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THE STATE OF TEXAS

DEED RECORDS

COUNTY OF HARRIS

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WHEREAS GARWOOD GERDES, of Lee County, Texas, is the owner in fee of Tract 1 hereinafter described; and

WHEREAS R. A. MARTENS and wife, ELLA MARTENS, of Harris County, Texas, are the owners in fee of Tract 2 hereinafter described; and

WHEREAS ED TYNES, Trustee, of Harris County, Texas, is the owner in fee of Tract 3 hereinafter described; and

WHEREAS the above parties have mutually agreed with each other and for their benefit and use, to layout and to leave open said Tracts 1, 2 and 3, which collectively will constitute an area sixty feet (60') in width on the North side of Huffsmith Road in Harris County, Texas, and will extend northerly between parallel lines a distance of 6,253 feet, all for the purposes, uses and limitations hereinafter set forth:

NOW, THEREFORE, for and in consideration of the premises, and the sum of One Dollar (\$1.00) by each to the other paid at the time of execution hereof, and for other good and valuable considerations mutual to the parties hereto, the receipt and sufficiency of which being acknowledged by them, the undersigned, GARWOOD GERDES, R. A. MARTENS and wife, ELLA MARTENS, and ED TYNES, Trustee, do hereby covenant, agree, grant and dedicate

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for their mutual use and accommodation, and that of their heirs and assigns, the following described respective properties, to-wit:

Tract 1 - All that certain tract or parcel of land, lying and being situated in Harris County, Texas, part of the George Galbraith Survey, A-22, and the W. H. March Survey, A-567, being part of the same land described in the Deed from Lena Hart, a widow, to Frank J. Maenza, Trustee, as shown by Deed dated December 18, 1959, and recorded in Volume 3886, page 492, of the Harris County Deed Records, said land being known as 216.04 acres, more or less, and the Right-of-Way described herein, being more fully described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of the said original 216.04-acre tract, being in the North line of the Huffsmith Road, and the Southwest corner of a tract known as the R. A. Martens 13-acre tract, also being the Southwest corner of a 30 foot wide Easement conveyed from R. A. Martens, et ux, to H. N. Grogan, as recorded in Volume 1039, page 437, of the Harris County Deed Records;

THENCE along said road line, S 89° 40' W 30.00' (10.80 vrs.) to a point in said Huffsmith roadline, being the Southwest corner of this Easement;

THENCE along the West line of this Right-of-Way, being 30 foot at right angles and parallel with the East line of said original 216.04-acre tract, N 0° 20' W at approximately 333.3' (120 vrs.) passing the division line between the said Galbraith and March Surveys, at a total distance of 6253.00' (2251.08 vrs.) to a point for the Northwest corner of this Easement;

THENCE N 89° 40' E 30.00' (10.80 vrs.) to a point in the East line of said original 216.04-acre tract, being the Northeast corner of this Easement, and in the West line of the 262.42-acre tract conveyed from L. A. Buckalew, et al, to Ed Tynes, Trustee, recorded in Volume 5529, page 593;

THENCE along the East line of the said original 216.04-acre tract, S 0° 20' E at 3163' (1138.68 vrs.) passing a 1-1/4 inch iron bar found in the Southwest corner of the said 262.42-acre tract, being the Northwest corner of the R. A. Martens 100-acre tract, also being the Northwest corner of said Easement recorded

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in Volume 1039, page 437, and continuing same course at approximately 5919.7' (2131.09 vrs.) again crossing said survey line between the Galbraith and March Surveys, and at a total distance of 6253.00' (2251.08 vrs) to the PLACE OF BEGINNING and containing 4.306 acres of land;

Tract 2 - All that certain tract or parcel of land, lying and being situated in Harris County, Texas, part of the George Galbraith Survey, A-22, and the W. H. March Survey, A-567, being the same land described in a Easement conveyed from R. A. Martens, et ux, to C. M. Carothers, by Deed dated August 3, 1935, as recorded in Volume 990, page 507, of the Harris County Deed Records, also being the same Easement conveyed from R. A. Martens, et ux, to H. N. Grogan, dated December 22, 1936, as recorded in Volume 1039, page 437, of the Harris County Deed Records, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1-1/4 inch iron bar found in the Northwest corner of this Easement, being in the Southwest corner of the 262.42-acre tract conveyed from L. A. Buckalew, et al, to Ed Tynes, Trustee, by Deed dated May 15, 1964, as recorded in Volume 5529, page 593, and being in the East line of a tract known as 216.04 acres of land, more or less, being the same land described in a Deed from Lena Hart, a widow, to Frank J. Maenza, Trustee, dated December 18, 1959, as recorded in Volume 3886, page 492, Harris County Deed Records;

THENCE along the North line of this Right-of-Way, N 89° 40' E 30.00' (10.80 vrs.) to a point in the Northeast corner of this Right-of-Way, being in the South line of the said 262.42-acre tract, and in the North line of a tract known as R. A. Martens 100 acres;

THENCE along the East line of this Right-of-Way, being at right angles and parallel with the division line of the said 216.04-acre tract and the said Martens property, S 0° 20' E at approximately 2756.7' (992.4 vrs.) crossing the division line of the said Galbraith and March Surveys, also being the division line between said 100-acre Martens tract and his 13-acre tract, and at a total distance of 3090.00' (1112.4 vrs.) to a point in the South line of said 13-acre tract, and in the North line of the Huffsmith road, being the Southeast corner of this Right-of-Way;

THENCE along said road line, S 89° 40' W 30.00' (10.80 vrs.) to the Southwest

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corner of said 13-acre Martens tract, being the Southeast corner of the said 216.04-acre tract;

THENCE along the East line of said 216.04-acre tract and the West line of said Martens property, N 0° 20' W at 333.3' (120 yrs.) again crossing said survey line, being the division corner between the said 100-acre and 13-acre Martens tracts, and at a total distance of 3090.00' (1112.4 yrs.) to the PLACE OF BEGINNING, and containing 2.128 acres of land;

Tract 3 - All that certain tract or parcel of land, lying and being situated in Harris County, Texas, part of the George Galbraith Survey, A-22, being part of the 262.42-acre tract conveyed from L. A. Buckalew, et al, to Ed Tynes, Trustee, by Deed dated May 15, 1964, as recorded in Volume 5529, page 593, of the Harris County Deed Records, and being more fully described by metes and bounds as follows, to-wit:

BEGINNING at a 1-1/4 inch iron bar found in the Southwest Corner of the said 262.42-acre tract, being the Southwest corner of this Easement, and in the East line of a tract known as 216.04 acres of land, more or less, being the same land described in the Deed from Lena Hart, a widow, to Frank J. Maenza, Trustee, dated December 18, 1959, and recorded in Volume 3886, page 492, of the Harris County Deed Records;

THENCE along the West line of this Easement, being the division line of the said 262.42-acre tract and 216.04-acre tract, N 0° 20' W 3163.00' (1138.68 yrs.) to a point in said line for the Northwest corner of this Right-of-Way;

THENCE N 89° 40' E 30.00' (10.80 yrs.) to a point for the Northeast corner of this Right-of-Way;

THENCE running 30 foot at right angles and parallel with the West line of the said 262.42-acre tract, S 0° 20' E 3163.00' (1138.68 yrs.) to a point in the South line of the said 262.42-acre tract, being in the North line of a tract known as R. A. Martens 100 acres;

THENCE along the division line of said 262.42-acre tract, and R. A. Martens 100-acre tract, S 89° 40' W 30.00' (10.80 yrs.) to the PLACE OF BEGINNING, and containing 2.178 acres of land;

Said Tracts having been surveyed under the supervision of and the aforementioned

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field notes certified by, LOUIS
KNOX, Registered Public Surveyor,
on September 19, 1964;

for the free and uninterrupted use as a passageway and roadway by the undersigned, their respective heirs and assigns, in common with all other persons who may hereafter have the like right; PROVIDED, HOWEVER, the parties herein further mutually covenant and agree that if, as and when the County of ~~Harris~~ is agreeable to accepting such easement and roadway as a part of the county public road system, the parties herein shall each execute and deliver to the County of ~~Harris~~ such deeds and conveyances as may be necessary or required to formally grant and convey such roadway to the county and dedicate the same to the public use for roadway purposes.

TO HAVE AND TO HOLD all and singular the privileges aforesaid to each of the undersigned, his and their respective heirs and assigns.

EXECUTED as of this the 4th day of November, 1964.

Garwood Gerdes
GARWOOD GERDES

R. A. Martens *4000*
R. A. MARTENS

Ella Martens *4000*
ELLA MARTENS

Ed Tynes
ED TYNES, Trustee

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STATE OF TEXAS

COUNTY OF ~~...~~ ^{HARRIS}

BEFORE ME, the undersigned authority, on this day personally appeared GARWOOD GERDES, 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20TH day of November, 1964.



[Signature]
Notary Public in and for
HARRIS ~~Lee~~ County, T e x a s

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared R. A. MARTENS and wife, ELLA MARTENS, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said ELLA MARTENS, wife of the said R. A. MARTENS, having been examined by me privily and apart from her husband and having the same fully explained to her by me, she, the said ELLA MARTENS, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7TH day of November, 1964.



MARY EMMA DIXON
Notary Public
Harris County, Texas

[Signature]
Notary Public in and for
Harris County, T e x a s

THE STATE OF TEXAS

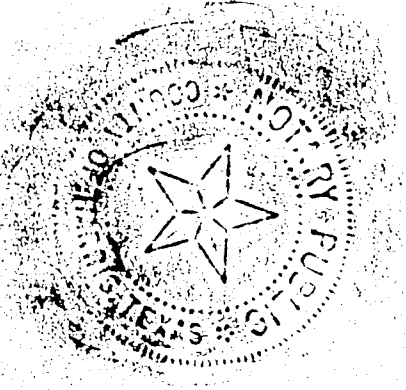
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared ED TYNES, Trustee, 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 as therein stated.

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GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 8th day of November, 1964.



J. E. Cleese
Notary Public in and for
Harris County, Texas

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