

9612127

SPECIAL WARRANTY DEED

Date: February 26, 1996

Grantor: DOYLE TOW, INC., a Texas corporation

Grantor's Mailing Address (including county):

P. O. Drawer 2505
Conroe, Montgomery County, Texas 77305

Grantee: HARBOR POINT ASSOCIATION, INC.

Grantee's Mailing Address (including county):

P. O. Box 866
Montgomery, Montgomery County, Texas 77356

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to and in accordance with the provisions of Article IV, Section 7 of the Declaration of Covenants and Restrictions for Harbor Point Subdivision as recorded in Volume 978, Page 610 of the Deed Records of Montgomery County, Texas.

Property (including any improvements):


BEING those certain tracts or parcels of land described in Exhibit "A", which is attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty: All mineral and/or royalty sales and reservations heretofore made by Grantor or the predecessors-in-title of Grantor and now of record pertaining to the subject property to the extent that same are now in force and effect; and any and all restrictions, easements, dedicatory rights, rights-of-way, and prescriptive rights, if any, affecting the Property, insofar and only to the extent that the same are valid, subsisting and enforceable.

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 successors and assigns, forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

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

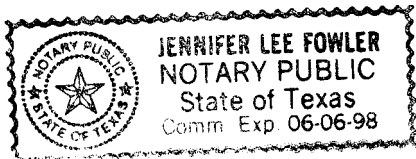
DOYLE TOW, INC., a Texas corporation

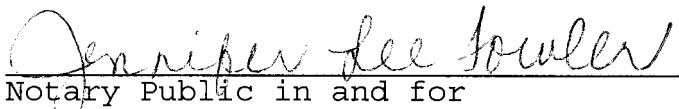
By: 
DOYLE TOW, President

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 27th day of February, 1996, by DOYLE TOW, President of DOYLE TOW, INC., a Texas corporation, on behalf of said corporation.




Notary Public in and for
the State of Texas

AFTER RECORDING RETURN TO:
Harbor Point Association, Inc.
P. O. Box 866
Montgomery, Texas 77356

EXHIBIT "A"PARCEL I:**Harbor Point Bulkhead**

BEING out of the William Atkins Survey A-3, Montgomery County, Texas, and being the area lying between the Harbor Point Subdivision, plats or replats which are recorded in the Map Records of Montgomery County, Texas, and the existing bulkhead on Lake Conroe, said area being more fully described as follows:

BEGINNING at the Northeast corner of Lot 12, Replat B, Harbor Point Subdivision, recorded in Cabinet B, Sheet 124, Map Records of Montgomery County, Texas, also being the Southeast corner of R-14;

THENCE: S 37° 01' 20" E, 606.4 feet along Lot lines to a point in the East Line of R-1 parcel;

THENCE: S 07° 05' 40" W, 149.99 feet to a point in East line of Lot 24;

THENCE: S 0° 49' 54" W, 109.34 feet to a point for corner of Lot 1, Replat C of R-15;

THENCE: S 17° 28' 27" W, 75.3 feet; (2) S 74° 41' 53" W, 137.6 feet; (3) N 79° 10' 20" W, 85.1 feet; (4) N 51° 24' 20" W, 139.2 feet; (5) N 38° 14' 40" E, 65.0 feet and N 16° 05' 40" E, 118.56 feet to a point in the West line of Lot 34, Replat B;

THENCE: N 37° 13' 20" W, 235.26 feet to the Southeast corner of Lot 20, Partial Replat C of R-6;

THENCE: S 31° 24' 40" W, 158.19 feet to the Southwest corner of Lot 19, Partial Replat C;

THENCE: S 26° 30' 58" E, 137.44 feet to a point for corner;

THENCE: S 23° 50' 08" W, 34.72 feet to a point for corner;

THENCE: N 62° 58' 09" W, 30.88 feet to a point for corner;

THENCE: N 49° 50' 20" W, 201.3 feet to the South line of Lot 17 of Partial Replat C;

THENCE: N 87° 17' 31" W, along the South line of Replat A, Harbor Point as shown on recorded plat in Cabinet B, Sheet 57, Map Records, 607.2 feet to a point for the Southwest corner of Lot 2, Block 2, Replat A, also being the Southeast corner of Lot 1, Block 2;

136-00-0861

THENCE: S 04° 58' 37" W, 18.7 feet to a point on bulkhead on Lake Conroe;

THENCE: along said bulkhead the following:


(1) S 87° 15' E, 580.00 feet; (2) S 59° 00' E, 240.00 feet; (3) N 42° 00' E, 60.0 feet; (4) N 26° 31' W, 145.0 feet; (5) N 34° 30' E, 120.0 feet; (6) S 37° 00' E, 70.0 feet; (7) S 27° 00' E, 150.0 feet; (8) S 24° 00' W, 150.0 feet; (9) S 53° 30' E, 150.0 feet; (10) S 79° 10' E, 69.0 feet; (11) N 74° 42' E, 112.8 feet; (12) N 53° 00' E, 48.0 feet; (13) N 17° 28' E, 80.6 feet; (14) N 07° 07' E, 261.7 feet; (15) N 37° 53' W, 610.0 feet to a point on bulkhead;

THENCE: S 53° 25' 58" W, 3.6 feet to the PLACE OF BEGINNING.

PARCEL II:

1. Being those certain tracts or parcels of land depicted as Reserves 1, 4, 8, 9, 10, 11, 12, 13 and 14 on Harbor Point Partial Replat "B", as recorded in Cabinet B, Sheet 124, Map Records of Montgomery County, Texas.
2. Being that certain tract or parcel of land depicted as Reserve 5 on Harbor Point Partial Replat "A", as recorded in Cabinet B, Sheet 57, Map Records of Montgomery County, Texas.

FILED FOR RECORD
96 FEB 27 PM 4:02
MARK TUMBULL, CO. CLERK
MONTGOMERY COUNTY, TEXAS

 DEPUTY

STATE OF TEXAS
COUNTY OF MONTGOMERY
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
Montgomery County, Texas.

FEB 27 1996




COUNTY CLERK
MONTGOMERY COUNTY, TEXAS