

5593243

AFTER RECORDATION, RETURN TO:
James J. Tyler, Closing Attorney
Nine Greenway Plaza, Suite 3019
Houston, Texas 77046.0904

GENERAL WARRANTY DEED

08/15/97 300132247 5593243 019.25

AND ETC

THE STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

514-36-1068

THAT 17.2 LTD., a Texas Limited Partnership, acting herein by and through its duly authorized and undersigned General Partner, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by NORTH EAST FREEWAY BAPTIST CHURCH, INC., hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of FIFTY-SIX THOUSAND AND NO/100 DOLLARS (\$56,000.00), bearing even date herewith, payable to the order of CROSBY STATE BANK, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing an attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Grantor and assigned to Mortgagee, and also being secured by a Deed of Trust of even date herewith from Grantee to O. O. HARE, JR., Trustee; and

100
Assign
for
100

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, said Vendor's Lien and Superior Title against said property securing the payment of said Promissory Note are hereby assigned, transferred and delivered without recourse to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said lien;

And Grantor has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto said Grantee, the following described real property, to-wit:

1985
g

SEE EXHIBIT "A" 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 thereunto in anywise belonging unto said Grantee, itself, its successors and assigns, FOREVER. Grantor does hereby bind itself, its successors and assigns, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, itself, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens securing the payment of any debt created or assumed in connection herewith if such liens are described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication, deed or plat of the subdivision in which said real property is located, covenants, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

But it is expressly agreed that the Grantor herein reserves and retains for himself, his heirs and assigns, a VENDOR'S LIEN, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note

514-36-1069

and all interest therein have been fully paid according to the terms thereof, when this Deed shall become absolute.

The contract between Grantor as the seller and Grantee as the buyer may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns". Reference to any gender shall include either gender and in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 8th day of August, 1997, to be effective as of August 11, 1997.

17.2 LTD., a Texas Limited Partnership

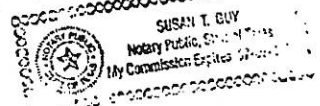
By: [Signature]
Name: Alfred Chedraui O.
Title: General Partner

Grantee's Mailing Address:

P.O. Box 359
Crosby, Texas 77532

THE STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the 8th day of August, 1997, by Alfred Chedraui O., General Partner of 17.2 LTD., a Texas Limited Partnership, on behalf of said limited partnership.



My commission expires: 7/7/98

Susan T. Guy
NOTARY PUBLIC

Susan T. Guy
Notary's Name (printed)

514-36-1070

EXHIBIT "A"

Tract One:
Field notes for a 16.4829 acre tract of land in the TIPTON WALKER SURVEY, Abstract 853, and the IRVIN A. LEWIS SURVEY, Abstract 518, Harris County, Texas, being out of that certain called 33.666 acre tract (Tract One), that certain called 4.2896 acre tract (Tract Two), and that certain called 4.5865 acre tract (Tract Three) described in Deed, Invest-Mentor of Texas, Inc. to Statewide Trust Company, Trustee, recorded in Film code 148-36-2537, County Clerks File No. D663065, real property records, Harris County, Texas, and being more particularly described by metes and bounds attached hereto:

Tract Two:
Field notes for a 0.2042 acre tract of land in the IRVIN A. LEWIS SURVEY, Abstract 518, Harris County, Texas, being out of that Invest-Mentor of Texas, Inc. to Statewide Trust Company, Trustee, recorded in film code 148-36-2537, County Clerks File No. D663065, real property records, Harris County, Texas, and being more particularly described by metes and bounds attached hereto:

W.A.A.

County Clerk
COUNTY CLERK
HARRIS COUNTY, TEXAS

97 AUG 15 AM 8:43

FILED

CHARLIE KALKOMEY SURVEYING, INC.

1919 MONROE AVENUE
ROSENBERG, TEXAS 77471
(713) 342-2033

5-4-36-1071

CHARLIE KALKOMEY
REGISTERED PUBLIC SURVEYOR

CHARLES A. KALKOMEY
REGISTERED PUBLIC SURVEYOR

FIELD NOTES FOR A 16.4829 ACRE TRACT OF LAND IN THE TIPTON WALKER SURVEY, ABSTRACT 853, AND THE IRVIN A. LEWIS SURVEY, ABSTRACT 518, HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 33.666 ACRE TRACT (TRACT ONE), THAT CERTAIN CALLED 4.2896 ACRE TRACT (TRACT TWO), AND THAT CERTAIN CALLED 4.5865 ACRE TRACT (TRACT THREE) DESCRIBED IN DEED, INVEST-MENTOR OF TEXAS, INC. TO STATEWIDE TRUST COMPANY, TRUSTEE, RECORDED IN FILM CODE 148-36-2537, COUNTY CLERKS FILE NO. 0663065, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.

BEGINNING at a 1/2 inch Iron Rod found set in concrete at the point of intersection of the North right-of-way line of Runnberg Road with the West right-of-way line of Lindstrom Road at the lower Southeast corner of the aforementioned Tract One for the lower Southeast corner and Place of Beginning of the herein described 16.4829 Acre Tract;

THENCE North 86 degrees 46 minutes 07 seconds West along the North right-of-way line of Runnberg Road, same being the South line of said Tract One, 808.85 feet to a 1/2 inch Iron Rod found at the Southeast corner of that certain called 1.444 Acre Tract described in deed, E. C. Runnberg to Second Baptist Church of Crosby, recorded under County Clerks File No. F585088 of the Real Property Records of Harris County, Texas, for the lower Southwest corner of the herein described 16.4829 Acre Tract;

THENCE North 00 degrees 28 minutes 03 seconds East along the common line of the herein described tract and the aforementioned adjoining called 1.444 Acre Tract, 310.27 feet to a 1/2 inch Iron Rod found at the Northeast corner of said called 1.444 Acre Tract for a reentry corner to the herein described 16.4829 Acre Tract, same being a reentry corner to the aforementioned Tract One;

THENCE North 86 degrees 49 minutes 52 seconds West continuing along said common line, 210.11 feet to a 3/4 inch Iron Pipe set at the Northwest corner of said called 1.444 Acre Tract, same being the Northeast corner of a certain called 60 foot by 300 foot right-of-way for the upper Southwest corner of the herein described 16.4829 Acre Tract, said point also being located in the East line of that certain called 25.317 Acre Tract described in deed, Stephen F. Hesse, Trustee, to the State of Texas, recorded in Film Code No. 070-84-0637, Real Property Records, Harris County, Texas;

THENCE North 32 degrees 03 minutes 05 seconds East along the common line of the herein described tract and the aforementioned adjoining State of Texas Tract called 25,317 Acre Tract, at 770.70 feet pass a 3/4 inch Iron Pipe set in the North line of the aforementioned Tract One, same being the South line of the aforementioned Tract Three, same also being the common line of the Irvin A. Lewis Survey, Abstract 518, and the Tipton Walker Survey, Abstract 853, and continuing for a total distance of 1125.25 feet to a 3/4 inch Iron Pipe set in the North line of the aforementioned Tract Two for the Northwest corner of the herein described 16.4829 Acre Tract, said point being located South 89 degrees 41 minutes 09 seconds East, 951.17 feet from a 4 inch Square Concrete Monument found at the Northwest corner of the aforementioned Tract Two, as located in the East right-of-way line of existing U. S. Highway 90;

THENCE South 89 degrees 41 minutes 09 seconds East along the North line of said Tract Two, 282.22 feet to a 3/4 inch Iron Pipe set at the Northeast corner of the aforementioned Tract Two for the upper Northeast corner of the herein described 16.4829 Acre Tract;

FIELD NOTES - 16.4829 Acre Tract (Cont'd)

THENCE South 00 degrees 35 minutes 56 seconds West, at 147.24 feet pass a 1/2 inch Iron Rod found at the Southeast corner of Tract Two, same being the Northeast corner of Tract Three, and continuing for a total distance of 294.57 feet to a 4 inch Square Concrete Monument found for the lower Northeast corner of the herein described 16.4829 Acre Tract, said point being located in the common line of the Irvin A. Lewis Survey, Abstract 518, and the Tipton Walker Survey, Abstract 853, said point also being the Southeast corner of the aforementioned Tract Three;

THENCE North 89 degrees 22 minutes 20 seconds West along the common line of the Irvin A. Lewis Survey, Abstract 518, and the Tipton Walker Survey, Abstract 853, same being the South line of the aforementioned Tract Three, 154.81 feet to a 1/2 inch Iron Rod found for a reentry corner to the herein described 16.4829 Acre Tract, said point being the Northeast corner of the aforementioned Tract One;

THENCE South 00 degrees 05 minutes 22 seconds East, 278.40 feet to a 3/4 inch Iron Pipe found at the Northwest corner of a 60 foot wide roadway (unimproved) for an angle point in said line;

THENCE South 08 degrees 23 minutes 04 seconds East along the West line of said roadway, 61.84 feet to a 3/4 inch Iron Pipe found at the Southwest corner of said 60 foot wide roadway for an angle point in said line;

THENCE South 00 degrees 20 minutes 03 seconds West, at 300.66 feet pass a 3/4 inch Iron Pipe found at the Northwest corner of a 60 foot wide roadway (unimproved) and continuing along the West line of said roadway for a total distance of 360.66 feet to a 1/2 inch Iron Rod found at the Southwest corner of said roadway for a reentry corner to the herein described 16.4829 Acre Tract;

THENCE South 86 degrees 52 minutes 03 seconds East along the South line of said roadway, 289.05 feet to a 3/4 inch Iron Pipe found in the West right-of-way line of Lindstrom Road for the upper Southeast corner of the herein described 16.4829 Acre Tract, same being the upper Southeast corner of the aforementioned Tract One;

THENCE South 00 degrees 29 minutes 02 seconds West along the West right-of-way line of Lindstrom Road, 310.79 feet to the Place of BEGINNING and containing 16.4829 acres of land, more or less.



Charles A. Kalkoway
 Charles A. Kalkoway, RPS
 Texas Registration No. 2506
 May 3, 1983

Job No. 423-02-HA

CHARLIE KALKOMEY SURVEYING, INC.

514-36-1073

1315 MOORE AVENUE
ROSENBERG, TEXAS 77471
(713) 542-8032

CHARLIE KALKOMEY
REGISTERED PUBLIC SURVEYOR

CHARLES A. KALKOMEY
REGISTERED PUBLIC SURVEYOR

FIELD NOTES FOR A 0.2042 ACRE TRACT OF LAND IN THE IRVIN A. LEWIS SURVEY, ABSTRACT 518, HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 33.666 ACRE TRACT (TRACT ONE) DESCRIBED IN DEED, INVEST-MENTOR OF TEXAS, INC. TO STATEWIDE TRUST COMPANY, TRUSTEE, RECORDED IN FILM CODE 148-36-2537, COUNTY CLERKS FILE NO. D663065, REAL PROPERTY RECORDS, HARRIS COUNTY, TEXAS.

COMMENCING at a 1/2-inch Iron Rod found set in concrete at the point of intersection of the North right-of-way line of Runnberg Road with the West right-of-way line of Lindstrom Road at the lower Southeast corner of the aforementioned Tract One:

THENCE North 86 degrees 46 minutes 07 seconds West along the North right-of-way line of Runnberg Road, 808.85 feet to a 1/2 inch Iron Rod found at the Southeast corner of that certain called 1.444 Acre Tract described in deed, E. C. Runnberg to Second Baptist Church of Crosby, recorded under County Clerks File No. F585088 of the Real Property Records of Harris County, Texas;

THENCE North 86 degrees 43 minutes 20 seconds West continuing along the North right-of-way line of Runnberg Road, 270.29 feet to a 1/2 inch Iron Rod found at the Southwest corner of a called 60 foot by 300 foot right-of-way, same being the lower Southeast corner of a certain called 25.317 Acre Tract described in deed, Stephen P. Haase, Trustee, to the State of Texas, recorded in File Code No. 070-84-0637, Real Property Records, Harris County, Texas;

THENCE North 00 degrees 29 minutes 45 seconds East along the common line of the aforementioned called 25.317 Acre Tract and the aforementioned called 60 foot by 300 foot right-of-way, 20.02 feet to a 3/4 inch Iron Pipe set for the Southeast corner and Place of Beginning of the herein described 0.2042 Acre Tract;

THENCE North 86 degrees 43 minutes 20 seconds West along the common line of the herein described tract and the aforementioned adjoining called 25.317 Acre Tract, 75.00 feet to a 3/4 inch Iron Pipe set for the lower Southwest corner of the herein described 0.2042 Acre Tract;

THENCE North 15 degrees 18 minutes 33 seconds West continuing along said common line, 29.43 feet to a 3/4 inch Iron Pipe set for the upper Southwest corner of the herein described 0.2042 Acre Tract;

THENCE North 28 degrees 16 minutes 56 seconds East continuing along said common line, 177.89 feet to a 3/4 inch Iron Pipe set in the West line of the aforementioned called 60 foot by 300 foot right-of-way for the North corner of the herein described 0.2042 Acre Tract;

THENCE South 00 degrees 29 minutes 45 seconds West along the common line of the herein described tract and the aforementioned adjoining called 60 foot by 300 foot right-of-way, 189.34 feet to the Place of BEGINNING and containing 0.2042 acres of land, more or less.



Charles A. Kalkomey
Charles A. Kalkomey, R.S.
Texas Registration No. 2506
May 3, 1985

Job No. 423-02-NA

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

514-36-1074

PROPERTY OF
COUNTY CLERK
HARRIS COUNTY TEXAS

ALL INSTRUMENTS RECORDED WITHIN THE STATE OF TEXAS, OR ANY OF THE COUNTIES THEREIN, WHICH ARE SUBJECT TO THE PROPERTY RIGHTS OF COLOR OR RACE, SHALL BE UNENFORCEABLE UNLESS RECORDS ARE FILED IN THE COUNTY OF HARRIS. This instrument was FILED in file number [unclear] on the [unclear] day of [unclear] 1997 and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas on

AUG 15 1997



Beverly R. Hoffman
COUNTY CLERK
HARRIS COUNTY TEXAS

514-36-1074