

037031

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 28<sup>th</sup>, 1989

Grantor: ARROW INVESTMENT CO., INC.

Grantor's Mailing Address: 2727 North Loop West  
(including county) Suite 200  
Houston, TX 77008  
Harris County, TX

Grantee: C.A.S.I.-CHILI APPRECIATION SOCIETY INTERNATIONAL, INC.

Grantee's Mailing Address: 10268 Vinemont  
(including county) Dallas, TX 75218  
Dallas County, TX

Consideration:

- (1) Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged by Grantor; and
- (2) The further consideration of THIRTY-FIVE THOUSAND SEVEN HUNDRED TWENTY-FIVE AND 50/100 DOLLARS ----- (\$35,725.50-----) as evidenced by that certain promissory note of even date herewith, executed by Grantee herein payable to the order of Grantor herein, payable in accordance with the terms and at the interest rate provided in said note, containing the usual acceleration and attorney's fee clauses, and provided for prepayment at any time without a penalty; and all provisions of said note are made a part hereof as though written herein; and the payment of said note is secured by the Vendor's Lien herein and hereby retained, and further secured by a Deed of Trust of even date herewith executed by Grantee herein to GEORGE RUHLEN, Trustee, conveying the property hereinafter described for the benefit of the holder of said note.

Property (including any improvements):

Being a part of Section 60, Block G-12, T.C. Ry. Co. Survey lying north of State Highway 170, Brewster County, Texas, and all of Section 70, Block 341, T.C. Ry. Co. lying north of State Highway 170 owned by Grantor, being a total of 317.56 acres, as described by metes and bounds in Exhibit attached hereto, which said Exhibit is made a part of this instrument by reference and incorporated herein for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to all of the easements, rights-of-way, encumbrances, mineral reservations and restrictions in force and existing of record in the Office of the County Clerk of Brewster County, Texas, as the same effect the property hereby conveyed.

Grantor, for the consideration 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 TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's successors and assigns 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 warranty.

The vendor's lien against and superior title to the property are retained until the note above described is fully paid according to its terms, at which time this deed shall become absolute.

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

ARROW INVESTMENT CO., INC.

By: *Thomas L. Poe*  
THOMAS L. POE, Vice President

THE STATE OF TEXAS    X  
                                  X  
COUNTY OF HARRIS    X

This instrument was acknowledged before me on the 28<sup>th</sup> day of December, 19 89, by THOMAS L. POE,  
Vice President of ARROW INVESTMENT CO., INC., a Texas Corporation, on behalf of said corporation.



*Cheryl York*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**EXHIBIT**

Metes and bounds description of a 317.56 acre tract of land, being 204.42 acres out of the East 1/2 of Survey 60, Block G-12, G.C. & S.P. Ry. Co. Surveys, lying North of Highway 170 and 113.14 acres out of that part of Survey 70, Block 341, T.C. Ry. Co. Surveys lying North of said Highway 170, Brewster County, Texas and being more particularly described as follows:

**BEGINNING** at an old rock mound on South slope of lime point for the common corner of Surveys 38, 39 and 60, said Block G-12, and Survey 70, said Block 341, for a corner of this tract, said point having State Plane Coordinates of Y=570029.49 and X=513287.96, Texas Coordinate System, South Central Zone, NAD 1927;

**THENCE** South 88°45' East 2265.56 feet with the South line of Survey 38, said Block G-12, and the North line of Survey 70, said Block 341, to a 1/2" iron rod set in the West line of the SENTINEL, a patented mining claim, for a corner of this tract;

**THENCE** South 1°37'28" West 401.50 feet with the West line of said SENTINEL mining claim to a large rock mound found for the Southwest corner of said SENTINEL mining claim and a corner of this tract;

**THENCE** South 86°27'04" East 902.22 feet with the South line of said SENTINEL mining claim to a rock mound found in the West line of the EUREKA, a patented mining claim, for the Southeast corner of said SENTINEL mining claim and a corner of this tract;

**THENCE** South 0°19' West 260.62 feet with the West line of said EUREKA mining claim to a 1/2" iron rod and cap marked "RPS 4425" set in the North Right-of-Way of Highway 170 for a corner of this tract;

**THENCE** South 69°06'30" West 86.0 feet with the North Right-of-Way of said Highway 170 to a point of curvature to the left;

**THENCE** Southwesterly with a curve of the North Right-of-Way of said Highway 170, having a delta angle of 20°06'30" and a radius of 1064.06 feet, for a length of 373.43 feet to the point of tangency;

**THENCE** South 49°00' West 298.79 feet with the North Right-of-Way of said Highway 170 to a point of curvature to the right;

**THENCE** Southwesterly with a curve of the North Right-of-Way of said Highway 170, having a delta angle of 15°13'05" and a radius of 1795.89 feet, for a length of 477.26 feet to the point of tangency;

**THENCE** South 64°13'05" West with the North Right-of-Way of said Highway 170, at 2444.89 feet pass a point in the West line of Survey 70, said Block 341, and the East line of Survey 60, said Block G-12, 3957.11 feet in all to a point of curvature to the left;

**THENCE** Southwesterly with a curve of the North Right-of-Way of said Highway 170, having a delta angle of 30°02'10" and a radius of 1491.55 feet, for a length of 781.91 feet to the point of tangency;

**THENCE** South 34°10'55" West 1468.12 feet with the North Right-of-Way of said Highway 170 to a 1/2" iron rod and cap marked "RPS 4425" set in the West line of the East half of Survey 60, said Block G-12, for a corner of this tract;

**THENCE** North 1°06'36" East 4138.65 feet with the West line of the East half of said Survey 60 to a 1/2" iron rod and cap marked "RPS 4425" set in the South line of the RICHARDSON, a patented mining claim, for a corner of this tract;

**THENCE** South 89°03'10" East 69.61 feet with the Southeast line of said RICHARDSON mining claim to a small rock mound found for the Southeast corner of said RICHARDSON mining claim and a corner of this tract;

**THENCE** North 2°13'48" East 491.24 feet with the East line of said RICHARDSON mining claim to a 1/2" iron rod and cap marked "RPS 4425" set for the Northeast corner of said RICHARDSON mining claim and a corner of this tract;

**THENCE** North 89°12'06" West 79.21 feet with the North line of said RICHARDSON mining claim to a 1/2" iron rod and cap marked "RPS 4425" set in the West line of the East half of said Survey 60 for a corner of this tract;

**THENCE** North 1°06'36" East 270.28 feet with the West line of the East half of said Survey 60 to a 1/2" iron rod and cap marked "RPS 4425" set in the North line of Survey 60 and the South line of Survey 39, said Block G-12, for the Northwest corner of the East half of said Survey 60 and a corner of this tract;

**THENCE** South 88°49'08" East 2637.89 feet with the North line of Survey 60 and the South line of Survey 39, said Block G-12, to the point of beginning.

Bearings and distances are based on the Texas Coordinate System, South Central Zone.

FILED FOR RECORD ON THE <u>24</u> DAY OF <u>January</u> , A.D. 19 <u>90</u> AT <u>11:26</u> O'CLOCK <u>A</u> .M.
RECORDED THE <u>25</u> DAY OF <u>January</u> , A.D. 19 <u>90</u> AT <u>11:10</u> O'CLOCK <u>A</u> .M.
BETTY PETERS, COUNTY CLERK, BREWSTER COUNTY, TEXAS, BY: <u>Berta A. Martinez</u> , DEPUTY
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