

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Russell M. Brent, Trustee, his

heirs and assigns forever and grantor do hereby bind herself, her heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said Russell M. Brent, Trustee, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS MY hand at Beaumont, Jefferson County, Texas this 13th day of November, 1978.

Witnesses at Request of Grantor:

Nellie M Brent
NELLIE BRENT

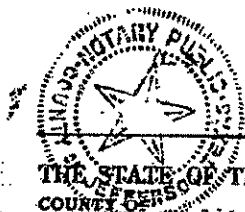
SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF JEFFERSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared NELLIE BRENT, a feme sole known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of November A. D. 1978.

Louis H. Beard
Louis H. Beard
Notary Public in and for Jefferson County, Texas



SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF JEFFERSON

FILED FOR RECORD 1004782
RK Lewis
COUNTY CLERK
JEFFERSON COUNTY, TEXAS
Nov 20 1 55 PM '78

2117/80

SUPPLEMENTARY DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS 1004782
THE PARK ON THOMAS ROAD, SECTION TWO,
BEAUMONT, TEXAS

THE STATE OF TEXAS §
COUNTY OF JEFFERSON § KNOW ALL MEN BY THESE PRESENTS:

That this SUPPLEMENTARY DECLARATION (the "Supplementary Declaration") is this day made by NEW LAND DEVELOPMENT COMPANY, a Joint Venture formed and existing under the laws of the State of Texas, having its principal offices in Beaumont, Jefferson County, Texas (the "Declarant").

WITNESSETH:

WHEREAS, Declarant has heretofore executed and filed for record in Volume 1965, Page 76 of the Deed Records of Jefferson County, Texas, a

certain instrument in writing designated and entitled "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS - THE PARK ON THOMAS ROAD, SECTION ONE, BEAUMONT, TEXAS" (the "Original Declaration"); and

WHEREAS, there is set out and described in the Original Declaration a certain 22.787 acre tract of land lying in Jefferson County, Texas; and

WHEREAS, accompanying the Original Declaration, and filed for record in Volume 13, Page 4 of the Map Records of Jefferson County, Texas, is a Map or Plat depicting the aforementioned 22.787 acre tract of land and designating same as THE PARK ON THOMAS ROAD, SECTION ONE; and

WHEREAS, the Original Declaration defines "Addition" as being the subdivided 22.787 acre tract referenced above (and described therein) "...and such additions thereto as may hereafter be brought within the jurisdiction of the Association..."; and

WHEREAS, the Original Declaration provides that Declarant, at its sole election, may bring within the scheme of the Original Declaration all or part of the additional properties, consisting of 17.41 acres, more or less, designated upon the above referenced Map or Plat for "Future Development", by filing of record a supplementary declaration of covenants, conditions and restrictions with respect to such additional property, extending the scheme of the covenants contained in the Original Declaration to such additional property; and

WHEREAS, the Original Declaration further provides that the supplementary declaration may contain complimentary additions to and modifications of the Original Declaration as may be necessary to reflect the different character of the added properties and as are not inconsistent with the scheme of the Original Declaration; provided, however, that the supplementary declaration shall not revoke, modify or add to the covenants established by the Original Declaration for the property expressly described therein; and

WHEREAS, by Deed dated November 30, 1976, of record in Volume 1969, Page 23 of the Deed Records of Jefferson County, Texas, reference to which instrument is made for all purposes, Declarant granted and conveyed unto THE PARK ON THOMAS ROAD HOME OWNERS ASSOCIATION (the "Association" described in and defined by the Original Declaration) a certain .50 acre tract of land out of and part of the 17.41 acres designated for "Future Development" as aforesaid, and lying adjacent to and immediately North of THE PARK ON THOMAS ROAD, SECTION ONE, said .50 acre tract

having been conveyed to the Association as an addition to the "Common Area" of said Addition, for the uses, purposes and benefits and subject to the restrictions, limitations and obligations, as the "Common Area" of the Addition; and

WHEREAS, the Addition, as same presently exists, consists of the 22,787 acre tract described in the Original Declaration and the .50 acre tract conveyed to the Association by the aforementioned Deed of record in Volume 1969, Page 23 of the Deed Records of Jefferson County, Texas; and

WHEREAS, Declarant now desires to bring into the Addition (as that term is defined in the Original Declaration) and within the jurisdiction of the Association and the integrated scheme of development and ownership as provided in and contemplated by the Original Declaration an additional tract or parcel of land out of and part of the 17.41 acres, more or less, referred to above and designated for "Future Development", such additional tract being the 8.30 acres of land described in Exhibit "A" attached to and made a part hereof for all purposes (and designated therein as "THE PARK ON THOMAS ROAD, SECTION TWO").

NOW, THEREFORE, NEW LAND DEVELOPMENT COMPANY (the "Declarant"), a Texas Joint Venture, acting herein by and through its duly authorized Management Committee, hereby makes the following Supplementary Declaration in accordance with the provisions of the Original Declaration:

1.

The 8.30 acre tract of land described in Exhibit "A" attached hereto (and designated therein as "THE PARK ON THOMAS ROAD, SECTION TWO"), being out of and part of the 17.41 acres, more or less, designated for "Future Development" upon the above referenced Plat of THE PARK ON THOMAS ROAD, SECTION ONE, is hereby and herewith designated as THE PARK ON THOMAS ROAD, SECTION TWO, an Addition to the City of Beaumont, Jefferson County, Texas, and a Plat thereof showing Lots, Streets, Easements, and Common Area (and designating such property as THE PARK ON THOMAS ROAD, SECTION TWO) is filed for record contemporaneously with the filing of this Supplementary Declaration; and in accordance with the provisions of Section 2 of ARTICLE II of the Original Declaration, Declarant hereby and herewith brings within the scheme of the Original Declaration the said 8.30 acres of land described in said Exhibit "A" and shown on the accompanying Plat of THE PARK ON THOMAS ROAD, SECTION TWO.

2.

All of the covenants, conditions, restrictions and limitations set out and contained in the Original Declaration are hereby expressly made applicable to the 8.30 acre tract of land described in Exhibit "A" hereof and shown upon the accompanying Plat of THE PARK ON THOMAS ROAD, SECTION TWO, and all of such property shall be held, sold and conveyed subject to the covenants, conditions, restrictions and limitations and for the uses set forth in the Original Declaration and to the easements reflected upon the accompanying Plat of THE PARK ON THOMAS ROAD, SECTION TWO, excepting only where specifically provided to the contrary below in this Supplementary Declaration.

3.

Section 1 of ARTICLE VII of the Original Declaration is hereby amended and modified, but only as to THE PARK ON THOMAS ROAD, SECTION TWO, and any other properties hereafter brought within the scheme of the Original Declaration and within the jurisdiction of the Association, so as to read as follows:

"Section 1. Authority of Architectural Control Committee.

No building, fence, wall or other structure shall be commenced, erected, placed or maintained upon any Lot in the Addition or upon any portion of the Common Area, nor shall any exterior addition to or change or alteration of any improvement in the Addition be made, until the plans and specifications therefor, showing the kind, shape, height, materials, exterior color scheme and location of same shall have been submitted to and approved in writing by the Architectural Control Committee as to the quality of materials, the harmony of external design and finish construction (including, without limitation, composition or style of exterior siding and roofing and external color scheme) with other existing or planned structures in the Addition, location in relation to Lot and street lines and other existing or planned structures in the Addition, and overall topography. Plans and specifications shall reflect all driveways and sidewalks required to serve the Lot, even though the same may, in whole or in part, extend beyond the perimeter boundaries of the Lot. The Architectural Control Committee shall give or withhold approval (as is in the judgment of the Committee proper) of all matters set forth above. In the event the Architectural Control Committee

fails to approve or disapprove plans and specifications within thirty (30) days after same are submitted to it, approval will not be required and the related covenants will be deemed to have been fully complied with."

4.

ARTICLE X of the Original Declaration is hereby amended, modified and supplemented by the addition of the following Section 18, to-wit:

"Section 18. Minimum Setback Requirements. No structure shall be located on any Lot in the Addition nearer to the front Lot line or nearer to a side street line than the building setback lines shown on the recorded Plats of the Addition (i.e., of the respective Sections thereof), nor shall any structure be located nearer to any Lot line, right-of-way line of a dedicated street, curb line of a private drive, peripheral Addition boundary, or to any other structure than as otherwise permitted by the Code of Ordinances of the City of Beaumont, Texas, as from time to time amended."

5.

In all other respects and regards, the covenants, conditions, restrictions and limitations contained in the Original Declaration are hereby expressly extended to and shall apply to and cover the additional property described in Exhibit "A" hereof and designated thereon as "THE PARK ON THOMAS ROAD, SECTION TWO".

6.

Declarant hereby and herewith dedicates to public use all those certain easements for street and utility purposes shown and reflected upon and designated as such upon the accompanying Plat of THE PARK ON THOMAS ROAD, SECTION TWO, including the easement(s) shown and reflected and designated as such upon the said Plat, but which lie without, or partially without, the perimeter boundaries of THE PARK ON THOMAS ROAD, SECTION TWO, upon and subject to the same terms, conditions, restrictions and limitations as contained in the Original Dedication.

7.

At the request of and as an accommodation to Declarant, THE AMERICAN NATIONAL BANK OF BEAUMONT (the "Lienholder"), of Beaumont, Texas, being the owner and holder of a certain lien or certain liens upon the real property herein described in Exhibit "A" hereof, joins with Declarant in the dedication to public use of the street and utility easements in and upon said real property, as shown and designated upon the accompanying Plat of THE PARK ON THOMAS ROAD, SECTION

TWO, including those easements lying without, or partially without, the perimeter boundaries of THE PARK ON THOMAS ROAD, SECTION TWO, but shown on the Plat thereof, and in the imposition of the restrictions,

covenants and conditions set forth in the Original Declaration, as amended, modified or supplemented by this Supplementary Declaration; and, by its joinder herein, Lienholder expressly subordinates its lien or liens to the easements herein dedicated and to the restrictions, covenants and conditions herein imposed. By its joinder herein, however, Lienholder assumes none of the liabilities, duties, covenants or obligations of Declarant, its successors or assigns, nor does Lienholder make any representations, guaranties or warranties as to any undertaking, covenants or representations of Declarant, its successors or assigns, the sole purpose of the joinder by Lienholder being to consent and agree to the dedication of said easements and to the imposition of said restrictions, covenants and conditions and to subordinate its lien or liens to said easements, restrictions, covenants and conditions.

EXECUTED this the 15 day of November, 1978.

NEW LAND DEVELOPMENT COMPANY, A
Joint Venture ("Declarant")

By: Mack Fulbright
MACK FULBRIGHT

By: Morris Anderson
MORRIS ANDERSON

By: Robert H. Park
ROBERT H. PARK

JOINT VENTURE MANAGEMENT COMMITTEE

THE AMERICAN NATIONAL BANK OF
BEAUMONT ("Lienholder")

By: Glenn V. Godkin
Glenn V. Godkin, Vice President



Russell K. Williams
Cashier
Russell K. Williams

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

BEFORE ME, the undersigned authority, on this day personally appeared MACK FULBRIGHT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as a Member of the Management Committee of NEW LAND DEVELOPMENT COMPANY, a Joint Venture, for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Joint Venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of November, 1978.



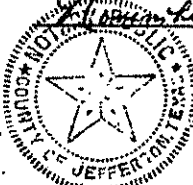
Maureen Kamere
Notary Public in and for
Jefferson County, Texas
MAUREEN KAMERE

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

BEFORE ME, the undersigned authority, on this day personally appeared MORRIS ANDERSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as a Member of the Management Committee of NEW LAND DEVELOPMENT COMPANY, a Joint Venture, for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Joint Venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of November, 1978.



Pat McNeel
Notary Public in and for
Jefferson County, Texas
PAT McNEEL

THE STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared ROBERT H. PARK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as a Member of the Management Committee of NEW LAND DEVELOPMENT COMPANY, a Joint Venture, for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Joint Venture.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 2nd day of November, 1978.



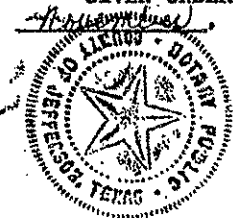
Betty Findley
Notary Public in and for
Harris County, Texas
BETTY FINDLEY

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

BEFORE ME, the undersigned authority, on this day personally appeared Glenn V. Dodkin, Vice President of THE AMERICAN NATIONAL BANK OF BEAUMONT, 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 in the capacity therein stated as the act and deed of said Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th day of April, 1978.



Cathy Furlow
Notary Public in and for
Jefferson County, Texas

CATHY FURLOW
My Commission Expires 4/80

THE PARK ON THOMAS ROAD, SECTION TWO

BEING an 8.30 acre tract of land out of the H. Williams League in Beaumont, Jefferson County, Texas, said 8.30 acre tract of land being more particularly described by metes and bounds as follows:

FOR locative corner begin at a concrete monument in the North right of way line of Delaware Street and in the West line of Calder Highlands Addition locating the Southeast corner of The Park on Thomas Road, Section One, a Subdivision in Beaumont, Jefferson County, Texas, according to the Plat thereof recorded in Vol. 13, Page 4 of the Map Records of Jefferson County, Texas;

THENCE North 0 degrees 47 minutes West with the West line of Calder Highlands Addition and with the East line of The Park on Thomas Road, Section One, and at 1026.0 feet pass an iron stake locating the Northeast corner of The Park on Thomas Road, Section One, and the Southeast corner of a 0.50 acre easement conveyed to the City of Beaumont for utility and street purposes, said easement dated November 30, 1976 and recorded in Vol. 1969, Page 48 of the Deed Records of Jefferson County, Texas, and continue a total distance of 1046.0 feet to a concrete monument locating the Northeast corner of said 0.50 acre easement and the Southeast and the beginning corner of the tract of land herein described;

THENCE South 89 degrees 13 minutes West with the North line of said 0.50 acre easement a distance of 455.0 feet to an iron stake for corner;

THENCE North 0 degrees 47 minutes West 6.0 feet to an iron stake for corner;

THENCE South 89 degrees 13 minutes West with the North line of said 0.50 acre easement a distance of 495.0 feet to a concrete monument locating the Northwest corner of said 0.50 acre easement and lying in the East line of that certain 47.92 acre tract of land conveyed by the Amoco production Company to the Delaware Place Development Company;

THENCE North 0 degrees 47 minutes West with said line a distance of 375.0 feet to a concrete monument for corner;

THENCE North 89 degrees 13 minutes East 295.0 feet to an iron stake for corner;

THENCE North 0 degrees 47 minutes West 12.0 feet to an iron stake for corner;

THENCE North 89 degrees 13 minutes East 200.0 feet to an iron stake for corner;

THENCE South 0 degrees 47 minutes East 12.0 feet to an iron stake for corner;

THENCE North 89 degrees 13 minutes East a distance of 455.0 feet to a concrete monument for corner in the West line of Calder Highlands Addition;

THENCE South 0 degrees 47 minutes East with the West line of Calder Highlands Addition a distance of 381.0 feet to the PLACE OF BEGINNING, containing 8.30 acres of land.

Clerk's Note: Map Recorded in Volume 14, Page 1, of the Map Records, Jefferson County, Texas.

FILED FOR RECORD
R. X. Lewis
COUNTY CLERK
JEFFERSON COUNTY, TEXAS
1004782
Nov 20 2 10 PM '78

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF JEFFERSON

1004784

} KNOW ALL MEN BY THESE PRESENTS:

That WE, CALVIN N. JACKSON and wife, HELEN FAYE JACKSON

of the County of JEFFERSON and State of TEXAS for and in consideration of the sum of TEN & NO/100 (\$10.00)----- DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

B. B. MAJORS

of the County of Jefferson and State of Texas, all of

the following described real property in Jefferson County, Texas, to-wit:

BEING 4.64 acres of land in the Northwest and of that certain 6.64 acre tract described in deed from Beaumont Farms, Inc. to Mrs. Ethel Redman dated July 11, 1940 recorded in Volume 482, Page 50 et seq of the Deed Records of Jefferson County, Texas to which deed reference is here made for all purposes. Said 4.64 acre tract herein conveyed being described by metes and bounds as follows:

BEGINNING at the Northeast corner (same being the Northern most corner) of the above mentioned 6.64 acre tract;
THENCE South along the Eastern most line of said 6.64 acre tract 200 feet more or less to the Southeast corner of said 6.64 acre tract.
THENCE West along the South line of said 6.64 acre tract 566 feet for corner, being the Southwest corner of the tract herein conveyed;
THENCE North 200 feet more or less to the North line of said 6.64 acre tract;
THENCE East along the North line of the said 6.64 acre tract 566 feet to the place of beginning,

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns

forever; and We do hereby bind ourselves and our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.