

Title Deed ?

**EXHIBIT A
PAGES 1 THRU 3**

to Deed of Trust, Assignment of Rents, and Security Agreement
from CNRMM Interest, LLC, a Texas limited liability company, to
Pamela J. Magee, Trustee for Whitney Bank

1277-12

TRACT 1 (TWO PARCELS)

BEING TWO PARCELS CONTAINING 6.3884 ACRES OF LAND, PARCEL 1, BEING 0.8082 ACRES, LOTS 26, 27, 28, 29, 30, 31 AND 32 IN BLOCK 67, OF FOSTER PLACE EXTENSION, NUMBER 3, A SUBDIVISION OF RECORD IN VOLUME 34, PAGE 44, OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, PARCEL 2, BEING 5.5802 ACRES, LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 68, AND RESERVE "A", OF FOSTER PLACE EXTENSION NUMBER 3, A SUBDIVISION OF RECORDS IN VOLUME 34, PAGE 44, OF THE HARRIS COUNTY MAP RECORDS, HARRIS COUNTY, TEXAS, AND LOTS 22, 23 AND 24 IN BLOCK 57, OF FOSTER PLACE, A SUBDIVISION OF RECORDED IN VOLUME 655 PAGE 598, OF THE HARRIS COUNTY DEED RECORDS, OF HARRIS COUNTY, TEXAS, AND THAT CERTAIN CALLED 3.744 ACRE TRACT OF LAND RECORDED IN VOLUME 3061, PAGE 599, OF HARRIS COUNTY DEED RECORDS, OF HARRIS COUNTY, TEXAS, BEING THE SAME CALLED 0.810 ACRE TRACT (TRACT 1) AND THAT SAME CALLED 5.6039 ACRE TRACT (TRACT 2), OF RECORD UNDER HARRIS COUNTY CLERK'S FILE NO. T200418, SAID 6.3884 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, (ALL BEARINGS REFERENCED TO SAID BLOCK 57):

PARCEL 1

BEGINNING AT SET 5/8 INCH IRON ROD WITH CAP FOR THE MOST EASTERLY CORNER TO SAID LOT 26, THE HEREIN DESCRIBED TRACT IN THE WESTERLY RIGHT-OF-WAY LINE OF SIDNEY STREET (70 FEET WIDE AT THIS POINT) IN THE SOUTHERLY LINE OF LOT 17, OF SAID FOSTER PLACE;

THENCE SOUTH 19 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 359.68 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE MOST SOUTHERLY CORNER TO SAID LOT 32, THE HEREIN DESCRIBED TRACT IN THE NORTHERLY LINE OF THAT CERTAIN CALLED 5.45 ACRE TRACT OF RECORD UNDER H.C.C.F. NO. V573865;

THENCE NORTH 69 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 98.00 FEET TO SET 5/8 INCH IRON ROD FOR THE MOST WESTERLY CORNER TO SAID LOT 32, THE HEREIN DESCRIBED TRACT IN THE EASTERLY LINE OF LOT 19, OF SAID BLOCK 68;

THENCE NORTH 19 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 358.82 FEET TO A FOUND 1/2 INCH IRON ROD FOR THE COMMON MOST NORTHERLY CORNER TO SAID LOT 26, THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 98.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8082 ACRES OF LAND.

PARCEL 2

BEGINNING AT A SET 5/8 INCH IRON ROD FOR THE COMMON MOST NORTHERLY CORNER TO SAID LOT 22, THE HEREIN DESCRIBED TRACT, THE MOST EASTERLY CORNER TO LOT 21, OF SAID BLOCK 57, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF DREYFUS STREET (60 FEET WIDE);

THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 163.00 FEET TO A SET 5/8 INCH IRON ROD FOR THE COMMON MOST EASTERLY CORNER TO SAID LOT 24, AND THE MOST NORTHERLY CORNER TO LOT 25, OF SAID BLOCK 57;

THENCE SOUTH 20 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE COMMON MOST SOUTHERLY CORNER TO SAID LOT 24, THE MOST WESTERLY CORNER TO SAID LOT 25, IN THE NORTHERLY RIGHT-OF-WAY LINE OF WALTMAN STREET (30 FEET WIDE);

THENCE NORTH 70 DEGREES 00 SECONDS 00 MINUTES WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 132.83 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE MOST NORTHERLY CORNER AND TERMINUS OF SAID WALTMAN STREET AND THE MOST EASTERLY CORNER TO SAID RESERVE "A";

THENCE SOUTH 20 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID RESERVE "A", A DISTANCE OF 30.00 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE MOST WESTERLY CORNER TO SAID WALTMAN STREET;

THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WALTMAN STREET, A DISTANCE OF 200.26 FEET TO A SET 5/8 INCH IRON ROD FOR THE COMMON MOST EASTERLY CORNER TO SAID TRACT 2, THE HEREIN DESCRIBED TRACT AND THE MOST NORTHERLY CORNER TO THAT CERTAIN CALLED 10.907 ACRE TRACT OF RECORD UNDER H.C.C.F. NO. S593708;

THENCE SOUTH 20 DEGREES 37 MINUTES 30 SECONDS WEST, A DISTANCE OF 738.71 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE COMMON SOUTHEAST CORNER OF SAID TRACT 2, THE HEREIN DESCRIBED RIGHT-OF-WAY LINE OF THE T. & N.O.R.R. COMPANY RAILROAD (100 FEET WIDE);

THENCE SOUTH 71 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 253.78 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE COMMON MOST SOUTHERLY CORNER TO SAID TRACT 2, AND THE SOUTHEAST CORNER TO THAT CERTAIN CALLED 5.4555 ACRE TRACT OF RECORD UNDER H.C.C.F. NO. V573865;

THENCE NORTH 20 DEGREES 28 MINUTES 40 SECONDS EAST, A DISTANCE OF 562.30 FEET TO A SET 5/8 INCH IRON ROD FOR CORNER;

THENCE NORTH 69 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID 5.4555 ACRE TRACT, A DISTANCE OF 177.92 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE COMMON MOST WESTERLY CORNER TO SAID TRACT 2, SAID LOT 7, THE HEREIN DESCRIBED TRACT AND THE MOST SOUTHERLY TERMINUS OF SIDNEY STREET (70 FEET WIDE);

THENCE NORTH 19 DEGREES 55 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SIDNEY STREET, A DISTANCE OF 360.29 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE COMMON MOST NORTHERLY CORNER TO SAID LOT 1, IN THE SOUTHERLY LINE OF LOT 19, OF SAID BLOCK 57;

THENCE SOUTH 70 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.64 FEET TO A SET 5/8 INCH IRON ROD SET FOR THE COMMON MOST WESTERLY CORNER OF SAID LOT 22 AND THE MOST SOUTHERLY CORNER TO SAID LOT 21;

THENCE NORTH 20 DEGREES 00 SECONDS 00 MINUTES EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.5802 ACRES OF LAND.

TRACT 2

A DESCRIPTION OF A TRACT OF LAND CONTAINING 5.4555 ACRES OF LAND OUT OF LOT 2, OF THE SUBDIVISION OF LOT 4, OF THE S. D. WALTMAN SURVEY, ABSTRACT NO. 843, SITUATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 655, PAGE 436, OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, SAID 5.4555 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD SET MARKING THE INTERSECTION OF THE NORTH LINE OF G.H. & S.A.R.R. (100 FOOT RIGHT-OF-WAY) AND THE MOST SOUTHERLY CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF RESERVE "B", OF FOSTER PLACE EXTENSION, SECTION 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 34, PAGE 44 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE NORTH 69 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID RESERVE "B", OF FOSTER PLACE EXTENSION, SECTION 3, A DISTANCE OF 193.90 FEET TO A SET 5/8 INCH IRON ROD SET MARKING THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT ALSO BEING AN EASTERLY LINE OF BLOCK 67, OF SAID FOSTER PLACE EXTENSION, SECTION 3;

THENCE NORTH 20 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID BLOCK 67, A DISTANCE OF 694.40 FEET TO A SET 5/8 INCH IRON ROD MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 69 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE IN BLOCK 67 AND 68, OF SAID FOSTER PLACE EXTENSION, SECTION 3, A DISTANCE OF 357.70 FEET TO A SET 5/8 INCH IRON ROD IN THE EASTERLY LINE OF SAID LOT 2, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 20 DEGREES 28 MINUTES 40 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 562.30 FEET TO A 5/8 INCH IRON ROD WITH CAP SET IN THE NORTH LINE OF SAID G.H. & S.A.R.R. FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 71 DEGREES 39 MINUTES 07 SECONDS WEST, ALONG THE NORTH LINE OF SAID G.H. & S.A.R.R., A DISTANCE OF 210.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.4555 ACRES OF LAND.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE

PRESENTS:

COUNTY OF HARRIS

§

THAT TRACI STEWART, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by

CNRMM INTEREST, LLC

28 STONEGATE PARK CT
SPRING TX 77379

hereinafter called Grantee, receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of \$1,240,800.00, in hand paid by **WHITNEY BANK**, hereinafter referred to as Beneficiary, at the special instance and request of the Grantee herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement and other good and valuable consideration, the said Grantee has executed a note of even date herewith in the amount of \$1,240,800.00, which represents funds for purchase of the hereinafter described real property, being payable as specified therein; said note containing the usual acceleration of maturity and attorney's fees clauses in the event of default; and in consideration of the payment of the above sum by said Beneficiary, Grantor does hereby transfer, set over, assign and convey unto said Beneficiary, its successors and assigns, the vendor's lien and superior title hereinafter retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantor assigned to the Beneficiary without recourse,

HAS GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all those certain lots, tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of Harris, State of Texas, described as follows, to-wit:

Tract 1:

Being two parcels containing 6.390 acres of land, Parcel 1, being 0.810 acres, Lots 26, 27, 28, 29, 30, 31 and 32 in Block 67, of Foster Place Extension, Number 3, a subdivision of record in Volume 34, Page 44, of the Harris County Map Records, Harris County, Texas, Parcel 2, being 5.580 acres, Lots 1, 2, 3, 4, 5, 6 and 7 in Block 68, and Reserve "A", of Foster Place Extension Number 3, a subdivision of records in Volume 34, Page 44, of the Harris County Map Records, Harris County, Texas, and Lots 22, 23 and 24 in Block 57, of Foster Place, a subdivision of recorded in Volume 655 Page 598, of the Harris County Deed Records, of Harris County, Texas, and that certain called 3.744 are tract of recorded in Volume 3061, Page 599, of Harris County Deed Records, of Harris County, Texas, being the same called 0.810 acre tract (Tract 1) and that same called 5.6039 acre tract (Tract 2), of records under Harris County Clerk's File No. T200418, said 6.390 acre tract being more particularly described by metes and bounds on the attached Exhibit "A".

Tract 2:

A description of a tract of land containing 5.455 acres of land out of Lot 2, of the subdivision of Lot 4, of the S. D. Waltman Survey, Abstract No. 843, situated in Harris County, Texas, according to the plat thereof recorded in Volume 655, Page 436, of the Deed Records of Harris County, Texas, said 5.455 acre tract being more particularly described by metes and bounds on the attached Exhibit "A".

But it is agreed and stipulated that a vendor's lien and the superior title is hereby expressly reserved and retained against all of the property conveyed herein in favor of Grantors and herein assigned to Beneficiary to secure the payment of the above described note until the indebtedness evidenced by said note, and all interest thereon and attorney's fees provided therein have been fully paid according to the face and tenor, effect and reading of said note, when this deed shall become absolute; said note being further and additionally secured by Deed of Trust of even date therewith from Grantee to Pamela J. Magee, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes.

Executed this 22 day of August, 2012.



TRACI STEWART

STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on the 22nd day of August, 2012
by TRACI STEWART.





Notary Public, State of Texas.

After recording return to:

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Pages 6
08/27/2012 12:54:50 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 32.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE 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.



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

GENERAL WARRANTY DEED

CNRMM INTEREST, LLC
28 STONEGATE PARIS, CT
SPRING, TX 77379

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 and Grantee's successors and assigns, forever. And Grantor does hereby bind Grantor and Grantor's heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. 13225

12277

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