

GENERAL CASH WARRANTY DEED

Texas Property Code Section 11.008.
CONFIDENTIAL INFORMATION IN REAL PROPERTY RECORDS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

Date: AUGUST 12, 2015

Grantor: DONALD SCHROCK and wife, THERESA SCHROCK

Grantor's Mailing Address (including county):

DONALD SCHROCK
THERESA SCHROCK
4 WENGEWOODA
CONROE TX 77304
MONTGOMERY County

Grantee: BRUCE HARKNESS and wife, ALICE A. BROWN

Grantee's Mailing Address (including county):

BRUCE HARKNESS
ALICE A. BROWN
308 E. 24TH STREET
HOUSTON, TX 77008
HARRIS County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

BEING A TRACT OF LAND CONTAINING 1.5563 ACRES (67,790 SQUARE FEET), SITUATED IN THE ELIJAH COLLARD SURVEY, ABSTRACT 7, MONTGOMERY COUNTY, TEXAS, BEING OUT OF A 5.935 ACRE TRACT AS RECORDED IN VOLUME 780, PAGE 639, BEING OUT OF A 0.325 ACRE TRACT AS RECORDED IN VOLUME 780, PAGE 647, BOTH OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING OUT OF 0.9948 ACRE TRACT AS

RECORDED IN COUNTY CLERK'S FILE NO. 2005083426 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS BEING OUT OF AND A PART OF RESERVE "C" OF TRES, A SUBDIVISION RECORDED IN CABINET G, SHEET NO. 39A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS AND BEING ALL OF A TRACT OF LAND CONVEYED TO DONALD M. SCHROCK AND THERESA SCHROCK BY DEED RECORDED UNDER COUNTY CLERK'S FILE NO. 2007037658 OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS. SAID 1.5563-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all existing restrictions, mineral reservations and interests, conditions, covenants, easements and rights of way, if any, applicable to and enforceable against the above described real property as now reflected by the records of the County Clerk of the County in which the property is situated.

Current ad valorem taxes on the above described property as of the date hereof are assumed by grantee and grantee covenants and promises to pay the same.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.


DONALD SCHROCK


THERESA SCHROCK

ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Montgomery

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This instrument was acknowledged before me on Aug 12, 2015, by
DONALD SCHROCK.



[Signature]
Notary Public, State of TX

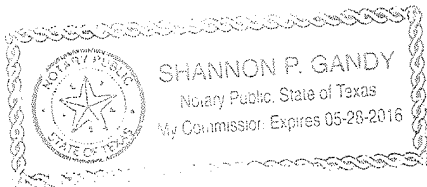
ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Montgomery

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This instrument was acknowledged before me on Aug 12, 2015, by
THERESA SCHROCK.



[Signature]
Notary Public, State of TX

PREPARED IN THE OFFICE OF:

WILLIAMS, BIRNBERG & ANDERSEN, LLP
2000 Bering Drive, Suite 909
Houston, Texas 77057

AFTER RECORDING RETURN TO:

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Exhibit "A"

Being a tract of land containing 1.5563 acres (67,790 square feet), situated in the Elijah Collard Survey, Abstract 7, Montgomery County Texas, being out of a 5.935 acre tract as recorded in Volume 780, Page 639, being out of a 0.325 acre tract as recorded in Volume 780, Page 647, both of the Deed Records of Montgomery County, Texas, being out of 0.9948 acre tract as recorded in County Clerk's File No. 2005083426 of the Official Public Records of Montgomery County, Texas being out of and a part of Reserve "C" of Tres, a subdivision recorded in Cabinet G, Sheet No. 39A of the Map Records of Montgomery County, Texas and being all of a tract of land conveyed to Donald M. Schrock and Theresa Schrock by deed recorded under County Clerk's File No. 2007037658 of the Official Public Records of Montgomery County, Texas. Said 1.5563-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod in the west right-of-way line of Lake Conroe Drive (60 feet wide), for the northeast corner of a tract of land conveyed to Roger A. Becker and Marilyn F Becker by deed recorded under County Clerk's File No. 2009006746 of the Official Public Records of Montgomery County, Texas and for the most southerly southeast corner of said tract herein described;

THENCE North 69°02'26" West, a distance of 197.43 feet to a set 1/2 inch iron rod with cap marked "Survey 1" for the northwest corner of said Becker tract and for the southwest corner of said tract herein described;

THENCE North 03°00'43" East, a distance of 48.69 feet to an angle point in the west line of said tract herein described;

THENCE North 23°29'20" East, a distance of 125.71 feet to the northwest corner of said tract herein described;

THENCE North 58°23'23" East, a distance of 74.89 feet to an angle point in the west line of said tract herein described;

THENCE North 58°19'54" East, a distance of 232.08 feet to the south corner of a tract of land conveyed to BWCD Conroe Holdings, Ltd. by deed recorded under County Clerk's File No. 2008048649 of the Official Public Records of Montgomery County, Texas, the southwest corner of a tract of land conveyed to Scott Degrassi and Sandra Degrassi by deed recorded under County Clerk's File No. 2007135842 of the Official Public Records of Montgomery County, Texas, the northwest corner of a tract of land conveyed to Darin E. Cesan and Valerie A. Cesan by deed recorded under County Clerk's File No. 2014066548 of the Official Public Records of Montgomery County, Texas and for the most northerly northeast corner of said tract herein described;

THENCE South 19°26'38" West, passing a set 1/2 inch iron rod with cap marked "Survey 1" at a distance of 72.99 feet and continuing for a total distance of 102.99 feet to a set 1/2 inch iron rod with cap marked "Survey 1" for a west corner of a tract of land conveyed to Eric Hitchcock by deed recorded under County Clerk's File No. 2007030474 of the Official Public Records of Montgomery County, Texas and for an interior corner of said tract herein described;

THENCE South 26°31'02" East, a distance of 116.75 feet to a found p.k. nail for an interior corner of said Hitchcock tract and for the northeast corner of said tract herein described;

THENCE South 33°40'23" West, a distance of 20.62 feet to a set mag nail for an interior corner of said Hitchcock tract and for the most northerly southeast corner of said tract herein described;

THENCE North 86°33'40" West, a distance of 50.30 feet to a set "X" for a northwest corner of said Hitchcock tract and for an interior corner of said tract herein described;

THENCE South 19°33'55" West, a distance of 144.08 feet to a set "X" in the north right-of-way line of said Lake Conroe Drive, for the southwest corner of said Hitchcock tract and for the second most northerly southeast corner of said tract herein described;

THENCE North 81°29'54" West, along the north right-of-way line of said Lake Conroe Drive, a distance of 30.76 feet to a set 1/2 inch iron rod with cap marked "Survey 1" for the northwest corner of said Lake Conroe Drive and for an interior corner of said tract herein described;

THENCE South 08°19'55" West, along the west right-of-way line of said Lake Conroe Drive, a distance of 49.23 feet to the POINT OF BEGINNING and containing 1.5563 acres (67,790 square feet), more or less.

**NOTE: THE COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE OR
SQUARE FOOTAGE CALCULATIONS ARE CORRECT.**

E-FILED FOR RECORD
08/12/2015 12:44PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

08/12/2015



County Clerk
Montgomery County, Texas