

For Recorder's Use:

After recording, return to:

01/08/03 **W343144**
300039216

\$21.00

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WARRANTY DEED

DATE: DECEMBER 19, 2002

EFFECTIVE DATE (if different from above: _____)

GRANTOR: **YALE/MEADOWS PARTNERS, L. P.**, a Texas Limited Partnership.

GRANTOR'S ADDRESS (including county): 211 Highland Cross, Suite 230, Houston, Harris County, Texas 77073.

GRANTEE: **COUNTRY MEADOWS COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

GRANTEE'S ADDRESS (including county): c/o COMMUNITY ASSET MANAGEMENT, INC. 7702 FM 1960 E., SUITE 302, HUMBLE, HARRIS COUNTY, TEXAS 77346-2202

CONSIDERATION:

TEN DOLLARS (\$10.00) and other further consideration that this deed is subject to all reservations and special exceptions set forth herein.

PROPERTY (including any improvements):

LOTS 19 and 20 OF BLOCK 1 OF COUNTRY MEADOWS, an addition in Harris County, Texas according to the map or plat thereof recorded in Film Code No. 30011611 of the map Records of Harris, County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that effects the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of Improvements; taxes for the current year, the payment of which grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor, Grantor's heirs, executors, administrators, successors, and assigns

FOR
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JUNO

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to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to reservations from and exceptions to conveyance and warranty, by and through and under Grantor only.

Special exceptions

Grantee agrees to and is required to allow surface drainage as set forth in that one certain document entitled Drainage Right-of-Way Easement recorded in Harris County Real Property Records on December 12, 2001 by receipt # 300663811 clerk's file number V474645 between T. J. Burk and wife, Charlotte Burk and Yale Meadows Partners, L.L.C. and their successors and/or assigns. A copy of the documents is attached as Exhibit A.

Grantee may not build or construct any type of structure on the common property line between Lot 19 and Lot 20 as referred to by legal description in this document.

When then context requires, singular nouns and pronouns include the plural.

YALE/MEADOWS PARTNERS, L. P., *10*

by *James V. Morell*
JAMES V. MORELL
Manager

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on December
19, 2002, by **JAMES V. MORELL**, Manager, of **YALE MEADOWS PARTNERS, L.P.**, a Texas limited liability partnership, on behalf of said company.



CHARRON NANVINGA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 03-27-2003

Charron Nanvinga
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO
YALE/MEADOWS PARTNERS, L.L.C.
211 HIGHLAND CROSS, SUITE 230
HOUSTON, TX 77073



Beauvais
COUNTY CLERK
HARRIS COUNTY, TEXAS

2003 JAN -8 PM 12:15

FILED

copy

DRAINAGE RIGHT-OF-WAY EASEMENT

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

That **T. J. BURK** and wife, **CHARLOTTE BURK**, hereinafter referred to as "Grantor" in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged and confessed, HAS GRANTED AND CONVEYED, and by these presents does GRANT AND CONVEY unto **YALE MEADOWS PARTNERS, L.L.C.**, whose mailing address is 211 Highland Cross, Suite 230, Houston, Harris County, Texas 77073, hereinafter referred to as "Grantee", a drainage right-of-way easement for the purpose of constructing a swale located within the strip of land twelve (12) feet in width along and adjacent to the East boundary line of Grantors property described on Exhibit "A" attached hereto and made a part hereof for all purposes. The easement granted herein is for the benefit of of Country Meadows Subdivision, an addition in Harris County, Texas, as shown under Clerk's File No. S481326 of the Official Public Records of Harris County, Texas.

The right-of-way, easements, rights, and privileges herein granted shall be used only for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding and replacing a swale to facilitate drainage of Country Meadows Subdivision, an addition in Harris County, Texas, as shown under Clerk's File No. S481326 of the Official Public Records of Harris County, Texas.

This easement is granted subject to all liens, title exceptions of record, and all rights and title of others. It is distinctly understood and agreed that this conveyance is made and accepted without covenants or warranty of any kind by Grantor, either express or implied.

The easement, rights, and privileges granted herein are non-exclusive, and Grantor reserves and retains the right to convey similar rights and easements to such other persons, public utilities or governmental entities as Grantor may deem proper. Grantor further reserves the right to enjoy the use and the service of the property covered by such easement for any and all purposes which do not interfere with or prevent the use by Grantee of the easement for its purposes. All rights reserved by Grantor shall also be for the benefit of and accrue to Grantor's successors and assigns.

The Grantee, its successors and assigns, by acceptance of this easement shall assume and be liable for the maintenance for such right-of-way easement so as to conform with all laws, ordinances or governmental regulations issued at any time by any governmental entity with jurisdiction over the property. Further, Grantee, its successors and assigns, by acceptance of this easement, agree to indemnify and hold harmless Grantor, their heirs, personal representatives and assigns, from any and all claims or causes of action that may result from actions of Grantee, its agents, employees or contractors, resulting for any work or other activities on the easement granted herein or in connection with the use of the rights granted by this easement. Specifically, and without in any manner limiting

EXHIBIT "A"

COPY

the foregoing, Grantee, its successors and assigns indemnify and agree to hold Grantor harmless from any claims of nearby property owners with respect to flood damages that may result from alleged activities or omissions in designing or constructing the drainage facilities on or within the easement granted herein.

The Grantor acknowledges receipt of adequate payment for any and all damages to Grantor's trees or other property located within the easement granted hereby and hereby releases and holds Grantee harmless from any and all claims with respect to damages to Grantor's real property, trees or improvements located within (but not outside of) the boundaries of the easement granted herein.

This instrument shall be binding upon the successors and assigns of the parties hereto.

EXECUTED this 10th day of December, 2001.

T. J. Burk
T. J. BURK

Charlotte Burk
CHARLOTTE BURK

AGREED TO AND ACCEPTED:

YALE MEADOWS PARTNERS, L.L.C.

By: James V. Morell
Name: JAMES V. MORELL
Title: MANAGER

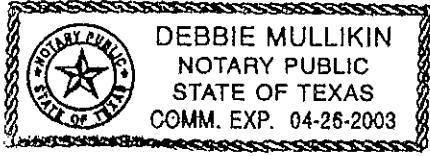
561-58-1888

UNOFFICIAL

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on Dec 10, 2001, by T. J. Burk and Charlotte Burk.

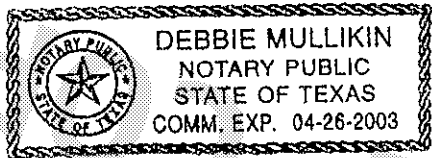


[Signature]
NOTARY PUBLIC in and for
THE STATE OF TEXAS

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on Dec 10, 2001, by James V. Morell, Manager of Yale Meadows Partners, L.L.C., a Texas limited liability company, on behalf of said company.



[Signature]
NOTARY PUBLIC in and for
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

~~YALE/MEADOWS PARTNERS, L.L.C.
211 HIGHLAND CROSS SUITE 230
HOUSTON, TX 77073~~

UNOFFICIAL

3981-05-1-99

EXHIBIT "A"

Being a 0.9408 acre tract of land in the Joseph House Survey, Abstract No. 34, in Harris County, Texas, out of and a part of that certain 1.999 acre tract of land called 2.00 acres in deed to A. F. and Martha Simpson dated April 20, 1971, recorded under Clerk's File No. D309053 (Volume 8392, Page 231), said 0.9408 acres is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found lying in the East right-of-way line of Quinn Road (60 foot R-O-W) and marking the Southwest corner of the subject tract and the said 1.999 acre tract (hereafter called "Parent Tract"). Said point also marks the Northwest corner of that certain 0.999 acre tract of land described in deed to Donald and Donna Johnson recorded under Clerk's File No. G337584 and lies 871.25 feet North of Zion Road;

THENCE North $00^{\circ}11'05''$ West (called N $00^{\circ}12' W$ in deed of parent tract), with the East line of Quinn Road and the West line of the parent tract, a distance of 117.18 feet to a 5/8 inch iron rod set to mark the Northwest corner of the subject tract, said point lying 131.81 feet South of a 2" axle found marking the Northwest corner of the parent tract;

THENCE North $88^{\circ}58'00''$ East, departing the said roadway, a distance of 349.68 feet to a 5/8 inch iron rod set in the East line of the parent tract (131.92 feet South of a 1/2" iron rod found marking Northeast corner of same), the West line of the residue of that certain 110.55 acre tract recorded in Volume 1137, Page 529, of the Deed Records of Harris County, and marking the Northeast corner of the subject tract;

THENCE South $00^{\circ}15'30''$ East (called S $00^{\circ}12' E$), a distance of 117.18 feet to a 1/2 inch iron rod found marking the Southeast corner of the subject tract and the parent tract, and also marking the Northeast corner of the said Johnson tract;

THENCE South $88^{\circ}58'00''$ West (Reference Bearing based on deed of parent tract), with the common line of the parent tract and the said Johnson tract, a distance of 349.84 feet (called 350.0') to the POINT OF BEGINNING.

NOTE: These field notes are submitted in conjunction with a plat by TONY SWONKE LAND SURVEYING dated December 13, 1994, reference to which is here made

Harris County
Beverly B. Kaufman
County Clerk

12/12/01 300663811 \$15.00
V474645

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE 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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas on

JAN - 8 2003



Beverly B. Kaufman
COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY

501-50-1831