

**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.**

**General Warranty Deed**

**Date:** The 21 day of October, 2013

**Grantor:** William H. Watts

**Grantor's Mailing Address:**

William H. Watts  
12702 Pine Spring Ln  
Cypress, TX 77429-3621

**Grantee:** Timberlake Estates Property Owners Association, a Texas non-profit corporation

**Grantee's Mailing Address:**

Timberlake Estates Property Owners Association  
c/o Bartley & Spears, P.C.  
14811 St. Mary's Ln., Suite 270  
Houston, TX 77079

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Track 14A, Block 1, of Timberlake Estates, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, including that 565 square foot tract of land described on Exhibit A attached hereto, and incorporated by reference for all purposes, as described under that certain Warranty Deed recorded under Harris County Clerk's Instrument No. U240992 in the Official Public Records of Real Property of Harris County, Texas.

**Reservations from Conveyance:**

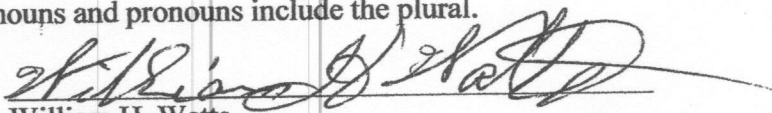
None

**Exceptions to Conveyance and Warranty:**

Validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2014 and subsequent years; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

  
William H. Watts

STATE OF TEXAS )  
COUNTY OF Harris )

This instrument was acknowledged before me on October 26, 2013, by William H. Watts.

Notary Public, State of Texas  
My commission expires:  
10/24/15

AFTER RECORDING RETURN TO:

Timberlake Estates Property Owners Association  
c/o Bartley & Spears, P.C.  
14811 St. Mary's Ln., Suite 270  
Houston, TX 77079



530-81-2788

**FIELD NOTES OF A 565 SQUARE FOOT TRACT OF LAND**

ALL THAT CERTAIN 565 SQUARE FOOT TRACT OF LAND BEING THE REMAINING SOUTHWEST CORNER OF LOT FOURTEEN (14), BLOCK ONE (1), TIMBERLAKE ESTATES, SECTION ONE (1) ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 53, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 1, TIMBERLAKE ESTATES ADDITION, SAID POINT BEING IN THE NORTHEAST CORNER OF THE INTERSECTION OF TALL FOREST DRIVE (60 FEET WIDE) AND OLD CYPRESS-NORTH HOUSTON ROAD (60 FEET WIDE);

THENCE: N46°13'35"W ALONG THE EASTERLY LINE OF TALL FOREST DRIVE A DISTANCE OF 10.99 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN A SOUTHERLY CUT BACK CORNER WITH NEW CYPRESS-NORTH HOUSTON ROAD (100 FEET WIDE);

TRENCHE: N11°30'27"E ALONG SAID CUT BACK CORNER A DISTANCE OF 11.83 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN THE SOUTHERLY LINE OF SAID NEW CYPRESS-NORTH HOUSTON ROAD;

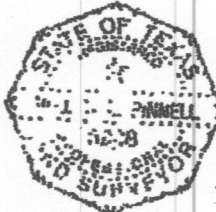
THENCE: IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF NEW CYPRESS-NORTH HOUSTON ROAD IN A CURVE TO THE LEFT HAVING A RADIUS OF 1,687.02 FEET, A CENTRAL ANGLE OF 01°47'25", AN ARC LENGTH OF 52.71 FEET, AND A CHORD OF 52.71 FEET BEARING N62°36'26"E TO A 5/8" IRON ROD FOUND AT THE INTERSECTION OF NEW CYPRESS-NORTH HOUSTON ROAD AND OLD CYPRESS-NORTH HOUSTON ROAD, SAID POINT BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S43°46'25"W ALONG THE NORTH LINE OF OLD CYPRESS-NORTH HOUSTON ROAD AND THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 59.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 565 SQUARE FEET OF LAND MORE OR LESS.

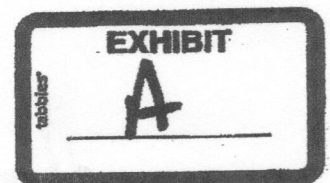
THIS TRACT SURVEYED ON THE GROUND THIS FOURTEENTH DAY OF MARCH, 1994

*Robert L. Finnell*

ROBERT L. FINNELL  
TEXAS REGISTERED PUBLIC LAND SURVEYOR #3968



4-3-4



U240992

530-81-2787

**WARRANTY DEED**

Date: February 23, 2000

02/24/00 201104747 U240992 \$11.00

Grantor: Andrew Jackson Kennelly

Grantor Mailing Address:

7979 North Eldridge, Space 937  
Houston, Harris County, Texas 77041

Grantee: William H. Watts and wife, Brendia J. Watts

*200*

Grantee's Mailing Address:

12702 Pine Spring Lane  
Cypress, Harris County, Texas 77429

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged.

Property (including any improvements):

Track 14A, Block 1 of Timberlake Estates, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, including that 565 square foot tract of land described on Exhibit A attached hereto, and incorporated by reference for all purposes.

*D*

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, that affect the property; and subsequent assessments, if applicable, for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes. Grantor expressly assumes payment of all ad valorem taxes that have accrued through December 31, 1999.

*11*  
*S*

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 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.

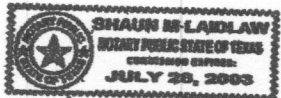
When the context requires, singular nouns and pronouns include the plural.

By: *Andrew Jackson Kennelly*  
Andrew Jackson Kennelly

STATE OF TEXAS  
COUNTY OF HARRIS

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This instrument was acknowledged before me on the 23<sup>rd</sup> day of February, 2000, by ANDREW JACKSON KENNELLY.



*Shaun M. Lawlaw*  
NOTARY PUBLIC in and for the  
STATE OF TEXAS  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

Mr. and Mrs. William H. Watts  
12702 Pine Spring Lane  
Cypress, Harris County, Texas 77429

FILE FOR RECORD  
8:00 AM

FEB 24 2000

*Shaun M. Lawlaw*  
County Clerk, Harris County, Texas

530-81-2788

FIELD NOTES OF A 565 SQUARE FOOT TRACT OF LAND

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BEGINNING AT A 5/8" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 1, TIMBERLAKE ESTATES ADDITION, SAID POINT BEING IN THE NORTHEAST CORNER OF THE INTERSECTION OF TALL FOREST DRIVE (60 FEET WIDE) AND OLD CYPRESS-NORTH HOUSTON ROAD (60 FEET WIDE);

THENCE: N46°13'35"W ALONG THE EASTERLY LINE OF TALL FOREST DRIVE A DISTANCE OF 10.99 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING IN A SOUTHERLY CUT BACK CORNER WITH NEW CYPRESS-NORTH HOUSTON ROAD (100 FEET WIDE);

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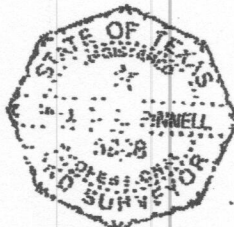
THENCE: IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF NEW CYPRESS-NORTH HOUSTON ROAD IN A CURVE TO THE LEFT HAVING A RADIUS OF 1,687.02 FEET, A CENTRAL ANGLE OF 01°47'25", AN ARC LENGTH OF 52.71 FEET, AND A CHORD OF 52.71 FEET BEARING N62°56'26"E TO A 5/8" IRON ROD FOUND AT THE INTERSECTION OF NEW CYPRESS-NORTH HOUSTON ROAD AND OLD CYPRESS-NORTH HOUSTON ROAD, SAID POINT BEING THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

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THIS TRACT SURVEYED ON THE GROUND THIS FOURTEENTH DAY OF MARCH, 1994

*Robert L. Pinnell*

ROBERT L. PINNELL  
TEXAS REGISTERED PUBLIC LAND SURVEYOR #3968



4-3-4

ANY PROVISION HEREIN WHICH RESTRICTS THE OPEN PERIOD, OR USE OF THE MENTIONED REAL PROPERTY BECAUSE OF COLOR OR RACE IS HEREBY AND UNENFORCEABLE UNDER FEDERAL LAW  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED to File Number \_\_\_\_\_  
Sequence on the 24th day of FEBRUARY 2000 by me and was  
only RECORDED, in the Official Public Records of Real Property of  
Harris County, Texas on

FEB 24 2000



*Christy A. Hoffman*  
COUNTY CLERK  
HARRIS COUNTY TEXAS