

## MUTUAL PERMANENT PARKING EASEMENT

WHEREAS TEXAS ARCHERY LLC, a Texas Limited Liability company, d/b/a The Bow Zone (hereinafter referred to as "TALLC") owns certain real property described in Exhibit "A" attached hereto as well as the concrete paved parking located on such property as depicted in Exhibit "C"; and

WHEREAS SPRINGS OF LIVING WATER CHURCH, a Texas Nonprofit Corporation, (hereinafter referred to as "SLWC") owns certain real property described in Exhibit "B" as well as the concrete paved parking located on such property as depicted in Exhibit "D" attached hereto; and

WHEREAS the respective parcels of real property described in the referenced Exhibits "A" and "B" are located contiguous to one another; and

WHEREAS TALLC and SLWC desire to covenant and agree that the concrete paved parking areas located on the respective parcels of real property be preserved for use by both parties for the use of their respective employees, customers and church attendees for the limited purpose of parking motor vehicles;

NOW THEREFORE, for and in consideration of the covenants contained herein and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged TALLC and SLWC agree as follows:

### I.

The employees, agents, customers, invitees and patrons of the activities of each party shall have the full and unrestricted right to use any part or all of the concrete paved parking areas located on either of the subject parcels of real property as described in Exhibits "A", "B", "C", and "D" attached hereto for the limited purpose of parking motor vehicles and each party shall be precluded from

eliminating, destroying, or in any way reducing the size of the concrete paved parking or the number of parking spaces located thereon as depicted in Exhibits "C" and "D".

## II.

Both parties shall each have the right, but not the obligation, to construct additional paved parking on either of the respective parcels of real estate for the limited purposes of connecting or joining the concrete paving on the respective parcels such that the drivers of motor vehicles shall have open and unrestricted access to all concrete paved areas on both parcels for the limited purpose of parking. Both parties shall also have the right, but not the obligation to make repairs to the concrete paved parking areas. The cost of such additional concrete paving or repairs shall be paid entirely by the party constructing such concrete paving or performing such repairs unless the parties agree otherwise.

## III.

The respective parties each aver hereby that it is the owner of the respective parcels of real property described in Exhibits "A" and "B", that each has the right and authority to enter into this Mutual Permanent Parking Easement and that entering into this Mutual Permanent Parking Easement does not violate any existing rules, regulations or prior agreements pertaining to the said parcels of real property and that the terms, requirements, and prohibited actions contained herein shall be covenants that run forever with the land and shall not be altered or amended except in writing and executed by the owners of 100% of the surface estate of the tracts described in the said Exhibit "A" and "B".

## IV.

This Mutual Permanent Parking Easement shall be effective immediately upon execution by both parties and it shall be filed in the Real Property Records of Harris County, Texas. The rights,

terms and conditions contained in this Mutual Parking Easement are intended to be covenants that run with the two parcels of real property described in Exhibits "A" and "B" attached herein in perpetuity.

V.

Any dispute regarding the interpretation or enforcement of this Mutual Permanent Parking Easement shall be submitted to arbitration before any judicial proceeding may be instituted in a court of law. Harris County, Texas shall be the proper venue for any judicial proceeding pertaining to the terms and conditions of this agreement, and the prevailing party in any such judicial proceeding shall be entitled to reasonable attorney's fees and costs of court incurred in seeking interpretation or enforcement of this Mutual Permanent Parking Easement.

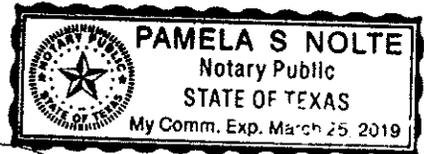
**Texas Archery LLC**

By: Sherry Chambers  
Sherry Chambers, Managing Partner

Sherry Chambers

**Springs of Living Water Church**

By: F.M. Coates, Authorized Agent



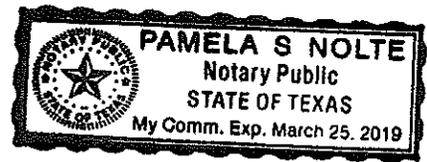
Pamela S. Nolte

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was executed and acknowledged before me on this 12 day of April, ~~2014~~ <sup>2015</sup> by Sherry Chambers, Managing Partner of Texas Archery, LLC.

Pamela S Nolte  
Notary Public, State of Texas



STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was executed and acknowledged before me on this 12 day of April, ~~2014~~ <sup>2015</sup> by R.M. Quaker, Authorized Agent of Springs of Living Water Church.

Pamela S Nolte  
Notary Public, State of Texas  
Pamela S Nolte

**EXHIBIT 'A'**

File No.: 1663601-H155 (KL)  
Property: 5833 Treschwlg Rd., Spring, TX 77373

**TRACT I:**

**A TRACT OF LAND CONTAINING 1.8224 ACRES (79,384 SQUARE FEET) BEING THE EASTERLY HALF OF A 3.6448 ACRE TRACT, AND ALSO BEING PART OF AND OUT OF THAT CALLED 11.9296 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN HARRIS COUNTY CLERK'S FILE NO. D194056 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, IN THE ROBERT GILES SURVEY, ABSTRACT NO. 282, IN HARRIS COUNTY, TEXAS; SAID 1.8224 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING AT A 1-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE SAID 11.9296 ACRE TRACT;**

**THENCE, S 89° 53' 13" W, ALONG THE NORTHERLY LINE OF SAID 11.9296 ACRE TRACT, FOR A DISTANCE OF 665.32 FEET TO A 5/8-INCH IRON ROD SET FOR THE PLACE OF BEGINNING;**

**THENCE, S 31° 37' 46" E, ALONG THE WESTERLY LINE OF A PORTION OF RESERVE "B" OF CARTERWOOD, A SUBDIVISION OF LAND ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 349, PAGE 37 OF THE HARRIS COUNTY MAP RECORDS, (HCMR), AT A DISTANCE OF 409.53 FEET PASS A 5/8-INCH IRON ROD SET FOR REFERENCE ON THE "MONUMENTED AND OCCUPIED" NORTHWESTERLY RIGHT-OF-WAY LINE OF TREASCHWIG ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 429.53 FEET TO A POINT FOR CORNER, ON THE SOUTHERLY LINE OF SAID 11.9296 ACRE TRACT;**

**THENCE, S 58° 19' 42" W, ALONG THE SOUTHERLY LINE OF SAID 11.9296 ACRE TRACT, FOR A DISTANCE OF 165.31 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;**

**THENCE, N 31° 37' 46" W, AT A DISTANCE OF 20.00 FEET, MORE OR LESS, PASS A 5/8-INCH IRON ROD SET FOR REFERENCE ON THE "MONUMENTED AND OCCUPIED" LINE OF TREASCHWIG ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 530.89 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, ON THE NORTHERLY LINE OF AFORESAID 11.9296 ACRE TRACT;**

**THENCE, N 89° 53' 13" E, ALONG THE NORTHERLY LINE OF SAID 11.9296 ACRE TRACT, FOR A DISTANCE OF 193.92 FEET TO THE PLACE OF BEGINNING, OF A TRACT CONTAINING 1.8224 ACRES OF LAND.**

**TRACT II:**

BEING A 10 FEET WIDE SANITARY SEWER EASEMENT CONTAINING 0.0732 ACRE (3,186 SQUARE FEET) OF LAND, SITUATED IN THE ROBERT GILES SURVEY, ABSTRACT NUMBER 282, HARRIS COUNTY, TEXAS, AND BEING OVER AND ACROSS THE RESIDUE OF A CALLED 11.9296 ACRE TRACT AS DESCRIBED IN DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER D194056, SAID 10 FOOT WIDE SANITARY SEWER EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83);

BEGINNING AT A POINT MARKING THE NORTHEAST CORNER OF UNRESTRICTED RESERVE "A", CARTERWOOD, A SUBDIVISION OF RECORD UNDER FILM CODE 349037, HARRIS COUNTY MAP RECORDS, SAID POINT ALSO BEING IN THE SOUTH LINE OF UNRESTRICTED RESERVE "C", BLOCK 11, OF POST WOOD SECTION TWO A SUBDIVISION OF RECORD, IN VOLUME 222, PAGE 54, HARRIS COUNTY MAP RECORDS, ALSO BEING IN THE NORTH LINE OF SAID RESIDUE OF A CALLED 11.9296 ACRE TRACT;

THENCE NORTH 87°18'36" EAST, ALONG THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "C", AT A DISTANCE OF 16.96 FEET PASS A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID POST WOOD SECTION TWO, AND THE SOUTHWEST CORNER OF A REPLAT OF POST WOOD SECTION ONE A SUBDIVISION OF RECORD IN VOLUME 227, PAGE 119 HARRIS COUNTY MAP RECORDS, AND CONTINUING IN ALL A TOTAL DISTANCE OF 120.96 FEET, TO A POINT IN THE WEST RIGHT OF WAY LINE OF TREE BRIGHT LANE, (60 FEET WIDE), OF SAID A REPLAT OF POST WOOD SECTION ONE, FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE LEAVING THE SOUTH LINE OF SAID A REPLAT OF POST WOOD SECTION ONE AND THE NORTH LINE OF SAID RESIDUE OF A CALLED 11.9296 ACRE TRACT, IN A SOUTHERLY DIRECTION, 27.65 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 33.55 FEET, A CENTRAL ANGLE OF 47°12'35", AND A CHORD WHICH BEARS SOUTH 20°54'53" WEST, 26.87 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE 172.12 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 164°21'59", AND A CHORD WHICH BEARS SOUTH 37°39'51" EAST 118.88 FEET, TO A POINT AT THE END OF SAID CURVE;

THENCE SOUTH 34° 19' 40" EAST 10.03 FEET, TO A POINT, FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 201.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 165°00'27", AND A CHORD WHICH BEARS NORTH 37°59'05" WEST 138.80 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT;

THENCE 9.08 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 23.55 FEET, A CENTRAL ANGLE OF 22°05'07" AND A CHORD WHICH BEARS NORTH 33°28'36" EAST 9.02 FEET, TO A POINT AT THE END OF SAID CURVE;

THENCE SOUTH 87°18'36" WEST 104.78 FEET, TO A POINT IN THE EAST LINE OF SAID UNRESTRICTED RESERVE "A";

THENCE NORTH 24°16'47" WEST 10.75 FEET, ALONG THE EAST LINE OF SAID UNRESTRICTED RESERVE "A" TO THE POINT OF BEGINNING OF SAID 10 FEET WIDE SANITARY SEWER EASEMENT AND CONTAINING 0.0732 ACRES (3,186 SQUARE FEET) OF LAND.

**First American Title Company**

**File No.: 1663601-H155 (KL)**

**Date: March 16, 2012**

**A.P.N. 0421450000717**

*Exhibit C + D*

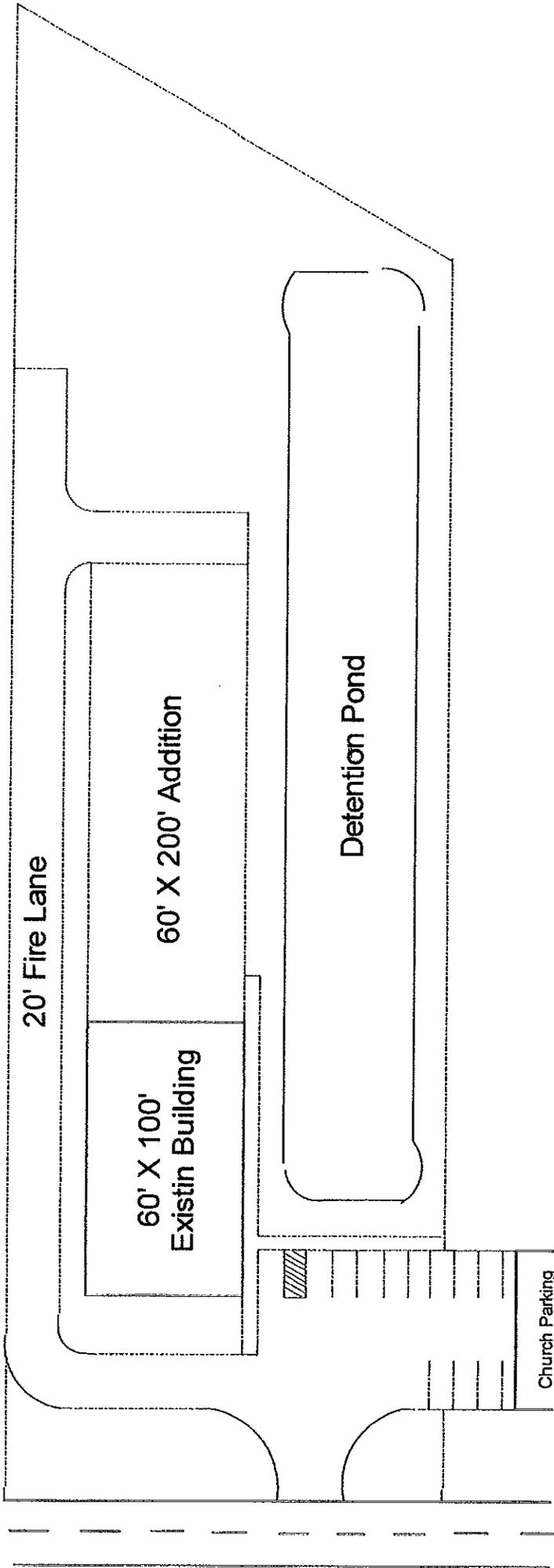


EXHIBIT "B"

TRACT 1

A parcel of land known as Tract "C" containing 1.8672 acres being part of and out of that certain 11.9296 acre tract conveyed to Wm O. Carter and described, in deed recorded in Clerk's File No. D194056 in Harris County Clerk's Official Public Records of Real Property, in the Robert Giles Survey, Abstract No. 252, in Harris County, Texas; said parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found marking the northeast corner of said 11.9296 acre tract;

THENCE S 89° 53' 10" W, <sup>for a distance of 100.00 ft.</sup> along the north line of said 11.9296 acre tract to a 1/2-inch iron rod found for the PLACE OF BEGINNING;

THENCE S 1° 57' 42" E, for a distance of 138.96 feet to a 1/2-inch iron rod found for corner, on the future northerly right-of-way line for Trashwig Road;

THENCE S 58° 22' 14" W, along the future northerly right-of-way line for Trashwig Road, for a distance of 295.98 feet to a 1/2-inch iron rod set for corner;

THENCE N 31° 37' 46" W, for a distance of 344.38 feet to a 1/2-inch iron rod set for corner, on the north line of said 11.9296 acre tract, on the south line of East Wood Subdivision, Section 1, as re-platted per map or plat recorded in Volume 227, page 119 of the Map Records of Harris County, Texas;

THENCE N 89° 53' 10" E, along the north line of said 11.9296 acre tract, on the south line of East Wood Subdivision, Section 1 R/P, for a distance of 437.31 feet to the PLACE OF BEGINNING, of a parcel known as Tract "C" containing 1.8672 acres of land.

D

TRACT 2

A parcel of land known as Tract "D" containing 0.1331 acres being part of and out of that certain 11.9296 acre tract conveyed to Mr. D. Carter and described in deed recorded in Clerk's File No. D194056 in Harris County Clerk's Official Public Records of Real Property, in the Robert Giles Survey, Abstract No. 282, in Harris County, Texas; said parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found marking the Northeast corner of said 11.9296 acre tract;

Thence, South 89 deg. 53 min. 10 sec. West, for a distance of 100.00 feet along the north line of said 11.9296-acre tract to a 1/2 inch iron rod found for corner.

THENCE, South 1° 57' 42" East, for a distance of 138.96 feet to a 1/2 inch iron rod found for the Place of Beginning, on the future northerly right-of-way line for Trashwig Road;

THENCE, South 1° 57' 42" East, for a distance of 24.01 feet to a 1/2 inch iron rod found for corner, on the current right-of-way line of Trashwig Road, 60 feet wide, on the southerly line of said 11.9296 acre tract;

THENCE, South 58° 22' 14" West, along the Northerly right-of-way line of Trashwig Road, 60 feet wide, on the southerly line of said 11.9296 acre tract, for a distance of 282.69 feet to a 1/2 inch iron rod set for corner;

THENCE, North 31° 37' 46" West, for a distance of 20.00 feet to a 1/2 inch iron rod set for corner, on the future Northerly right-of-way line for Trashwig Road;

THENCE, North 58° 22' 14" East, along the future Northerly right-of-way line of Trashwig Road, for a distance of 295.98 feet to the Place of Beginning, of parcel known as Tract "D" containing 0.1331 acres of land.