

160-01-C402

REAL PROPERTY RECORDS

8244224

RESERVATION OF ARCHITECTURAL CONTROL

DEL LAGO ESTATES

MPB EQUITIES, INC., and T. O. R. Corporation, Texas Corporations (herein collectively called "Declarant"), being the owner of the real property which is more fully described on Exhibit "A" attached hereto and made a part hereof for all purposes, said property being located in Montgomery County, Texas, and desiring to provide for the preservation of the values and amenities in and upon said real property and to subject said real property to the reservation of architectural control hereinafter expressed, which reservation is for the benefit of said property and each owner thereof, as well as for the benefit of Declarant as developer thereof,

HEREBY RESERVES unto MPB Equities, Inc. the exclusive right to approve or disapprove as to harmony of external design and location in relation to surrounding structures and topography and all subdivisions, resubdivisions, exterior addition to, changes in, construction, alteration or excavation of said property or of any structure or improvement located thereon, either permanent or temporary, including without limitation, additions to or of, changes in, or alterations of grade, landscaping, roadways, walkways, signs, exterior lights, walls, fences, buildings, or other structures or improvements located thereon which any person or entity, including without limitation, governmental subdivisions or agencies, seeks to commence, erect, place or maintain upon the aforesaid property.

Any request for such approval shall be submitted in writing to Declarant at 1770 St. James Place, Houston, Texas 77056, or at such other address as may from time to time be designated of record in the Real Property Records of Montgomery County, Texas, or such other representatives as may from time to time be designated of record in the aforesaid Real Property Records, and shall be accompanied by plans and specifications showing the nature, kind, shape, height, materials, color, location and other material attributes of the structure, improvement, addition, change, alteration or excavation. Any such request for approval shall also be accompanied by a certified or check or money order payable to the order of Declarant or the committee described below, as applicable in an amount equal to \$125.00 or such other amount as may be established by Declarant or such committee from time to time. If Declarant fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been received by it, approval will not be required. Declarant shall have no duty to exercise the power of approval or disapproval hereby reserved. Non-exercise of the power in one or more instances shall not be deemed to constitute a waiver of the right to exercise the power in other or different instances. Likewise, approval of any one set of plans and specifications shall not be deemed to constitute approval of any other or different plans and specifications.

The power hereby reserved may be delegated by MPB Equities, Inc., in its discretion from time to time, to a committee appointed, empowered, and constituted by it, whose members shall serve and may be replaced at the pleasure of MPB Equities, Inc.

The power hereby reserved may be assigned together with, or to any person or entity owning, an interest in any portion of the aforesaid property insofar as it pertains to all or any portion of the aforesaid property. Any such assignment must be express, in writing, and recorded in the Real Property Records of Montgomery County, Texas. No such assignment shall be deemed to arise by implication.

All conveyances of the aforesaid property or any portion thereof, subsequent to the date hereof, whether by Declarant or by the successors or assigns of Declarant, shall be and remain subject

to this reservation until the 31st day of December, 2001, unless said reservation is specifically released by MPB Equities, Inc., or its successors or by the assignee of the power of approval or disapproval hereby reserved. Any such release may be granted at any time as to all or any part of the aforesaid property, and notwithstanding any one or more of such releases, the power hereby reserved shall remain in full force and effect as to the balance of the aforesaid property. No such release shall be effective unless in writing and recorded in the Real Property Records of Montgomery County, Texas.

Any determination by any court of competent jurisdiction that any provision of this Declaration is invalid or unenforceable shall not affect the validity of enforceability of any of the other provisions hereof.

The undersigned, Earl D. Elliott, Trustee, Chris Richardson, Cherokee Properties, a Texas General Partnership, by and thru Emit Odem, its general partner, and James V. Blacklock, Individually and as Independent Executor of the Estate of C. E. Stanley, Deceased, Lillian V. Stanley and Moriel Stanley Blacklock, joining in the execution hereof for the purpose of approving and they do hereby approve, the terms of this Reservation of Architectural Control and for the purpose of subordinating, and they do hereby subordinate to all of the provisions hereof, any liens, security interests, and rights which all or any of them now have or hereafter may have against that portion (and only that portion) of the above described real property which is located within the boundaries of that certain subdivision known as Del Lago Estates, a subdivision of Montgomery County, Texas, according to the plat thereof recorded in the Map Records of Montgomery County, Texas.

DATED as of the 27 day of September, 1982.

MPB EQUITIES, INC.

BY: Judd Kassuba
JUDD KASSUBA, VICE PRESIDENT

T. O. R. CORPORATION

BY: Robert Hudson - Secretary
R. F. Scott President

Earl D. Elliott, Trustee
EARL D. ELLIOTT, TRUSTEE

Chris Richardson
CHRIS RICHARDSON

Emit Odem
CHEROKEE PROPERTIES, a Texas General Partnership, by and thru Emit Odem, its general partner.

James V. Blacklock
JAMES V. BLACKLOCK, Individually and as Independent Executor of the Estate of C. E. Stanley, Deceased.

Lillian V. Stanley
LILLIAN V. STANLEY

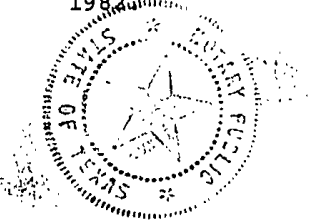
Moriel Stanley Blacklock
MORIEL STANLEY BLACKLOCK

(Acknowledgment)

THE STATE OF TEXAS X
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JUDD KASSUBA, Vice President, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MPB EQUITIES, INC., a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of September, 1982



Carol Murray
Notary Public in and for
County, Texas. CAROL MURRAY
Printed name: Notary Public for the State of Texas
Commission Expires My Commission Expires 6-23-84

(Acknowledgment)

160-01-6405

THE STATE OF TEXAS X
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RF Scott,
Odell Hudson, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said T. O. R. CORPORATION, a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of September, 1982.

Norman Griffin
Notary Public in and for Montgomery
County, Texas.
Printed name: Norman Griffin
Commission expires: 10/18/84

(Acknowledgment)

THE STATE OF TEXAS X
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EARL D. ELLIOTT, TRUSTEE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18 day of September, 1982.

Norman Griffin
Notary Public in and for _____
County, Texas.
Printed name: Norman Griffin
Commission expires: 10/18/84

(Acknowledgment)

THE STATE OF TEXAS X
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHRIS RICHARDSON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of September, 1982.

Carol Murray
Notary Public in and for _____
County, Texas. CAROL MURRAY
Printed name: Notary Public for the State of Texas
Commission expires: 10/18/84

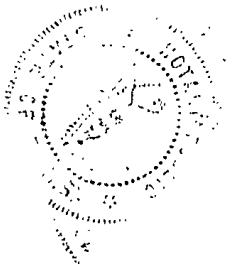
(Acknowledgment)

160-01-C406

THE STATE OF TEXAS X
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Emmit Odom its general partner, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said CHEROKEE PROPERTIES, a Texas General Partnership, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of September, 1982.



Carol Murray
Notary Public in and for _____
County, Texas.
Printed name: _____
Commission expires: CAROL MURRAY
Notary Public for the State of Texas
My Commission Expires 6-23-84

(Acknowledgment)

THE STATE OF TEXAS X
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JAMES V. BLACKLOCK, Individually and as Independent Executor of the Estate of C. E. Stanley, Deceased, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of September, 1982.



Norman Griffin
Notary Public in and for Montgomery
County, Texas.
Printed name: Norman Griffin
Commission expires: 10/18/84

(Acknowledgment)

THE STATE OF TEXAS X
COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LILLIAN V. STANLEY known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of September, 1982.



Norman Griffin
Notary Public in and for Montgomery
County, Texas.
Printed name: Norman Griffin
Commission expires: 10/18/84

160-01-0407

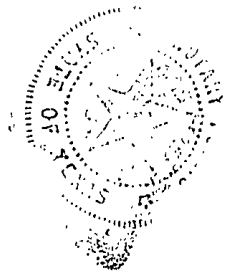
(Acknowledgment)

THE STATE OF TEXAS X

COUNTY OF MONTGOMERY X

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MORIEL STANLEY BLACKLOCK, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 22 day of September, 1982.



Norman Griffin
Notary Public in and for Montgomery
County, Texas.
Printed name: Norman Griffin
Commission expires: 10/19/84

160-01-0408

EXHIBIT "A"

BEING 25.000 acres of land in the JOHN CORNER SURVEY, A-8, Montgomery County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod for the northwest corner of the herein described tract, and being S 9° 43' E, 3.642.14 ft. from the northwest corner of that certain 867.45 acre tract described in Volume 236, Page 240, of the Deed Records of Montgomery County, Texas;

THENCE: N 86° 47' E, with the centerline of a 100 ft. road easement, a distance of 1,069.17 ft. to a 1/2" iron rod for the northeast corner of the herein described tract;

THENCE: S 31° 28' E, a distance of 871.11 ft. to a 1/2" iron rod at the shoreline of Lake Conroe for the southeast corner of the herein described tract;

THENCE: Westerly, with said shoreline the following courses:

S 57° 16' W, 49.10 ft.;
S 18° 41' W, 219.5 ft.;
S 34° 23' W, 75.50 ft.;
S 70° 25' W, 81.50 ft.;
N 84° 06' W, 129.1 ft.;
N 65° 03' W, 179.6 ft.;
N 75° 03' W, 280.1 ft.;
N 44° 13' W, 145.9 ft.;
N 73° 48' W, 178.0 ft.;
S 87° 57' W, 155.5 ft.;
N 70° 05' W, 206.2 ft. to a 1/2" iron rod in the west line of the afore-
said 867.45 acre tract for the southwest corner of the herein described
tract;

THENCE: N 9° 43' W, with said west line, a distance of 636.05 ft. to the Place of Beginning, and containing 25.000 acres of land,

EXHIBIT "A"

30.800 ACRES OF LAND IN THE JOHN CORNER SURVEY, A-8, MONTGOMERY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" Iron Rod for the upper southwest corner of the herein described tract, and being S. 9° 43' 00" E., 3,642.14 feet from the northwest corner of that certain 867.45 acre tract described in Volume 236, Page 240 of the deed records of Montgomery County;

THENCE N. 9° 43' 00" W., with the west line of said 867.45 acre tract, a distance of 504.27 feet to a point for the lower northwest corner of the herein described tract;

THENCE N. 80° 17' 00" E., a distance of 488.60 feet to a point for an inner corner;

THENCE N. 9° 43' 00" W., a distance of 131.79 feet to a point in the 201' Contour Line of Lake Conroe, for the upper northwest corner of the herein described tract;

THENCE with said 201' Contour Line, the following courses;

N. 86° 51' E., 123.04 feet;

N. 56° 40' E., 346.3 feet;

N. 59° 42' E., 125.7 feet;

S. 83° 25' E., 238.5 feet;

S. 57° 20' E., 168.2 feet;

S. 36° 47' E., 115.7 feet;

S. 31° 26' E., 254.0 feet;

S. 47° 00' E., 303.4 feet;

S. 30° 27' E., 106.9 feet;

S. 17° 25' E., 286.5 feet;

S. 10° 04' E., 313.7 feet;

S. 19° 59' W., 147.8 feet and

S. 57° 16' W., 269.0 feet to a 1/2" Iron Rod for the lower southwest corner of the herein described tract;

THENCE N. 3° 13' 00" W., a distance of 712.97 feet to a 1/2" Iron Rod in the centerline of a 100 foot Road Easement, for an inner corner of the herein described tract;

THENCE S. 86° 47' 00" W., with said centerline, a distance of 1,577.57 feet to the place of BEGINNING, and containing 30.800 acres of land.

160-01-0410

EXHIBIT "A"

BEING 5.265 acres of land in the JOHN CORNER SURVEY, A-8, Montgomery County, Texas, out of a 30.265 acre tract, said 5.265 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod in the centerline of a one hundred (100) foot road easement for the northeast corner of said 30.265 acre tract;

THENCE: S 03° 13' E along the east line of said 30.265 acre tract, a distance of 712.97 ft. to a 1/2" iron rod in the 201 contour line of Lake Conroe for the southeast corner of said 30.265 acre tract;

THENCE: S 57° 16' W along said 201 foot contour line of Lake Conroe, a distance of 110.40 ft. to a point for corner;

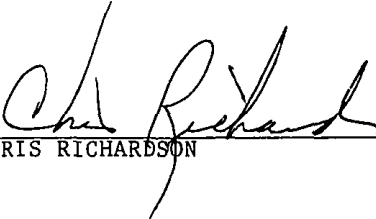
THENCE: N 31° 28' W, a distance of 871.11 ft. to a 1/2" iron rod in the centerline of said one hundred (100) foot road easement and the north line of said 30.265 acre tract for a corner;

THENCE: S 86° 47' W with the centerline of said one hundred (100) foot road easement and the north line of said 30.265 acre tract, a distance of 508.40 ft. to the POINT OF BEGINNING and containing 5.265 acres of land.

ADDENDUM TO RESERVATION OF ARCHITECTURAL CONTROL -
DEL LAGO ESTATES

This document is an Addendum to that one certain Reservation of Architectural Control - Del Lago Estates entered into by and between M.P.B. EQUITIES, INC. and T.O.R. CORPORATION and approved by CHRIS RICHARDSON. In the event of conflict or inconsistency between this Addendum and that one certain Reservation of Architectural Control - Del Lago Estates, the terms and conditions of this Addendum shall control:


1. The undersigned, CHRIS RICHARDSON, joins in the execution thereof for the purposes of approving and does hereby approve the terms of the Reservation of Architectural Control. The undersigned however does not in any manner subordinate its lien on the above-described property to the any of the provisions contained therein.

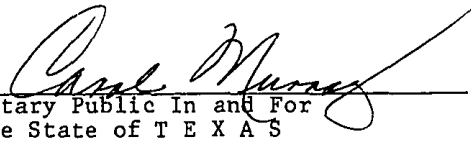

CHRIS RICHARDSON

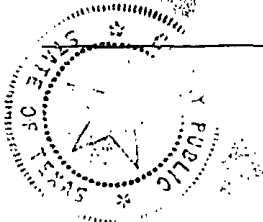
THE STATE OF TEXAS)
)
COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared CHRIS RICHARDSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27th day of September, 1982

FILED FOR RECORD
1982 OCT -6 PM 2:54

ROY HARRIS
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS
My Commission Expires:


Notary Public In and For
The State of T E X A S
Printed Name **CAROL MURRAY**
Notary Public for the State of TEXAS
My Commission Expires 8-23-84



STATE OF TEXAS
COUNTY OF MONTGOMERY }
I hereby certify that this instrument was filed
in File Number Sequence on the date and at the
time stamped hereon by me, and was duly RECORDED,
in the official Public Records of Real Property of
Montgomery County, Texas.

OCT 6 1982



COUNTY CLERK,
MONTGOMERY COUNTY, TEXAS