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## SPECIAL WARRANTY DEED TO COMMON AREA CANYON GATE AT CINCO RANCH

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF FORT BEND

THAT, LAND TEJAS DEVELOPMENT, LLC, a Nevada Limited Liability Company, hereinafter called "Grantor", for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee hereinafter named, the receipt of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does by these presents, GRANT, SELL and CONVEY unto CANYON GATE AT CINCO RANCH OWNERS ASSOCIATION, INC., a Texas non-profit corporation, having its principal office at 16360 Park 10 Place, Suite 310, Houston, Texas 77084, herein called "Grantee", subject to the conditions below stated, all that certain property situated in Fort Bend County, Texas, and described as follows:

"See Exhibit "A" attached hereto and incorporated by reference."

This grant and conveyance is made and accepted pursuant to and in accordance with the provisions of that certain Declaration of Covenants, Conditions, and Restrictions (hereinafter "Declarations") and all additions and amendments thereto recorded under Fort Bend County Clerk's File Number 9764690 and amended under Clerk's File #9813182 and subject to all and singular the rights privileges, easements, reservations, covenants, agreements, conditions, and stipulations applicable to the said "Common Area" or any part thereof, and appearing of record in Fort Bend County, Texas, including, but not limited to, all the rights, privileges, easements, reservations, covenants, agreements, conditions and stipulations set out and provided for in said Declaration, and all other terms and provisions of said Declaration, as may be supplemented and/or amended, and as further set out, restricted, or limited in the Map or Plat of Canyon Gate at Cinco Ranch as filed under Fort Bend County Clerk's File #9760905, Map Records of Fort Bend County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto and anywise belonging unto said Grantee, its successors and assigns to warrant and forever defend all and singular the said premises unto

the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under us but not otherwise.

EXECUTED this 16 day of March

LAND TEJAS DEVELOPMENT, LLC.

Brende, Secretary

Mailing address of each Grantee:

Name:

Canyon Gate at Cinco Ranch

Owners Association, Inc.

Address:

c/o Crest Management

16360 Park 10 Place, Suite 10

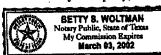
Houston, Texas 77084

STATE OF TEXAS

ACKNOWLEDGEMENT

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared COURTNEY P. GROVER, President of LAND TEJAS DEVELOPMENT, LLC, a Nevada Limited Liability Company, on behalf of said company.



State of Texas

STATE OF TEXAS

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ACKNOWLEDGEMENT

COUNTY OF FORT BEND

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BEFORE ME, the undersigned authority, on this day personally appeared AL BRENDE, Secretary of LAND TEJAS DEVELOPMENT, LLC, a Nevada Limited Liability Company, on behalf of said company.

**BETTY 8. WOLTMAN** March 03, 2002

Notary Public in and for the

State of Texas

Return to:

Jay I. Cohen & Associates, Inc. 10370 Richmond, Suite 850 Houston, Texas 77042 Telephone #: (713) 266-8822 Fax #: (713) 266-9666

## EXHIBIT "A" CANYON GATE - CINCO RANCH - SECTION 1

The following Private Streets and Reserves as set forth in Canyon Gate – Cinco Ranch Section One (1), an addition in Fort Bend County, Texas, according to the Map or Plat thereof recorded in Slide No. 1629/A and 1629/B of the Map records of Fort Bend County, Texas:

## **Streets**

Canyon Gate Blvd.
Canyon Top Ct.
Santiago Mountain Ct.
Morgan Canyon Ct.
Harrison Ct.
Pebble Canyon Ct.
Pedra Negrab Ct.
Chelsea Canyon Ct.
Black Canyon Drive
Grand Canyon Gate Drive

## Reserves

Restricted Reserve "A" (2370.5 sq. ft.) Restricted Reserve "B" (2370.5 sq. ft.) Restricted Reserve "C" (173,456 sq. ft.) Restricted Reserve "D" (8930 sq. ft.) Restricted Reserve "E" (3506.71 sq. ft.)

This Exhibit was prepared by TRI-TECH SURVEYING COMPANY, INC

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

3-18-98 10:01 AM 9818786 CT \$13.00

DIANNE WILSON, County Clerk FORT BEND COUNTY, TEXAS