

13/2 - 9321036

2509 1846

WHEN RECORDED, RETURN TO:

Stewart Title Company  
 1250 Shoreline Drive Suite 100  
 Sugar Land, Texas 77478

F. Stromatt

SPECIAL WARRANTY DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND	§	

THAT VISTA MORTGAGE & REALTY, INC., ("Grantor"), a Delaware corporation, with a mailing address of 5950 Berkshire, Suite 400, Dallas, Texas 75225 for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good, valuable, sufficient, and received consideration to the Grantor paid by LAKE OLYMPIA CIVIC ASSOCIATION, a Texas non-profit corporation ("Grantee"), with a mailing address of 2700 Lake Olympia Parkway, Missouri City, Texas 77459, has GRANTED, SOLD, BARGAINED, and CONVEYED, and by these presents does hereby GRANT, SELL, BARGAIN, and CONVEY, unto the Grantee certain real property ("Property") located in Fort Bend County, Texas, more particularly described in Annex "A" attached hereto and incorporated herein by reference.

This Special Warranty Deed is made and accepted expressly subject to the matters and encumbrances more particularly described in Annex "B" attached hereto and incorporated herein by reference, but only to the extent that such matters are still in force and affect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances pertaining to the Property, and together with all improvements of whatever kind, character, or description located on the Property, and together with exclusive control of the surface estate of such Property including all rights of ingress and egress on or through the surface of such Property and including the surface rights normally appurtenant to any mineral estate and together with all right, title, interest, and benefit of the Grantor in and to adjacent streets, roads, alleys, and rights-of-way, unto the Grantee, and hereby bind themselves, and the successors and assigns of the Grantor, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, and the successors and assigns of the Grantee, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through, or under the Grantor, but not otherwise.


By acceptance of this deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments pertaining to the Property for the year 1993 and subsequent years.

IN WITNESS WHEREOF, THIS SPECIAL WARRANTY DEED has been executed by the Grantor to be effective the 23 day of March, 1993.

GRANTOR:

VISTA MORTGAGE & REALTY, INC.  
a Delaware corporation

[S E A L]

By:   
Name: F. Charles Emery  
Title: Exec. Vice President

MAILING ADDRESS OF GRANTEE:

Lake Olympia Civic Association

2700 Lake Olympia Parkway  
Missouri City, Texas 77459

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS               §

BEFORE ME, the undersigned authority, on this date appeared F. Charles Emery, as Exec. Vice President of Vista Mortgage & Realty, Inc., a Delaware 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 and as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of March, 93.



[S E A L]

Jennifer Hicks  
Notary Public in and for the  
State of Texas

ANNEX "A"  
to  
Special Warranty Deed

Property Description

All of Landscape RESERVES "A", "B" and "C" of OYSTER CREEK VILLAGE AT LAKE OLYMPIA SECTION THREE (3) an addition in Fort Bend County, Texas according to the map or plat thereof recorded in Slide No. 1025/B of the Plat Records of Fort Bend County, Texas.

ANNEX "B"  
to  
Special Warranty Deed

Permitted Encumbrances

1. Restrictive Covenants as recorded in Slide No. 1025/B, of the Map/Plat Records; Volume 937 Page 712 of the Deed Records and Volume 1113 Page 506, Volume 1113 Page 510, Volume 1113 Page 514, Volume 1113 Page 518, Volume 1113 Page 522 and Volume 1113 Page 526, of the County Clerk Official Records of Fort Bend County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 1993 and subsequent year, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
3. A pipe line right of way easement 50 feet wide being in Reserve "A" in favor of Gulf Pipe Line Company and Gulf Production Company by instruments recorded in Volume 102 Page 419 and Identification of Pipe Line Easement recorded in Volume 315 Page 629 of the Deed Records and amended and defined by instrument recorded in volume 1315 Page 791 of the County Clerk Official Records of Fort Bend County, Texas.
4. A water line easement 10 feet wide along the Oyster Creek Village Drive property line, as reflected by the recorded plat. (Reserve "C")
5. An access easement across Reserve "A" by instrument recorded in Volume 1361 Page 84 of the County Clerk Official Records of Fort Bend County, Texas.
6. One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 170, Page 162, of the Deed Records of Fort Bend County, Texas. Surface rights not waived therein.
7. A one-sixteenth (1/16th) non-participating royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom, as the same is set forth in instruments recorded in Volume 1397, Page 621, of the County Clerk Official Records of Fort Bend County, Texas.
8. The remainder of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in

instrument recorded in Volume 1527 Page 803 and Volume 1361 Page 84 of the County Clerk Official Records of Fort Bend County, Texas.

9. Partial waiver and release of surface rights and designation of drill site by instruments recorded in Volume 1361 Page 84 and Volume 1527 Page 803 of the County Clerk Official Records of Fort Bend County, Texas.
10. Subject to the terms, conditions and stipulations contained in the "Water Supply and Easement Release Agreement" by instrument recorded in Volume 1113 Page 490 and Volume 1596 Page 16 of the County Clerk Official Records of Fort Bend County, Texas.
11. By Laws of Oyster Creek Place Association recorded in Volume 1613 Page 782 of the County Clerk Official Records of Fort Bend County, Texas.
12. Subject property lies within the boundaries of Fort Bend Municipal Utility District No. 49.

FILED

'93 APR 12 P2:55

*Dianne Hilson*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

STATE OF TEXAS COUNTY OF FORT BEND  
I, hereby certify that this instrument was filed on the  
date and time stamped hereon by me and was duly  
recorded in the volume and page of the Official  
Records of Fort Bend County, Texas as stamped by  
me.

APR 14 1993



*Dianne Hilson*  
County Clerk, Fort Bend Co., Tex.

WHEN RECORDED, RETURN TO:

Stewart Title Company  
1250 Shoreline Drive Suite 100  
Sugar Land, Texas 77478

F. Stromatt

SPECIAL WARRANTY DEED

STATE OF TEXAS                   §  
                                     §     KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF FORT BEND           §

THAT VISTA MORTGAGE & REALTY, INC., ("Grantor"), a Delaware corporation, with a mailing address of 5950 Berkshire, Suite 400, Dallas, Texas 75225 for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good, valuable, sufficient, and received consideration to the Grantor paid by LAKE OLYMPIA CIVIC ASSOCIATION, a Texas non-profit corporation ("Grantee"), with a mailing address of 2700 Olympia Parkway, Missouri City, Texas 77459, has GRANTED, SOLD, BARGAINED, and CONVEYED, and by these presents does hereby GRANT, SELL, BARGAIN, and CONVEY, unto the Grantee certain real property ("Property") located in Fort Bend County, Texas, more particularly described in Annex "A" attached hereto and incorporated herein by reference.

This Special Warranty Deed is made and accepted expressly subject to the matters and encumbrances more particularly described in Annex "B" attached hereto and incorporated herein by reference, but only to the extent that such matters are still in force and affect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances pertaining to the Property, and together with all improvements of whatever kind, character, or description located on the Property, and together with exclusive control of the surface estate of such Property including all rights of ingress and egress on or through the surface of such Property and including the surface rights normally appurtenant to any mineral estate and together with all right, title, interest, and benefit of the Grantor in and to adjacent streets, roads, alleys, and rights-of-way, unto the Grantee, and hereby bind themselves, and the successors and assigns of the Grantor, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, and the successors and assigns of the Grantee, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through, or under the Grantor, but not otherwise.

By acceptance of this deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments pertaining to the Property for the year 1993 and subsequent years.

IN WITNESS WHEREOF, THIS SPECIAL WARRANTY DEED has been executed by the Grantor to be effective the 23 day of March, 1993.

GRANTOR:

VISTA MORTGAGE & REALTY, INC.  
a Delaware corporation

[S E A L]

By: [Signature]  
Name: F. Charles Emery  
Title: Exec. Vice President

MAILING ADDRESS OF GRANTEE:

Lake Olympia Civic Association

2700 Olympia Parkway

Missouri City, Texas 77459



STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS               §

BEFORE ME, the undersigned authority, on this date appeared F. Charles Emery, as Exec. Vice President of Vista Mortgage & Realty, Inc., a Delaware 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 and as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of March, 93.



[S E A L]

Jennifer Hicks  
Notary Public in and for the  
State of Texas

ANNEX "A"  
to  
Special Warranty Deed

Property Description

All of Landscape RESERVES "A", "B", "D", "E" and "F" of OYSTER CREEK VILLAGE AT LAKE OLYMPIA SECTION TWO (2) an addition in Fort Bend County, Texas according to the map or plat thereof recorded in Slide No. 996/A of the Plat Records of Fort Bend County, Texas.

ANNEX "B"  
to  
Special Warranty Deed

Permitted Encumbrances

1. Restrictive Covenants as set out in Slide No. 996/A, of the Map/Plat Records; Volume 937 Page 712 of the Deed Records and Volume 1113 Page 506, Volume 1113 Page 510, Volume 1113 Page 514, Volume 1113 Page 518, Volume 1113 Page 522 and Volume 1113 Page 526, of the County Clerk Official Records of Fort Bend County, Texas.
2. Standby fees and taxes for the year 1993 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
3. A sanitary sewer easement 5 feet wide along the Peninsulas Drive property line, as reflected by the recorded plat. (Reserves "A", "B", "E" and "F")
4. An easement 5 feet wide in favor of Entex, a Division of Arkla, Inc. across a portion of Reserve "B" by instrument recorded in Volume 2246 Page 1041 of the County Clerk Official Records of Fort Bend County, Texas.
5. A sanitary sewer easement 5 feet wide along the most southerly property line, as reflected by the recorded plat. (Reserve "F")
6. A 15 foot building line along the most southerly property line as reflected by the recorded plat. (Reserve "F")
7. An unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as reflected by the recorded plat.
8. One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 170, Page 162, of the Deed Records of Fort Bend County, Texas. Surface rights not waived therein.
9. A one-sixteenth (1/16th) non-participating royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom, as the same is set forth in instruments recorded in Volume 1397, Page 621, of the County Clerk Official Records of Fort Bend County, Texas.

10. The remainder of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 1527 Page 803 and Volume 1361 Page 84 of the County Clerk Official Records of Fort Bend County, Texas.
11. Partial waiver and release of surface rights and designation of drill site by instruments recorded in Volume 1361 Page 84 and Volume 1527 Page 803 of the County Clerk Official Records of Fort Bend County, Texas.
12. Subject to the terms, conditions and stipulations contained in the "Water Supply and Easement Release Agreement" by instrument recorded in Volume 1113 Page 490 and Volume 1596 Page 16 of the County Clerk Official Records of Fort Bend County, Texas.
13. By Laws of Oyster Creek Place Association recorded in Volume 1613 Page 782 of the County Clerk Official Records of Fort Bend County, Texas.
14. Subject property lies within the boundaries of Fort Bend County Municipal Utility District No. 49.

FILED

'93 APR 12 P2:55

*Dianne Hillman*  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS

STATE OF TEXAS                      COUNTY OF FORT BEND  
 I, hereby certify that this instrument was filed on the  
 date and time stamped hereon by me and was duly  
 recorded in the volume and page of the Official  
 Records of Fort Bend County, Texas as stamped by  
 me.

APR 14 1993



*Dianne Hillman*  
 County Clerk, Fort Bend Co., Tex.

VIST 88180102  
BBB 3-27-90  
Oyster Creek Place,  
Section One  
Fort Bend County, Texas

WHEN RECORDED, RETURN TO:

Charles S. Patterson, Jr.  
Leonard Marsh Hurt Terry & Blinn  
A Professional Corporation  
Suite 2000  
600 Travis  
Houston, Texas 77002

SPECIAL WARRANTY DEED

STATE OF TEXAS                   §  
                                      §     KNOW ALL PERSONS BY THESE PRESENTS THAT:  
COUNTY OF FORT BEND       §

OYSTER CREEK PLACE ASSOCIATION, a Texas non-profit corporation ("Grantor"), for and in consideration of the sum of \$10.00, and other good, valuable, sufficient, and received consideration to Grantor paid by LAKE OLYMPIA CIVIC ASSOCIATION, a Texas non-profit corporation ("Grantee"), with a mailing address of 2700 Lake Olympia Parkway, Missouri City, Texas 77459, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY, unto Grantee certain real property ("Property") located in Fort Bend County, Texas, to-wit:

All of Landscape Reserves "A", "B", "C", "D", "E", "F", and "G" of a Replat of Oyster Creek Place, Section One (1), an addition in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No. 731/A of the Plat Records of Fort Bend County, Texas, and being subject to the matters and encumbrances more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, and being subject to the matters and encumbrances of record on the date hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances pertaining to the Property, and together with all improvements of whatever kind, character, or

description located on the Property, and together with all right, title, interest, and benefit of Grantor in and to adjacent streets, roads, alleys, and rights-of-way, unto Grantee, and the successors and assigns of Grantee, and Grantor does hereby bind itself, and the successors and assigns of Grantor, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, and the successors and assigns of Grantee, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through, or under Grantor, but not otherwise.

The Grantee assumes the payment of all ad valorem taxes for the year 1989 and subsequent years, not yet due and payable.

IN WITNESS WHEREOF, THIS SPECIAL WARRANTY DEED has been executed by Grantor to be effective on the 7th day of December, 1989.

OYSTER CREEK PLACE ASSOCIATION  
a Texas non-profit corporation

By Scott Johnson  
Scott Johnson  
President

STATE OF TEXAS       §  
                              §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on March 27, 1990 by SCOTT JOHNSON, President of OYSTER CREEK PLACE ASSOCIATION, a Texas non-profit corporation, on behalf of said non-profit corporation.

[Notarial Seal]

My Commission Expires:

10-20-93

Lisa Rene Britton  
Notary Public, State of Texas

Lisa Rene Britton  
(Notary's Name Typed or Printed)

VIST 88180102  
BBB 3-27-90  
Oyster Creek Place,  
Section One  
Fort Bend County, Texas

PERMITTED ENCUMBRANCES

1. Restrictive Covenants recorded in Slide No's 660/B and 731/A of the Plat Records and in Volume 937, Page 712, Deed Records and Volume 1113, Page 506, Volume 1113, Page 510, Volume 1113, Page 514; Volume 1113, Page 518, Volume 1113, Page 522, Volume 1113, Page 526, Volume 1613, Page 782, and Volume 1613, Page 792 all of the County Clerk Official Records of Fort Bend County, Texas.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Taxes for the year 1990 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership; and subsequent assessments or reassessments because of omitted improvements or determination of additional acreage or area.
4. Rights of parties in possession.
5. A Phillips Pipeline Company easement 30 feet wide located in the most easterly portion of the south portion of Reserve "G", recorded in Volume 333, Page 554 and Volume 751, Page 37 of the Deed Records and as reflected by the recorded plat.
6. A water line easement 10 feet wide along the westerly/southwesterly property line, as reflected by the recorded plat, (Reserve(s) "A", "B", "C", "D", "E" and "F")
7. A 16 foot wide easement and being 8 foot wide along that portion adjacent to the lots for the use of public utilities, as reflected by the recorded plat. (Reserves "E", "F", and "G")
8. An easement 5 feet wide long the most southeasterly property line granted to Houston Lighting & Power Company by instrument recorded in Volume 1588, Page 109 of the County Clerk Official Records of Fort Bend County, Texas. (Reserve "E")
9. An additional unobstructed aerial easement 7 wide located adjacent to and adjoining the dedicated 16 (8 foot adjacent to the lots) wide utility easement said aerial easement

begins at a height of 16 above the ground granted to Houston Lighting and Power Company, as set forth by instrument recorded in Volume 1588, Page 109 of the County Clerk Official Records of Fort Bend County, Texas.

11. An easement 5 feet wide located in the westerly portion of Reserve "E" (see sketch No. W-84-284-A attached thereto) granted to Houston Lighting & Power Company, recorded in Volume 1588, Page 109 of the County Clerk Official Records of Fort Bend County, Texas.
12. An easement 16 feet in width and 19.50 feet in length centered along the southwesterly line, and an unobstructed aerial easement 7 feet wide, beginning at a plane 16 feet above the ground, granted to Houston Lighting & Power Company by instrument recorded in Volume 1825, Page 537 of the County Clerk Official Records of Fort Bend County, Texas. (Reserve "A")
13. Subject to the terms, conditions and stipulations contained in the "Water Supply and Easement Release Agreement", as set forth by instrument recorded in Volume 1113, Page 490 and acknowledged by Volume 1596, Page 16 both of the County Clerk Official Records of Fort Bend County, Texas.
14. A utility easement granted to Fort Bend County Municipal Utility District No. 49, as set forth by instrument recorded in Volume 1285, Page 313 of the County Clerk Official Records of Fort Bend County, Texas. (Reserve "G")
15. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 170, Page 162 of the Deed Records of Fort Bend County, Texas.
16. A 1/16th non-participating royalty interest in and to all the oil, gas, and other minerals on, in, under, or that may be produced from the subject property is excepted herefrom as the same is set forth in instruments recorded in Volume 1397, Page 621 of the County Clerk Official Records of Fort Bend County, Texas.
17. The remainder of all the oil, gas and other minerals, the royalties, bonuses, rentals, and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 1527, Page 803 and Volume 1361, Page 84 both of the County Clerk Official Records of Fort Bend County, Texas.
18. Partial waiver and release of surface rights and designation of Drill Site, as set forth by instrument recorded in



Volume 1361, Page 84 and Volume 1527, Page 803 both of the County Clerk Official Records of Fort Bend County, Texas.

19. Subject to the Zoning Ordinances, if any to the City of MISSOURI CITY.
20. All matters shown of record.

FILED

'90 MAR 28 P1:01

*Dianne Hilson*  
COUNTY CLERK  
FORT BEND COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

I, hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Records of Fort Bend County, Texas as stamped by me.

MAR 30 1990



*Dianne Hilson*  
County Clerk, Fort Bend Co., Tex.

13/2

9321039

92306678/lfs

2509 1864

WHEN RECORDED, RETURN TO:

Stewart Title Company  
1250 Shoreline Drive Suite 100  
Sugar Land, Texas 77478

F. Stromatt

SPECIAL WARRANTY DEED

STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF FORT BEND           §

THAT VISTA MORTGAGE & REALTY, INC., ("Grantor"), a Delaware corporation, with a mailing address of 5950 Berkshire, Suite 400, Dallas, Texas 75225 for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good, valuable, sufficient, and received consideration to the Grantor paid by LAKE OLYMPIA CIVIC ASSOCIATION, a Texas non-profit corporation ("Grantee"), with a mailing address of 2700 Olympia Parkway, Missouri City, Texas 77459, has GRANTED, SOLD, BARGAINED, and CONVEYED, and by these presents does hereby GRANT, SELL, BARGAIN, and CONVEY, unto the Grantee certain real property ("Property") located in Fort Bend County, Texas, more particularly described in Annex "A" attached hereto and incorporated herein by reference.

This Special Warranty Deed is made and accepted expressly subject to the matters and encumbrances more particularly described in Annex "B" attached hereto and incorporated herein by reference, but only to the extent that such matters are still in force and affect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances pertaining to the Property, and together with all improvements of whatever kind, character, or description located on the Property, and together with exclusive control of the surface estate of such Property including all rights of ingress and egress on or through the surface of such Property and including the surface rights normally appurtenant to any mineral estate and together with all right, title, interest, and benefit of the Grantor in and to adjacent streets, roads, alleys, and rights-of-way, unto the Grantee, and hereby bind themselves, and the successors and assigns of the Grantor, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, and the successors and assigns of the Grantee, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through, or under the Grantor, but not otherwise.

By acceptance of this deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments pertaining to the Property for the year 1993 and subsequent years.

IN WITNESS WHEREOF, THIS SPECIAL WARRANTY DEED has been executed by the Grantor to be effective the 23 day of March, 1993.

GRANTOR:

VISTA MORTGAGE & REALTY, INC.  
a Delaware corporation

[S E A L]

By: [Signature]  
Name: F. Charles Emery  
Title: Exec. Vice President

MAILING ADDRESS OF GRANTEE:

Lake Olympia Civic Association

2700 Olympia Parkway  
Missouri City, Texas 77459

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS               §

BEFORE ME, the undersigned authority, on this date appeared F. Charles Emery, as Exec. Vice President of Vista Mortgage & Realty, Inc., a Delaware 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 and as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of March, 93.



Jennifer Hicks  
Notary Public in and for the  
State of Texas

[S E A L]

ANNEX "A"  
to  
Special Warranty Deed

Property Description

All of Landscape RESERVES "A", "B", "C" and "D" of OYSTER CREEK PLACE AT LAKE OLYMPIA SECTION FIVE (5) an addition in Fort Bend County, Texas according to the map or plat thereof recorded in Slide No. 1091/A of the Plat Records of Fort Bend County, Texas.

ANNEX "B"  
to  
Special Warranty Deed

Permitted Encumbrances

1. Restrictive Covenants as set out in Slide No. 1091/a of the Plat Records, Volume 937 Page 712 of the Deed Records and in Volume 1113 Page(s) 506, 510, 514, 518, 522 and 526, of the County Clerk Official Records of Fort Bend County, Texas.
2. Standby fees and taxes for the year 1993 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
3. An easement 8 feet wide in the southeasterly portion of Reserve "A" by instrument recorded in Volume 1674 Page 690 of the County Clerk Official Records of Fort Bend County, Texas.
4. Storm sewer easement and sanitary sewer easements located in Reserve "B", as reflected by the recorded plat.
5. An easement 8 feet wide along the property line adjacent to the northerly lot 15 Block 1 property line, and an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as reflected by the recorded plat. (Reserve "B")
6. An easement 16 feet wide along the westerly property line, and an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as reflected by the recorded plat. (Reserve "C")
7. A 20 x 20 foot storm sewer easement located in the northerly portion of Reserve "D" as reflected by the plat recorded in Slide No. 664/A of the Plat Records of Fort Bend County, Texas.
8. A 20 foot storm sewer and a temporary benchmark located in the southerly portion of Reserve "D" as reflected by the recorded plat.
9. An unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as reflected by the recorded plat.
10. One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in

instrument recorded in Volume 170, Page 162, of the Deed Records of Fort Bend County, Texas.

11. A one-sixteenth (1/16th) non-participating royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom, as the same is set forth in instruments recorded in Volume 1397, Page 621, of the County Clerk Official Records of Fort Bend County, Texas.
12. The remainder of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 1527 Page 803 and Volume 1361 Page 84 of the County Clerk Official Records of Fort Bend County, Texas.
13. Partial waiver and release of surface rights and designation of drill site by instruments recorded in Volume 1361 Page 84 and Volume 1527 Page 803 of the County Clerk Official Records of Fort Bend County, Texas.
14. Subject to the terms, conditions and stipulations contained in the "Water Supply and Easement Release Agreement" by instrument recorded in Volume 1113 Page 490 and Volume 1596 Page 16 of the County Clerk Official Records of Fort Bend County, Texas.
15. Subject property lies within the boundaries of Fort Bend County Municipal Utility District No. 49.

FILED

'93 APR 12 P2:55

*Dianne A. Wilson*  
COUNTY CLERK  
FORT BEND COUNTY, TEX.

STATE OF TEXAS COUNTY OF FORT BEND  
I, hereby certify that this instrument was filed on the  
date and time stamped hereon by me and was duly  
recorded in the volume and page of the Official  
Records of Fort Bend County, Texas as stamped by  
me.

APR 14 1993



*Dianne A. Wilson*  
County Clerk, Fort Bend Co., Tex.

2509 1858

WHEN RECORDED, RETURN TO:

Stewart Title Company  
 1250 Shoreline Drive Suite 100  
 Sugar Land, Texas 77478

F. Stromatt

SPECIAL WARRANTY DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND	§	

THAT VISTA MORTGAGE & REALTY, INC., ("Grantor"), a Delaware corporation, with a mailing address of 5950 Berkshire, Suite 400, Dallas, Texas 75225 for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good, valuable, sufficient, and received consideration to the Grantor paid by LAKE OLYMPIA CIVIC ASSOCIATION, a Texas non-profit corporation ("Grantee"), with a mailing address of 2700 Lake Olympia Parkway, Missouri City, Texas 77459

, has GRANTED, SOLD, BARGAINED, and CONVEYED, and by these presents does hereby GRANT, SELL, BARGAIN, and CONVEY, unto the Grantee certain real property ("Property") located in Fort Bend County, Texas, more particularly described in Annex "A" attached hereto and incorporated herein by reference.

This Special Warranty Deed is made and accepted expressly subject to the matters and encumbrances more particularly described in Annex "B" attached hereto and incorporated herein by reference, but only to the extent that such matters are still in force and affect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the benefits, rights, privileges, easements, tenements, hereditaments, and appurtenances pertaining to the Property, and together with all improvements of whatever kind, character, or description located on the Property, and together with exclusive control of the surface estate of such Property including all rights of ingress and egress on or through the surface of such Property and including the surface rights normally appurtenant to any mineral estate and together with all right, title, interest, and benefit of the Grantor in and to adjacent streets, roads, alleys, and rights-of-way, unto the Grantee, and hereby bind themselves, and the successors and assigns of the Grantor, to WARRANT and FOREVER DEFEND all and singular the Property unto the Grantee, and the successors and assigns of the Grantee, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through, or under the Grantor, but not otherwise.




By acceptance of this deed, Grantee hereby assumes and agrees to pay all ad valorem taxes and assessments pertaining to the Property for the year 1993 and subsequent years.

IN WITNESS WHEREOF, THIS SPECIAL WARRANTY DEED has been executed by the Grantor to be effective the 23 day of March, 1993.

GRANTOR:

VISTA MORTGAGE & REALTY, INC.  
a Delaware corporation

[S E A L]

By:   
Name: F. Charles Emery  
Title: Exec. Vice President

MAILING ADDRESS OF GRANTEE:

Lake Olympia Civic Association

2700 Lake Olympia Parkway  
Missouri City, Texas 77459

AS PER ORIGINAL

STATE OF TEXAS                   §  
   §  
COUNTY OF DALLAS           §

BEFORE ME, the undersigned authority, on this date appeared F. Charles Emery, as Exec. Vice President of Vista Mortgage & Realty, Inc., a Delaware 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 and as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24 day of March, 93.



Jennifer Hicks  
Notary Public in and for the  
State of Texas

[S E A L]

ANNEX "A"  
to  
Special Warranty Deed

Property Description

All of Landscape RESERVES "A", "B", "C", "E" and "G" of OYSTER CREEK VILLAGE AT LAKE OLYMPIA SECTION ONE (1) REPLAT an addition in Fort Bend County, Texas according to the map or plat thereof recorded in Slide No. 995/A and 995/B of the Plat Records of Fort Bend County, Texas.

ANNEX "B"  
to  
Special Warranty Deed

Permitted Encumbrances

1. Restrictive Covenants as set out in Slide No(s). 706/B, 995/A and 995/B, of the Map/Plat Records; Volume 937 Page 712 of the Deed Records and Volume 1113 Page 506, Volume 1113 Page 510, Volume 1113 Page 514, Volume 1113 Page 518, Volume 1113 Page 522 and Volume 1113 Page 526, of the County Clerk Official Records of Fort Bend County, Texas.
2. Standby fees and taxes for the year 1993 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership.
3. An easement 8 feet wide along the northeasterly property line of Reserve "A" and an unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as reflected by the recorded plat.
4. A water line easement 10 feet wide in the southwesterly portion of Reserve "A", as reflected by the recorded plat.
5. An additional unobstructed aerial easement 5 feet, 6 inches wide located adjacent to and adjoining the dedicated 8 foot wide utility easement, said aerial easement begins at a height of 16 feet above the ground granted to Houston Lighting and Power Company, as set forth by instrument recorded in Volume 2169 Page 2073 of the County Clerk Official Records of Fort Bend County, Texas. (Reserve "A")
6. An unobstructed aerial easement 5 feet wide from a plane 20 feet above the ground upward, located adjacent thereto for the use of public utilities, as reflected by the recorded plat.
7. One-half (1/2) of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 170, Page 162, of the Deed Records of Fort Bend County, Texas. Surface rights not waived therein.
8. A one-sixteenth (1/16th) non-participating royalty interest in and to all the oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom, as the same is set forth in instruments recorded in Volume 1397, Page 621, of the County Clerk Official Records of Fort Bend County, Texas.

9. The remainder of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted herefrom as the same are set forth in instrument recorded in Volume 1527 Page 803 and Volume 1361 Page 84 of the County Clerk Official Records of Fort Bend County, Texas.
10. Partial waiver and release of surface rights and designation of drill site by instruments recorded in Volume 1361 Page 84 and Volume 1527 Page 803 of the County Clerk Official Records of Fort Bend County, Texas.
11. Subject to the terms, conditions and stipulations contained in the "Water Supply and Easement Release Agreement" by instrument recorded in Volume 1113 Page 490 and Volume 1596 Page 16 of the County Clerk Official Records of Fort Bend County, Texas.
12. By Laws of Oyster Creek Place Association recorded in Volume 1613 Page 782 of the County Clerk Official Records of Fort Bend County, Texas.
13. Subject property lies within the boundaries of Fort Bend County Municipal Utility District No. 49.

FILED

'93 APR 12 P2:55

*Dianne Hilson*  
 COUNTY CLERK  
 FORT BEND COUNTY, TEXAS

STATE OF TEXAS                      COUNTY OF FORT BEND  
 I, hereby certify that this instrument was filed on the  
 date and time stamped hereon by me and was duly  
 recorded in the volume and page of the Official  
 Records of Fort Bend County, Texas as stamped by  
 me.

APR 14 1993



*Dianne Hilson*  
 County Clerk, Fort Bend Co., Tex.