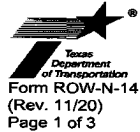


NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.



DEED

TxDOT ROW CSJ: 0338-02-043

TxDOT Parcel ID: P00073134.001 (64)

Grantor(s), whether one or more:

Lone Star Cowboy Church, a Texas non-profit corporation

Grantor's Mailing Address (including county):

21627 Eva Street
Montgomery, TX 77356-1964
(Montgomery County)

Grantee:

The State of Texas, acting by and through the Texas Transportation Commission

Grantee's Authority:

The Texas Transportation Commission is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Texas Transportation Commission is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Texas Department of Transportation
125 E. 11th Street
Austin, Texas 78701
(Travis County)

Charter Title Company
GF# 1035012400074T

Consideration:

The sum of Thirty-Four Thousand Nine Hundred Eighty-Five and no/100 Dollars (\$34,985.00) to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Montgomery County, Texas, being more particularly described in the attached Exhibit A (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Montgomery County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, and sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein, and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit:

IMPROVEMENT
N/A

RETENTION VALUE
N/A

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day closing, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting, or permitting requirements.

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 successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's 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.

EXECUTED on the date(s) of acknowledgment indicated below.

GRANTOR(s):

Lone Star Cowboy Church, a Texas non-profit corporation

by: 
Randy Weaver, Lead Pastor and the Chairman of the Board

Corporate Acknowledgment

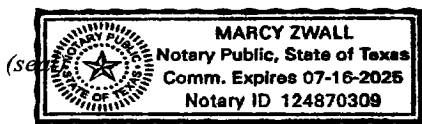
State of Texas
County of Montgomery


This instrument was acknowledged before me on September 25, 2024 by Randy Weaver as Lead Pastor and the Chairman of the Board for Lone Star Cowboy Church, a Texas non-profit corporation.

The acknowledging person personally appeared by:

☒ physically appearing before me.

☐ appearing by an interactive two-way audio and video communication that meets the requirements for online notarization under Texas Government Code, Chapter 406, Subchapter C.




Notary Public, State of TEXAS
Notary ID#: 124870309

Property Description for P00073134.001 (Parcel 64)

EXHIBIT A

- 1) **THENCE**, South 87° 15' 04" West, along the proposed south right-of-way line of SH 105, a distance of 48.66 feet to a 5/8 inch iron rod with TxDOT aluminum cap set in the existing south right-of-way line of SH 105 (width varies per Volume 242, Page 284, Volume 243, Page 582, Volume 245, Page 140 of the Deed Records of Montgomery County, Texas and Condemnation-Cause No. 1814 of the Commissioners Court of Montgomery County, Texas) and the north boundary line of said 46.9248 acre tract for the west corner of the herein described parcel;**
- 2) **THENCE**, North 86° 25' 10" East, along the existing south right-of-way line of said SH 105 and the north boundary line of said 46.9248 acre tract, a distance of 48.66 feet to a point for the northwest corner of said 3.0330 acre tract and the northeast corner of said 46.9248 acre tract and of the herein described parcel;
- 3) **THENCE**, South 03° 21' 29" East, along the east boundary line of said 46.9248 acre tract and the west boundary line of said 3.0330 acre tract, a distance of 0.71 feet to the **POINT OF BEGINNING** and containing 0.0004 of an acre (17 square feet) parcel of land.

Notes:

All bearings and coordinates are based on the Texas Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment, Epoch 2010.00. All distances and coordinates shown are surface values and may be converted to grid by dividing by a Combined Adjustment Factor of 1.00003.

TXDOT Monument Nos. H 2001-0050 and H 2001-0054 prepared by J.F. Thompson, Inc., dated Jan. 28, 2003, CSJ No. 0338-02-032, and revised by Landtech, Inc. September 17, 2017 were held for horizontal control. All measurements are in U. S. Survey feet.

** The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

A parcel plat of even date was prepared in conjunction with this property description.

Access will be permitted to the remainder property abutting the highway facility.

Abstracting was completed in December, 2023.



EXHIBIT A

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of the survey. Survey date: January, 2024

 01/31/24
Leo M. Delatorre Date
Registered Professional Land Surveyor
Texas Registration No. 5113

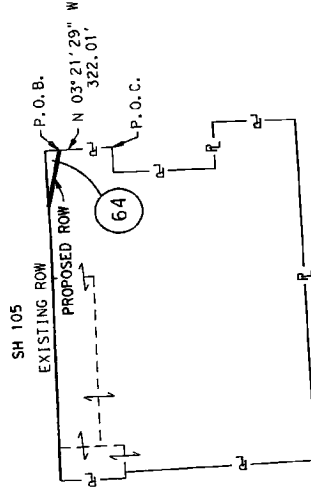
Landtech, Inc.
2525 North Loop West, Suite 300
Houston, Texas 77008
(713) 861-7068
TBPELS Firm No. 10019100



LEGEND

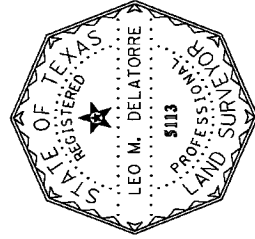
- PROPOSED R.O.W. LINE
PROPOSED R.O.W. AND
ACCESS DENIAL LINE
EXISTING R.O.W. LINE
PROPERTY LINE
SURVEY LINE
FENCE LINE
X
O.P.R.M.C.T. - OFFICIAL PUBLIC RECORDS
MONTGOMERY COUNTY
O.P.R.P.M.C.T. - OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY MONTGOMERY COUNTY
M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
M.R.M.C.T. - MAP RECORDS MONTGOMERY COUNTY, TEXAS
D.R.M.C.T. - DEED RECORDS MONTGOMERY COUNTY, TEXAS
C.C.M.C.T. - COMMISSIONERS COURT OF MONTGOMERY COUNTY, TEXAS
U.E. - UTILITY EASEMENT
B.L. - BUILDING LINE
A.E. - AERIAL EASEMENT
D.E. - DRAINAGE EASEMENT
I.R. - IRON ROD
I.P. - IRON PIPE
■ SET 5/8" IR. W/TXDOT ALUM CAP
(UNLESS OTHERWISE NOTED)
□ FOUND 5/8" IR. W/TXDOT ALUM CAP
● SET (AS INDICATED)
◎ FOUND PROPERTY CORNER (AS DESCRIBED)

ZACHARIAH LANDRUM SURVEY,
ABSTRACT NO. 22



NOTES:

- ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.00003.
- TXDOT MONUMENT NOS. H 2001-0050 AND H 2001-0054 PREPARED BY J.F. THOMPSON, INC., DATED JAN. 28, 2003, CSJ NO. 0338-02-032, AND REVISED BY LANDTECH, INC. SEPTEMBER 17, 2017 WERE HELD FOR HORIZONTAL CONTROL. HORIZONTAL SURVEY METHOD: BASE STATION (RTK) AND TXDOT RTN.
- UNIT OF MEASURE: U.S. SURVEY FEET
- ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
- ABSTRACTING WAS COMPLETED IN DECEMBER, 2023.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- FIELD SURVEYS WERE COMPLETED IN JANUARY, 2024.
- RIGHT-OF-WAY MAP WAS COMPLETED IN JANUARY, 2024.
- ALL EASEMENTS AND BUILDING LINES SHOWN WITHIN THE BOUNDARY OF ANY SUBDIVISION ARE PER THAT SUBDIVISION'S RECORDED PLAT UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

Leo M. Delatorre
LEO M. DELATORRE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5113

AREA TABLE (ACRES)			
EXISTING AC.	TAKING AC./S.F.	REMAINDER AC.	
46.9248	0.0004	LEFT	RIGHT
	17	46.9244	
LANDTECH			
2525 NORTH LOOP WEST SUITE 300 HOUSTON, TX 77008 713-861-7068 TBPELS FIRM NO. 10019100			
PARCEL PLAT			
SHOWING P00073134.001 (PARCEL 64) STATE HIGHWAY 105 MONTGOMERY COUNTY R.C.S.J. NO. 0338-02-043 JANUARY, 2024			
PAGE 4 OF 5			SCALE: N.T.S.

E-FILED FOR RECORD

01/29/2025 04:49PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

01/29/2025



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

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SPECIAL WARRANTY DEED

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

§

THAT **WILLIAM ROBERT MCVEIGH, and wife, JOCAROLYN MCVEIGH**, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable considerations in hand paid by

LONE STAR COWBOY CHURCH, a Texas non profit corporation,

hereinafter called Grantee, receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of \$152,000.00 in hand paid by **FIRST BANK OF CONROE, N.A.**, hereinafter referred to as Beneficiary, at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement and other good and valuable consideration, the said Grantee has executed the note of even date herewith in the amount of \$152,000.00, which represents funds for purchase of the hereinafter described real property, being payable as specified therein; said note containing the usual acceleration of maturity and attorney's fees clauses in the event of default; and in consideration of the payment of the above sum by said Beneficiary, Grantors do hereby transfer, set over, assign and convey unto said Beneficiary, its successors and assigns, the vendor's lien and superior title hereinafter retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse,

HAVE GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee all those certain lots, tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of Montgomery, State of Texas, described as follows, to-wit:

A tract or parcel of land containing 1.2438 acres, more or less, situated in the Z. Landrum Survey, Abstract 22, Montgomery County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas, but only to the extent they are still in force and effect.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors, and assigns, forever. And Grantors do hereby bind Grantors, their heirs, and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

Grantors have executed this Deed and granted, bargained, sold, set over, assigned, transferred, delivered and conveyed the Property, and Grantee has accepted this Deed and purchased the Property, AS IS, WHERE IS, WITH ALL FAULTS and without any warranties of whatsoever nature, express or implied. It being the intention of the Grantors and Grantee to expressly negate and exclude all warranties, (except the special warranty of title set forth herein with respect to the Property), including, without limitation, warranties of merchantability for any particular purpose or use or habitability. Grantors have made no, and hereby disclaims all, representations, and warranties, express or implied, in respect the condition of the Property or the use which may be made thereof, including, without limitation, (A) the physical condition of the Property, (B) the soil conditions existing at the Property for any particular purpose or development potential, (C) the nature or quality of the construction, structural design and/or engineering of the improvements, (D) the quality of labor and materials included in the improvements, (E) the presence or absence of any hazardous substance or matter in or on the improvements or the Property, and (F) compliance of the Improvements or Property with applicable laws, regulations,

or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to health or the environment in effect in any and all jurisdictions in which the Property is located and by acceptance of the Deed, Grantees affirm that the conveyance of the Property is without warranty, except for the special warranty of title expressly set out herein.

But it is agreed and stipulated that a vendor's lien and the superior title is hereby expressly reserved and retained against all of the property conveyed herein in favor of Grantors and herein assigned to Beneficiary to secure the payment of the above described note until the indebtedness evidenced by said note, and all interest thereon and attorney's fees provided therein have been fully paid according to the face and tenor, effect and reading of said note, when this deed shall become absolute; said note being further and additionally secured by Deed of Trust of even date therewith from Grantees to Robert L. Page, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes.

Executed this 15 day of January, 2008.

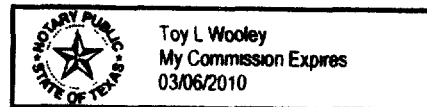
X William R. McVeigh
WILLIAM ROBERT MCVEIGH
X Jocelyn McVeigh
JOCAROLYN MCVEIGH

ACCEPTED BY GRANTEE.

LONE STAR COWBOY CHURCH

By: _____
RANDY L. WEAVER, Pastor

STATE OF TEXAS §
COUNTY OF X Tarrant §



This instrument was acknowledged before me on this X 15 day of January, 2008 by WILLIAM ROBERT MCVEIGH and wife, JOCAROLYN MCVEIGH.

X Toy L. Wooley
Notary Public, State of Texas

After recording return to:
Lone Star Cowboy Church
P O Box 714
Montgomery TX 77356
g:lee/wpdocs/fbc/2008/lonestar-ded

or other governmental requirements including any and all laws, statutes, ordinances, rules, regulations, orders, or determinations of any governmental authority pertaining to health or the environment in effect in any and all jurisdictions in which the Property is located and by acceptance of the Deed, Grantees affirm that the conveyance of the Property is without warranty, except for the special warranty of title expressly set out herein.

But it is agreed and stipulated that a vendor's lien and the superior title is hereby expressly reserved and retained against all of the property conveyed herein in favor of Grantors and herein assigned to Beneficiary to secure the payment of the above described note until the indebtedness evidenced by said note, and all interest thereon and attorney's fees provided therein have been fully paid according to the face and tenor, effect and reading of said note, when this deed shall become absolute; said note being further and additionally secured by Deed of Trust of even date therewith from Grantees to **Robert L. Page**, Trustee, containing provisions for foreclosure under power of sale, to which reference is here made for all purposes.

Executed this 15th day of January, 2008.

WILLIAM ROBERT MCVEIGH

JOCAROLYN MCVEIGH

ACCEPTED BY GRANTEE:

LONE STAR COWBOY CHURCH

By: _____

RANDY L. WEAVER, Pastor

STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of January, 2008 by WILLIAM ROBERT MCVEIGH and wife, JOCAROLYN MCVEIGH.

Notary Public, State of Texas

After recording return to:

Lone Star Cowboy Church

P O Box 714

Montgomery TX 77356

g:\lee\wpdocs\lbc\2008\lonestar-ded

STATE OF TEXAS §
 §
 §
 §
COUNTY OF MONTGOMERY §

A TRACT OR PARCEL OF LAND CONTAINING 1.2438 ACRES (54,180 SQUARE FEET) SITUATED IN THE Z. LANDRUM SURVEY, ABSTRACT NO. 22, IN MONTGOMERY COUNTY, TEXAS. SAID 1.2438 ACRE TRACT BEING THAT SAME TRACT RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBER (M.C.C.F. NO.) 8939666 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(BEARINGS ARE BASED IN M.C.C.F. NO. 8939666)

BEGINNING at an iron rod found in the south right-of-way (R.O.W.) line of Highway 105 West marking the northeast corner of the herein described tract and the northwest corner of a certain called 4 acre Chance tract recorded in Volume 470, Page 517 of the Montgomery County Deed Records (M.C.D.R.);

THENCE SOUTH, along with the east line of the herein described tract and the west line of said 4 acre tract, at 200.00 feet pass the southwest corner of said 4 acre tract and continuing along the common line of the herein described tract and Weaver's tract recorded in M.C.C.F. No. 2001-100457 for a total distance of 315.00 feet to a fence post marking the southeast corner of the herein described tract and an interior corner of said Weaver's tract from which an iron rod found bears N 52° W, a distance of 0.78 feet;

THENCE WEST, along the common line of the herein described tract and said Weaver's tract, at 145.20 feet pass the westerly northwest corner of said Weaver's tract and the easterly northeast corner of a certain called 3.07 acre tract recorded in M.C.C.F. No. 9464502 from which an iron rod found bears S 27° 24' W, a distance of 0.52 feet and continuing for a total distance of 172.00 feet to an iron rod found marking the southwest corner of the herein described tract and an interior corner of said 3.07 acre tract;

THENCE NORTH, along the common line of the herein described tract and said 3.07 acre tract, a distance of 315.00 feet to an iron rod set in the south R.O.W. line of said Highway 105 West marking the northwest corner of the herein described tract;

THENCE EAST, along with the south R.O.W. line of said Highway 105 West and the north line of the herein described tract, a distance of 172.00 feet to the POINT OF BEGINNING containing 1.2438 acres of land.



EDILBERTO V. BARRIENTOS
Professional Land Surveyor, No. 5364
December 18, 2007
Job No. 07-16373

EXHIBIT A

FILED FOR RECORD

2008 JAN 17 PM 2:44

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY TEXAS

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

JAN 17 2008



Mark Turnbull
County Clerk
Montgomery County, Texas

WARRANTY DEED

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.

Date: February 6, 2013

Grantor: Harry E. Chance, a single man

Grantor's Mailing Address: P. O. Box 1023
Montgomery, TX 77356

Grantee: Lone Star Cowboy Church, a Texas non-profit corporation

Grantee's Mailing Address: 21627 Eva St.
Montgomery, TX 77356

Consideration: TEN AND NO/100 (\$10.00) Dollars-----
and other good and valuable consideration.

Property: (including any improvements):

A tract of land containing 4.015 acres, more or less, in the Z. Landrum Survey, Abstract No. 22, Montgomery County, Texas, and being the same property conveyed to Harry E. Chance by deed recorded in Volume 470, Page 517, of the Deed Records of Montgomery County, Texas, and being more particularly described in Exhibit "A", which is attached hereto and made a part hereof.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, covenants, exceptions, mineral conveyances, and easements properly of record in the Office of the County Clerk of Montgomery County, Texas, if any, affecting the above-described property.

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.

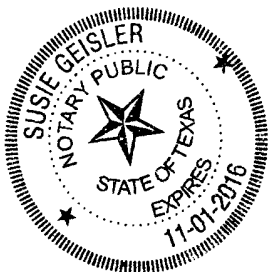

Harry E. Chance

(Acknowledgment)

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 6 day of February, 2013, by Harry E. Chance.



Susie Geisler
Notary Public, State of Texas

Notary's printed name: _____

My commission expires: _____

PREPARED IN THE LAW OFFICE OF: Jerel J. Hill

AFTER RECORDING RETURN TO:

Lone Star Cowboy Church
21627 Eva St.
Montgomery, TX 77356

Exhibit "A" Attachment

FIELD NOTE DESCRIPTION
4.015 ACRES IN THE ZACHARIAH LANDRUM SURVEY, ABSTRACT NO. 22
MONTGOMERY COUNTY, TEXAS

BEING a 4.015 acre tract of land situated in the Zachariah Landrum Survey, Abstract Number 22, and being all of that certain called 4.0 acre tract of land as described in deed to Harry E. Chance and recorded in Volume 470, Page 517 of the Deed Records of Montgomery County, said 4.015 acre tract of land being more fully described as follows with all bearings based on a deed call of N00°00'00"E along the north line of the herein described tract of land:

BEGINNING at a found 1/2" iron rod in the apparent southerly right-of-way line of State Highway 105 West, same point being the most north easterly corner of a called 1.2438 acre tract of land described in deed to Lone Star Cowboy Church and recorded under County Clerks File No. 2008-005348 of the Official Public Records of Montgomery County, Texas and being the most north westerly corner of the herein described tract of land;

THENCE N90°00'00"E 874.74' and with the apparent southerly right-of-way line of State Highway 105 West to a found 1/2" iron rod for the north east corner of the herein described tract of land;

THENCE S00°37'25"E 199.95' and with a westerly line of a called 41.66 acre tract of land described in deed to Lone Star Cowboy Church recorded under County Clerks File No. 2001-100457 to a found 1/2" iron rod for the south east corner of the herein described tract of land and from which a found iron bar bears N47°52'W 1.72';

THENCE S89°59'49"W 874.94' and with a north line of said 41.66 acre tract of land to a found 1/2" iron rod situated in the east line of said 1.2438 acre tract of land, being the south west corner of the herein described tract of land and from which an iron bar bears N27°21'W 0.70';

THENCE N00°33'52"W 199.99' and with the east line of said 1.2438 acre Lone Star Cowboy Church tract to the POINT OF BEGINNING.

CONTAINING a computed area of 4.015 acres of land within this Field Note Description.

FILED FOR RECORD

02/07/2013 3:49PM

Mark Tumbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

02/07/2013



Mark Tumbull

County Clerk
Montgomery County, Texas

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WARRANTY DEED

Date: May 30, 2008

Grantor: HARRIETTE POWELL CUMMINGS, Individually, as her sole and separate property, not joined by her spouse for the reason that the property herein conveyed constitutes no part of their homestead; and as Independent Executrix of the Estate of BIRDIE M. NAPPER POWELL, Deceased

C. ANN POWELL BREMENKAMP, a married woman, as her sole and separate property, not joined by her spouse for the reason that the property herein conveyed constitutes no part of their homestead

Grantor's Mailing Address (including county):

HARRIETTE POWELL CUMMINGS
605 Old Plantersville Rd
Montgomery, Montgomery County, Texas 77316

C. ANN POWELL BREMENKAMP
2216 Poppo's Ferry Rd.
Biloxi, MS 39532

Grantee: LONE STAR COWBOY CHURCH, a Texas non profit corporation

Grantee's Mailing Address (including county):

1627 Eva Street
Montgomery, Montgomery County, Texas 77356

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration

Property (including any improvements):

Being 12.108 acres of land, more or less, out of a 15.2625 acre tract out of a 32.5 acre tract in the Zachariah Landrum Survey, A-22, Montgomery County, Texas, said 12.108 acre tract being more particularly described by metes and bounds attached hereto

Reservations from Conveyance:

None

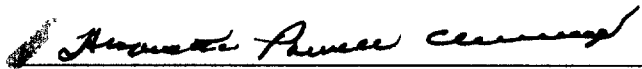
Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; and all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

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.



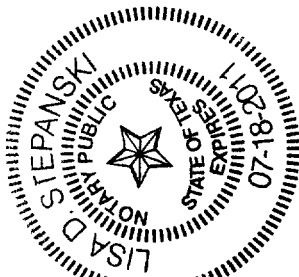
HARRIETTE POWELL CUMMINGS, Individually
and as Independent Executrix of the Estate of
BIRDIE M. NAPPER POWELL, Deceased

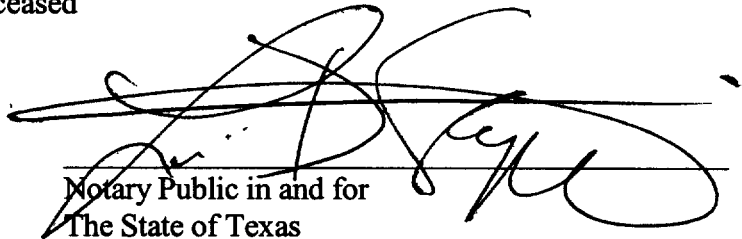

C. ANN POWELL BREMENKAMP

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on June 6, 2008, by
HARRIETTE POWELL CUMMINGS, Individually, and as Independent Executrix of the Estate
of BIRDIE M. NAPPER POWELL, Deceased

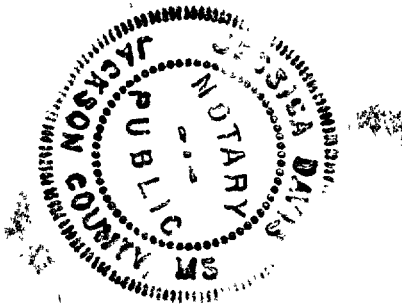


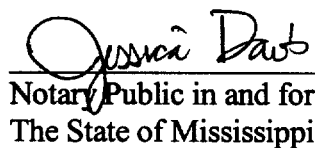

Notary Public in and for
The State of Texas

STATE OF MISSISSIPPI §

COUNTY OF Jackson §

This instrument was acknowledged before me on June 4, 2008, by
C. ANN POWELL BREMENKAMP




Notary Public in and for
The State of Mississippi



AFTER RECORDING RETURN TO:

LONE STAR COWBOY CHURCH
1627 EVA STREET
MONTGOMERY, TEXAS 77356

PREPARED IN THE LAW OFFICE OF:

LARSON & WEISINGER
P. O. BOX 2666
CONROE, TEXAS 77305

Exhibit "A" Attachment

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

FIELD NOTE DESCRIPTION 12.108 ACRES IN THE ZACHARIAH LANDRUM SURVEY, A-22 MONTGOMERY COUNTY, TEXAS

BEING a 12.108 acre tract of Land situated in the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, out of a 32.5 acre tract conveyed to John Powell in Partition Deed recorded in Volume 649, Page 169 of the Deed Records of Montgomery County, Texas, and being the remainder of a 15.2625 acre tract described in deed recorded under County Clerk's File No. 8557741 of the Real Property Records of Montgomery County, Texas, said 12.108 acre tract being more particularly described as follows:

BEGINNING at a ¼ inch iron pipe found for the northwesterly corner of said 32.5 acre and 15.2625 acre parent tracts, also lying in the southerly line of a 41.666 acre tract described in deed to Montgomery Cowboy Fellowship recorded under County Clerk's File No. 2001-100457;

THENCE with the southerly line of said 41.666 acre tract North 88° 24' 41" East a distance of 425.30 feet to a ¼ inch iron rod found for the northwesterly corner of a 2.1356 acre tract described under County Clerk's File No. 8426404;

THENCE with the westerly line of said 2.1356 acre tract and a 1.0 acre tract described in deed to Paul Prein recorded under County Clerk's File No. 2006-002764, South 00° 36' 00" West a distance of 949.69 feet to a ¼ inch iron rod with Survey cap inscribed "D&Z Surveying", for the southwesterly corner of said 1.0 acre tract in the northerly line of the G.C. & S.F. Railroad, also being in the southerly line of a 40 foot wide Road Easement;

THENCE with the northerly line of the G.C. & S.F. Railroad and southerly line of said 40 foot wide Road Easement South 61° 25' 47" West a distance of 421.34 feet to a ¼ inch iron rod found for the southerly corner of said 15.2625 acre parent tract and southeasterly corner of a 10.0 acre tract described in deed to Harry E. Chance recorded under County Clerk's File No. 8718074;

THENCE with the easterly line of said Chance 10.0 acre tract and westerly line of said 40 foot wide Road Easement North 28° 37' 07" West a distance of 435.73 feet to a ¼ inch iron rod found for the southeasterly corner of a 7.64 acre tract described in deed to James E. Price and I.L. Martin recorded in Volume 1092, Page 44 of said Deed Records;

THENCE with the easterly line of said 7.64 acre tract North 12° 11' 36" East a distance of 774.32 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 12.108 acres of land within this Field Note Description.

FILED FOR RECORD

2008 JUN -9 PM 2:31

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

JUN - 9 2008



Mark Turnbull

County Clerk
Montgomery County, Texas

EXHIBIT "A"

Page 1 of 1

MODIFICATION OF DEED OF TRUST

RECORDATION REQUESTED BY:

First Financial Bank, N.A.
Montgomery Office
14125 Liberty St.
Montgomery, TX 77316

WHEN RECORDED MAIL TO:

First Financial Bank, N.A.
Credit Department
P. O. Box 2559
Abilene, TX 79604-2559

SEND TAX NOTICES TO:

Lone Star Cowboy Church
21627 EVA ST
MONTGOMERY TX 77356-1964

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY



#####%0735%04212020%#####

THIS MODIFICATION OF DEED OF TRUST dated April 21, 2020, is made and executed between Lone Star Cowboy Church ("Grantor") and First Financial Bank, N.A., whose address is Montgomery Office, 14125 Liberty St., Montgomery, TX 77316 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 21, 2015 (the "Deed of Trust") which has been recorded in MONTGOMERY County, State of Texas, as follows:

Deed of Trust, Security Agreement and Financing Statement recorded on April 22, 2015 in the Official Public Records of Montgomery County, Texas, at Document Number 2015036708, and all subsequently executed modifications and/or extensions of such Deed of Trust.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in MONTGOMERY County, State of Texas:

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 21627 EVA ST, MONTGOMERY, TX 77356-1964.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

Extend maturity date from April 21, 2020 to July 21, 2040.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 21, 2020.

GRANTOR:

LONE STAR COWBOY CHURCH

By: 
Randy Weaver, Director of Lone Star Cowboy Church

MODIFICATION OF DEED OF TRUST
(Continued)

Page 2

LENDER:

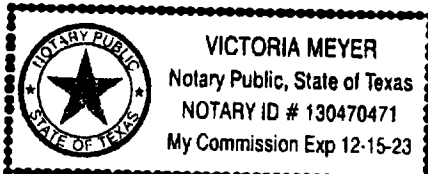
FIRST FINANCIAL BANK, N.A.

X *Guy Jason Barker, JVP*
Guy Jason Barker, Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Montgomery) SS
)

This instrument was acknowledged before me on Aug 25th 2020 by Randy Weaver, Director of Lone Star Cowboy Church a Texas corporation, on behalf of said corporation

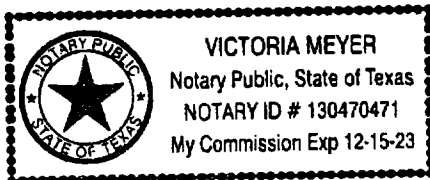


V. Weaver
Notary Public, State of Texas

LENDER ACKNOWLEDGMENT

STATE OF Texas)
COUNTY OF Montgomery) SS
)

This instrument was acknowledged before me this 25th day of Aug, 2020 by Guy Jason Barker as Vice President of First Financial Bank, N.A..



V. Weaver
Notary Public, State of Texas

EXHIBIT "A"

Tract 1

Being 41.666 acres of land, more or less, in the Zachariah Landrum Survey A-22, Montgomery County, and being a part of a 49.0 acre tract conveyed to O.C. Bevers by A. F. and Susie Rabon as recorded in Volume 84, Page 13 of the County Clerk's Deed Records dated October 20, 1915, also a part of a 50.0 acre tract described in Volume 72, Page 613, Deed Records, more fully described as follows;

BEGINNING at an iron rod found for th Bevers Southwest corner, also the Southeast corner of the Vivian Furlow 35 acre tract, Volume 120. Page 202, Deed Records;

THENCE N 0° 44' 51" W, along the Bevers West line, 587.9 feet to an iron rod found for Spirit Industries 3.07 acre tract Southeast Corner, File No. 9464502, Real Property Records;

THENCE N 0° 42' 47" W, 321.3 feet to an iron rod found for the Southwest corner of a 1.0 acre tract conveyed out of the original 50.0 acre tract to C. Furlow, Volume 73, Page 107, Deed Records;

THENCE N 89° 18' E. 145.0 feet to a cross tic found at fence corner;

THENCE N 0° 32' W. 115.2 feet to an iron rod set for the Southwest corner of the Harry Chance 4.0 acre tract., Volume 450, Page 517, Deed Records, out of the original 50.0 acre tract;

THENCE S 89° 55' 17" E. along the 4.0 acre tract South line, 875.0 feet to an iron rod set for corner;

THENCE N 0° 32' W. 200.0 feet. to an iron rod set. in the South line of State Highway 305, 69.0 feet from its centerline;

THENCE along the South line of Highway, S 89° 55' 17" E. 670.2 feet to an iron rod set in South line;

THENCE S 0° 28' 45" E. 320.3 feet to an iron rod set for interior corner of proposed cemetery site;

THENCE S 88° 39' 29" W. 129.9 feet to an iron rod set;

THENCE S 0° 41' 23" W. 491.0 feet to an iron rod set. for the Southwest corner of a 3.47 acre tract out of the Bevers original tract;

THENCE East, 240.0 feet to an iron rod set in the Bevers East line and the Joe Shockley West line;

THENCE S 01° 05' 31" W. 400.9 feet to an iron rod found for the Bevers Southeast corner and Northeast corner of Cedar Crest Mobile Park, County clerk's File No. 9132744, Real Property Records;

THENCE S 89° 40' W. along the Bevers South line. 470.0 feet to a 2.1 acre tract Northwest corner, File No. 8611517, and Northeast corner of the B. M. Powell tract, Volume 272, Page 159, Deed Records;

THENCE S 89° 42' 20 W. along the Bevers South line, 1052.3 feet to an iron rod for the Northwest corner of a 7.64 acre tract, Volume 1092, Page 44, Deed Records;

THENCE S 89° 50' W. 252.56 feet to the PLACE OF BEGINNING, containing 41.66 acres or Land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Tract 2

A TRACT OR PARCEL OF LAND CONTAINING 1.2438 ACRES (54,180 SQUARE FEET) SITUATED IN THE Z. LANDRUM SURVEY, ABSTRACT NO. 22, IN MONTGOMERY COUNTY, TEXAS. SAID 1.2438 ACRE TRACT BEING THAT SAME TRACT RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBER (M.C.C.F. NO.) 8939666 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found in the south right-of-way (R.O.W.) line of Highway 105 West marking the northeast corner of the herein described tract and the northwest corner of a certain called 4 acre Chance tract recorded in Volume 470, Page 517 of the Montgomery County Deed Records (M.C.D.R.);

THENCE SOUTH, along with the east line of the herein described tract and the west line of said 4 acre tract, at 200.00 feet pass the southwest corner of said 4 acre tract and continuing along the common line of the herein described tract and Weaver's tract recorded in M.C.C.F. No. 2001-100457 for a total distance of 315.00 feet to a fence post marking the southeast corner of the herein described tract and an interior corner of said Weaver's tract from which an iron rod found bears N 52° W, a distance of 0.78 feet;

THENCE WEST, along the common line of the herein described tract and said Weaver's tract, at 145.20 feet pass the westerly northwest corner of said Weaver's tract and the easterly northeast corner of a certain called 3.07 acre tract recorded in M.C.C.F. No. 9464502 from which an iron rod found bears S 27° 24' W, a distance of 0.52 feet and continuing for a total distance of 172.00 feet to an iron rod found marking the southwest corner of the herein described tract and an interior corner of said 3.07 acre tract;

THENCE NORTH, along the common line of the herein described tract and said 3.07 acre tract, a distance of 315.00 feet to an iron rod set in the south R.O.W. line of said Highway 105 West marking the northwest corner of the herein described tract;

THENCE EAST, along with the south R.O.W. line of said Highway 105 West and the north line of the herein described tract, a distance of 172.00 feet to the POINT OF BEGINNING containing 1.2438 acres of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Tract 3

BEING a 12.108 acre tract of Land situated in the Zachariah Landrum Survey, Abstract No. 22, Montgomery County, Texas, out of a 32.5 acre tract conveyed to John Powell in Partition Deed recorded in Volume 649, Page 169 of the Deed Records of Montgomery County, Texas, and being the remainder of a 15.2625 acre tract described in deed recorded under County Clerk's File No. 8557741 of the Real Property Records of Montgomery County, Texas, said 12.108 acre tract being more particularly described as follows:

BEGINNING at a * inch iron pipe found for the northwesterly corner of said 32.5 acre and 15.2625 acre parent tracts, also lying in the southerly line of a 41.666 acre tract described in deed to Montgomery Cowboy Fellowship recorded under County Clerk's File No. 2001-100457;

THENCE with the southerly line of said 41.666 acre tract North 88° 24' 41" East a distance of 425.30 feet to a * inch iron rod found for the northwesterly corner of a 2.1356 acre tract described under County Clerk's File No. 8426404;

THENCE with the westerly line of said 2.1356 acre tract and a 1.0 acre tract described in deed to Paul Prein recorded under County Clerk's File No. 2006-002764, South 00° 36' 00" West a distance of 949.69 feet to a * inch iron rod with Survey cap inscribed "D&Z Surveying", for the southwesterly corner of said 1.0 acre tract in the northerly line of the G.C.& S.F. Railroad, also being in the southerly line of a 40 foot wide Road Easement;

THENCE with the northerly line of the G.C.& S.F. Railroad and southerly line of said 40 foot wide Road Easement South 61° 25' 47" West a distance of 421.34 feet to a * inch iron rod found for the southerly corner of said 15.2625 acre parent tract and southeasterly corner of a 10.0 acre tract described in deed to Harry E. Chance recorded under County Clerk's File No. 8718074;

THENCE with the easterly line of said Chance 10.0 acre tract and westerly line of said 40 foot wide Road Easement North 28° 37' 07" West a distance of 435.73 feet to a *, inch iron rod found for the southeasterly corner of a 7.64 acre tract described in deed to James E. Price and I.L. Martin recorded in Volume 1092, Page 44 of said Deed Records;

THENCE with the easterly line of said 7.64 acre tract North 12° 11' 36" East a distance of 774.32 feet to the POINT OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land

described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

Tract 4

BEING a 4.015 acre tract of land situated in the Zachariah Landrum Survey, Abstract Number 22, and being all of that certain called 4.0 acre tract of land as described in deed to Harry E. Chance and recorded in Volume 470, Page 517 of the Deed Records of Montgomery County, said 4.015 acre tract of land being more fully described as follows with all bearings based on a deed call of N00°00'00"E, along the north line of the herein described tract of land:

BEGINNING at a found 1/2" iron rod in the apparent southerly right-of-way line of State Highway 105 West, same point being the most north easterly corner of a called 1.2438 acre tract of land described in deed to Lone Star Cowboy Church and recorded under County Clerks File No. 2008-005348 of the Official Public Records of Montgomery County, Texas and being the most north westerly corner of the herein described tract of land;

THENCE N90°00'00"E 874.74' and with the apparent southerly right-of-way line of State Highway 105 West to a found 1/2" iron rod for the north east corner of the herein described tract of land;

THENCE S00°37'25"E 199.95' and with a westerly line of a called 41.66 acre tract of land described in deed to Lone Star Cowboy Church recorded under County Clerks File No. 2001-100457 to a found 1/2" iron rod for the south east corner of the herein described tract of land and from which a found iron bar bears N47°52'W 1.72';

THENCE S89°59'49"W 874.94' and with a north line of said 41.66 acre tract of land to a found 1/2" iron rod situated in the east line of said 1.2438 acre tract of land, being the south west corner of the herein described tract of land and from which an iron bar bears N27°21' W 0.70';

THENCE N00°33'52"W 199.99' and with the east line of said 1.2438 acre Lone Star Cowboy Church tract to the **POINT OF BEGINNING**.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

E-FILED FOR RECORD

09/04/2020 04:28PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

09/04/2020



County Clerk
Montgomery County, Texas