

THE STATE OF TEXAS §
 COUNTY OF WALLER § KNOW ALL MEN BY THESE PRESENTS:
 §

That we, H. P. DONIGAN and NORMA DONIGAN, as Grantors, in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold and do by these presents grant, bargain, sell and convey to the CITY OF PATTISON, the free and uninterrupted use, liberty and privilege of passage in, along, upon, and across the following tracts of land in Waller County, Texas, owned by us:

TRACT A

A tract of land containing 0.260 acres of land more fully described by metes and bounds in field notes prepared from a survey conducted by Rhoads Engineering Corporation attached hereto marked Exhibit "B-1".

TRACT B

A tract of land containing 0.062 acres of land more fully described by metes and bounds in field notes prepared from a survey conducted by Rhoads Engineering Corporation attached hereto marked Exhibit "B-2".

TRACT C

A tract of land containing 0.475 acres of land more fully described by metes and bounds in field notes prepared from a survey conducted by Rhoads Engineering Corporation attached hereto marked Exhibit "B-3".

for the purpose of opening, constructing, improving, and maintaining permanent public roads in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on, repairs to said public roads, and to construct, alter, and maintain any and all public utilities across said premises or any part thereof.

TO HAVE AND TO HOLD unto the said CITY OF PATTISON, its successors and assigns, for the purposes aforesaid, the premises described above.

EXECUTED this 15th day of April, 1981.

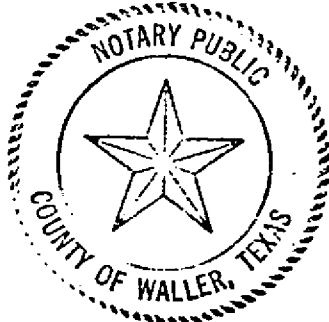
H. P. Donigan
H. P. DONIGAN

Norma Donigan
NORMA DONIGAN

THE STATE OF TEXAS
COUNTY OF WALLER

Before me, the undersigned authority, on this day personally appeared H. P. DONIGAN, 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 on this the 15th day of APRIL, 1981.

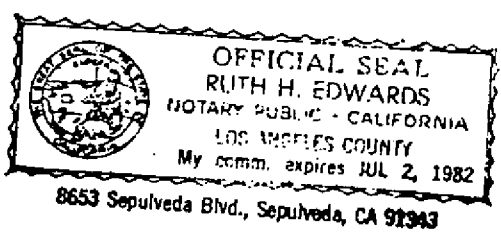


Karl N. Mickelitz
Notary Public in and for
Waller County, Texas
My Commission expires 9-4-81
KARL N. MICKELITZ
(Printed name of notary)

THE STATE OF ~~Texas~~ ^{California}
COUNTY OF ~~Waller~~ ^{Los Angeles}

Before me, the undersigned authority, on this day personally appeared NORMA DONIGAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the 17 day of April, 1981.



Ruth H. Edwards
Notary Public in and for
~~Waller County, Texas~~ ^{California}
My Commission expires
July 2 - 1982
(Printed name of notary)
RUTH H. EDWARDS

TRACT A

DEED RECORDS

VOL 324 PAGE 665

METES AND BOUNDS DESCRIPTION

0.260 ACRE

LOCATED IN THE

SAMUEL C. HADY LEAGUE, A-31

WALLER COUNTY, TEXAS

(RELOCATED AVENUE I)

Being a tract or parcel of land containing 0.260 acre located in the Samuel C. Hady League, A-31, Waller County, Texas, and the town of Pattison, Texas, being a portion of Lots 9, 10, 13, and 14, and all of Lots 11 and 12, of Block 17 of the town of Pattison as platted and recorded in Volume 9, Page 161, of the Waller County Deed Records, said 0.260 acre being more particularly described by metes and bounds as follows:

COMMENCING at a $\frac{1}{2}$ -inch galvanized iron pipe found marking the intersection of the southeasterly right-of-way (R-O-W) line of Avenue F (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison, with the southwesterly R-O-W line of F.M. 359 (80.00 feet wide) as recorded in Volume 104, Page 69, of the Waller County Deed Records, said pipe marking the most northerly corner of Koen Electric Co.;

THENCE S 58°08' E, along the southwesterly R-O-W line of said F.M. 359, at 94.35 feet passing a found $\frac{1}{2}$ -inch iron pipe, and continuing, in all, a total distance of 280.00 feet to a point on the southeasterly R-O-W line of Avenue G (60.00 feet wide), as recorded by plat of the aforementioned town of Pattison;

THENCE N 31°52' E, along the southeasterly R-O-W line of said Avenue G, at 80.00 feet passing the north R-O-W line of said F.M. 359, and continuing, in all, a total distance of 270.00 feet to a point on the southwesterly R-O-W line of 1st Street (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison;

TRACT A
METES AND BOUNDS DESCRIPTION
0.260 ACRE
SAMUEL C. HADY LEAGUE, A-31
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THENCE S 58°08' E, along the southwesterly R-O-W line of said 1st Street, at 280.00 feet passing the southeasterly R-O-W line of Avenue H, at 405.71 feet passing the most northerly corner of Lot 9, Block 17, of the town of Pattison, and continuing, in all, a total distance of 416.63 feet to the POINT OF BEGINNING;

THENCE continuing S 58°08' E along said southwesterly R-O-W line, at 20.51 feet passing the most northerly corner of Lot 12, of said Block 17, at 51.94 feet passing the most northerly corner of Lot 13, of said Block 17, and continuing, in all, a total distance of 60.00 feet to a point for corner;

THENCE S 31°52' W, leaving said southwesterly R-O-W line, 188.77 feet to a point for corner, on the northeasterly R-O-W line of F.M. 359, as recorded in Volume 117, Page 346 of the Waller County Deed Records, said point being in the southwesterly line of Lot 14, of said Block 17;

THENCE N 57°33'30" W, along the southwesterly line of said Block 17, at 8.06 feet passing the most westerly corner of Lot 14, at 39.49 feet passing the most westerly corner of Lot 11, and continuing, in all, a total distance of 60.00 feet to a point for corner in the south line of Lot 10, Block 17;

THENCE N 31°52' E, 188.17 feet to the POINT OF BEGINNING and containing 0.260 acre of land, more or less.

TRACT B

DEED RECORDS

METES AND BOUNDS DESCRIPTION

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0.062 ACRE

LOCATED IN THE

SAMUEL C. HADY LEAGUE, A-31

WALLER COUNTY, TEXAS

(RELOCATED 1ST STREET THROUGH BLOCK 1)

Being a tract or parcel of land containing 0.062 acre located in the Samuel C. Hady League, A-31, Waller County, Texas, and the town of Pattison, Texas, being a portion of Block No. 1, in the name of Mr. H. Donigan, of the town of Pattison as platted and recorded in Volume 9, Page 161, of the Waller County Deed Records, said 0.062 acre being more particularly described by metes and bounds as follows:

COMMENCING at a $\frac{1}{2}$ -inch galvanized iron pipe found marking the intersection of the southeasterly right-of-way (R-O-W) line of Avenue F (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison, with the southwesterly R-O-W line of F.M. 359 (80.00 feet wide) as recorded in Volume 104, Page 69 of the Waller County Deed Records, said pipe marking the most northerly corner of Koen Electric Co.;

THENCE S 58°08' E, along the southwesterly R-O-W line of said F.M. 359, at 94.35 feet passing a found $\frac{1}{2}$ -inch iron pipe, and continuing, in all, a total distance of 280.00 feet to a point on the southeasterly R-O-W line of Avenue G (60.00 feet wide), as recorded by plat of the aforementioned town of Pattison;

THENCE N 31°52' E, along the southeasterly R-O-W line of said Avenue G, at 80.00 feet passing the north R-O-W line of said F.M. 359 and continuing in all, a total distance of 330.00 feet to a point on the northeasterly R-O-W line of 1st Street (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison;

THENCE S 58°08' E, along the northeasterly R-O-W line of said 1st Street, at 560.00 feet passing the most westerly corner of Block 1 of said town of

TRACT B
METES AND BOUNDS DESCRIPTION
0.062 ACRE
SAMUEL C. HADY LEAGUE, A-31
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Pattison, same being on the southeasterly R-O-W line of Avenue I (60.00 feet wide), and continuing, in all, a total distance of 680.25 feet to the POINT OF BEGINNING;

THENCE leaving said northeasterly R-O-W line, and along a fence line THE FOLLOWING:

S 82°52'52" E, 34.37 feet,

S 88°43'17" E, 42.35 feet,

N 83°57'08" E, 40.66 feet to

a point for corner in said fence line, on the northwesterly R-O-W line of Avenue J (60.00 feet wide) as recorded by plat of the town of Pattison;

THENCE S 31°52' W, along said northwesterly R-O-W line, 60.92 feet to a point for corner, the most southerly corner of said Block 1;

THENCE N 58°08' W, along the northeasterly R-O-W line of said 1st Street, 99.75 feet to the POINT OF BEGINNING and containing 0.062 acre of land, more or less.

RHOADS ENGINEERING CORPORATION

EXHIBIT "B-2" Page 2

TRACT C

METES AND BOUNDS DESCRIPTION

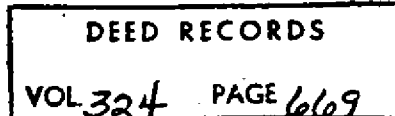
0.475 ACRE

LOCATED IN THE

SAMUEL C. HADY LEAGUE, A-31

WALLER COUNTY, TEXAS

(RELOCATED AVENUE J)



Being a tract or parcel of land containing 0.475 acre located in the Samuel C. Hady League, A-31, Waller County, Texas, being east of the town of Pattison, Texas, as platted and recorded in Volume 9, Page 161, of the Waller County Deed Records, and also being a portion of a call 18 acre tract as dedicated from Maurice Lot to Dr. L. W. Baines on April 1, 1899 and described in Record No. 312, of the Waller County Deed Records, said 0.475 acre being more particularly described by metes and bounds as follows:

COMMENCING at a $\frac{1}{2}$ -inch galvanized iron pipe found marking the intersection of the southeasterly right-of-way (R-O-W) line of Avenue F (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison, with the southwesterly R-O-W line of F.M. 359 (80.00 feet wide) as recorded in Volume 104, Page 69 of the Waller County Deed Records, said pipe marking the most northerly corner of Koen Electric Co.;

THENCE S 58°08' E, along the southwesterly R-O-W line of said F.M. 359, at 94.35 feet passing a found $\frac{1}{2}$ -inch iron pipe, and continuing, in all, a total distance of 280.00 feet to a point on the southeasterly R-O-W line of Avenue G (60.00 feet wide), as recorded by plat of the aforementioned town of Pattison;

THENCE N 31°52' E, along the southeasterly R-O-W line of said Avenue G, at 80.00 feet passing the north R-O-W line of said F.M. 359 and continuing in all, a total distance of 270.00 feet to a point on the southwesterly R-O-W line of 1st Street (60.00 feet wide) as recorded by plat of the aforementioned town of Pattison;

TRACT C
METES AND BOUNDS DESCRIPTION
0.475 ACRE
SAMUEL C. HADY LEAGUE, A-31
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THENCE S 58°08' E, along the southwesterly R-O-W line of said 1st Street, at 560.00 feet passing the most northerly corner of Block 18 of the said town of Pattison, same being on the southeasterly R-O-W line of Avenue I (60.00 feet wide), and continuing, in all, a total distance of 612.24 feet to a 5/8-inch iron rod;

THENCE N 31°52' E, parallel to the southeasterly R-O-W line of said Avenue I, 5.84 feet to a 5/8-inch iron rod;

THENCE along a fence line, THE FOLLOWING:

S 61°04'37" E, 38.03 feet,

S 68°55'32" E, 36.96 feet, and

S 71°33'02" E, 156.35 feet to

the POINT OF BEGINNING;

THENCE S 71°33'02" E, 1.42 feet to a point for corner on the southeasterly R-O-W line of Avenue J;

THENCE N 31°52' E, along said southeasterly R-O-W line, 104.50 feet to a point for corner;

THENCE S 58°08' E, at 46.39 feet passing a fence corner post, and continuing, in all, a total distance of 48.90 feet to a point for corner;

THENCE S 26°25'30" W, 355.86 feet to a point for corner;

THENCE N 57°56'15" W, 60.29 feet to a point for corner, in a fence line;

THENCE N 26°25'30" E, 250.35 feet to the POINT OF BEGINNING and containing 0.475 acre of land, more or less.

RHOADS ENGINEERING CORPORATION

EXHIBIT "B-3" Page 2

Filed for Record May 13 A.D., 1981 2:10 o'clock P.M.
Recorded May 18 A.D., 1981 11:00 o'clock A.M.
By ELVA D. MATHIS, County Clerk, Waller County, Texas
By *Archie J. Dockers* Deputy