

D255656

GENERAL WARRANTY DEED

THE STATE OF TEXAS     I     1970 590760 D     255656 LST A PD     16.50  
COUNTY OF HARRIS     I

500

259170

That NORWOOD HOMES, INC., a Texas corporation, whose principal office is located in Fort Bend County, Texas, acting herein by and through its duly authorized officers, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid by LEAMONT HOMEOWNERS ASSOCIATION, INC., the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto LEAMONT HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation of Houston, Texas, (hereinafter called "Grantee") the following described property located in and being a part of LEAMONT TOWN-HOUSES, a Planned Unit Development in Harris County, Texas, together with all improvements thereon and all rights, privileges and uses set forth and established by that certain Planned Unit Development Declaration dated November 3, 1970, recorded in Volume 8211, as corrected Page 403 of the Deed Records of Harris County, Texas/ which said property hereby conveyed is described as follows, to-wit:

DEED RECORDS  
VOLUME 8291 PAGE 249

124-36-1715

2

Reserve "G", Block 2, of LEAWOOD, SECTION FOUR (4), an addition in Harris County, Texas, according to the plat of said addition recorded in Volume 152, Page 61 of the Map Records of Harris County, Texas, SAVE AND EXCEPT that certain portion of said Reserve "G", described by metes and bounds as follows:

BEGINNING at the Northwest corner of the above said Reserve "G", said point also being in the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width and the Easterly right-of-way line of Leawood Boulevard;

THENCE S 76° 58' 00" E following along the South right-of-way of the above said Beechnut Street, a distance of 138.00 feet to a point for corner;

THENCE S 13° 02' 00" W a distance of 150.00 feet to a point for corner;

THENCE N 76° 58' 00" a distance of 119.62 feet to a point for corner in the Easterly right-of-way line of the above said Leawood Boulevard, based on 60.00 feet in width;

THENCE in a Northerly direction following along the Easterly right-of-way line of the above said Leawood Boulevard, being a curve to the right, having a radius of 300.00 feet, a central angle of 44° 52' 58", a distance of 140.99 feet to a point in the Easterly right-of-way line of the above said Leawood Boulevard;

THENCE N 58° 02' 00" E continuing along the Easterly right-of-way line of the above said Leawood Boulevard, a distance of 20.00 feet to a point for corner and the PLACE OF BEGINNING;

OTTO A. YELTON, JR.  
Attorney at Law  
6300 HILLCROFT, SUITE 880  
HOUSTON, TEXAS 77036

additionally SAVE AND EXCEPT from Reserve "G", 17 Building Sites for 101 Lots, all as hereinafter provided, more fully described in Exhibit 1, which is attached hereto and made a part hereof for all purposes.

This common area property is not for use by the general public but for the common use and enjoyment of the homeowners in LEAMONT TOWNHOUSES as more fully provided in said Declaration.

This grant and conveyance is made and accepted subject to: (a) the provisions, covenants, conditions and restrictions contained and set out in said Declaration, and any and all easements, mineral reservations and limitations, if any, otherwise appearing of record and affecting the above described tract of land, and (b) the LEAMONT HOMEOWNERS ASSOCIATION, INC. By-Laws, and all amendments lawfully made thereto, and (c) the responsibility of the Association to insure vehicular access to and from each individually owned Lot out of the seventeen (17) Building Sites over private driveways owned by LEAMONT HOMEOWNERS ASSOCIATION, INC., described in Exhibit II which is attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights, and appurtenances thereto in any wise belonging, unto the said Grantee hereinabove named, its successors and assigns forever. And, subject to each and all of the matters hereinabove stated, the Grantor herein does hereby bind itself, its successors and assigns, to WARRANT and DEFEND the title to 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, except ad valorem taxes for the current year assumed by Grantee and the exceptions referred to above.

This deed is a correction instrument given in lieu of and as a substitute for that certain deed dated November 3, 1970, from NORWOOD HOMES, INC., Grantor herein, to LEAMONT HOMEOWNERS ASSOCIATION, INC., Grantee, recorded in Volume 8213 at Page 361 et. seq. of the Deed Records of Harris County, Texas, in order to correct the legal description of the property conveyed to Grantee, which is as herein stated and not as stated in the said deed for which this deed is substituted.

By acceptance of this Deed, as evidenced by its signature hereto, Grantee agrees to the substitution of this Deed for the one recorded in Volume 8213, Page 361 et. seq. of the

DEED RECORDS  
VOLUME 8291 PAGE 250

124-36-1716

Deed Records of Harris County, Texas, and agrees to perform all the obligations and duties imposed upon Grantee by the provisors hereof.

EXECUTED this 27<sup>th</sup> day of January, 1971, but effective as of November 3, 1970.



[Signature]  
Secretary

NORWOOD HOMES, INC.

By: [Signature]  
Harlan E. Smith, Vice President

12



[Signature]  
Secretary

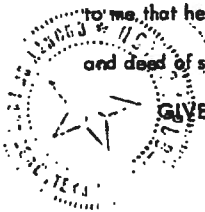
LEAMONT HOMEOWNERS ASSOCIATION, INC.

By: [Signature]  
Charles Monaco, President

15

THE STATE OF TEXAS |  
COUNTY OF FORT BEND |

BEFORE ME, the undersigned authority, on this day personally appeared HARLAN E. SMITH, Vice President of NORWOOD HOMES, INC., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27<sup>th</sup> day of January, 1971.

[Signature]  
Notary Public in and for FORT BEND County, Texas.

DEED RECORDS  
VOL. 8291 PAGE 251

124-36-1717

THE STATE OF TEXAS |  
COUNTY OF FORT BEND |

BEFORE ME, the undersigned authority, on this day personally appeared CHARLES MONACO, President of LEAMONT HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27<sup>th</sup> day of January, 1971.

[Signature]  
Notary Public in and for FORT BEND County, Texas.

Exhibit I - 17 Building Sites - metes and bounds of Leamont Townhouses (Leawood, Sec. 4)

Building Site No. 1

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G" a distance of 40.01 feet to a point;

THENCE N 12° 17' 56" W a distance of 90.59 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing N 12° 17' 56" W a distance of 227.00 feet to a point for corner;

THENCE N 77° 42' 04" E a distance of 56.00 feet to a point for corner;

THENCE S 12° 17' 56" E a distance of 227.00 feet to a point for corner;

THENCE S 77° 42' 04" W a distance of 56.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

Building Site No. 2

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G" a distance of 143.07 feet to a point;

THENCE N 12° 17' 56" W a distance of 65.99 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing N 12° 17' 56" W a distance of 227.00 feet to a point for corner;

THENCE N 77° 42' 04" E a distance of 59.00 feet to a point for corner;

THENCE S 12° 17' 56" E a distance of 227.00 feet to a point for corner;

THENCE S 77° 42' 04" W a distance of 59.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
VOL. 8291 PAGE 252

124-36-1718

Building Site No. 3

Being a tract of land out of Reserve "G" of Block 2 of Leewood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the above said Reserve "G", said point also being at the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width and the Easterly right-of-way line of Leewood Boulevard;

THENCE S 76° 58' 00" E following along the South right-of-way line of the above said Beechnut Street a distance of 188.00 feet to a point;

THENCE S 13° 02' 00" W a distance of 20.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE S 76° 58' 00" E a distance of 227.00 feet to a point for corner;

THENCE S 13° 02' 00" W a distance of 56.00 feet to a point for corner;

THENCE N 76° 58' 00" W a distance of 227.00 feet to a point for corner;

THENCE N 13° 02' 00" E a distance of 56.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

Building Site No. 4

Being a tract of land out of Reserve "G" of Block 2 of Leewood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the above said Reserve "G", said point also being at the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width and the Easterly right-of-way line of Leewood Boulevard;

THENCE S 76° 58' 00" E following along the South right-of-way line of the above said Beechnut Street a distance of 188.00 feet to a point;

THENCE S 13° 02' 00" W a distance of 106.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE S 76° 58' 00" E a distance of 227.00 feet to a point for corner;

THENCE S 13° 02' 00" W a distance of 56.00 feet to a point for corner;

THENCE N 76° 58' 00" W a distance of 227.00 feet to a point for corner;

THENCE N 13° 02' 00" E a distance of 56.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
VOL. 8291, PAGE 253

124-36-1719

Building Site No. 5

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G" a distance of 196.23 feet to a point;

THENCE N 13° 02' 00" E a distance of 53.48 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing N 13° 02' 00" E a distance of 253.00 feet to a point for corner;

THENCE S 76° 58' 00" E a distance of 56.00 feet to a point for corner;

THENCE S 13° 02' 00" W a distance of 253.00 feet to a point for corner;

THENCE N 76° 58' 00" W a distance of 56.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

Building Site No. 6

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE N 68° 58' 15" W following along the South line of the above said Reserve "G" a distance of 374.68 feet to a point;

THENCE N 04° 51' 26" E a distance of 207.10 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE N 85° 08' 34" W a distance of 227.00 feet to a point for corner;

THENCE N 04° 51' 26" E a distance of 59.00 feet to a point for corner;

THENCE S 85° 08' 34" E a distance of 227.00 feet to a point for corner;

THENCE S 04° 51' 26" W a distance of 59.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
VOL 8291 PAGE 25A

124-36-1720

Building Site No. 7

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of the above said Reserve "G", said point also being in the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width and the Easterly right-of-way line of Leawood Boulevard;

THENCE S 76° 58' 00" E following along the South right-of-way line of the above said Beechnut Street, a distance of 319.83 feet to a point of curve;

THENCE continuing along the South right-of-way line of the above said Beechnut Street, being a curve to the left, having a radius of 2,050.00 feet, a central angle of 12° 20' 57", a distance of 141.24 feet to a point;

THENCE S 13° 02' 00" W a distance of 10.40 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE S 76° 58' 00" E a distance of 56.00 feet to a point for corner;

THENCE S 13° 02' 00" W a distance of 103.00 feet to a point for corner;

THENCE N 76° 58' 00" W a distance of 56.00 feet to a point for corner;

THENCE N 13° 02' 00" E a distance of 103.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

Building Site No. 8

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE N 68° 58' 15" W following along the South line of the above said Reserve "G", a distance of 297.57 feet to a point;

THENCE N 00° 41' 03" E a distance of 115.96 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE N 89° 18' 57" W a distance of 56.00 feet to a point for corner;

THENCE N 00° 41' 03" E a distance of 184.00 feet to a point for corner;

THENCE S 89° 18' 57" E a distance of 56.00 feet to a point for corner;

THENCE S 00° 41' 03" W a distance of 184.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
VOL. 8291 PAGE 255

124-36-1721

Building Site No. 9

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G" a distance of 283.07 feet to a point;

THENCE N 13° 02' 00" E a distance of 70.99 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing N 13° 02' 00" E a distance of 109.00 feet to a point for corner;

THENCE S 76° 58' 00" E a distance of 56.00 feet to a point for corner;

THENCE S 13° 02' 00" W a distance of 109.00 feet to a point for corner;

THENCE N 76° 58' 00" W a distance of 56.00 feet to a point for corner; and the PLACE OF BEGINNING of the tract of land herein described.

Building Site No. 10

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G" a distance of 347.24 feet to a point;

THENCE N 21° 01' 45" E a distance of 52.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE N 21° 01' 45" E a distance of 79.00 feet to a point for corner;

THENCE S 68° 58' 15" E a distance of 177.10 feet to a point for corner;

THENCE S 21° 01' 45" W a distance of 79.00 feet to a point for corner;

THENCE N 68° 58' 15" W a distance of 177.10 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
Vol 8291 PAGE 256

124-36-1722



Building Site No. 11

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE N 68° 58' 15" W following along the South line of the above said Reserve "G" a distance of 75.53 feet to a point;

THENCE N 21° 01' 45" E a distance of 75.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE N 68° 58' 15" W a distance of 109.00 feet to a point for corner;

THENCE N 21° 01' 45" E a distance of 56.00 feet to a point for corner;

THENCE S 68° 58' 15" E a distance of 109.00 feet to a point for corner;

THENCE S 21° 01' 45" W a distance of 56.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

Building Site No. 12

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE N 68° 58' 15" W following along the South line of the above said Reserve "G" a distance of 243.51 feet to a point;

THENCE N 00° 41' 03" E a distance of 134.54 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing N 00° 41' 03" E a distance of 56.00 feet to a point for corner;

THENCE S 89° 18' 57" E a distance of 163.00 feet to a point for corner;

THENCE S 00° 41' 03" W a distance of 56.00 feet to a point for corner;

THENCE N 89° 18' 57" W a distance of 163.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
VOL 8291 PAGE 257

124-36-1723

Building Site No. 13

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the above said Reserve "G", said point also being at the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width and the Westerly right-of-way line of Leamont Drive;

THENCE S 44° 18' 57" E a distance of 20.00 feet to a point in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE S 00° 41' 03" W following along the Westerly right-of-way line of the above said Leamont Drive a distance of 325.64 feet to a point;

THENCE N 59° 18' 57" W a distance of 10.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE S 00° 41' 03" W a distance of 59.00 feet to a point for corner;

THENCE N 89° 18' 57" W a distance of 183.00 feet to a point for corner;

THENCE N 00° 41' 03" E a distance of 59.00 feet to a point for corner

THENCE S 89° 18' 57" E a distance of 183.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

Building Site No. 14

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the above said Reserve "G", said point also being at the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width and the Westerly right-of-way line of Leamont Drive;

THENCE S 44° 18' 57" E a distance of 20.00 feet to a point in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE S 00° 41' 03" W a distance of 232.64 feet to a point;

THENCE N 89° 18' 57" W a distance of 10.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE S 00° 41' 03" W a distance of 56.00 feet to a point for corner;

THENCE N 89° 18' 57" W a distance of 183.00 feet to a point for corner;

THENCE N 00° 41' 03" E a distance of 56.00 feet to a point for corner;

THENCE S 89° 18' 57" E a distance of 183.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
VOL 8291 PAGE 258

124-36-1724

Building Site No. 15

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the above said Reserve "G", said point also being in the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width and the Westerly right-of-way line of Leamont Drive;

THENCE N 89° 18' 57" W following along the South right-of-way line of the above said Beechnut Street, a distance of 110.00 feet to a point;

THENCE S 00° 41' 03" W a distance of 10.70 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing S 00° 41' 03" W a distance of 183.00 feet to a point for corner;

THENCE N 89° 18' 57" W a distance of 59.00 feet to a point for corner;

THENCE N 00° 41' 03" E a distance of 183.00 feet to a point for corner;

THENCE S 89° 18' 57" E a distance of 59.00 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

Building Site No. 16

Being a tract of land out of Reserve "G" of Block 2 of Leawood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the above said Reserve "G", said point also being at the intersection of the South right-of-way line of Beechnut Street, based on 100.00 feet in width, and the Westerly right-of-way line of Leamont Drive;

THENCE N 89° 18' 57" W following along the South right-of-way line of the above said Beechnut Street, a distance of 169.74 feet to a point of curve;

THENCE continuing along the South right-of-way line of the above said Beechnut Street, being a curve to the right, having a radius of 2,050.00 feet, a central angle of 12° 20' 57", a distance of 25.74 feet to a point;

THENCE S 04° 51' 26" W a distance of 126.89 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE continuing S 04° 51' 26" W a distance of 78.50 feet to a point for corner;

THENCE N 85° 08' 34" W a distance of 196.60 feet to a point for corner;

THENCE N 04° 51' 26" E a distance of 78.50 feet to a point for corner;

THENCE S 85° 08' 34" E a distance of 196.60 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

DEED RECORDS  
Vol 8291 pg 259

124-36-1725

DEED RECORDS  
VOL. 8291 PAGE 280

124-36-1726

Building Site No. 17

Being a tract of land out of Reserve "G" of Block 2 of Leewood, Section 4, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of the above said Reserve "G", said point also being in the intersection of the South right-of-way line of Boechnut Street, based on 100.00 feet in width and the Westerly right-of-way line of Leamont Drive;

THENCE N 89° 18' 57" W following along the South right-of-way line of the above said Boechnut Street, a distance of 79.20 feet to a point;

THENCE S 00° 41' 03" W a distance of 15.14 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described;

THENCE S 89° 18' 57" E a distance of 78.50 feet to a point for corner;

THENCE S 00° 41' 03" W a distance of 192.10 feet to a point for corner;

THENCE N 89° 18' 57" W a distance of 78.50 feet to a point for corner;

THENCE N 00° 41' 03" E a distance of 192.10 feet to a point for corner and the PLACE OF BEGINNING of the tract of land herein described.

Exhibit II - 12 Private Driveways - metes and bounds , Leamont Townhouses (Leawood, Sec. 4)

Being 20.00 foot Private Driveways out of Reserve "G", Block 2 of Leawood, Section 4, Harris County, Texas, according to the map as recorded in Volume 152, page 61 of the Map Records of Harris County, Texas, said private driveways being 20.00 feet wide between two parallel lines, said parallel lines being parallel with and on opposite sides of, an equal distance from, a centerline, said Private Driveways being a continuous strip of land from the point of beginning to the end of said centerline, said centerline being more particularly described as follows:

DEED RECORDS  
VOL. 8291, PAGE 261

PRIVATE DRIVEWAY NO. 1

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G", a distance of 337.24 feet to a point;

THENCE N 21° 01' 45" E a distance of 40.00 feet to a point for corner and the PLACE OF BEGINNING of the centerline herein described;

THENCE S 68° 58' 15" E a distance of 187.10 feet to the end of the centerline herein described;

124-36-1727

PRIVATE DRIVEWAY NO. 2

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE in a Northerly direction following along the Westerly right-of-way line of the above said Leamont Drive, being a curve to the left, having a radius of 772.54 feet, a central angle of 12° 49' 05", a length of 172.83 feet, a distance of 79.80 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE S 84° 55' 56" W a distance of 3.56 feet to a point of curve;

THENCE in a Westerly direction following along a curve to the right, having a radius of 94.94 feet, a central angle of 26° 05' 49", a length of 43.24 feet to a point of tangency;

THENCE N 68° 58' 15" W a distance of 354.64 feet to the end of the centerline herein described.

PRIVATE DRIVEWAY NO. 3

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE in a Northerly direction following along the Westerly right-of-way line of the above said Leamont Drive, being a curve to the left, having a radius of 772.54 feet, a central angle of 12° 49' 05", a length of 172.83 feet, a distance of 172.83 feet to a point of reverse curve;

THENCE continuing in a Northerly direction following along the Westerly right-of-way line of the above said Leamont Drive, being a curve to the right, having a radius of 832.54 feet, a central angle of 12° 49' 05", a length of 186.25 feet, a distance of 122.03 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE N 89° 18' 57" W a distance of 226.61 feet to the end of the centerline herein described.

PRIVATE DRIVEWAY NO. 4

COMMENCING at the most Easterly Northeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE S 00° 41' 03" W following along the Westerly right-of-way line of the above said Leamont Drive, a distance of 217.64 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE N 89° 18' 57" W a distance of 224.00 feet to the end of the centerline herein described.

PRIVATE DRIVEWAY NO. 5

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE N 68° 58' 15" W following along the South line of the above said Reserve "G" a distance of 281.57 feet to a point;

THENCE N 00° 41' 03" E a distance of 63.99 feet to the PLACE OF BEGINNING of the centerline herein described.

THENCE N 00° 41' 03" E a distance of 324.07 feet to the end of the centerline herein described.

PRIVATE DRIVEWAY NO. 6

COMMENCING at the most Northerly Northeast corner of the above said Reserve "G", said point also being in the Southerly right-of-way line of Beechnut Street, based on 100.00 feet in width;

THENCE N 89° 18' 57" W following along the South right-of-way line of the above said Beechnut Street, a distance of 94.36 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE S 00° 41' 03" W a distance of 231.78 feet to the end of the centerline herein described.

DEED RECORDS  
VOL 8291 PAGE 262

124-36-1728

PRIVATE DRIVEWAY NO. 7

COMMENCING at the Southeast corner of the above said Reserve "G", said point also being in the Westerly right-of-way line of Leamont Drive, based on 60.00 feet in width;

THENCE N 68° 58' 15" W following along the South line of the above said Reserve "G" a distance of 281.57 feet to a point;

THENCE N 00° 41' 03" E a distance of 388.06 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE N 85° 08' 34" W a distance of 321.39 feet to the end of the centerline herein described;

PRIVATE DRIVEWAY NO. 8

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G", a distance of 267.93 feet to a point;

THENCE N 13° 02' 00" E a distance of 46.17 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE continuing N 13° 02' 00" E a distance of 458.00 feet to the end of the centerline herein described.

PRIVATE DRIVEWAY No. 9

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE S 68° 58' 15" E following along the South line of the above said Reserve "G" a distance of 217.43 feet to a point;

THENCE N 13° 02' 00" E a distance of 29.16 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE S 76° 58' 00" E a distance of 100.00 feet to the end of the centerline herein described.

DEED RECORDS  
Vol 8291 p. 263

124-36-1729

PRIVATE DRIVEWAY NO. 10

COMMENCING at the most Northerly Northwest corner of the above said Reserve "G", said point also being the South right-of-way line of Beechnut Street, based on 100.00 feet in width;

THENCE S 76° 58' 00" E following along the South line of the above said Beechnut Street, a distance of 153.00 feet to a point;

THENCE S 13° 02' 00" W a distance of 91.00 feet to a point for the PLACE OF BEGINNING of the centerline herein described;

THENCE S 76° 58' 00" E a distance of 295.00 feet to the end of the centerline herein described;

PRIVATE DRIVEWAY NO. 11

COMMENCING at the most Northerly Northwest corner of the above said Reserve "G", said point also being the South right-of-way line of Beechnut Street, based on 100.00 feet in width;

THENCE S 76° 58' 00" E following along the South line of the above said Beechnut Street, a distance of 153.00 feet to the PLACE OF BEGINNING of the tract of land herein described;

THENCE S 13° 02' 00" W a distance of 126.00 feet to a point of curve;

THENCE in a Southerly direction following along a curve to the left, having a radius of 126.99 feet, a central angle of 25° 19' 56"; a length of 56.15 feet to a point of tangency;

THENCE S 12° 17' 56" E a distance of 276.46 feet to the end of the centerline herein described.

PRIVATE DRIVEWAY NO. 12

COMMENCING at the Southwest corner of the above said Reserve "G", said point also being in the Easterly right-of-way line of Leawood Boulevard, based on 60.00 feet in width;

THENCE N 00° 41' 03" E following along the Easterly right-of-way line of the above said Leawood Boulevard, a distance of 42.35 feet to the PLACE OF BEGINNING of the centerline herein described;

THENCE S 89° 18' 57" E a distance of 100.00 feet to the end of the centerline herein described.

DEED RECORDS  
VOL 8291 PAGE 264

124-36-1730

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me, and was duly RECORDED, in the Volume and Page of the named RECORDS of Harris County, Texas, as stamped hereon by me, on

JAN 28 1971



*Peter Montoya*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

1971 JAN 29 PM 12 13

RETURN TO:  
LEE SALVATO  
1415 FANNIN  
HOUSTON, TEXAS 77002