H99893

AGREEMENT

STATE OF TEXAS COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

This Agreement is made and entered into on the 3rd greement is made and entered into on the <u>Ird</u> day of / Wiletes Reto Phroces 2 Active Theware, 1983, by and between James W. Christian, Trustee, Themes (hereinafter referred to as "Christian"), and Lakeside Park Townhome Owners Association, Inc., a Texas Mon-Profit Corporation (hereinafter referred to as the "Association"), upon the following terms and conditions:

WHEREAS, on the 27th day of April, 1973, Hillcroft Investors, a Texas general partnership ("Hillcroft"), and Lakeside Estates, Inc., a Texas corporation ("Estates"), each conveyed certain real property situated in Harris County, Texas, and described in Exhibits "A" and "B", respectively, to Jerry J. Camperi, Trustee, by deeds recorded among the Official Records of Real Property of Harris County, Texas, under County Clerk's File Mo. D860939 and D860938, respectively, which deeds contain language restricting the use of such property to the extent set forth in Exhibits "C" (the tracts described in Exhibits "A" and "B" being hereinafter collectively referred to as the "Restricted Property"); and

WHEREAS, Lakeside Park Limited, a Texas limited partnership, (hereinafter referred to as "laveside"), now owns that portion of the Restricted Property more particularly described in Exhibit ${}^{\mathrm{H}}\mathrm{D}^{\mathrm{H}}$, and additionally depicted as Tracts A, B and C in Exhibit "E" (the "Lakeside Property"); and

WHEREAS, the Association and the various individual homeowners within Lakeside Park Townhome Apartments (the "Homeowners") now own that portion of the Restricted Property more particularly described in Exhibit "F", and depicted as Tract D in Exhibit "E" (the "Association Property"); and

WHEREAS, on the 30th day of November, 1981, Hillcroft and Estates did execute documents releasing the restrictions described

RECORDER'S MEMORANDUM

At the time of recordation, this inditional 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.

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in Exhibit "C" (the "Restrictions"), as such Restrictions applied to the Lakeside Property, and creating new restrictions applicable to the Lakeside Property, so that the affect of such documents was to amend the Restrictions (said documents being hereinafter referred to as the "Releases"), said Releases being recorded on December 28, 1981, under County Clerk's File No. H273586 and H273587, respectively, of the Official Records of Real Property of Harris County, Texas, and being attached hereto as Exhibits "G" and "H";

WHEREAS, the Homeowners, or their predecessors in title, caused to be filed one certain lawsuit styled David M. Newcomb, et al v. Lakeside Park Limited, et al, bearing cause number 82-13939 and filed in the 270th Judicial District Court of Harris County, Texas (the "Lawsuit"), and in connection therewith caused to be filed against the Lakeside Property one certain Notice of List Pendens, recorded among the Official Public Records of Real Property of Harris County, Texas under County Clerk's File No. H-378881; and

WHEREAS, Christian now desires and intends to purchase the Lakeside Property, and to utilize Tract A (as reflected on Exhibit "E") for such purposes permitted by the amended restrictions created by the Releases, as Christian, his successors or assigns, may deem appropriate;

NOW. THEREFORE, in consideration of the mutual covenants and obligations hereinafter set forth, Christian and the Association do hereby agree as follows:

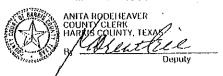
- The Association and the Homeowners shall each execute a release of Restrictions and Consent to Abandonment of Plats in the form attached as Exhibit "I".
- The Homeowners shall dismiss the Lawsuit with prejudice to the refiling of same, and shall release the Lis Pendens filed in connection therewith, provided that such dismissal and release shall be effective only when and in the event Defendants in the Lawsuit dismiss their counterclaim with prejudice to the refiling of same.

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- After the closing of Christian's purchase of the Lakeside Property (the "Closing"), Christian shall use bost efforts to construct on Tracts B and C, no more than 32 ground contact townhomes of not less than 1,450 square feet each, construction of such townhomes to be in accordance with the standards set forth in that one certain Doclaration of Covenants, Conditions and Restrictions for Lakeside Park Townhome Apartments, recorded under County Clerk's File No. G437382, Official Records of Real Property of Harris County, Texas (the "Declaration").
- Upon commencement of construction of the aforesaid townhomes, and not before, Tracts B and C shall be annexed and brought within the scheme of the Declaration, in accordance with the provisions of Article X of such Declaration, and it is hereby expressly stipulated and agreed that Christian shall have no voting rights, as set forth in the Declaration, with respect to Tracts B and C unless and until Tracts B and C are annexed and brought within the scheme of the Declaration.
- 5. Christian shall use best efforts to commence construction of such townhomes as soon as possible after the Closing.
- In the event Christian does not commence construction immediately after the Closing, Christian shall, at his sole cost and expense, maintain Tracts B and C in a first class manner. In this regard, Tracts B and C shall be mowed and kept free of liter and debris at such intervals as may be sufficient to keep Tracts B and C in a first class condition. Unless and until development of Tracts B and C commences, Tracts B and C shall remain accessible to the Honeowners as if it were a common area, as defined in the Declaration.
- In the event Christian fails or refuse; to maintain Tracts B and C as aforesaid, the Association shall have the right to maintain Tracts B and C, and any expenses incurred by the Association in connection therewith shall constitute a charge against Tracts B and C, and shall be secured by continuing lien upon

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INTEROVISION HEREIN MINIMENTALISMENTS INTO SAFE, RELITAL, DRIEST OF THE DESCRIPTION AND THE SERVICE OF TEXAS. THE SEATE OF TEXAS. COUNTY OF HARRINS. It like above is a full, frue, and correct pluntagraphic copy of the original record may on my lawful custody and possession, as the same is recorded to the Official Public Records of Real Property in my office and Preserved in Microflin, and having Discoulant identification. Homber as stamped thereon. I berein certify on

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Tracts B and C. Christian shall reimburse the Association for all maintenance expenses actually paid by the Association within ten (10) days after Christian's receipt of the Association's written demand for same, such demand to contain documentation of all maintenance expenses actually paid by the Association with respect to Tracts B and C. In the event Christian fails to tender payment within such ten (10) day period, the Association may proceed to enforce payment of same and exercise any and all rights and remedies available to the Association, including, without being limited to, foreclosure of the lien herein granted.

- 6. The northern boundary of the Association Property shall be ten (10) feet north of the existing private street running to the north of units 60 through 71.
- 9. The provisions of this agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, executors, administrators, legal representatives, successors, transferees and assigns, and are covenants running with the land inuring to the benefit of, and enforceable by the Homeowners and their successors in interest.
- 10. The Association hereby expressly warrants and represents (a) that it has full power and authority to enter into this Agreement on behalf of all of the individual homeowners of Lakeside Park Townhome Apartments, (b) that each individual homeowner has approved and given his consent to this Agreement, in accordance with the appropriate procedures (as reflected in the Release in the form attached as Exhibit "I"); and (c) that the person or entity executing this Agreement on behalf of the Association, has full power and authority to act on behalf of the Association with respect to the matters stated herein.
- 11. This Agreement, together with the Releases in the form attached as Exhibit "I", contains the entire agreement between the parties hereto and supersedes any prior written or oral agreements between the parties with respect to the subject matter hereof. This

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Agreement may not be amended, altered or otherwise modified except by a writing signed by all of the parties hereto.

- 12. The obligations of the parties as set forth herein shall be effective and enforceable upon the closing of Christian's purchase of the Lakeside Property.
- 13. All performance required hereunder shall be performed in Houston, Harris County, Texas.
- 14. All Exhibits referred to herein are attached hereto and incorporated herein by reference for all purposes.

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MAY 20 1991

ANITA RODE IEAVER
COUNTY CYERK
HARRIES OUNTY, TEXAS
By WILLET

Karen Day

EXECUTED this Jrd day of May Wiletest Key Kifforts 12 LAKESIDE PARK TOWNHOME OWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation STATE OF TEXAS COUNTY OF HARRIS BEFORE ME, the undersigned authority, on this day personally appeared James W. Christian, 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, to no the CAPACITY TARKED STATED. and seal of office on this 3rd day of NOTARY PUBLIC STATE OF TEXAS My commission expires: 424/86 MEI ANIE D. IRVIN No ary Public in and for the State of Texas Aty Commission explice. 41241.55 STATE OF TEXAS COUNTY OF HARRIS by <u>David M. Newcomb, President</u>, postcomposocombanable of Lakeside Park, Townhome Owners Association, Inc., a Texas Non-Profit Corporation. NOTARY PUBLIC STATE OF TEXAS My commission expires: 4.28-84 [27/11 4/25/83 (5)(2) STATE OF TEXAS) (COUNTY OF HARRIS) (This instrument was acknowledged before me on May 3rd, 1983 by Gordon Gooding, Secretary of Lakeside Park Townbome Owners Association, Inc., a Texas Non-Profit Corporation. NOTARY PUBLIC STATE OF TEXAS My commission expires: 4.28-84 Sounde M. Krifint NECONDER'S MEMORANDUM AL BLACKOUTS, ADOSTIONS AND CHANGES MER PRESENT AT THE TIME THE INSTRUMENT WAS FILED AND RECOHOLD

ART PROPERTY BLOWS OF COORDINATES SAFE STREAT OF CALL OF INSTRUMENTAL THE PROPERTY BLOWS OF COORDINATES SAFE AND ADDRESS TO COORDINATES SAFE AND ADDRESS TO HARRY SAFE AND ADDRESS TO HARRY SAFE AND ADDRESS AND A

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ANITA ROVEHEAVER COUNTY CLERK HARDS COOKIY, TEX

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14.9849 acre (652.741.64 Square Feet, trait of line cituates in Harris County, Temat out of the Christians Williams Survey, Ecotocot 334 and Being a part of that terrain 91.71 acres, more or less, described in deed from Dr. J. C. Alexander to Herbert T. Hayes at recorded in Volume 768, Page 117, Deed Records, Harris County, Texas, said 14.9849 acre tract being more particularly described by metes and bounds as follows. mates and bounds as follows:

Beginning at a 3/4" from Pipe found at the intersection of the Southwesterly line of Wilcrest Drive, based on 100 foot width, with the West line of that certain 150 foot wide Houston Lighting and Power Company Fee Strip described in Volume 1220 at Page 519, Deed Records, Harris County, Texas;

Thence, S 00° 02' 49" W. 821.57 feet along the West line of said Houston Lighting and Power Company Fee Strip to a point for the Southeast corner of this tract from which a 3/4" Galvanized Iron Pipe bears South 0.31 foot;

Thence, S 89° 52' 01'' W, 793.82 feet to a 5/6'' Iron Rod set for Southwest corner of this tract and being apoint in the East rightof-way line of Hiyes Ecad;

Thence, N 00° 06' 35" W, 820.66 feet along the East right-of-way line of Hayes Road to 5/8" Iron Rod found for the Northwest corner of this tract:

Thence, N 89° 48' 07" E, 796.07 feet to the POINT OF SEGINMING and containing 14.9849 acres or 652,741.84 Square Feet of land.

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ANITA RODEHEAVER
COUNTY OLERK
HARRIS COUNTY, TEXAS
BY ALLERY

Karen Une

5.6018 acres (144,013.04 square feet) of land situated in Harris County, Texas out of the Christiana Williamo Survey, Abstract 334, and being a part of that certain 91.72 acres, more or less, destribed in deed from Dr. J. C. Alexander to Herbert T. Hayes recorded in Volume 768, Page 117, Deed Records, Harris County, Texas, zaid 5.6018 acres being more particularly described as follows:

Beginning at a 3/4" Iron Pipe found at the intersection of the Southwesterly right-of-way line of Wilcrest Drive, based on 190 foot width, with the West line of that certain 150 foot wide Houston Lighting and Power Company Fee Strip described in Volume 1220 at Page 519, Deed Records, Harris County, Texas;

Thence, S 89° 48' 07" W, 796.07 feet to a 5/8" Iron Rod found for the Southwest corner of this tract herein described and being in the East right-of-way line of Hayes Road, based on 60 foot width;

Thence, N 00° 04' 40" W, 205.32 feet along said right-of-way line of Hayes Road to a 5/8" Iron Rod set for corner;

Thence, N 58° 09' 22" E, 510.97 feet to a 5/8" Iron Rod set for corner in the Southwesterly right-of-way line of Wilcrest Drive;

Thence, S 44° 34' 03" E, 135.00 feet along said right-of-way line of Wilcrest Drive to a 5/8" Iron Rod set for a Point of Curvature;

Thence in a Southeasterly direction with said rith-of-way line of Wilcrest Drive along a curve to the right having a central angle of 18° 20' 10" and a radius of 1449.36 feet, an arc distance of 463.64 feet to the POINT OF BEGINNING and containing 5.6012 acres of land.

RECORDER'S MEMORANDUM;

HECONIDER D. MEMOTINGUES,
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ARD PROPERTY HERE REMAIND THE SHOETS THE SALE METHAL OR THE OR THE DESCRIBED FEAT PROTECTIVE OF THE PROPERTY MECHANISE OF CHORGEN MAKE IS REVALUD AND THE HORSE MELL MORRH FIGURAL LAW THE STATE OF TEXAS SOUNTY OF FLARRIS SOUNTY OF FLARRIS

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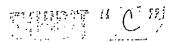
MAY 20 1991

ANITA RODCHEAVER COUNTY ELERK HARRY COUNTY TEXA Deputy Rates Une

The use of the aforedescribed land is hereby restricted to lingle family residences, multi-family aparoment buildings or townhouse dwellings, including such recreational facilities as are customarily incorporated in the aforenamed types of residential developments; and it is specially provided that all plans and specifications for any such improvements on said land must be approved by the Grantor herein, its successors and assigns, prior to any construction of such improvements, and further specially provided that all improvements must be constructed substantially in provided that all improvements must be constructed substantially in accordance with such approved plans and specifications. Grantor agrees that the approval required herein shall not be unreasonably withhald. The foregoing use restrictions and architectural control condition shall automatically terminate twenty-five (25) years after the date of this deed.

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic approduction because of Integibility, carbon or photo copy, discolors J paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



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ANITA RODEHEAVER COUNTY/CEERK HARITY OFFINTY, TEXAS Deputy

Karen Uria

FIELD NOTES FOR 7.1236 ACRES LAKESIDE PARK TOWNHOME APARTMENTS HOUSTON, HARRIS COUNTY, TEXAS

Two tracts of land containing 7.1236 acres (310,300 square feet) more or less out of a 9.7086 acre tract of land in the Christina Williams Survey, Abstract No. 834, Houston, Harris County, Texas; said 9.7086 acre tract being the same land described in the plat of Lakeside Park Townhome Apartments recorded in Volume 284, Page 119, Harris County Map Records, said two tracts of land being more particularly described as follows:

TRACT NO. 1

BEGINNING at a found 5/8 inch iron rod found on the most northerly corner of the Intersection of Wilcrest Drive (100 feet wide), and Sandy Springs Road (variable width), said iron rod being in the southerly line of said Wilcrest Drive and on the westerly line of Sandy Springs Roadi

THENCE S 05° 10' 54" W, along a fence line a distance of 13.90 feet to a found 5/8 inch iron rod and a point for corner;

THENCE S 51° 09' 52" W, along a fence line on the west line of said Sandy Springs Road a distance of 24.23 feet to a found 5/8 inch iron rod and the point of curvature for a curve to the left;

THENCE in a southerly direction along a fence, the west line of Sandy Springs Road and said curve to the left having a central angle of 51° 16' 27" and a radius of 251.03 feet, a distance of 224.65 feet to a 5/8 inch iron rod found on the west line of Sandy Springs Road;

THENCE S 00° 06' 35" E, along said fence line being on the west line of said Sandy Springs Road, a distance of 203.90 feet to an 'X' set in concrete set for corner;

THENCE S 89° 53' 25" W, a distance of 261.49 feet to a set 5/8 inch iron rod;

THENCE S 00° 06' 35" E, a distance of 55.79 feet to a set 5/8 inch

THENCE S 89° 53' 25" W, a distance of 95.80 feet to a set 5/8 inch iron

THENCE 5 00° 06' 35" E, a distance of 194.21 feet to an 'X' set in concrete:

THENCE S 89° 53' 25" W, a distance of 118,78 feet to an 'X' set in concrete being on the east line of Hayes Road (60 feet wide);

THENCE N 00° 06' 35" W, along a wood rail fence on the east line of said Hayes Road, a distance of 366.66 feet to a found 5/8 inch iron

THENCE N 00° 04' 40" W, along said wood rail fence being on the east line of said Hayes Road, a distance of 205.82 feet to a found 5/8 inch iron rod for corner;

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therefore the name of words and another and the

THENCE N 58° 09' 22" E, along a wood rail fence a distance of 510.97 feet to a found 5/8 inch iron for corner, said point being on the southerly line of said Wilcrost Drive;

Books & slage, whiteger and the season of the

THENCE S 44° 34' 03" E, along a wood rail fence being on the southerly line of said Wilcrest Drive a distance of 135.00 feet to a 5/8 inch iron rod set for the point of curvature of a curve to the right;

THENCE in a southerly direction along said curve to the right having a central angle of 03° 33' 27" and a radius of 1449.38 feet, a distance of 89.99 feet to the POINT OF BEGINNING and containing 6,2659 acres (272,941 square feet) of land, more or less.

TRACT NO. 2

BEGINNING at a found 5/8 inch iron rod on the most northerly corner of the intersection of Hayes Road (60 feet wide) and Lynbrook Drive (60 feet wide), said iron rod being on the east line of said Hayes Road and the north line of said Lynbrook Drive;

THENCE N 00° 06' 35" W, along the east line of said Hayes Road and a wood fence a distance of 101.00 feet to a set 5/8 inch iron

THENCE N 89° 53' 25" E, a distance of 332.07 feet to an 'X' set in concrete and the point of curvature for a curve to the right;

THENCE along said curve to the right having a radius of 5.00 feet through a central angle of 90° 00' 00" a distance of 7.85 feet to an 'X' set in concrete;

THENCE S 00° 06' 35" E, a distance of 106.00 feet to a 5/8 inch iron rod set in a fence line being the north line of said Lynbrook Drive;

THENCE S 89° 53' 25" W, along said fence line and the north line of said Lynbrook Drive a distance of J27.07 feet to a found 5/8 inch iron

THENCE N 45° 06' 35" W, along a fence line a distance of 14.14 feet to the POINT OF BEGINNING and containing 0.8577 acres (37,359 square feet) of land, more or less.

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ANITA RODEHEAVER COUNTY LERK HARRY COUNTY, TEX

Karen Uria

Part Alexand State Phase make The Part

EXHIBIT "E"

Property Description TRACT "A"

Being a 5.3522 acre tract located in the Christina Williams Survey, Abstract No. 384, Houston, Harris County, Texas, and being part of and out of the Lakeside Park Townhome Apartments, according to the plat thereof recorded in volume 284, Page 119, of the Harris County Hap Records; said 5.3522 sore tract being more fully described as follows:

BEGINNING at a found 5/8 inch iron rod marking the intersection of the southwesterly right-of-way line of Milcrest Drive (100 foot width) with the northwesterly right-of-way line of Sandy Springs Road (variable width);

THENCE 8 05° 10^4 54° H, with the said northwesterly right-of-way line of sandy Springs Road, a distance of 13.90 feet to a found 5/8 inch iron rod;

THENCE S 51° 09' 52" W, with the said northwesterly right-of-way line of Sandy Springs Road, a distance of 24.23 feet to a found

THENCE Southwesterly, with the sald northwesterly eight-of-way line of Sandy Springs Road, along the arc of a 251.03 foot radius curve to the left, a distance of 224.65 feet to a found 5/8 inch iron rod; said arc having a central angle of 51° 16' 27" and being subtended by a chord bearing 5 25° 31' 38" M, 217.23 feet to leadth.

THENCE S 00° 06' 35" E, with the westerly right-of-way line of said Sandy Springs Road, a distance of 193.90 feet to a set 5/8

THENCE 8 89° 53' 25° W, a distance of 476.07 feet to a set 5/8 inch iron rod on the easterly right-of-way line of Rayes Road (60 foot width);

THENCE N 00° 06° 35" W, with the said masterly right-of-way line of Hayes Road, a distance of 196.66 feet to a found 5/8 inch from

THENCE N 00° 04 40° W, with the said easterly right-of-way line of Hayes Road, a distance of 205.82 feet to a found 5/8 inch iron

THENCE N 58° 09' 22" E, a distance of 510.97 feet to a found 5/8 inch from rod on the said southwesterly right-of-way line of

THENCE S 444 34' 03° E, with the said southwesterly right-of-way line of Hilorest Drive, a distance of 135.00 feet to a set 5/8

THENCE Southeasterly, with the said southwesterly right-of-way line of Milcrest Drive, along the arc of a 1449.38 foot radius curve to the right, a distance of 89.99 feet to the POINT OF BEGINNING and containing 5.3522 acres (233,141 square feet), more or less; said arc having a central angle of 03° 33' 27° and being subtended by a chord bearing \$ 42° 47' 20° z, 89.98 feet in

> EXA. E TRACT "A

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Property Description

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Being two tracts of land totalling 1.7713 acres (77,160 square feet), more or less, located in the Christina Milliams Survey, Abstract No. 384, Houston, Harris County, Texas, and being part of and out of the Lekeside Park Townhome Apartments, according to the plat thereof recorded in Volume 284, Page 119, of the Harris County Nap Records; said two tracts being more fully described as follows:

TRACT . HBH

COMMENCING at a found 5/8 inch iron rod marking the intersection of the southwesterly right-of-way line of Wilcrest Drive (100 foot width) with the northwesterly right-of-way line of Sandy Springs Road (variable width);

THENCE \$ 05° 10° 54" M, with the said northwesterly right-of-way line of Sandy Springs Road, a distance of 11.90 feet to a found 5/8 inch iron rod;

THENCE S 51° 09° 52° M, with the said northwesterly right-of-way line of Sandy Springs Road, a distance of 24.23 feet to a found 5/8 Inch fron rod;

THENCE Southwesterly, with the maid northwesterly right-of-way line of Sandy Springs Road, along the arc of a 251.03 foot radius curve to the left, a distance of 224.65 feet to a found 5/8 inchiron rod; said are having a central angle of 51° 16' 27" and being subtended by a chord bearing \$ 25° 31' 38" H, 217.23 feet in length;

THENCE S 00° 06' 35" E, with the westerly right-of-way line of said Sandy Springs Road, a distance of 193.90 feet to a set 5/8 inch from rod and POINT OF BEGINNING of the tract herein described;

THENCE S 00° 06' 35° E, with the said westerly right-of-way line of Sandy Springs Road, a distance of 10.00 feet to an "x" set in

THENCE S 89° 53' 25" W, a distance of 261.49 feet to a set 5/8 inch iron rod;

THENCE S 00° 06' 35" E, a distance of 55.79 feet to a set 5/8 inch iron rod;

THENCE S 89* 53' 25" W, a distance of 95.80 feet to a set 5/8 inch iron rod;

THENCE S 00° 06' 35" E, a distance of 194.21 fact to an "x" set in concrete:

THENCE S 89° 53' 25" W, a distance of 118.78 feet to an "x" set in concrete on the easterly right-of-way of Hayes Road (60 foot width):

THENCE N 00° 06' 35" W, with the said easterly right-of-way line of Hayes Road, a distance of 260.00 feet to a set 5/8 inch iron

THENCE N 89° 53° 25° E, a distance of 476.07 feet to the POINT OF BEGINNING and containing 0.9137 acre $\{39,801\}$ square feet), more or less.

> EXO "E" TRACT'B"

ANY PROPOSITION OF THE PROPOSITION OF SOIL, WHITE OR USE OF THE DESCRIPTION OF SOIL WHITE AS A STATE OF TEXAS YOUNG THE STATE OF TEXAS YOUNG TO THE STATE OF TEXAS OLUNITY OF HARRIS SIDE SHOWS AS A full, true, and context should rapping copy at the ariginal regulding in our fewal createdly and possession, as the same is recarded in the thicky Polite Accords of Real Property in my office and Preserved in Discipling and According Microphy, and taxing Microfilm identification thinking as stamped thureun. I bester, cerbiy on

MAY 20 1991

ANITA RODEHEAVER COUNTY CLERK HARDY COUNTY, TEXAS

Karen Uno

The Art Printer of the 19th Language Street Street

PROPERTY DESCRIPTION

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TRACT "C"

COMMENCING at a found 5/8 inch iron rod marking the intersection of the southwesterly right-of-way line of Milcrest Drive (100 foot width) with the northwesterly right-of-way line of Sandy Springs Road (variable width);

THENCE \$ 05° 10° 54" H, with the said northwesterly right-of-way line of Bandy Springs Road, a distance of 13.90 feet to a found 5/B inch iron rod:

THENCE # 51° 09' 52" W, with the said northwesterly right-of-way line of Sandy Springs Road, a distance of 24,23 feet to a found 5/8 inch Iron rod;

THEHCE Southwesterly, with the said northwesterly right-of-way time of Sandy Springs Road, along the arc of a 251.01 foot radius curve to the left, a distance of 224.65 feet to a found 5/8 inch iron rod; said arc having a central angle of 51° 16' 27" and being subtended by a chord bearing \$ 25° 31' 38" W, 217.23 feet

THENCE 5 00° 06° 15" E, with the westerly right-of-way line of said Sandy Springs Road, a distance of 567.90 feet to a found 5/8 inch iron rod;

THENCE Southwesterly, with the said westerly right-of-way line of Sandy Springs Road, along the arc of a 25.00 foot radius curve to the right, a distance of 39.27 feet to a found 5/8 inch iron rod on the northerly line of Lynbrook Drive (60 foot width), said arc having a central angle of 90° 00° 00° and being subtended by a chord bearing S 44° 53° 25° W, 35.36 feet in length;

THENCE 5 89° 53' 25° W, with the said northerly right-of-way line of Lynbrook Drive, a distance of 114.00 feet to a set 5/8 inch from rod and POINT OF BEGINNING of the tract herein described;

THENCE 8 B9° 53' 25" W, with the said northerly right-of-way line of Lynbrook Drive, a distance of 327.07 feet to a found 5/8 inch Lron rod;

THENCE N 45° 06' 35" W, with the said northerly right-of-way line of Lynbrook Drive, a distance of 14.14 feet to a found 5/8 inch iron rod marking the northeasterly intersection of said Lynbrock Drive and Hayes Road (6D foot width);

THENCE N 00° 06' 35° M, with the easterly right-of-way line of Hayes Road, a distance of 101.00 feet to a set 5/B Inch iron rod;

THENCE N 89° 53' 25" E, a distance of 312.07 feet to an "x" set

5.00 THENCE Southeasterly, along the arc of 5/00 foot radius curve to the right, a distance of 7.85 feet to an "x" set in concrete; said arc having a central angle of 90° 00° 00" and being subtended by a chord bearing 5 45° 06' 35° E, 7.07 feet in

THENCE 5 00° 06' 35" E, a distance of 106.00 feet to the POINT OF BECINNING and containing 0.8576 acre (17,, 359 aquare feet), more or lass.

EXB. "E."

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MAY 20 1991

ANITA RODEFIEAVER COUNTY CERK HARRIST OUNTY, TEXAS

Karen Une

049-96-1364

EXHIBIT "E"

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A 2.5851 acre tract of land out of LAKESIDE PARK TOWNIOME APARTMENTS, Harris County, Texas, said 2.5851 acre tract described on Exhibit "A" of the Declaration of Covenants, Conditions and Restrictions for Lakeside Park Townhome Apartments, recorded under Harris County Clerk's File No. C-437382, reference to which is here made for all purposes.

ANY PRODUCTION AND IN MORPHULS HERE'S THE PRIVATE AND SERVED IN AN SERVED BY A PROPERTY DECASES OF COURSE BELL SERVED OF A PRIVATE PARTY OF TEXAS.

THE STATE OF TEXAS.

COLINITY OF HARRIS

The above is a full, time, and correct photographic today or an informational record may be in pay fadd a rushofy and pussession, as the same of eccurded in the Atheria Public Records of Real Property in my other and Preserved in Merchia, and "assempt Incoming and public public and property in my other and Preserved in Merchia, and "assempt Incoming allerians Humber 25 stamped literium Efferency certify an

MAY 20 1991



ANITA RODEHEAVER COUNTY CLERK HARRY COUNTY, TEXAS Deputy

Katen (409

A 2.5351 acre trait out of the Lakewide Park Townhome Apartments, a A 2.3351 acre tract out of the Likewide Fark Townhome Apartments, a plat thereof recorded in Volume 124, Fage 119, of the Harris County Map Records; said Lakeside Park Townhome Apartments being the same tract shown as Reserve "A" of a corrected plat of Lakeside Square Subdivision, recorded in Volume 207, Page 101, of said Map Records, and also being the same tract shown as a replat of Lakeside Square Subdivision. Section Two recorded to Volume 215 Page 50 of said Subdivision. Section Two, recorded in Volume 215, Page 69, of said Nap Records; said 2 5851 acre tract located in the Christina Williams Survey, Abstract No. 234, Houston, Harris County, Texas, and being more fully described as follows:

COMMENCING at a 5/8 inch iron rod marking the most westerly northwest corner of the said Lakeside Park Townhome Apartments, the same being the northeast intersection of Hayes Road (60 foot width) and Lymbrook Drive (60 foot width);

THENCE N 00° 06' 35" W, with the westerly line of the said Lakeside Fark Townhome Apartments, the same being the easterly right-of-way line of said Hayes Road, a distance of 101.00 feet to the POINT OF BEGINNING of the tract herein described;

THENCE N 00° 06' 35" W, with the said westerly line of the Lakeside Park Townhome Apartments, the same being the zaid easterly right-of-way line of Hayes Road, a distance of 28.00 feet to a point;

THEMCE N 89° 53' 25" E, a distance of 118.78 feet to a point;

THENCE N 00° 06' 35" W, a distance of 194.21 fest to a point;

THENCE N 89° 53' 25" E, a distance of 95.80 feet to a point;

THENCE N 00° 06' 35" W, a distance of 55.79 feet to a point;

THENCE N 89° 53' 25" E, a distance of 261.49 feet to a point on the easterly line of the said Lakeside Park Townhome Apartments, the same being the easterly right-of-way line of Sandy Springs Road (60

THENCE S 00° 06' 35" E, with the said easterly line of the Lakeside Park Townhome Apartments, the same being the said westerly right-of-way line of Sandy Springs Road, a distance of 364.00 feet to a 5/8 inch iron rod marking the most eisterly southeast corner of the said Lakeside Park Townhome Apartments;

THENCE Southwesterly, with the said easterly line of the said Lakeside Park Townnome Apartments, the same being the Westerly right-of-way line of Sandy Springs Road, along the arc of a 25.00 foot radius curve to the right, a distance of 39.27 feet to a 5/8 inch rod marking the most southerly southeast corner of the said Lakeside Park Townhome Apartments, and being on the northerly right-of-way line of said Lynbrook Drive; said arc having a central angle of 90° 00° 00° and being subtended by a chord bearing S 44° 53° 25° W, 35.36 feet in length; 35.36 feet in length;

THENCE S 89° 53' 25" W, with the southerly line of the said Lakeside Park Townhome Apartments, the same being the said northerly right-of-way line of Lynbrook Drive, a distance of 114.00 feet to a point;

THENCE H 00° 06° 35" W, a distance of 106.00 feet to a point;

THEMCE Northwesterly, along the arc of a 5.00 foot radius curve to the left; a distance of 7.25 feet to apoint; said arc having a central angle of 90° CO' OO" and being subtended by a chord bearing N 45° O6' 35" W, 7.07 feet in length;

THINGS 8 89° 53' 25" W. a distance of 333.07 feet to the FOINT OF SECTION 8.12 successing 2.5361 apres, have or less;

RECORDER'S MEMORANOUSE

the time of recordate, the instrument und its be insequence for the best phatiogra-production because of linightility, earlier note copy, decelered paper, etc. All block littliens and shanges were present at the e instrument use liked and recorded.

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ANTEROWSON HEREIN THEIR ASSAUCTS ON THE ATTENT HE DIT AT THE ESCRIPTION AND THE PROPERTY BECAUSE OF COLUMN AND MEET IN LINE THE STATE OF TEXAS.

COUNTY OF HARRIS

THE ADDRESS IS a full, here, and context photographic labes of the original record row in my dwelft turbody and possession, as they same as recorded in the Official Pathic Reports of the Property in my after any Preserved on Michellus, and Laving Microfilm Indentification Humber as Stampel-Basen Library certifies. lhereon. I hereog certily or

MAY 20 1991

ANITA RODEHEAVER COUNTY CLERK HARNIS CONNTY, TEXA LIV Depuly

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