

031-61-0610

K282653

WARRANTY DEED

11/08/95 00192504 1282653 17 00

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

§

WHEREAS, by deed dated July 31, 1939, recorded in Volume 1153, Page 248 of the Deed Records of Harris County, Texas, record title to the herein described property ("Property") vested in Frank K. Meyer, and

WHEREAS, record title to the Property remains in Frank K. Meyer, but since May, 1961, Frank K. Meyer held such title for the benefit of himself, his wife, Lucille Rucker Meyer and his son, Joseph F. Meyer, III, doing business as Meyer Properties, a Texas general partnership, and

WHEREAS, the undersigned are desirous of having record title reflect the legal and equitable ownership of the Property and evidencing the same through the execution and recording of this deed,

NOW, THEREFORE, the Estate of Lucille Rucker Meyer, Deceased, the Estate of Frank K. Meyer, Deceased and Joseph F. Meyer, III (hereinafter referred to as, "Grantors") for good and valuable consideration to the Grantors, the adequacy and receipt of which is hereby acknowledged and confessed, have TRANSFERRED and CONVEYED, and by these presents do TRANSFER and CONVEY unto Meyer Properties, a Texas general partnership (hereinafter referred to as "Grantee") doing business in Houston, Harris County, Texas, all of the following described real property and improvements thereon in Harris County, Texas to wit:

Beginning at a point for the southeast corner of the herein described tract of land, said point being the southwest corner of Willow Meadows Section 2, as recorded in Vol. 49, Page 29, of the Maps and Plats Record of Harris County, Texas, said point being also in the north line of the Houston Lighting & Power Company 150-foot fee strip;

Thence N. 18°16'23" E. with the west line of said Willow Meadows, Section 2, 538.18 feet to the point of intersection of said west line of Willow Meadows, Section 2, and the south right-of-way line of McDermid Drive, 60 feet wide; Thence with the south right-of-way line of McDermid Drive, N. 71°43'32" W., 200.00 feet to point for corner in said south right-of-way line of McDermid Drive,

031-61-0611

said point being the northeast corner of an 0.4351 acre tract, either purchased by or to be purchased by Harris County for street widening purposes of South Post Oak Road; Thence with the east line of said 0.4351 acre tract, S. 18°16'28" W., 262.11 feet to point for corner, same being the point of curve of a curve to the right and being in the east line of said 0.4351 acre tract; Thence following said curve to the right with the east line of said 0.4351 acre tract, said curve having a central angle of 10°43'13", a radius of 1145.92 feet, and a distance of 214.41 feet to point of reverse curve in the east line of said 0.4351 acre tract; Thence following a curve to the left, same being the east line of said 0.4351 acre tract, with a central angle of 7°05'45", a radius of 1145.92 feet, and a distance of 141.92 feet to point for corner at a point of intersection of the east line of said 0.4351 acre tract and the north line of the Houston Lighting & Power Company fee strip; Thence with the north line of the Houston Lighting & Power Company fee strip, S. 89°51'00" E., 250.12 feet to the point of beginning.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto and anywise belonging, unto the said Grantee, its successors and assigns forever; and we do hereby bind ourselves, our successors and assigns to warrant and forever defend all and singular the said premises under the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 24th day of September, 1985.

ESTATE OF LUCILLE RUCKER
MEYER, DECEASED

By: Joseph F. Meyer III
JOSEPH F. MEYER, III
Independent Executor

ESTATE OF FRANK K. MEYER,
DECEASED

By: Joseph F. Meyer III
JOSEPH F. MEYER, III
Independent Executor

Joseph F. Meyer III
JOSEPH F. MEYER, III

FILED

NOV 8 10 35 AM 1985

Ante Notarius
COUNTY CLERK
HARRIS COUNTY, TEXAS

031-61-0612

THE STATE OF TEXAS S
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COUNTY OF HARRIS S

SUBSCRIBED AND SWORN TO BEFORE ME by the said JOSEPH F. MEYER, III, Independent Executor of the Estate of Lucille Rucker Meyer, Deceased, to certify which witness my hand and official seal of office this the 24th day of September, 1985.

Wanda Higgins
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My commission expires:

Printed name of notary:

1-4-86

WANDA WIGGINS

THE STATE OF TEXAS S
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COUNTY OF HARRIS S

SUBSCRIBED AND SWORN TO BEFORE ME by the said JOSEPH F. MEYER, III, Independent Executor of the Estate of Frank K. Meyer, Deceased, to certify which witness my hand and official seal of office this the 24th day of September, 1985.

Wanda Higgins
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My commission expires:

Printed name of notary:

1-4-86

WANDA WIGGINS

THE STATE OF TEXAS S
 S
COUNTY OF HARRIS S

SUBSCRIBED AND SWORN TO BEFORE ME by the said JOSEPH F. MEYER, III, to certify which witness my hand and official seal of office this the 24th day of September, 1985.

Wanda Higgins
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

My commission expires:

Printed name of notary:

1-4-86

WANDA WIGGINS

MEYER PROPERTIES
6802 MAKE RIDGE
SUITE #210
BECCAER TEXAS 77401

Return to:

Edward C. Carrington, Jr.
Bonham, Carrington & Fox
3800 One Shell Plaza
Houston, Texas 77002

031-61-0613

STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED, in the Official
Public Records of Real Property of Harris County, Texas on

NOV - 8 1985



Janita Roddenberry
COUNTY CLERK,
HARRIS COUNTY, TEXAS