board of Directors of the Association, does hereby subject the Additional Property to all of the covenants, conditions and restrictions set forth in the Second Amendment and all amendments thereto. All provisions of the Second Amendment, as amended, shall apply to the Additional Property with the same force and effect as if the Additional Property was originally included in the property subject to the Second Amendment, including the provisions relating to the payment of annual maintenance charges and assessments; provided that, annual maintenance assessments shall not commence on the Additional Property, or portion thereof, until a plat for the Additional Property, or portion thereof, has been recorded in the Official Public Records of Real Property of Harris County, Texas designating separate, residential lots. The Additional Property shall be developed, improved, sold, used and enjoyed in accordance with and subject to the provisions

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of the Second Amendment, as previously or hereafter amended. All provisions of the Second Amendment, as amended, shall run with the Additional Property and be binding on all parties who may now or hereafter have or claim any right, title or interest in the Additional Property or any part thereof, and on the heirs, executors, administrators, successors, and assigns of such parties, regardless of the source of or the manner in which any such right, title or interest is or may be acquired.

EXECUTED on the date(s) set opposite below, to become effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

SPEED HOLDINGS, L.L.C. ②/n

Date: 3/31/99

By: *Ladeane Fain*  
Print Name: Ladeane Fain  
Its: President

MEADOW LAKE HOMEOWNERS ASSOCIATION /n

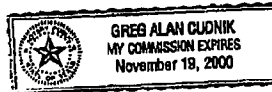
Date: 3-24-99

By: *Kathleen Wittkowski*  
Print Name: Kathleen Wittkowski  
Its: President

BEFORE ME, a notary public, on this day personally appeared *Ladeane Fain* ~~Kathleen Wittkowski~~ President of Speed Holdings, L.L.C., known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she executed this document for the purposes and in the capacity herein expressed.

Given under my hand and seal of office this 31 day of March, 1999.

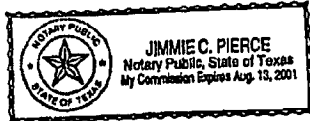
*Greg Alan Cudnik*  
Notary Public in and for the  
State of Texas



524-90-3734

BEFORE ME, a notary public, on this day personally appeared Kathleen Witkowski  
President of Meadow Lake Homeowners Association, known to me to be the person whose name  
is subscribed to the foregoing document and, being by me first duly sworn, declared that he/she  
executed this document for the purposes and in the capacity herein expressed.

Given under my hand and seal of office this 24<sup>th</sup> day of March, 1999.



Jimmie C. Pierce  
Notary Public in and for the  
State of Texas

*df*

524-90-3735

STATE OF TEXAS)  
COUNTY OF HARRIS)

FIELD NOTES of a 5.375 acre tract of land situated on the Talcot Patching Survey, Abstract No. 620, Harris County, Texas, and being out of and a part of Residue of a 205.0468 acre tract of land conveyed to Meadow Lake Associates, et al by John Burley Corporation, by deed dated July 22, 1980, and recorded at County Clerk's File No. G 611948 of the Official Public Records of Real Property of Harris County, Texas. This 5.375 acre tract of land is more particularly described by metes and bounds as follow, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE OF MEADOW LAKE SUBDIVISION SECTION THREE, RECORDED ON JUNE 27, 1984, AND RECORDED IN COUNTY CLERK'S FILE NO. J574425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a 1/2 inch iron rod found for the Southeast corner of said Meadow Lake Section Three Subdivision.

THENCE North 68 deg 06 min 43 sec West with the South line of said Meadow Lake Subdivision Section Three, a distance of 18.80 feet to a 1/2 inch iron rod found for the Northeast corner and the POINT OF BEGINNING of this tract of land, said corner also being in the West line of a 75 foot wide, Texas Transmission Easement, recorded in Volume 3109 at Page 520 of the Deed Records of Harris County, Texas.

THENCE South 09 deg 47 min 35 sec East with the East line of this tract of land and the West line of said 75 foot easement a distance of 29.71 feet to a 3/4 inch iron rod set for the Southeast corner of this tract of land.

THENCE South 57 deg 20 min 16 sec West with the South line of this tract of land a distance of 694.10 feet to a 3/4 inch iron rod set for an interior corner of this tract of land.

THENCE South 31 deg 02 min 39 sec East with a East line of this tract of land a distance of 31.96 feet to a 3/4 inch iron rod set for a Southeast corner of this tract of land in the North line of the top of bank of an existing lake.

THENCE North 83 deg 08 min 20 sec West with a South line of this tract of land, and the North line of the top of bank of said lake a distance of 52.87 feet to a 1/2 inch iron rod found for an angle point in the South line of this tract of land, and an angle point in the North line of the top of bank of said lake.

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THENCE South 65 deg 54 min 53 sec West with a South line of this tract of land and the North line of the top of bank of said lake a distance of 149.90 feet to a 1/2 inch iron rod found for an angle corner of this tract of land.

THENCE South 00 deg 24 min 34 sec East with an interior line of this tract of land and the top of bank of an existing lake a distance of 179.35 feet to a 3/4 inch iron rod set for an angle corner of this tract of land.

THENCE South 70 deg 10 min 37 sec West with a South line of this tract of land a distance of 632.05 feet to a 3/4 inch iron rod set for an angle corner of this tract of land.

THENCE South 43 deg 02 min 50 sec West with a South line of this tract of land a distance of 115.95 feet to a 3/4 inch iron rod set for an angle corner of this tract of land.

THENCE South 29 deg 10 min 37 sec West with a South line of this tract of land a distance of 183.92 feet to a 3/4 inch iron rod set for the Southwest corner of this tract of land in the Northeast line of Breda Drive, 60 foot right of way.

THENCE North 69 deg 17 min 05 sec West with the Southwest line of this tract of land and the Northeast right of way of Breda Drive a distance of 23.04 feet to a 1/2 inch iron rod found for an angle corner and point of curvature of the Southwest line of this tract of land.

THENCE in a Northwesterly direction with the Southwest line of this tract of land and the Northeast right of way of Breda Drive and a curve to the left, concave Southwest, with a central angle of 04 deg 08 min 37 sec, a radius of 770.08 feet, a length of 55.69 feet and a chord bearing and distance of North 67 deg 12 min 45 sec West 55.68 feet to a 1/2 inch iron rod found for an angle corner and point of reverse curve of the Southwest line of this tract of land.

THENCE in a Northerly direction with the Southwest line of this tract of land and the Northeast right of way of Breda Drive and a curve to the right, concave East, with a central angle of 94 deg 17 min 52 sec, a radius of 25.00 feet, a length of 41.15 feet and a chord bearing and distance of North 17 deg 58 min 54 sec West 36.66 feet to a 1/2 inch iron rod found for the West or Northwest corner and point of tangency of the Northwest line of this tract of land, in the Southeast line of Broken Arrow Drive, 60 foot right of way, from this corner a 1/2 inch iron rod found bears South 43 deg 44 min 03 sec East a distance of 3.73 feet.

THENCE North 29 deg 10 min 37 sec East with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive a distance of 174.39 feet to a 1 inch iron pipe found for an angle corner and point of curvature of the Northwest line of this tract of land.

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THENCE in a Northeasterly direction with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive and a curve to the right, concave Southeast, with a central angle of 40 deg 59 min 47 sec, a radius of 305.03 feet, a length of 218.26 feet, and a chord bearing and distance of North 49 deg 40 min 37 sec East 213.63 feet to a 1/2 inch iron rod found for an angle corner and point of tangency of the Northwest line of this tract of land. From this corner a 1 inch iron pipe found bears North 18 deg 25 min 35 sec West a distance of 0.39 feet.

THENCE North 70 deg 10 min 37 sec East with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive a distance of 310.07 feet to a 1 inch iron pipe found for an angle corner and point of curvature of the Northwest line of this tract of land.

THENCE in a Northeasterly direction with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive and a curve to the left, concave Northwest, with a central angle of 39 deg 37 min 07 sec, a radius of 307.62 feet, a length of 212.71 feet, and a chord bearing and distance of North 50 deg 21 min 56 sec East 208.50 feet to a 1 inch iron pipe found for an angle corner and point of tangency of the Northwest line of this tract of land.

THENCE North 30 deg 35 min 16 sec East with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive a distance of 50.00 feet to a 1 inch iron pipe found for an angle corner and point of curvature of the Northwest line of this tract of land.

THENCE in a Northeasterly direction with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive and a curve to the right, concave Southeast, with a central angle of 28 deg 23 min 56 sec, a radius of 342.24 feet, a length of 169.63 feet, and a chord bearing and distance of North 44 deg 45 min 18 sec East 167.90 feet to a 1 inch iron rod pipe found for an angle corner and point of tangency of this tract of land.

THENCE North 58 deg 57 min 21 sec East with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive a distance of 350.81 feet to a 1 inch iron pipe found for an angle corner and point of curvature of the Northwest line of this tract of land.

THENCE in a Northeasterly direction with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive and a curve to the left, concave Northwest, with a central angle of 22 deg 48 min 26 sec, a radius of 178.74 feet, a length of 71.15 feet, and a chord bearing and distance of North 47 deg 33 min 03 sec East 70.68 feet to a 1 inch iron pipe found for an angle corner and point of reverse curve of the Northwest line of this tract of land.

THENCE in a Northeasterly direction with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive and a curve to the right, concave Southeast, with a central angle of 44 deg 03 min 19 sec, a radius of 320.03 feet, a length of 246.08 feet, and a chord bearing and distance of North 58 deg 10 min 35 sec East 240.06 feet to a 1 inch iron pipe found for an angle corner and point of tangency of the Northwest line of this tract of land.

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THENCE North 80 deg 12 min 26 sec East with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive a distance of 30.05 feet to a 1 inch iron pipe found for and angle corner and point of curvature of the Northwest line of this tract of land.

THENCE in a Northeasterly direction with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive and a curve to the left, concave Northwest, with a central angle of 58 deg 18 min 41 sec, a radius of 85.01 feet, a length of 86.52 feet, and a chord bearing and distance of North 51 deg 02 min 51 sec East 82.83 feet to a ½ inch iron rod found for an angle corner and point of tangency of the Northwest line of this tract of land. From this corner a ½ inch iron rod found bears South 52 deg 39 min 37 sec West a distance of 0.63 feet.

THENCE South 68 deg 06 min 43 sec East with the Northwest line of this tract of land, the South line of said Meadow Lake Subdivision Section Three a distance of 114.77 feet to the PLACE OF BEGINNING, containing within boundaries 5.375 acres of land.

SAVE AND EXCEPT the following tract of land.

STATE OF TEXAS)  
COUNTY OF HARRIS)

FIELD NOTES of a 0.140 of an acre tract of land situated on the Talcot Patching Survey, Abstract No. 620, Harris County, Texas, and being out of and a part of Residue of a 205.0468 acre tract of land conveyed to Meadow Lake Associates, et al by John Burley Corporation, by deed dated July 22, 1980, and recorded at County Clerk's File No. G 611948 of the Official Public Records of Real Property of Harris County, Texas. This 0.140 of an acre tract of land is more particularly described by notes and bounds as follow, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE OF MEADOW LAKE SUBDIVISION SECTION THREE, RECORDED ON JUNE 27, 1984, AND RECORDED IN COUNTY CLERK'S FILE NO. J574425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a ½ inch iron rod found for the Southeast corner of said Meadow Lake Section Three Subdivision.

THENCE North 68 deg 06 min 43 sec West with the South line of said Meadow Lake Subdivision Section Three, a distance of 18.80 feet to a ½ inch iron rod found in the West line of a 75 foot wide, Texas Transmission Easement, recorded in Volume 3109 at Page 520 of the Deed Records of Harris County, Texas.



## EXHIBIT "A"

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THENCE South 09 deg 47 min 35 sec East with the West line of said 75 foot easement a distance of 29.71 feet to a 3/4 inch iron rod found.

THENCE South 57 deg 20 min 16 sec West a distance of 501.43 feet to a 3/4 inch iron rod set for the Southeast corner of this tract of land.

THENCE South 57 deg 20 min 16 sec West with the South line of this tract of land a distance of 50.00 feet to a 3/4 inch iron rod set for the Southwest corner of this tract of land.

THENCE North 32 deg 39 min 44 sec West with the West line of this tract of land a distance of 92.84 feet to a 3/4 inch iron rod set for the point of curvature of a curve to the left, concave Southwest.

THENCE in a Northwesterly direction with the West line of this tract of land and said curve having a central angle of 88 deg 22 min 55 sec, a radius of 25.00 feet, a length of 38.56 feet, and a chord bearing and distance of North 76 deg 51 min 36 sec West 34.85 feet to a 3/4 inch iron rod set for the Northwest corner of this tract of land in the Southeast line of Broken Arrow Drive, 60 foot wide right of way.

THENCE North 58 deg 57 min 21 sec East with the Northwest line of this tract of land and the Southeast line of Broken Arrow Drive a distance of 100.04 feet to a 3/4 inch iron rod set for the Northeast corner of this tract of land.

THENCE in a Southwesterly direction with the East line of this tract of land and a curve to the left, concave Southeast, with a central angle of 91 deg 37 min 05 sec, a radius of 25.00 feet, a length of 39.97 feet, and a chord bearing and distance of South 13 deg 09 min 07 sec West 35.85 feet to a 3/4 inch iron rod set for the point of tangency of this tract of land.

THENCE South 32 deg 39 min 44 sec East with the East line of this tract of land a distance of 90.01 feet to the PLACE OF BEGINNING, containing within boundaries 0.140 of an acre of land.

LEAVING A NET acreage of 5.235 acres of land.

EXHIBIT "A"

524-90-3740

SECTION FIVE  
STATE OF TEXAS)  
COUNTY OF HARRIS)

FIELD NOTES of a 8.226 acre tract of land situated on the Talcot Patching Survey, Abstract No. 620, Harris County, Texas, and being out of and a part of a 10.557 acre tract of land called Tract 4 and 8.604 acres called Tract 7 and conveyed to Speed Holdings, L. L.C. by R. & S. Land Company by deed dated November 9, 1998, and recorded at County Clerk's File No. T 412112 of the Official Public Records of Real Property of Harris County, Texas. This 8.226 acre tract of land is more particularly described by metes and bounds as follow, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE OF MEADOW LAKE SUBDIVISION SECTION THREE, RECORDED ON JUNE 27, 1984, AND RECORDED IN COUNTY CLERK'S FILE NO. J574425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 3/4 inch iron rod set for the Northwest corner of this tract of land in the Southwest line of said 10.557 acres, and in the Northeast right of way line of Breda Drive, 60 foot wide right of way. From this BEGINNING corner a 1/2 inch iron rod found for the point of curvature of the Southwest line of said 10.557 acres and the Northeast right of way of Breda Drive bears North 69° 17' 05" West a distance of 23.04 feet.

THENCE with the North line of this tract of land, across said 10.557 acres, and across said 8.604 acres the following courses to 3/4 inch iron rods for angle points:

North 29° 10' 37" East, 183.92 feet;

North 43° 02' 50" East, 115.95 feet;

North 70° 10' 37" East, 632.04 feet to a 3/4 inch iron rod set for the Northeast corner of this tract of land, in the a East line of said 8.604 acres, and in the West line of a 11.658 acre tract of land conveyed to Lake Municipal Utility District by John Burley Corporation, by deed dated November 13, 1980, and recorded at County Clerk's File No. G 768493 of the Official Public Records of Real Property of Harris County, Texas.

THENCE with the East line of this tract of land, a East line of said 8.604 acres, the East line of said 10.557 acres, and the West line of said 11.658 acres the following courses to 1/2 inch iron rods found for angle points:

South 00° 24' 34" West, 62.19 feet;

EXHIBIT "A"

524-90-3741

PAGE NO. 2 - SECTION FIVE

South 14° 49' 28" East, 151.10 feet;  
South 22° 54' 02" East, 265.66 feet to a ½ inch iron rod found for the Southeast corner of this tract of land, the most Northerly Southeast corner of said 10.557 acres, an interior corner of said lake, and an angle point in the North line of a 2.823 acre tract of land conveyed to Meadow Lake Home Owners Associates by Meadow Lake Associates by deed dated December 31, 1981, and recorded at County Clerk's File No. H 366990 of the Official Public Records of Real Property of Harris County, Texas.

THENCE South 61° 12' 53" West with the South line of this tract of land, the North line of said 2.823 acre tract, and the most Northerly South line of said 10.557 acres, at 152.10 feet found a ½ inch iron rod found for an interior corner of said 10.557 acres, continuing across said 10.557 acres a total distance of 520.43 feet to a ¾ inch iron rod set for the Southwest corner of this tract of land, in a curve to the left, concave Southwest, in the Southwest line of said 10.557 acres, and the Northeast right of way of Breda Drive.

THENCE in a Northerly direction with the Southwest line of this tract of land, the Southwest line of said 10.557 acres, and the Northeast right of way of Breda Drive and said curve having a central angle of 21° 09' 00", a radius of 1030.00 feet, an arc length of 380.21 feet and a chord bearing and distance of North 58° 42' 35" West 378.06 feet to a ½ inch iron rod found for the point of tangency of this tract of land.

THENCE North 69° 17' 05" West with the Southwest line of this tract of land, the Southwest line of said 10.557 acres, and the Northeast right of way of Breda Drive a distance of 134.50 feet to the PLACE OF BEGINNING, containing within said boundaries 8.226 acres of land.

SURVEYED: March, 1999.

SURVEYOR'S CERTIFICATE

I, James P. Hutchison, Registered Professional Land Surveyor No. 2260, do hereby certify that the foregoing field notes were prepared from an actual on the ground survey made under my supervision on the date shown and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS my hand and seal at Baytown, Texas, this the 19<sup>th</sup>, day of March, A.D., 1999.

*James P. Hutchison*

REG. PROFESSIONAL LAND SURVEYOR  
NO. 2260  
99-1642S.FDN



EXHIBIT "A"

524-90-3742

SECTION SIX  
STATE OF TEXAS)  
COUNTY OF HARRIS)

FIELD NOTES of a 10.572 acre tract of land situated on the Talcot Patching Survey, Abstract No. 620, Harris County, Texas, and being out of and a part of a 8.604 acre tract of land called Tract 7 and 6.00 acres called Tract 6 and conveyed to Speed Holdings, L. L.C. by R. & S. Land Company by deed dated November 9, 1998, and recorded at County Clerk's File No. T 412112 of the Official Public Records of Real Property of Harris County, Texas. This 10.572 acre tract of land is more particularly described by metes and bounds as follow, to-wit:

NOTE: BEARINGS ARE BASED ON PLAT BEARINGS AND FOUND MONUMENTS IN THE SOUTH LINE OF MEADOW LAKE SUBDIVISION SECTION THREE, RECORDED ON JUNE 27, 1984, AND RECORDED IN COUNTY CLERK'S FILE NO. J574425 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

COMMENCING at a ½ inch iron rod found for the Southeast corner of said Meadow Lake Section Three Subdivision.

THENCE North 68° 06' 43" West with the South line of said Meadow Lake Subdivision Section Three, a distance of 18.80 feet to a ½ inch iron rod found for the Northeast corner of said 8.604 acres and in the West line of a 75 foot wide easement conveyed to Texas Eastern Transmission Corporation by Buck H. Turner by deed dated October 3, 1983, and recorded at County Clerk's File No. J 185105 of the Official Public Records of Real Property of of Harris County, Texas.

THENCE South 09° 47' 35" East with the East line of said 8.604 acres and the West line of said 75 foot easement a distance of 29.71 feet to a ¾ inch iron rod set for the Northeast corner and POINT OF BEGINNING of this tract of land.

THENCE South 09° 47' 35" East with the East line of said 8.604 acres, the East line of said 6.00 acres, and the West line of said 75 foot easement a distance of 1033.40 feet to a ¾ inch iron rod set for the Southeast corner of this tract of land, the Southeast corner of said 6.00 acres, and the Northeast corner of a 6.00 acre tract of land called Tract 5 in said County Clerk's File No. T 412112 of the Official Public Records of Real Property of Harris County, Texas.

THENCE South 80° 39' 35" West with the South line of this tract of land, the South line of said Tract 6, and the North line of said Tract 5 a distance of 408.16 feet to a ¾ inch iron rod set for the Southwest corner of this tract of land, the Southwest corner of said Tract 6, the Northwest corner of said Tract 5, and in the East line of a 11.658 acre tract of land conveyed to Lake Municipal Utility District by John Burley Corporation by deed dated November 13, 1980, and recorded at County Clerk's File No. G 768493 of the Official Public Records of Real Property of Harris County, Texas.

EXHIBIT "A"

524-90-3743

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THENCE in a Northerly direction with the West line of this tract of land, the West line of said Tract 6, the West line and South line of said 8.604 acres, and the East and North line of said 11.658 acres the following courses to ½ inch iron rods found for angle points:

North 19° 46' 02" West, 33.08 feet;  
North 18° 54' 24" West, 473.58 feet;  
North 32° 39' 44" West, 234.57 feet;  
North 83° 08' 20" West, 50.00 feet to a 3/4 inch iron rod set for the most

Northerly Southwest corner of this tract of land, in the South line of said 8.604 acres, and the North line of said 11.658 acres.

THENCE North 31° 02' 39" West with the West line of this tract of land a distance of 31.96 feet to a 3/4 inch iron rod set for the Northwest corner of this tract of land.

THENCE North 57° 20' 16" East with the North line of this tract of land a distance of 142.67 feet to a 3/4 inch iron rod set for an interior corner of this tract of land.

THENCE North 32° 39' 44" West with the West line of this tract of land a distance of 92.84 feet to a 3/4 inch iron rod set for the point of curvature of a curve to the left, concave Southwest.

THENCE in a Northerly direction with the West line of this tract of land and said curve having a central angle of 88° 22' 55", a radius of 25.00 feet, an arc length of 38.56 feet and a chord bearing and distance of North 76° 51' 36" West 34.85 feet to a 3/4 inch iron rod set for the most Northerly Northwest corner and point of tangency of this tract of land, in the North line of said 8.604 acres, and in the South right of way of Broken Arrow Drive, 60 foot wide right of way.

THENCE North 58° 57' 21" West with the North line of this tract of land, the North line of said 8.604 acres, and the South right of way of Broken Arrow Drive a distance of 100.04 feet to a 3/4 inch iron rod set for the most Northerly Northeast corner of this tract of land.

THENCE in a Southerly direction with the East line of this tract of land, and a curve to the left, concave, Southeast, having a central angle of 91° 37' 05", a radius of 25.00 feet, an arc length of 39.97 feet and a chord bearing and distance of South 13° 09' 07" West 35.85 feet to a 3/4 inch iron rod set for the point of tangency of this tract of land.

THENCE South 32° 39' 44" East with the East line of this tract of land a distance of 90.01 feet to a 3/4 inch iron rod set for an interior corner of this tract of land.

EXHIBIT "A"

524-90-3744

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THENCE North 57° 20' 16" East with the North line of this tract of land a distance of 501.43 feet to the PLACE OF BEGINNING, containing 10.572 acres of land.

SURVEYED: March, 1999.

SURVEYOR'S CERTIFICATE

I, James P. Hutchison, Registered Professional Land Surveyor No. 2260, do hereby certify that the foregoing field notes were prepared from an actual on the ground survey made under my supervision on the date shown and that all lines, boundaries, and landmarks are accurately described therein.

WITNESS my hand and seal at Baytown, Texas, this the 19<sup>th</sup>, day of March, A.D., 1999.

*James P. Hutchison*

REG. PROFESSIONAL LAND SURVEYOR  
NO. 2260  
99-1642S.FDN



FILED  
99 APR -8 PM 1:21  
*Barbara L. Kuyfman*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, ADVICE, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS NULL AND VOID UNDER FEDERAL LAW THE STATE OF TEXAS } COUNTY OF HARRIS }  
I hereby certify that this instrument was FILED in file Number Sequence on the date and at the time stamped above by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas in

APR 8 1999



*Barbara L. Kuyfman*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

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