

3350  
3380

(SENATE BILL NO 2016 REGULAR SESSION 1962)

152257

STATE OF MISSISSIPPI

COUNTY OF MADISON

BOOK

9 PAGE 100

NOTICE is hereby given that SOUTHERN DUO-FAST COMPANY INC.  
6360 Cole Road Jackson, MS does hereby claim a lien on the following  
described property situated in the County of Madison, State of Mississippi  
to-wit:

See Exhibit A attach;

See Exhibit B attach;

See Exhibit C attach;

The aforesaid lien is in the amount of \$ 25,868.13, which is  
the unpaid balance of labor and materials furnished in the construction of  
the improvements on the above described property, which labor and materials  
were performed and furnished at the request of the owner of said property,  
Jackson Projects Partnership C/O Staubach-Breunig Dev Corp  
6750 EBJ Freeway Suite 1100 Dallas, Tx 75240  
Suit has not been filed. The contract has not been filed or re-  
corded.

WITNESS MY SIGNATURE THIS THE 27 DAY OF Sept  
1994

Southern Duo-Fast Co. Inc.  
BY: Jeff S. Nutt SALES REP.

Sworn to and subscribed before me this the 27 day of Sept.

1994

Steve Duncan Chancery Clerk  
Chancery Clerk

BY: S Cole D.C.

My Commission Expires:

1-1-96

SATIFIED and CANCELLED by JEFF S. NUTT  
11 OCT 94 10/11/94  
By: S Cole

BOOK 330 PAGE 213

## WARRANTY DEED

132760

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ARBOR CORP., a Mississippi Corporation, Grantor, does hereby convey and forever warrant unto COLUMBUS REALTY TRUST, a Texas real estate investment trust, Grantee, the following described real property lying and being situated in the City of Ridgeland, Madison County, Mississippi, to wit:

## PARCEL A

A 7.588 acre parcel being part of Lots 1, 6, 7 and 8 Block 31, Highland Colony Subdivision, being situated in the East 1/4 of Section 31, Township 7 North, Range 2 East, Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

Commencing at the intersection of the south line of Lot 1, Block 33 of Highland Colony, and the westerly right-of-way of Pear Orchard Road; run thence North 00 degrees 12 minutes 56 seconds West a distance of 1,057.72 feet along said right-of-way to its intersection with the northerly right-of-way of Towne Center Boulevard; thence run South 89 degrees 47 minutes 06 seconds West a distance of 125.00 feet along said right-of-way; thence Southwesterly along said right-of-way in the arc of a curve to the left, said curve having a radius of 637.77 feet and a chord bearing South 79 degrees 04 minutes 13 seconds West a distance of 237.15 feet; thence South 68 degrees 21 minutes 20 seconds West a distance of 34.56 feet along said right-of-way to the POINT OF BEGINNING; thence South 68 degrees 21 minutes 20 seconds West a distance of 465.00 feet along said right-of-way; thence leave the right-of-way and run North 21 degrees 38 minutes 40 seconds West a distance of 157.83 feet; thence South 89 degrees 57 minutes 48 seconds West a distance of 449.70 feet to a point on the easterly right-of-way of Arbor Drive; thence Northeasterly along said right-of-way in the arc of a curve to the right, said curve having a radius of 419.55 feet and a chord bearing North 50 degrees 01 minute 10 seconds East a distance of 538.33 feet; thence North 89 degrees 55 minutes 40 seconds East a distance of 288.79 feet along said right-of-way; thence Northeasterly along said right-of-way in the arc of a curve to the left, said curve having a radius of 504.09 feet and a chord bearing North 77 degrees 26 minutes 08 seconds East a distance of 217.92 feet; thence North 64 degrees 57 minutes 07 seconds East a distance of 7.50 feet along said right-of-way; thence leave the right-of-way and run South 25 degrees 54 minutes 49 seconds East a distance of 200.00 feet; thence South 64 degrees 05 minutes 01 second West a distance of 75.00 feet; thence South 00 degrees 13 minutes 39 seconds West a distance of 159.08 feet to the POINT OF BEGINNING.

## PARCEL B

A 4.457 acre parcel being part of Lots 6 and 7 in Block 31, Highland Colony Subdivision, being situated in the East 1/4 of Section 31, Township 7 North, Range 2 East, Ridgeland, Madison County, Mississippi, and being more particularly described as follows:

# EXHIBIT A

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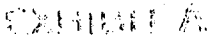
330 214

Commencing at the intersection of the south line of Lot 1, Block 33 of Highland Colony, and the westerly right-of-way of Pear Orchard Road; run thence North 00 degrees 12 minutes 56 seconds West a distance of 1,057.72 feet along said right-of-way to its intersection with the northerly right-of-way of Towne Center Boulevard; thence run South 89 degrees 47 minutes 06 seconds West a distance of 125.00 feet along said right-of-way; thence Southwesterly along said right-of-way in the arc of a curve to the left, said curve having a radius of 637.77 feet and a chord bearing South 79 degrees 04 minutes 13 seconds West a distance of 237.15 feet; thence South 68 degrees 21 minutes 20 seconds West a distance of 499.56 feet along said right-of-way; thence leave the right-of-way and run North 21 degrees 38 minutes 40 seconds West a distance of 157.83 feet; thence South 89 degrees 57 minutes 48 seconds West a distance of 510.53 feet to a point on the westerly right-of-way of Arbor Drive, the TRUE POINT OF BEGINNING of the tract herein conveyed; thence continue South 89 degrees 57 minutes 48 seconds West a distance of 555.02 feet to the easterly line of Appleridge Subdivision; thence North 00 degrees 01 minute 25 seconds East along the easterly line of said subdivision a distance of 220.00 feet; thence North 89 degrees 57 minutes 48 seconds East a distance of 200.00 feet; thence North 00 degrees 01 minutes 26 seconds East a distance of 125.00 feet; thence North 89 degrees 57 minutes 48 seconds East a distance of 595.07 feet to a point on the westerly right-of-way line of Arbor Drive; thence run along a said right-of-way in the arc of a curve to the left, said curve having a radius of 479.55 feet and a chord bearing South 34 degrees 50 minutes 05 seconds West a distance of 420.51 feet to the TRUE POINT OF BEGINNING.

See Exhibit "A" for a plat of the property described herein above.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. City of Ridgeland and County of Madison ad valorem taxes for the year 1994, which are liens, but are not yet due or payable and which shall be prorated as follows: Grantor: 1/12th; Grantee: 11/12th.
2. City of Ridgeland, Mississippi, Zoning Ordinance.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Restrictive covenants recorded in Book 591 at page 260 and in Book 591 at page 274 in the records of the office of the Chancery Clerk of Madison County, Mississippi.
5. Easement to the City of Ridgeland for ingress and egress for water mains recorded in Book 193 at page 98 in the records of the office of the Chancery Clerk of Madison County, Mississippi.
6. Easement to the City of Ridgeland recorded in Book 234 at page 22 in the records of the office of the Chancery Clerk of Madison County, Mississippi.
7. Easement to the City of Ridgeland recorded in Book 234 at page 30 in the records of the office of the Chancery Clerk of Madison County, Mississippi.



## EXHIBIT B

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## PARCEL 1

An 18.398 acre parcel being part of Lots 1 and 2, Block 33 and part of Lots 7 and 8, Block 31 of HIGHLAND COLONY SUBDIVISION and being situated in the E 1/2 of Sec. 31, T7N-R2E, Ridgeland, Madison Co., and being more particularly described as follows:

Commencing at the intersection of the south line of Lot 1, Block 33 of Highland Colony and the westerly right of way of Pear Orchard Rd., run thence N 00°12'56" W - 387.00 ft. along the westerly right of way of Pear Orchard Rd. to the POINT OF BEGINNING; run thence S 89°58'21" W 687.00 ft.; thence S 00°12'56" E 387.00 ft. to a point on the south line of Lot 2, Block 33 of Highland Colony Subdivision; thence S 89°58'23" W 602.45 ft. along the south line of said Lot 2 to the SW corner thereof; thence N 00°00'52" W 622.14 ft. along the west line of Lot 2 to a point on the southerly right of way of Towne Center Blvd.; thence along said right of way, NORTHEASTERLY along the arc of a curve to the left, said curve having a radius of 687.92 ft. and a chord of N 78°03'24" E 231.84 ft.; thence N 68°21'20" E 778.09 ft. along said right of way; thence along said right of way, NORTHEASTERLY along the arc of a curve to the right, said curve having a radius of 577.77 ft. and a chord of N 79°04'13" E 214.83 ft.; thence N 89°47'06" E 125.00 ft. to a point on the westerly right of way of Pear Orchard Rd.; thence S 00°12'56" E 610.72 ft. along the westerly right of way of Pear Orchard Road to the POINT OF BEGINNING.

## PARCEL 2

A 13.709 acre parcel being part of Lots, 1, 7 and 8, Block 31, Highland Colony Subdivision, being situated in the E 1/2 of Sec. 31, T7N R2E, Ridgeland, Madison Co., Miss., and being more particularly described as follows:

Commencing at the intersection of the south line of Lot 1, Block 33 of Highland Colony and the westerly right of way of Pear Orchard Rd., run thence N 00°12'56" W - 1057.72 ft. along said right of way to the POINT OF BEGINNING, said point being on the northerly right of way of Towne Center Blvd.; thence run S 89°47'06" W 125.00 ft. along said right of way; thence SOUTHWESTERLY along said right of way in the arc of a curve to the left, said curve having a radius of 637.77 and a chord of S 79°49'13" W 237.14 ft.; thence S 68° 21'20" W 778.09 ft. along said right of way; thence SOUTHWESTERLY along said right of way in the arc of a curve to the right, said curve having a radius of 627.92 ft. and a chord of S 79°06'48" W 234.41 ft.; thence S 89°52'08" W - 24.85 ft. along said right of way to a point on the easterly right of way of Arbor Dr.; thence N 00°07'45" W 218.88 ft. along said right of way; thence NORTHEASTERLY along said right of way in the arc of a curve to the right, said curve having a radius of 419.55 ft. and a chord of N 44°53'58" E 593.63 ft.; thence N 89°55'40" E - 288.79 ft. along said right of way; thence NORTHEASTERLY along the arc of a curve to the left, said curve having a radius of 504.09 ft. and a chord of N 77°26'08" E 217.94 ft.; thence N 64°57'06" E 102.62 ft. along said right of way; thence NORTHEASTERLY along said right of way in the arc of a curve to the right, said curve having a radius of 489.24 ft. and a chord of N 77°26'23" E 211.58 ft.; thence N 89°55'40" E 115.08 ft. along said right of way to the westerly right of way of Pear Orchard Rd.; thence S 00°12'56" E - 400.00 ft. along said right of way to the POINT OF BEGINNING.

## EXHIBIT B

PARCEL 3

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A 7.988 acre parcel being part of Lots 6 and 7, Block 31, Highland Colony Subdivision, being situated in the E 1/2 of Sec. 31, T7N-R2E, Ridgeland, Madison Co., Miss., and being more particularly described as follows:

Commencing at the intersection of the south line of Lot 1, Block 33 of Highland Colony and the westerly right of way of Pear Orchard Rd., run thence S 89°58'21" W -1400.08 ft.; thence NORTH 681.49 ft. to a point at the intersection of the northerly right of way of Towne Center Blvd. and the westerly right of way of Arbor Dr., and the POINT OF BEGINNING; run thence S 89°51'39" W - 550.03 ft. along the northerly right of way of Towne Center Blvd. to a point on the easterly line of Appleridge Subdivision; thence W 00°00'16" E - 505.17 ft. along the easterly line of Appleridge Subdivision; thence East 200.00 ft.; NORTH - 125.00 ft.; thence N 89°57'48" E - 577.77 ft. to a point on the westerly right of way of Arbor Dr.; thence SOUTHWESTERLY along said right of way in the arc of a curve to the left, said curve having a radius of 479.55 ft. and a chord bearing S 29°08'15" W 468.88 ft.; thence S 00°07'45" E - 218.88 ft. along said right of way to the POINT OF BEGINNING.



STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 26 day of Oct, 1992, at 10:30 o'clock A. M., and was duly recorded on the OCT 26 1992. Book No. 307, Page 216.  
BILLY V. COOPER, CHANCERY CLERK BY: K. Ramsey D.C.

## EXHIBIT C

Parcel I

A parcel of land being part of Lot 1 of Block 31 of HIGHLAND COLONY SUBDIVISION as platted and recorded at Cabinet A, Slide 3, also being part of ORCHARD PLACE SUBDIVISION - PHASE 1, as platted and recorded at Cabinet B, Slide 35 all of record in the office of the Chancery Clerk of Madison County, Mississippi, being situated in the SE 1/4 of NE 1/4 of Section 31, T7N, R2E, City of Ridgeland, Madison County, Mississippi, containing 6.83 acres, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Lot 1 of Block 31 of HIGHLAND COLONY SUBDIVISION and the westerly R/W of Pear Orchard Road, run thence N 89°51' W - 640.00 ft. to the S/W corner of said Lot 1, said point also being the S/W corner of ORCHARD PLACE SUBDIVISION PHASE 1; run thence N 00°09' E - 465.00 ft. along the west line of said Lot 1 to the N/W corner of ORCHARD PLACE SUBDIVISION PHASE 1; run thence S 89°51' E - 640.00 ft. along the north line of ORCHARD PLACE SUBDIVISION PHASE 1 to the westerly R/W of Pear Orchard Road; run thence S 00°09' W - 465.00 ft. along the westerly R/W of Pear Orchard Road to the POINT OF BEGINNING.

BOOK 244 PAGE 555

Parcel II

A parcel of land being part of Lot 6 and all of Lots 7 and 8 of Block 31 of HIGHLAND COLONY SUBDIVISION, as platted and recorded at Cabinet A, Slide 3, being part of ORCHARD PLACE SUBDIVISION - PHASE 1, as platted and recorded at Cabinet B, Slide 35, all of record in the office of the Chancery Clerk of Madison County, Mississippi, being situated in the S 1/2 of the NE 1/4 of Section 31, T7N, R2E, City of Ridgeland, Madison County, Mississippi, containing 29.11 acres, and being more particularly described as follows:

BEGINNING at the intersection of the north line of Lot 8 of Block 31 of Highland Colony Subdivision, and the westerly R/W of Pear Orchard Road, run S 00°01'11" W - 660.00 ft. along the west R/W of Pear Orchard Road to the south line of Lot 8 of Block 31 of HIGHLAND COLONY SUBDIVISION; run thence N 89°51' W - 1300.00 ft. along the south line of Lots 8 and 7 of Blk 31 of HIGHLAND COLONY SUBDIVISION; thence S 89°58'25" W - 660.13 ft. along the south line of said Lot 6 to the southeast corner of APPLERIDGE SUBDIVISION and the southwest corner of said Lot 6; run thence N 00°04'29" E - 535.00 ft. along the line between said APPLERIDGE SUBDIVISION and said Lot 6; thence East 200.00 ft.; thence NORTH 125.00 ft. to the North line of said Lot 6; run thence S 89°56'22" E - 1118.21 ft. along the north line of Lots 6 and 7 of Block 31 of HIGHLAND COLONY SUBDIVISION; run thence S 89°51' E 640.00 ft. along the north line of Lot 8 of Block 31 of HIGHLAND COLONY SUBDIVISION to the POINT OF BEGINNING.

Parcel III

A 19.77 acre parcel of land being Lots 1 and 2 of Block 33 of Highland Colony Subdivision, as platted and recorded at Cabinet A, Slide 3, of record in the office of the Chancery Clerk of Madison County, Mississippi, being situated in the N 1/2 of SE 1/4 of Section 31, Township 7 North, Range 2 East, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Beginning at the northwest corner of said Lot 2, run thence S00°06'W - 662.59 feet; to the south line of said Lot 2; run thence S89°51'E along the south line of said Lot 2 and Lot 1, 1300.00 feet to the westerly right of way of Pear Orchard Road; run thence N00°06'E along said road 662.60 feet to the north line of said Lot 1; run thence N89°51'W - 1300.00 feet along the north line of said Lot 1 and 2 to the POINT OF BEGINNING.

# EXHIBIT C

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## PARCEL IV

The following described tract of land known as Lots 2 and 3 of Block 31 of Highland Colony Subdivision, situated entirely within the NE1/4 of Section 31, T7N, R2E, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

Commencing at a concrete monument marking the southeast corner of Lot 2, Block 31, Highland Colony Subdivision; said point being the POINT OF BEGINNING of the tract herein described; thence

South 89 degrees 57 minutes 48 seconds West a distance of 1316.87 feet to a concrete monument marking the southwest corner of Lot 3, Block 31, Highland Colony Subdivision; thence

North 00 degrees 01 minutes 25 seconds East a distance of 639.46 feet to a point on the south right-of-way line of Peach Orchard Road; thence

South 89 degrees 49 minutes 19 seconds East along the south right-of-way line of said road a distance of 661.92 feet; thence

North 89 degrees 44 minutes 27 seconds East along said right-of-way line a distance of 655.32 feet; thence

South 00 degrees 03 minutes 20 seconds West a distance of 639.52 feet to the POINT OF BEGINNING. Containing 19.30 acres, more or less.

Less and except a 100 foot strip on the north side of said tract; described as follows:

Commence at the point of intersection on the east line of Lot 2 with the south right-of-way line of Peach Orchard Road as laid out and existing on March 22, 1985, said point being the POINT OF BEGINNING; thence

South 00 degrees 03 minutes 20 seconds East a distance of 100 feet; thence

South 89 degrees 44 minutes 27 seconds West a distance of 655.15 feet parallel and 100 feet south of the south right-of-way line of Peach Orchard Road; thence

North 89 degrees 49 minutes 19 seconds West a distance of 662.04 feet parallel and 100 feet south of said road; thence

North 00 degrees 01 minutes 25 seconds East a distance of 100 feet to the south right-of-way line of Peach Orchard Road; thence

South 89 degrees 49 minutes 19 seconds East a distance of 661.92 feet along said right-of-way line; thence

North 89 degrees 44 minutes 27 seconds East a distance of 655.32 feet along said right-of-way line to the POINT OF BEGINNING. Containing 3.02 acres, more or less.

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STATE OF MISSISSIPPI, County of Madison:

I certify that the within instrument was filed for record in my office this 2 day of Sept, 1988, at 345 o'clock P M., and was duly recorded on the Sept 2, 1988, Book No. 244, Page 553.

BILLY V. COOPER, CHANCERY CLERK BY: S Cole D.C.



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 27 day of Sept, 1994, at 340 o'clock P M., and was duly recorded on the SEP 27 1994, Book No. 9, Page 100.

STEVE DUNCAN, CHANCERY CLERK BY: S Cole D.C.