

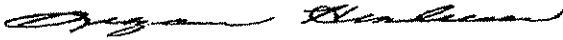
Electronically Recorded

Tarrant County Texas

Official Public Records

3/9/2010 3:56 PM

D210052392



PGS 3 \$24.00

Suzanne Henderson

Submitter: ACS

PARTIAL RELEASE OF LIEN

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

AMEGY BANK NATIONAL ASSOCIATION, a national banking association (“Noteholder”), is the legal owner and holder of that certain Promissory Note dated March 11, 2004, in the original principal amount of \$800,000.00 (the “Note”), as modified by that certain Renewal, Extension and Modification Agreement dated September 24, 2004 and recorded in the Real Property Records of Tarrant County, Texas, under County Clerk’s File Number D204326909 (the “Modification Agreement”), pursuant to which the terms of the Note were modified, including, without limitation, the principal amount due under the Note, which was increased to \$1,400,000.00. The Note, as modified by the Modification Agreement, was executed by J&S REAL ESTATE INVESTMENT, L.P., a Texas limited partnership (“Maker”), and is made payable to the order of Noteholder. The Note is secured by and described in, among other security instruments, (i) a Deed of Trust of even date therewith executed by Maker to secure the payment of the Note and recorded in the Real Property Records of Tarrant County, Texas, under County Clerk’s File Number D204085083 (the “Deed of Trust”), as renewed, extended and modified by the Modification Agreement and (ii) that certain Absolute Assignment of Rents dated March 11, 2004 and recorded in the Real Property Records of Tarrant County, Texas, under County Clerk’s File Number D205019450 (the “Assignment of Rents”). The Deed of Trust and Assignment of Rents cover tracts or parcels of land located in Tarrant County, Texas, more particularly described therein (the “Property”).

For and in consideration of the sum of \$10.00 and other good and valuable consideration paid to Noteholder, Noteholder has RELEASED AND DISCHARGED, and by these presents does hereby RELEASE AND DISCHARGE, that certain property, being more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Released Property”), with such Released Property being released and discharged from the Deed of Trust and the Assignment of Rents and from all other liens, claims and rights securing or arising in connection with the Note.

It is expressly provided, however, that this is a partial release that, while fully releasing the Released Property described on Exhibit “A”, does not and shall not affect or impair the liens of the Deed of Trust or the Assignment of Rents as they relate to any other land or properties described in the Deed of Trust or the Assignment of Rents.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

Dated: To be effective as of 8th day of March, 2010.

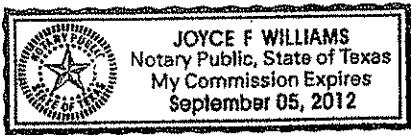
NOTEHOLDER:

**AMEGY BANK
NATIONAL ASSOCIATION**

By: *James C. Day*
Name: James C. Day
Title: Assistant Vice President

THE STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 8th day of March, 2010,
by James C. Day, the A. U. President of **AMEGY
BANK NATIONAL ASSOCIATION**, on behalf of said banking association.



Joyce F. Williams
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Joyce F. Williams
Printed Name of Notary

My Commission Expires: 9/5/12

WHEN RECORDED RETURN TO:

BoyarMiller
4265 San Felipe, Suite 1200
Houston, Texas 77027
Attn: Blake Royal

EXHIBIT "A"

Released Property

Tract 1 of PARK CENTER ADDITION, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas, SAVE AND EXCEPT a tract of land situated in the City of Euless, Tarrant County, Texas, being a portion of Tract 1 of Park Center Addition, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas, said tract of land being more particularly described as follows:

Commencing at a set ½ inch capped rebar stamped "JPH LAND SURVEYING" at the northwest corner of said Tract 1;

Thence North 66° 55' 48" East, along the North line of said Tract 1, a distance of 205.63 feet to the Point of Beginning;

Thence North 66° 55' 48" East, along the North line of said Tract 1, a distance of 42.06 feet to a point, from said point, a found ½ inch rebar at the Northeast corner of said Tract 1, bears North 66° 55' 48" East, a distance of 229.00 feet;

Thence South 05° 02' 38" East, a distance of 398.33 feet to the South line of said Tract 1;

Thence South 66° 57' 00" West, along the South line of said Tract 1, a distance of 42.06 feet;

Thence North 05° 02' 38" West, a distance of 368.31 feet to the Point of Beginning, containing 14,733 square feet.

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Tarrant County Texas

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D210052393

Suzanne Henderson
Suzanne Henderson

PGS 2 \$45.00

Submitter: ACS

UCC FINANCING STATEMENT AMENDMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

BoyarMiller
4265 San Felipe, Suite 1200
Houston, Texas 77027
Attn: Blake Royal

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE # **D204085097** Filed **3/23/04**

1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS.

2. TERMINATION: Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination Statement.

3. CONTINUATION: Effectiveness of the Financing Statement identified above with respect to security interest(s) of the Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law.

4. ASSIGNMENT (full or partial): Give name of assignee in item 7a or 7b and address of assignee in item 7c; and also give name of assignor in item 9.

5. AMENDMENT (PARTY INFORMATION): This Amendment affects Debtor or Secured Party of record. Check only one of these two boxes.

Also check one of the following three boxes and provide appropriate information in items 6 and/or 7.

CHANGE name and/or address: Please refer to the detailed instructions in regards to changing the name/address of a party.

DELETE name: Give record name to be deleted in item 6a or 6b.

ADD name: Complete item 7a or 7b, and also item 7c; also complete items 7e-7g (if applicable).

6. CURRENT RECORD INFORMATION:

6a. ORGANIZATION'S NAME
J&S Real Estate Investment, L.P.

OR

6b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7. CHANGED (NEW) OR ADDED INFORMATION:

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

7c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

7d. SEE INSTRUCTIONS ADD'L INFO RE ORGANIZATION DEBTOR 7e. TYPE OF ORGANIZATION 7f. JURISDICTION OF ORGANIZATION 7g. ORGANIZATIONAL ID #, if any NONE

8. AMENDMENT (COLLATERAL CHANGE): check only one box.

Describe collateral deleted or added, or give entire restated collateral description, or describe collateral assigned.

See Exhibit "A" attached hereto and incorporated herein for all purposes.

9. NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT (name of assignor, if this is an Assignment). If this is an Amendment authorized by a Debtor which adds collateral or adds the authorizing Debtor, or if this is a Termination authorized by a Debtor, check here and enter name of DEBTOR authorizing this Amendment.

9a. ORGANIZATION'S NAME
Amegy Bank, National Association

OR

9b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

10. OPTIONAL FILER REFERENCE DATA
Tarrant County, Texas

YCA 2006 3577

EXHIBIT "A"

Legal Description of the Property

Tract 1 of PARK CENTER ADDITION, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas, SAVE AND EXCEPT a tract of land situated in the City of Euless, Tarrant County, Texas, being a portion of Tract 1 of Park Center Addition, an addition to the City of Euless, Tarrant County, Texas, according to the plat recorded in Volume 388-49, Page 63, Plat Records, Tarrant County, Texas, said tract of land being more particularly described as follows:

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