

93-019891

SPECIAL WARRANTY DEED

92600043
93030001

THE STATE OF TEXAS)
COUNTY OF BRAZORIA) KNOW ALL MEN BY THESE PRESENTS:

THAT NationsBank of Texas, N.A., Independent Co-Executor of the Estate of Louis Pauls, Deceased and Trustee under the Will of Louis Pauls, Deceased and Louis Pauls, Jr., Independent Co-Executor of the Estate of Louis Pauls, Deceased ("Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to the undersigned, cash in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, subject to the hereinafter referred to reservations, exceptions and restrictions, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto Peregrine Home Owners Association, all of the following described real property in Brazoria County, Texas, to wit:

A 24.153 acre tract of land and a 25.037 acre tract of land, more or less, both out of the S. F. Austin Peninsular League, Abstract 29, Brazoria County, Texas, and both tracts being more particularly described by metes and bounds on the Exhibit attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, its successors and assigns, forever. This conveyance is, however, subject to:

Right-of-way conveyed to or reserved by Brazoria County, described in instrument recorded in Volume 821, Page 639 of the Deed Records and ratified by Volume 855, Page 343 of the Official Records of Brazoria County, Texas.

Subject to any easements, rights-of-way, roadways, encroachments, etc. which a survey or physical inspection of the premises might disclose.

Reservation of minerals set forth in instrument recorded in Volume 571, Page 212 and Volume 572, Page 47 of the Deed Records of Brazoria County, Texas.

Easement rights of the public, if any, over the area between the line of vegetation and the Gulf of Mexico.

Any right, title, interest or claims (valid or invalid) of any character had or asserted by the State of Texas or by any other government or governmental authority or by the public generally (1) in and to portions of the above described property which may be within the bed, shore, or banks of a perennial stream, or of a stream or lake navigable in fact or in law; or within the bed or shore or the beach adjacent thereto of a body of water affected by the ebb and flow of the tide and (2) in and to portions of the above described property which may be between the water's edge and the line of vegetation on the upland or for any claim or right for ingress thereto or egress therefrom.

Grantors do hereby bind themselves and their heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantors, but not otherwise.

The property is sold as is, where is and with all faults. Grantors make no representation or warranty, whether expressed, implied or statutory, relating to the property or any portion thereof, or its condition, including, without limitation, any representation or warranty with respect to (i) the structural condition of the improvements, maintenance and repair or the need therefor or the existence of any defects, whether latent, patent, structural, functional, cosmetic or otherwise, (ii) environmental matters relating to the Property or any portion thereof

including, without limitation, the existence of any Hazardous Substances; (iii) geological conditions, including, without limitation, subsidence, subsurface conditions, water table, underground water reservoirs, limitations regarding the withdrawal of water and faulting; (iv) whether or not and the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, flood prone area, flood plain, floodway or special flood hazard; (v) drainage; (vi) soil conditions; (vii) usages of adjoining property; (viii) the infestation of the Property with insects, rodents or other pests, whether termites, carpenter ants, roaches, rats, ants or otherwise; (ix) zoning to which the Property or any portion thereof may be subject; (x) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric; (xi) access to the Property or any portion thereof; and (xii) the value, compliance with specifications, size, location, age, use, merchantability, design, quality, description, durability, operation or condition of the Property or any portion thereof, or suitability of the Property or a portion thereof for Grantee's purposes, or fitness for any use or purpose whatsoever. No representations or warranties have been made by Grantors that the condition or use of the Property is in compliance with any or all federal, state or local ordinances, rules, regulations or laws, building or zoning ordinances or other similar laws. Grantors further make no warranty of merchantability of fitness

for purpose in respect of the property; Grantee affirms that Grantee has not relied on Grantors' skill or judgment to select or furnish such property for any particular purpose, and that Grantors make no warranty that such property is fit for any particular purpose. Grantee agrees that it is not relying on any warranty or representation of Grantors or of any agent, officer, employee or representative of Grantors and that Grantee has satisfied itself as to all the foregoing matters.

EXECUTED this 19th day of April, 1993.

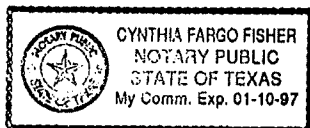
NationsBank of Texas, N.A.,
Independent Co-Executor of the
Estate of Louis Pauls, Sr. and
Trustee under the Will of Louis
Pauls, Deceased

By: Gregory T. Mondshine
Its: Gregory T. Mondshine, Vice President

Louis Pauls, Jr.
Louis Pauls, Jr.
Independent Co-Executor of the
Estate of Louis Pauls, Sr.

THE STATE OF TEXAS)
COUNTY OF GALVESTON)

This instrument was acknowledged before me on the 19th day of April, 1993, by Gregory T. Mondshine, Vice President of NationsBank of Texas, N.A., Independent Co-Executor of the Estate of Louis Pauls, Sr. and Trustee under the Will of Louis Pauls, Deceased.



Cynthia Fargo Fisher
Notary Public in and for the
State of Texas

THE STATE OF TEXAS)
COUNTY OF GALVESTON)

This instrument was acknowledged before me on the ____ day
of _____, 1993, by Louis Pauls, Jr., Independent Co-Executor
of the Estate of Louis Pauls, Deceased.

Notary Public in and for the
State of Texas

AFTER RECORDATION RETURN TO:

379:H_PAULS201.SH

A 24.153 ACRE TRACT OUT OF THE J. B. CASSIDY 2971.50 ACRE TRACT IN THE S. F. AUSTIN PENINSULAR LEAGUE, ABSTRACT 29, BRAZORIA COUNTY, TEXAS. SAID 24.153 ACRE TRACT BEING DESCRIBED AS FOLLOWS:

Beginning at the south corner of the tract herein described. Said beginning point is on the waters edge of the Gulf of Mexico at mean high tide, elevation 0.70 feet U. S. Coast & Geodetic Survey Datum, in accordance with a survey made in June, 1962 and occupies a position of X = 3,227,074.60 feet and Y = 460,574.29 feet, Texas Plane Coordinate System, South Central Zone;

Thence N 41° 09' W at 286.00 feet pass an iron rod, at 576.00 feet pass a concrete monument in the southeast right-of-way line of a 120 foot road, at 696.02 feet pass an iron rod in the northwest right-of-way line of said 120 foot road, at 2546.02 feet pass a concrete monument a total distance of 2553.40 feet to the waters edge of Oyster Bay and the west corner of the tract herein described. Said west corner occupies a position of X = 3,225,328.79 feet and Y = 462,572.03 feet;

Thence along the waters edge of Oyster Bay with the following meanders: N 66° 00' E 59.56 feet; N 47° 40' E 244.00 feet and N 23° 17' E 109.89 feet to the north corner of the tract herein described. Said north corner occupies a position of X = 3,225,606.98 feet and Y = 462,861.50 feet;

Thence S 41° 09' E at 100.97 feet pass a concrete monument, at 2000.97 feet pass an iron rod in the northwest right-of-way line of a 120 foot road, at 2120.99 feet pass a concrete monument in the southeast right-of-way line of said 120 foot road, at 2400.99 feet pass an iron rod a total distance of 2660.99 feet to the waters edge of the Gulf of Mexico, elevation 0.70 feet U. S. Coast & Geodetic Survey Datum, in accordance with a survey made in June, 1962;

THENCE South 44° 56' 29" West along said waters edge at 400.94 feet to the Place of Beginning, known as Tract 29.

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the OFFICIAL RECORD at the time and date as stamped hereon by me.



Dolly Bailey
County Clerk of Brazoria Co., TX

PROPERTY EXHIBIT

FILED FOR RECORD

93 JUN -7 PM 3:59

Dolly Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

PARCEL SEVEN:

A tract of land containing 25.037 acres, more or less, out of the S. F. AUSTIN PENINSULAR LEAGUE, Abstract 29, Brazoria County, Texas, and described as follows:

BEGINNING at the South corner of the tract herein described, said beginning point is in the waters edge of the Gulf of Mexico at mean high tide, elevation 0.70 feet, U. S. Coast & Geodetic Survey Datum, in accordance with a survey made in June, 1962, and occupies a position of $X = 3,227,357.78$ feet $Y = 460,858.05$ feet;

THENCE North $41^{\circ}09'$ West, at 260.0 feet pass an iron rod, at 540.0 feet pass a concrete monument set in the Southeast line of a 120 foot road, at 660.02 feet pass an iron rod in the Northwest line of said 120 foot road, at 2560.02 feet pass a concrete monument, in all a distance of 2660.99 feet to the waters edge of Oyster Bay for the West corner of this tract; said corner occupies the position of $X = 3,225,606.98$ feet, and $Y = 462,861.50$ feet;

THENCE with the waters edge of Oyster Bay, North $23^{\circ}17'$ East, 166.11 feet, and North $36^{\circ}07'$ East, 256.48 feet to the North corner of this tract; said corner occupies the position of $X = 3,225,823.78$ feet, and $Y = 463,221.71$ feet;

THENCE South $41^{\circ}09'$ East at 137.83 feet pass a concrete monument, at 2137.83 feet pass an iron rod in the Northwest line of a 120 foot road, at 2257.85 feet pass a concrete monument in the Southeast line of said road, at 2797.85 feet pass an iron rod, in all a distance of 3039.85 to the waters edge of the Gulf of Mexico, elevation 0.70 feet, U. S. Coast Geodetic Survey Datum, in accordance with a survey made in June, 1962, for the East corner of this tract; said corner occupied the position of $X = 3,227,646.21$ feet and $Y = 461,135.80$ feet;

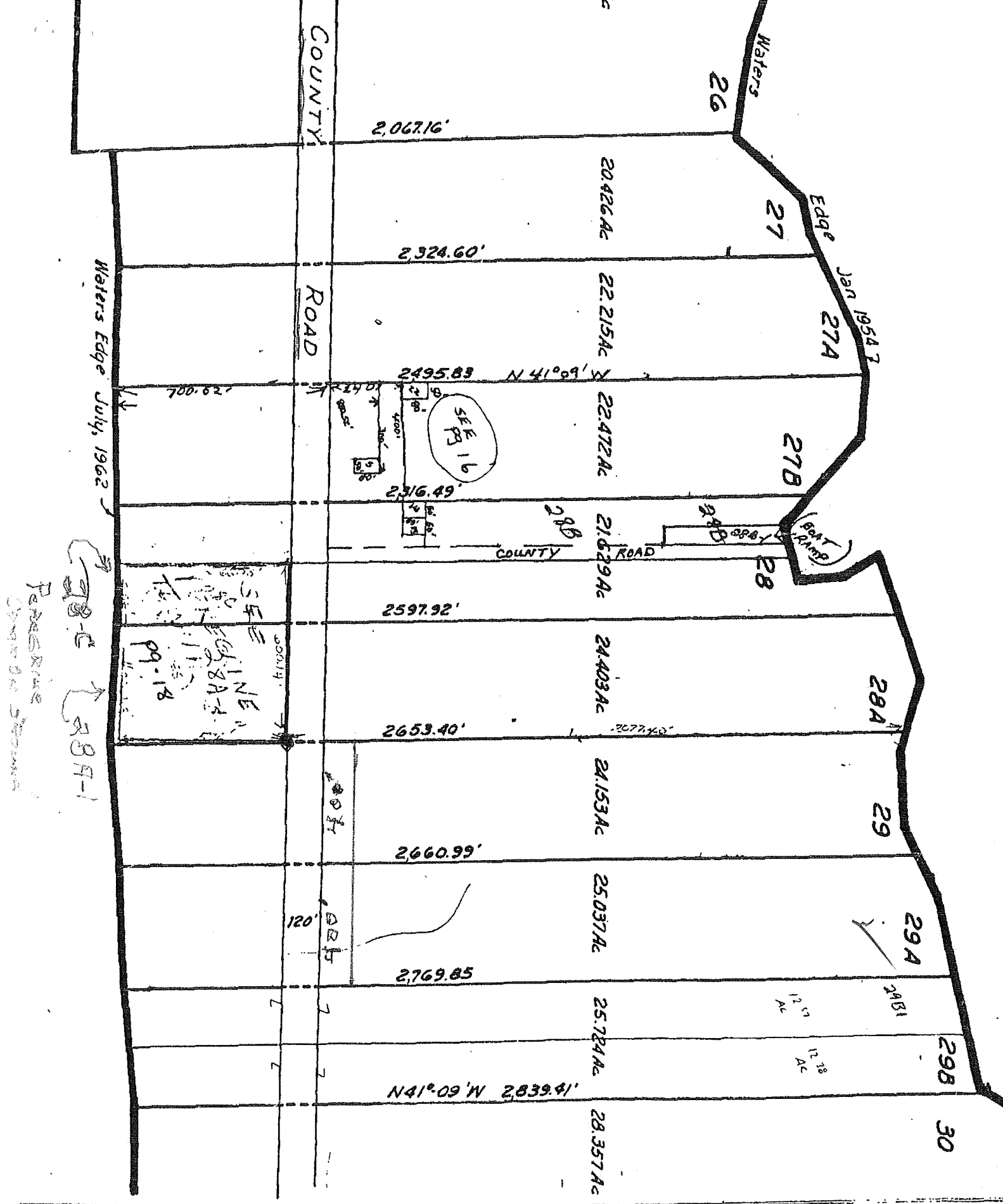
THENCE with the waters edge of the Gulf of Mexico, South $46^{\circ}04'51''$ West, a distance of 400.47 feet to the Place of Beginning; and known as Tract 29A.

Deed 93-019891

3.00mf
13.00
16.00 BCAC

Return to Stewart Title Company
222 Kemper
Galveston TX 77550

THGT-PRES 3.00
RECORDING 13.00
TOTAL 16.00
FILE # 19891
CASH 16.00
DRAWER-A 1
0001 2127-0000 0477 6/ 7/93 4:11PM MON



30

298

29B1

29A

29

28A

28

27B

27

26

28.357Ac

25.784Ac

25.037Ac

24.153Ac

24.403Ac

21.629Ac

22.472Ac

22.215Ac

20.426Ac

N 41° 09' W 2,839.41'

2,769.85'

2,660.99'

2,653.40'

2,597.92'

2,316.49'

2,495.83'

2,324.60'

2,067.16'

Edge

Jan 1954

27A

(Belt Ramp)

COUNTY ROAD

ROAD

COUNTY

Waters Edge July, 1962

38-C
38A-1
Peachtree
County Survey