

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Pheasant Creek Ltd.**, a Texas Limited Partnership (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by Summerfield Homeowners' Association, Inc., a Texas corporation (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee the property, together with all improvements situated thereon (hereinafter referred to as the "Subject Property"), described as the following real property in Fort Bend County, Texas (further described by the attached list of property tax account numbers) and by this reference incorporated herein for all purposes, to wit;

Restricted Reserves "A", "D", "E", "F", "G", "H", "I" out of Pheasant Creek Ltd., Section One according to the map or plat thereof duly recorded under Slide No. # 1294A & 1294B, of the Plat Records of Fort Bend County, Texas, and

Restricted Reserves "A", "B", "C" out of Pheasant Creek Ltd., Section Two according to the map or plat thereof duly recorded under Slide No. # 1294A & 1294B, of the Plat Records of Fort Bend County, Texas, and

Restricted Reserve "A" out of Pheasant Creek Ltd., Section Three according to the map or plat thereof duly recorded under Slide No. # 1563A, of the Plat Records of Fort Bend County, Texas, and

Restricted Reserves "A", "B", "C", "D", "E", "F", "G", "H" out of Pheasant Creek Ltd., Section Four according to the map or plat thereof duly recorded under Slide No. #1559A, of the Plat Records of Fort Bend County, Texas, and

Restricted Reserves "A", "B" out of Pheasant Creek Ltd., Section Five according to the map or plat thereof duly recorded under Slide No. #1753A, of the Plat Records of Fort Bend County, Texas, and

Restricted Reserves "A", "B" out of Pheasant Creek Ltd., Section Six according to the map or plat thereof duly recorded under Slide No. #1753D, of the Plat Records of Fort Bend County, Texas.

Grantor does hereby convey the properties described above, together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations, remainders, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term "Subject Property" shall refer to and include the property as described in this paragraph.

This conveyance is made and accepted subject to ad valorem taxes for 2002 and subsequent years, the payment of which is hereby assumed by Grantee, and to all validly existing and enforceable rights, interests and estates, if any, of record in the Office of the County Clerk of Fort Bend County, Texas (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and

appurtenances thereto in anywise belonging, subject to the Permitted Encumbrances, unto Grantee and Grantee's successors and assigns forever. Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said Subject Property, unto Grantee and it's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This Deed is delivered by Grantor and accepted by Grantee with the understanding that the Property is being conveyed AS IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, IT BEING THE INTENTION OF THE PARTIES, TO EXPRESSLY NEGATE AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES, INCLUDING, BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, CONDITION, HABITABILITY, AND FITNESS FOR ANY PARTICULAR USE OR PURPOSE, OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE, OR BY ANY DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY, AND ALL OTHER WARRANTIES AND REPRESENTATIONS WHATSOEVER, except the warranty of Title as set forth herein.

EXECUTED on this the 31<sup>ST</sup> day of July, 2002.

Pheasant Creek Ltd. by its sole General Partner, Greatmark International, Inc.

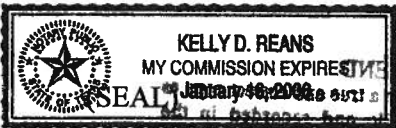
By: *Clinton F. Wong*  
Clinton F. Wong, President

(Acknowledgment)

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Clinton F. Wong, President of Greatmark International, Inc., sole general partner of Pheasant Creek Estates, Ltd., a Texas Limited Partnership, 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.

GIVEN UNDER my hand and seal of office on this the 31<sup>ST</sup> day of July, 2002.



*Kelly D. Reans*  
Notary Public in and for  
The State of Texas

My Commission Expires: 01-16-2006

After Recording this Deed,  
Return the Original to:  
**Greatmark International, Inc.**  
7676 Woodway, Suite 238  
Houston, Texas 77063



Mailing Address of Grantee:  
Summerfield Homeowner's Association, Inc.  
C/o Austin Properties, Inc.  
13726 Florence  
Sugar Land, TX 77478

Attachment: Fort Bend County Property Tax Account Numbers and Descriptions:

Reserve "A", Summerfield Section 1: 8283-01-000-0010-907; 0.0840 Acres; Landscape  
Reserve "D", Summerfield Section 1: 8283-01-000-0040-907; 0.2200 Acres; Landscape  
Reserve "E", Summerfield Section 1: 8283-01-000-0050-907; 0.2250 Acres; Landscape  
Reserve "F", Summerfield Section 1: 8283-01-000-0060-907; 0.0230 Acres; Landscape  
Reserve "G", Summerfield Section 1: 8283-01-000-0070-907; 0.0231 Acres; Landscape  
Reserve "H", Summerfield Section 1: 8283-01-000-0080-907; 0.2360 Acres; Landscape  
Reserve "T", Summerfield Section 1: 8283-01-000-0090-907; 0.2190 Acres; Landscape  
Reserve "A", Summerfield Section 2: 8283-02-000-0010-907; 0.1870 Acres; Landscape  
Reserve "B", Summerfield Section 2: 8283-02-000-0020-907; 0.0240 Acres; Landscape  
Reserve "C", Summerfield Section 2: 8283-02-000-0030-907; 0.0660 Acres; Landscape  
Reserve "A", Summerfield Section 3: 8283-03-000-0010-907; 0.0840 Acres; Landscape  
Reserve "A", Summerfield Section 4: 8283-04-000-0010-907; 0.0208 Acres; Landscape  
Reserve "B", Summerfield Section 4: 8283-04-000-0020-907; 0.0208 Acres; Landscape  
Reserve "C", Summerfield Section 4: 8283-04-000-0030-907; 0.0264 Acres; Landscape  
Reserve "D", Summerfield Section 4: 8283-04-000-0040-907; 0.0478 Acres; Landscape  
Reserve "E", Summerfield Section 4: 8283-04-000-0050-907; 0.0478 Acres; Landscape  
Reserve "F", Summerfield Section 4: 8283-04-000-0060-907; 0.0452 Acres; Landscape  
Reserve "G", Summerfield Section 4: 8283-04-000-0070-907; 0.0236 Acres; Landscape  
Reserve "H", Summerfield Section 4: 8283-04-000-0080-907; 0.5142 Acres; Landscape  
Reserve "A", Summerfield Section 5: 8283-05-000-0010-907; 0.6334 Acres; Landscape  
Reserve "B", Summerfield Section 5: 8283-05-000-0020-907; 0.0264 Acres; Landscape  
Reserve "A", Summerfield Section 6: 8283-06-000-0010-907; 0.5056 Acres; Landscape  
Reserve "B", Summerfield Section 6: 8283-06-000-0020-907; 0.2792 Acres; Landscape

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dianne Wilson*

2002 NOV 06 08:13 AM 2002121618  
DBC \$11.00  
DIANNE WILSON, COUNTY CLERK  
FORT BEND COUNTY, TEXAS

**Summerfield Homeowner's Association, Inc.**  
**c/o Austin Properties, Inc.**  
 13726 Florence  
 Sugar Land, TX 77478

	Account Number	Market Value	Acres	Description	Ft. Bend County *	Ft. Bend I.S.D.	Ft. Bend MUD #25
1	8283-01-000-0010-907	420	0.0840	Summerfield Sec. 1, Acres 0.084, Reserve A (Landscape)	2.26	X 7.07	3.80
2	8283-01-000-0040-907	1,100	0.2200	Summerfield Sec. 1, Acres 0.220, Reserve D (Landscape)	5.93	18.51	9.96
3	8283-01-000-0050-907	1,130	0.2250	Summerfield Sec. 1, Acres 0.225, Reserve E (Landscape)	6.09	19.01	10.23
4	8283-01-000-0060-907	120	0.0230	Summerfield Sec. 1, Acres 0.0230, Reserve F (Landscape)	0.65	X 2.02	1.09
5	8283-01-000-0070-907	120	0.0231	Summerfield Sec. 1, Acres 0.0231, Reserve G (Landscape)	0.65	X 2.02	1.09
6	8283-01-000-0080-907	1,180	0.2360	Summerfield Sec. 1, Acres 0.2360, Reserve H (Landscape)	6.36	19.85	10.68
7	8283-01-000-0090-907	1,100	0.2190	Summerfield Sec. 1, Acres 0.2190, Reserve I (Landscape)	5.93	18.51	9.96
8	8283-02-000-0010-907	940	0.1870	Summerfield Sec. 2, Acres 0.187, Restr. Res. A (Landscape)	5.07	15.82	8.51
9	8283-02-000-0020-907	120	0.0240	Summerfield Sec. 2, Acres 0.024, Restr. Res. B (Landscape)	0.65	X 2.02	1.09
10	8283-02-000-0030-907	330	0.0660	Summerfield Sec. 2, Acres 0.066, Restr. Res. C (Landscape)	1.78	X 5.55	2.99
11	8283-03-000-0010-907	420	0.0840	Summerfield Sec. 3, Acres 0.084, Restr. Res. A (Landscape)	2.26	X 7.07	3.80
12	8283-04-000-0010-907	100	0.0208	Summerfield Sec. 4, Ac's 0.0208, Restr. Res. A (Landscape)	0.54	X 1.68	0.91
13	8283-04-000-0020-907	100	0.0208	Summerfield Sec. 4, Ac's 0.0208, Restr. Res. B (Landscape)	0.54	X 1.68	0.91
14	8283-04-000-0030-907	130	0.0264	Summerfield Sec. 4, Ac's 0.0264, Restr. Res. C (Landscape)	0.70	X 2.19	1.18
15	8283-04-000-0040-907	240	0.0478	Summerfield Sec. 4, Ac's 0.0478, Restr. Res. D (Landscape)	1.29	X 4.04	2.17
16	8283-04-000-0050-907	240	0.0478	Summerfield Sec. 4, Ac's 0.0478, Restr. Res. E (Landscape)	1.29	X 4.04	2.17
17	8283-04-000-0060-907	230	0.0452	Summerfield Sec. 4, Ac's 0.0452, Restr. Res. F (Landscape)	1.24	X 3.87	2.08
18	8283-04-000-0070-907	120	0.0236	Summerfield Sec. 4, Ac's 0.0236, Restr. Res. G (Landscape)	0.65	X 2.02	1.09
19	8283-04-000-0080-907	2,570	0.5142	Summerfield Sec. 4, Ac's 0.5142, Restr. Res. H (Landscape)	13.84	43.24	23.26
20	8283-05-000-0010-907	3,170	0.6334	Summerfield Sec. 5, Ac's 0.6334, Restr. Res. A (Landscape)	17.08	53.34	28.69
21	8283-05-000-0020-907	130	0.0264	Summerfield Sec. 5, Ac's 0.0264, Restr. Res. B (Landscape)	0.70	X 2.19	1.18
22	8283-06-000-0010-907	2,530	0.5056	Summerfield Sec. 6, Ac's 0.5056, Restr. Res. A (Landscape)	13.63	42.57	22.90
23	8283-06-000-0020-907	1,400	0.2792	Summerfield Sec. 6, Ac's 0.2792, Restr. Res. B (Landscape)	7.55	23.56	12.67
		<u>17,940</u>	<u>3.5823</u>		<u>96.68</u>	<u>301.87</u>	<u>162.41</u>

Combined Tax: \$ 560.96

\* Note: It has been the procedure of Fort Bend County, in prior years, to NOT issue Tax Statements for calculated amounts of LESS than \$5.00.  
 "X" The Tax Statements not included in this package are assumed to be unissued per above, however, the tax liability amounts due have been calculated.

Ft. Bend County Tax Rate:	0.53874
Ft. Bend I.S.D. Tax Rate:	1.68250
Ft. Bend MUD #25 Rate:	0.90500
Combined Taxes	<u>3.12624</u>