



TEXAS ASSOCIATION OF REALTORS® SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

1074 Neighbor
Garwood, TX 77442

CONCERNING THE PROPERTY AT _____

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, OR ANY OTHER AGENT.

Seller ☐ is ☒ is not occupying the Property. If unoccupied (by Seller), how long since Seller has occupied the Property?
☒ 1999 or ☐ never occupied the Property

Section 1. The Property has the items marked below: (Mark Yes (Y), No (N), or Unknown (U).)

This notice does not establish the items to be conveyed. The contract will determine which items will & will not convey.

| Item | Y | N | U |
|----------------------------|-------------------------------------|-------------------------------------|---|
| Cable TV Wiring | | <input checked="" type="checkbox"/> | |
| Carbon Monoxide Det. | | <input checked="" type="checkbox"/> | |
| Ceiling Fans | | <input checked="" type="checkbox"/> | |
| Cooktop | | <input checked="" type="checkbox"/> | |
| Dishwasher | | <input checked="" type="checkbox"/> | |
| Disposal | | <input checked="" type="checkbox"/> | |
| Emergency Escape Ladder(s) | | <input checked="" type="checkbox"/> | |
| Exhaust Fans | | <input checked="" type="checkbox"/> | |
| Fences | <input checked="" type="checkbox"/> | | |
| Fire Detection Equip. | | <input checked="" type="checkbox"/> | |
| French Drain | | <input checked="" type="checkbox"/> | |
| Gas Fixtures | | <input checked="" type="checkbox"/> | |

| Item | Y | N | U |
|-------------------------|-------------------------------------|-------------------------------------|---|
| Gas Lines (Nat/LP) | | <input checked="" type="checkbox"/> | |
| Hot Tub | | <input checked="" type="checkbox"/> | |
| Intercom System | | <input checked="" type="checkbox"/> | |
| Microwave | | <input checked="" type="checkbox"/> | |
| Outdoor Grill | | <input checked="" type="checkbox"/> | |
| Patio/Decking | <input checked="" type="checkbox"/> | | |
| Plumbing System | | <input checked="" type="checkbox"/> | |
| Pool | | <input checked="" type="checkbox"/> | |
| Pool Equipment | | <input checked="" type="checkbox"/> | |
| Pool Maint. Accessories | | <input checked="" type="checkbox"/> | |
| Pool Heater | | <input checked="" type="checkbox"/> | |
| Public Sewer System | | <input checked="" type="checkbox"/> | |

| Item | Y | N | U |
|--|---|-------------------------------------|---|
| Pump: <input type="checkbox"/> sump <input type="checkbox"/> grinder | | <input checked="" type="checkbox"/> | |
| Rain Gutters | | <input checked="" type="checkbox"/> | |
| Range/Stove | | <input checked="" type="checkbox"/> | |
| Roof/Attic Vents | | <input checked="" type="checkbox"/> | |
| Sauna | | <input checked="" type="checkbox"/> | |
| Smoke Detector | | <input checked="" type="checkbox"/> | |
| Smoke Detector - Hearing Impaired | | <input checked="" type="checkbox"/> | |
| Spa | | <input checked="" type="checkbox"/> | |
| Trash Compactor | | <input checked="" type="checkbox"/> | |
| TV Antenna | | <input checked="" type="checkbox"/> | |
| Washer/Dryer Hookup | | <input checked="" type="checkbox"/> | |
| Window Screens | | <input checked="" type="checkbox"/> | |

| Item | Y | N | U | Additional Information |
|---------------------------------|---|-------------------------------------|---|---|
| Central A/C | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____ |
| Evaporative Coolers | | <input checked="" type="checkbox"/> | | number of units: _____ |
| Wall/Window AC Units | | <input checked="" type="checkbox"/> | | number of units: _____ |
| Attic Fan(s) | | <input checked="" type="checkbox"/> | | if yes, describe: _____ |
| Central Heat | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> electric <input type="checkbox"/> gas number of units: _____ |
| Other Heat | | <input checked="" type="checkbox"/> | | if yes, describe: _____ |
| Oven | | <input checked="" type="checkbox"/> | | number of ovens: _____ <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ |
| Fireplace & Chimney | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> wood <input type="checkbox"/> gas logs <input type="checkbox"/> mock <input type="checkbox"/> other: _____ |
| Carport | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> attached <input type="checkbox"/> not attached |
| Garage Door Openers | | <input checked="" type="checkbox"/> | | number of units: _____ number of remotes: _____ |
| Satellite Dish & Controls | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Security System | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Water Heater | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> electric <input type="checkbox"/> gas <input type="checkbox"/> other: _____ number of units: _____ |
| Water Softener | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> owned <input type="checkbox"/> leased from _____ |
| Underground Lawn Sprinkler | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> automatic <input type="checkbox"/> manual areas covered: _____ |
| Septic / On-Site Sewer Facility | | <input checked="" type="checkbox"/> | | if yes, attach Information About On-Site Sewer Facility (TAR-1407) |

(TAR-1406) 1-01-10

Initialed by: Seller: DR and Buyer: _____

Texas Star Realty 930 Walnut Street Columbus, TX 78934

Phone: (979)733-8200

Fax: (979)733-9009

Page 1 of 5

1074 Neighbor Road

1074 Neighbor

Garwood, TX 77442

Concerning the Property at _____

Water supply provided by: ☐ city ☐ well ☐ MUD ☐ co-op ☐ unknown ☒ other: NONEWas the Property built before 1978? ☒ yes ☐ no ☐ unknown Just land

(If yes, complete, sign, and attach TAR-1906 concerning lead-based paint hazards).

Roof Type: NA Age: NA (approximate)

Is there an overlay roof covering on the Property (shingles or roof covering placed over existing shingles or roof covering)?

☐ yes ☐ no ☐ unknownAre you (Seller) aware of any of the items listed in this Section 1 that are not in working condition, that have defects, or are need of repair? ☐ yes ☐ no If yes, describe (attach additional sheets if necessary): _____**Section 2. Are you (Seller) aware of any defects or malfunctions in any of the following?: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)**

| Item | Y | N |
|--------------------|---|---|
| Basement | | |
| Ceilings | | |
| Doors | | |
| Driveways | | |
| Electrical Systems | | |
| Exterior Walls | | |

| Item | Y | N |
|----------------------|---|---|
| Floors | | |
| Foundation / Slab(s) | | |
| Interior Walls | | |
| Lighting Fixtures | | |
| Plumbing Systems | | |
| Roof | | |

| Item | Y | N |
|---|---|---|
| Sidewalks | | |
| Walls / Fences | | |
| Windows | | |
| Other Structural Components | | |
| Some of fencing has trees down on it | | |

If the answer to any of the items in Section 2 is yes, explain (attach additional sheets if necessary): _____

Section 3. Are you (Seller) aware of any of the following conditions: (Mark Yes (Y) if you are aware and No (N) if you are not aware.)

| Condition | Y | N |
|--|---|---|
| Aluminum Wiring | | |
| Asbestos Components | | |
| Diseased Trees: <input type="checkbox"/> oak wilt <input type="checkbox"/> _____ | | |
| Endangered Species/Habitat on Property | | |
| Fault Lines | | |
| Hazardous or Toxic Waste | | |
| Improper Drainage | | |
| Intermittent or Weather Springs | | |
| Landfill | | |
| Lead-Based Paint or Lead-Based Pt. Hazards | | |
| Encroachments onto the Property | | |
| Improvements encroaching on others' property | | |
| Located in 100-year Floodplain | | |
| Located in Floodway | | |
| Present Flood Ins. Coverage (If yes, attach TAR-1414) | | |
| Previous Flooding into the Structures | | |
| Previous Flooding onto the Property | | |
| Previous Fires | | |
| Previous Use of Premises for Manufacture of Methamphetamine | | |

| Condition | Y | N |
|---|---|---|
| Previous Foundation Repairs | | |
| Previous Roof Repairs | | |
| Other Structural Repairs | | |
| Radon Gas | | |
| Settling | | |
| Soil Movement | | |
| Subsurface Structure or Pits | | |
| Underground Storage Tanks | | |
| Unplatted Easements | | |
| Unrecorded Easements | | |
| Urea-formaldehyde Insulation | | |
| Water Penetration | | |
| Wetlands on Property | | |
| Wood Rot | | |
| Active infestation of termites or other wood- destroying insects (WDI) | | |
| Previous treatment for termites or WDI | | |
| Previous termite or WDI damage repaired | | |
| Termite or WDI damage needing repair | | |

1074 Neighbor

Concerning the Property at _____

Garwood, TX 77442

If the answer to any of the items in Section 3 is yes, explain (attach additional sheets if necessary): _____

Section 4. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair, which has not been previously disclosed in this notice? ☐ yes ☒ no If yes, explain (attach additional sheets if necessary): _____

Section 5. Are you (Seller) aware of any of the following (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.)

Y N

☐ ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at the time.

☐ ☒ Homeowners' associations or maintenance fees or assessments. If yes, complete the following:

Name of association: _____

Manager's name: _____ Phone: _____

Fees or assessments are: \$ _____ per _____ and are: ☐ mandatory ☐ voluntaryAny unpaid fees or assessment for the Property? ☐ yes (\$ _____) ☐ no

If the Property is in more than one association, provide information about the other associations below or attach information to this notice.

☐ ☒ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. If yes, complete the following:

Any optional user fees for common facilities charged? ☐ yes ☐ no If yes, describe: _____

☐ ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.

☐ ☒ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.)

☐ ☒ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property.

☐ ☒ Any condition on the Property which materially affects the health or safety of an individual.

☐ ☒ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmental hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold.

If yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation).

If the answer to any of the items in Section 5 is yes, explain (attach additional sheets if necessary): _____

(TAR-1406) 1-01-10

Initialed by: Seller: R, DR and Buyer: _____

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1074 Neighbor

Concerning the Property at Garwood, TX 77442Section 6. Seller ☒ has ☐ has not attached a survey of the Property.

Section 7. Within the last 4 years, have you (Seller) received any written inspection reports from persons who regularly provide inspections and who are either licensed as inspectors or otherwise permitted by law to perform inspections? ☐ yes ☒ no If yes, attach copies and complete the following:

| Inspection Date | Type | Name of Inspector | No. of Pages |
|-----------------|------|-------------------|--------------|
| | | | |
| | | | |
| | | | |
| | | | |

Note: A buyer should not rely on the above-cited reports as a reflection of the current condition of the Property. A buyer should obtain inspections from inspectors chosen by the buyer.

Section 8. Check any tax exemption(s) which you (Seller) currently claim for the Property:

- ☐ Homestead ☐ Senior Citizen ☐ Disabled
☐ Wildlife Management ☐ Agricultural ☐ Disabled Veteran
☐ Other: _____ ☐ Unknown

Section 9. Have you (Seller) ever received proceeds for a claim for damage to the Property (for example, an insurance claim or a settlement or award in a legal proceeding) and not used the proceeds to make the repairs for which the claim was made? ☐ yes ☒ no If yes, explain: _____

Section 10. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766 of the Health and Safety Code? ☐ unknown ☒ no ☐ yes. If no or unknown, explain. (Attach additional sheets if necessary): NA

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, including the broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information.

Thomas Rinehart
Signature of Seller

4/2/11
Date

Denise Rinehart
Signature of Seller

4-2-11
Date

Printed Name: Thomas Rinehart

Printed Name: Denise Rinehart

(TAR-1406) 1-01-10

Initialed by: Seller: DR and Buyer: _____

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1074 Neighbor

Concerning the Property at Garwood, TX 77442**ADDITIONAL NOTICES TO BUYER:**

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit www.txdps.state.tx.us. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (4) The following providers currently provide service to the property:

Electric: San Bernard Elec. Coop
Sewer: /
Water: /
Cable: /
Trash: /
Natural Gas: /
Phone Company: AT&T
Propane: /

phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____
phone #: _____

- (5) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. **YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.**

The undersigned Buyer acknowledges receipt of the foregoing notice.

| | | | |
|---------------------|------|---------------------|------|
| Signature of Buyer | Date | Signature of Buyer | Date |
| Printed Name: _____ | | Printed Name: _____ | |



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)
**ADDENDUM FOR RESERVATION OF OIL, GAS,
 AND OTHER MINERALS**

12-15-08

ADDENDUM TO CONTRACT CONCERNING THE PROPERTY AT

1074 Neighbor

Garwood

(Street Address and City)

A-138 J Cassady Trs 87A, 88 Sandy Creek 19.89 acres and building.

NOTICE: For use only if Seller reserves all or a portion of the Mineral Estate.

- A. "Mineral Estate" means all oil, gas, and other minerals in or under the Property, any royalty under any existing or future lease covering any part of the Property, surface rights (including rights of ingress and egress), production and drilling rights, lease payments, and all related benefits.
- B. The Mineral Estate owned by Seller, if any, will be conveyed unless reserved as follows (check one box only):
- ☐ (1) Seller reserves all of the Mineral Estate owned by Seller.
- ☐ (2) Seller reserves an undivided _____ % interest in the Mineral Estate owned by Seller. **NOTE:** If Seller does not own all of the Mineral Estate, Seller reserves only this percentage of Seller's interest.
- C. Seller ☒ waives ☐ does not waive Seller's surface rights (including rights of ingress and egress). **NOTE:** Any waiver of surface rights by Seller does not affect any surface rights that may be held by others.
- D. If B(2) applies, Seller shall, on or before the Closing Date, provide Buyer contact information known to Seller for any existing lessee.

If either party is concerned about the legal rights or impact of the above provisions, that party is advised to consult an attorney BEFORE signing.

TREC rules prohibit real estate licensees from giving legal advice.

Buyer

Seller

Thomas Rinehart

Buyer

Seller

Denise Rinehart

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>) TREC No. 44-0.

TREC NO. 44-0

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLORADO)

That COCHRAN BROTHERS GENERAL PARTNERSHIP, a Texas general partnership, acting herein by and through WILLIAM S. COCHRAN, III, Managing General Partner, of the County of Harris and State of Texas for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by grantees herein named, the receipt of which is hereby acknowledged, and in further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith, in the principal sum of EIGHTEEN THOUSAND NINE HUNDRED FIFTY AND 00/100 DOLLARS (\$8,950.00) payable to the order of grantor in monthly installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to P. J. ONISIFOROU, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto THOMAS L. RINEHART and wife, JACQUELINE A. RINEHART, of the County of Fort Bend and State of Texas, subject to the reservations hereinafter made, all of the following described real property in Colorado County, Texas, to-wit:

The surface only of 6.66 acres of Sandy Creek Development, together with all improvements thereon or hereafter placed thereon, out of the John Cassady Survey, A-138, in Colorado County, Texas being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes, subject to the reservations hereinafter set out.

The surface only of 13.23 acres of Sandy Creek Development, together with all improvements thereon or hereafter placed thereon, out of the John Cassady Survey, A-138, in Colorado County, Texas being more particularly described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes, subject to the reservations hereinafter set out.

This conveyance is subject to and is made and accepted subject to conditions and restrictions appearing of record under Clerk's Document No. 41444 of the Deed Records of Colorado County, Texas.

General real estate taxes on said property having been prorated, the payment thereof is assumed by grantees for the year 1978 and all subsequent years when due and payable.

It is, however, understood and agreed that out of the property hereby conveyed there is hereby excepted and reserved unto grantor, its successors and assigns, the free and uninterrupted use, liberty and easement of passing in and along a certain road easement across the said premises and located along the entire West boundary line of Tract 87-A, as shown in Exhibit "B", and being sixty feet in width, and to use such road easement at all times in common with grantees, their heirs and assigns.

This conveyance is subject to and is made and accepted subject to a twenty foot private road easement along the South boundary line of the above described Tract 88 and along a portion of the South boundary line of Tract 88, as shown in Exhibits "A" and "B" respectively to be used for ingress and egress for Tracts 87-A, 88, 89, 90, 91, 93, 7-A, 7-B, 7-C, 13, 87 and 31, such private road easement being maintained by the property owners of Tracts 87-A, 88, 89, 90, 91, 93, 7-A, 7-B, 7-C, 13, 87 and 31 and more clearly shown on Page 2 of Exhibit "A" attached hereto as well as on the Sandy Creek Subdivision plat to be recorded in the Map Records of Colorado County, Texas.

WM 380-292

This conveyance is additionally subject to and is made and accepted subject to a ten foot utility easement along the North, East and West boundary lines of Tract 88 as described in Exhibit "A", and along the entire North and East boundary lines and a portion of the South boundary line of Tract 87-A as described in Exhibit "B", and along the East right of way line of the sixty foot road easement reserved in Tract 87-A as described in Exhibit "B", and along the North right of way line of the twenty foot private road easement reserved in Tract 88 as shown in Exhibit "A" and along a portion of the South and the entire North right of way line of the twenty foot private road easement reserved in Tract 87-A as shown in Exhibit "B", to be used for utility purposes.

This conveyance is executed and delivered by grantor, and is accepted by grantees subject to any and all restrictions, covenants, conditions, royalty interests, mineral reservations, oil, gas and mineral leases and easements, if any, relating to the above described property, but only to the extent they are still in effect and shown of record in Colorado County, Texas, and are presently valid and subsisting and cover and affect the land described in and conveyed hereby, or any portion thereof, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and it does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 12th day of July, 1978.

COCHRAN BROTHERS
GENERAL PARTNERSHIP

By: William S. Cochran, III

Managing General Partner

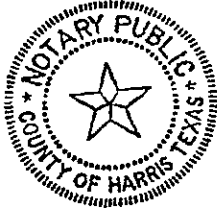
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STATE OF TEXAS)
COUNTY OF HARRIS)

VOL. 380 PAGE 294

Before me, the undersigned authority, on this day personally appeared William S. Cochran, III, Managing General Partner of COCHRAN BROTHERS GENERAL PARTNERSHIP, a Texas general partnership, 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, and in the capacity therein stated.

Given under my hand and seal of office on this 12th day of July, 19 78.



Linda J. Gauthier
Notary Public in and for
Harris County, Texas

Notary Public in Harris County, Texas
My Commission Expires January 13, 1980
Bonded by Alexander Lovett, Lawyers Surety Corp.

FIELD NOTES

SANDY CREEK DEVELOPMENT COMPANY

TRACT NO. 88

6.66 ACRES

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6.66 acres of land out of the John Cassady Survey, Abstract No. 138, situated in Colorado County, Texas, and being part of a tract of land conveyed by Owen C. Pinch et al to Jane Cochran Coleman and William S. Cochran, Jr., in a deed dated November 2, 1972, recorded in Volume 317, Page 428, of the Colorado County Deed Records. Said Tract No. 88 of this Sandy Creek Development Company Subdivision being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set N00°13'W - 1528.94 feet and S89°38'E - 1247.14 feet from the Southwest corner of the John Cassady Survey, said iron rod being the Southeast corner of the herein described tract and the Southwest corner of Tract No. 89, in the North boundary line of Tract No. 13, surveyed by Rains and Henneke in this Sandy Creek Development Company Subdivision;

THENCE N89°38'W a distance of 418.63 feet to an iron rod set for the Southwest corner of the herein described tract and the Southeast corner of Tract No. 87-A, same being the Northwest corner of Tract No. 13 and the Northeast corner of Tract No. 87;

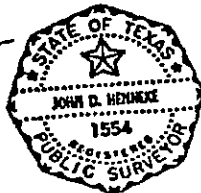
THENCE N00°22'E a distance of 692.59 feet to an iron rod set for the Northwest corner of the herein described tract and the Northeast corner of Tract No. 87-A, in the South boundary line of Tract No. 2;

THENCE S89°38'E a distance of 418.63 feet to an iron rod set for the Northeast corner of this and the Northwest corner of Tract No. 89, in the South boundary line of Tract No. 2;

THENCE S00°22'W a distance of 692.59 feet to the place of beginning, containing 6.66 acres of land.

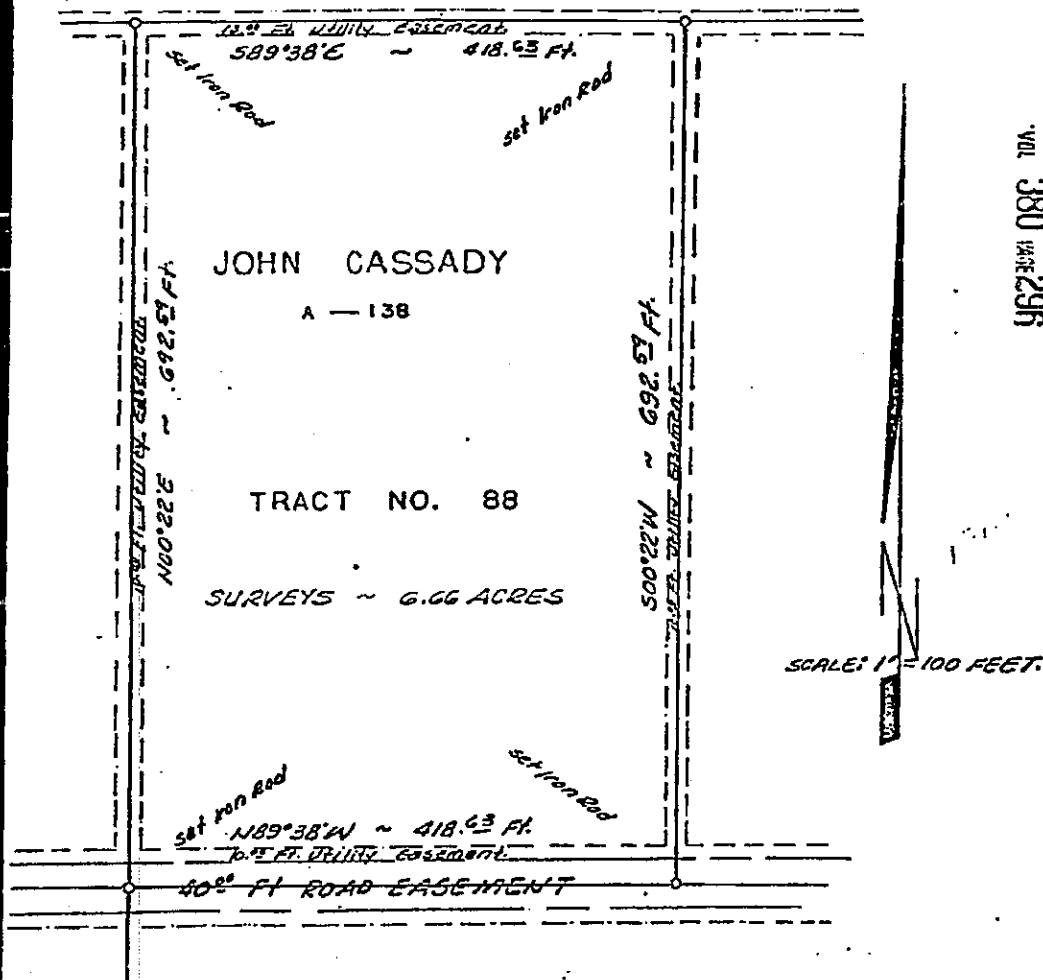
SURVEYED DECEMBER 20, 1977
BY RAINS AND HENNEKE, REGISTERED PUBLIC SURVEYORS OF TEXAS

John D. Henneke



"Exhibit A"

PAGE 1 OF 2



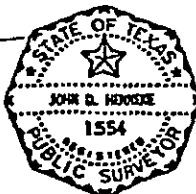
SANDY CREEK DEVELOPMENT COMPANY

SURVEY PLAT SHOWING A 6.66 ACRE TRACT OUT OF THE JOHN CASSADY SURVEY, ABSTRACT NO. 138, SITUATED IN COLORADO COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED BY OWEN C. FINCH ET AL TO JANE COCHRAN COLEMAN AND WILLIAM S. COCHRAN, JR., IN A DEED DATED NOVEMBER 2, 1972, RECORDED IN VOLUME 317, PAGE 428, OF THE COLORADO COUNTY DEED RECORDS.

I, JOHN D. HENNEKE, REGISTERED PUBLIC SURVEYORS NO. 1554, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND BY ME, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED DECEMBER 20, 1977
BY RAINS AND HENNEKE, REGISTERED PUBLIC SURVEYORS OF TEXAS

John D. Henneke



FIELD NOTES

SANDY CREEK DEVELOPMENT COMPANY

TRACT NO. 87-A

13.23 ACRES

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13.23 acres of land out of the John Cassady Survey, Abstract No. 138, situated in Colorado County, Texas, and being part of a tract of land conveyed by Owen C. Finch et al to Jane Cochran Coleman and William S. Cochran, Jr., in a deed dated November 2, 1972, recorded in Volume 317, Page 428, of the Colorado County Deed Records, Said Tract No. 87-A of this Sandy Creek Development Company Subdivision being more particularly described by metes and bounds as follows:

BEGINNING at a point set N00°13'W - 1528.94 feet from the Southwest corner of the John Cassady Survey, said point being the Southwest corner of the herein described tract and the Northwest corner of Tract No. 87, in the common boundary line between the Cassady Survey and the James Hays Survey, Abstract No. 341;

THENCE N00°13'W a distance of 692.62 feet to a point for the Northwest corner of the herein described tract and the Southwest corner of Tract No. 2, surveyed by Rains and Henneke, in this Sandy Creek Development Company Subdivision;

THENCE S89°38'E a distance of 835.56 feet to an iron rod set for the Northeast corner of the herein described tract and the Northwest corner of Tract No. 88, in the South boundary line of Tract No. 2;

THENCE S00°22'W a distance of 692.59 feet to an iron rod set for the Southeast corner of the herein described tract and the Southwest corner of Tract No. 88, in the North boundary line of Tract No. 13;

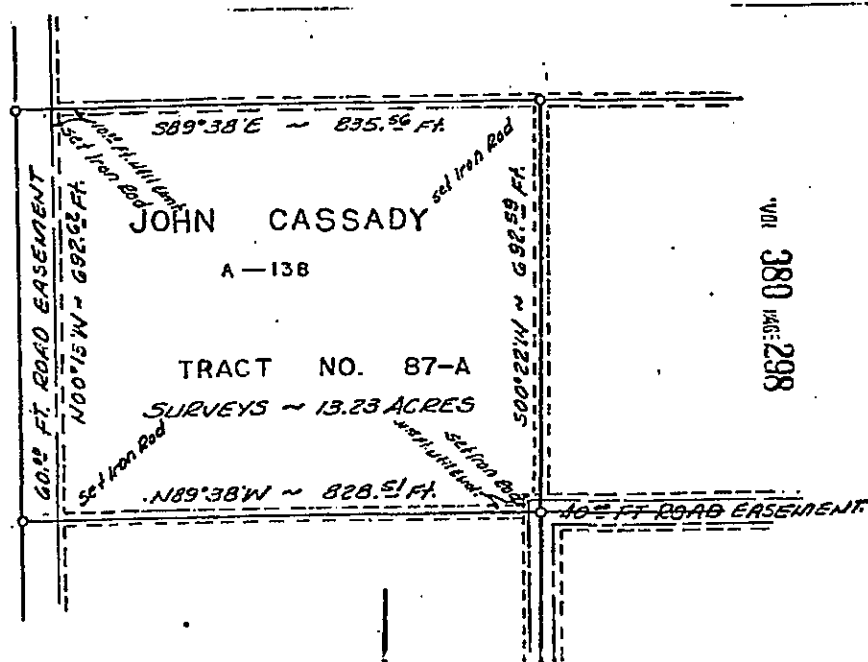
THENCE N89°38'W a distance of 828.51 feet to the place of beginning, containing 13.23 acres of land.

SURVEYED NOVEMBER 15, 1977
BY RAINS AND HENNEKE, REGISTERED PUBLIC SURVEYORS OF TEXAS



"Exhibit B"

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SCALE: 1" = 200 FEET

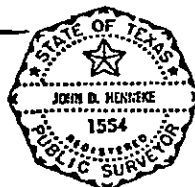
SANDY CREEK DEVELOPMENT COMPANY

SURVEY PLAT SHOWING A 13.23 ACRE TRACT OUT OF THE JOHN CASSADY SURVEY, ABSTRACT NO. 138, SITUATED IN COLORADO COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED BY OWEN C. FINCH ET AL TO JANE COCHRAN COLEMAN AND WILLIAM S. COCHRAN, JR., IN A DEED DATED NOVEMBER 2, 1972, RECORDED IN VOLUME 317, PAGE 428, OF THE COLORADO COUNTY DEED RECORDS.

I, JOHN D. HENNEKE, REGISTERED PUBLIC SURVEYOR NO. 1554, OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND BY ME AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYED NOVEMBER 15, 1977
BY BAINS AND HENNEKE, REGISTERED PUBLIC SURVEYORS OF TEXAS

John D. Henneke



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43014

FILED FOR RECORD
11 day of *Sept* 1978
at *San Antonio* Tex.
CLERK COUNTY CLERK/COMMISSIONER OF TEX.
By *Thelma* Deputy

Recorded the 6 day of *Sept.* A.D. 1978 at 3:35 o'clock P.M.
LESTER SCHNEIDER, County Clerk By *Ottilia Meyer*, Deputy.

