

S593241

AFTER RECORDATION, RETURN TO:
James J. Tyler, Closing Attorney
Nine Greenway Plaza, Suite 3010
Houston, Texas 77046-0904

514-36-1058

TRANSFER OF LIEN

06/15/97 300132245 593241 \$17.00

Assign

THE STATE OF TEXAS §
COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT the undersigned, the present legal and equitable owner and holder of the following, to-wit:

That one certain Promissory Note in the original principal amount of \$292,481.00, dated June 7, 1985, payable to the order of HENDRICK BERGEN, Trustee, more fully described in and secured by a Deed of Trust of even date therewith, executed by 17.2 LTD., a Texas Limited Partnership, to DELWIN D. FULLEN, Trustee and recorded under County Clerk's File No. K061516 of the Real Property Records of Harris County, Texas, said Note being additionally secured by a Vendor's Lien retained in Deed of even date therewith recorded under County Clerk's File No. K061515 of the Real Property Records of Harris County, Texas; said Note and liens concerning the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF FOR ALL PURPOSES;

for a good and valuable consideration paid to the undersigned (the current legal and equitable owner, holder and beneficiary of said Note), the receipt and sufficiency of which is hereby acknowledged, has TRANSFERRED, ASSIGNED, GRANTED AND CONVEYED, with warranty, and by these presents TRANSFERS, ASSIGNS, GRANTS AND CONVEYS, with warranty, unto ALFREDO CHEDRAUI O. and ANTONIO CHEDRAUI O., their heirs and assigns, the above described Note, together with all liens, and any superior title, held by the undersigned securing the payment thereof.

file

DATED the 23rd day of June, 1997, to be effective as of June 7, 1987.

17 g

[Signature]
HENDRICK BERGEN, Trustee

105

THE STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 23 day of June 1997, by HENDRICK BERGEN, Trustee.

My commission expires:
4-3-2001

Denise Jeans
NOTARY PUBLIC

Denise Jeans
Notary's Name (printed)



FILED
97 JUN 15 AM 8:42
Denise Jeans
COUNTY CLERK
HARRIS COUNTY, TEXAS

514-36-1059

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:

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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.T.

CHARLIE KALKOMEY SURVEYING, INC.

514-36-1060

1818 WONE AVENUE
ROSENBERG, TEXAS 77471
(713) 342-2033

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. D663065, 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 Runneberg 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 Runneberg 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. Runneberg 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. Haase, 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;

514-36-1061

FIELD NOTES - 16.4829 Acre Tract (Cont'd)

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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;

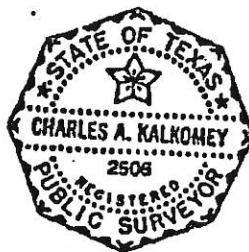
THENCE South 00 degrees 05 minutes 22 seconds East, 278.40 feet to a 3/4 inch Iron Pipe found at the Northwest corner of a 60 foot wide roadway (unimproved) for an angle point in said line;

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. Kalkoney
Charles A. Kalkoney, RPS
Texas Registration No. 2506
May 3, 1985

Job No. 423-02-HA

CHARLIE KALKOMEY SURVEYING, INC. 514-36-1062

1218 MONRO AVENUE
ROSENBERG, TEXAS 77471
(713) 242-2033

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, INVESTMENT OF TEXAS, INC. TO STATEWIDE TRUST COMPANY, TRUSTEE, RECORDED IN FILM CODE 148-36-2537, COUNTY CLERK'S 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, 508.85 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 Clerk's 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 F. Baase, Trustee, to the State of Texas, recorded in Film 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 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 feet 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 feet by 300 foot right-of-way, 189.34 feet to the Place of BEGINNING of the herein described 0.2042 acre of land, more or less.



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

Job No. 423-02-NA

ANY PERSON WHOSE NAME IS RECORDED ON THIS DEED, UNDER THE SEAL OF THE REGISTERING OFFICE, IS HEREBY ADVISED THAT THIS DEED IS VALID AND ENFORCEABLE UNDER FEDERAL LAW.
THE COUNTY OF HARRIS
COUNTY CLERK
I hereby certify that this instrument was FILED in File Number
[blank] on the 15th day of AUGUST 1997 at the time and place herein stated.
Only RECORDED in the Official Public Records of Real Property of
Harris County, Texas on

AUG 15 1997



Beverly B. Hoffman
COUNTY CLERK
HARRIS COUNTY TEXAS

RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF BLEEDTHROUGH, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.