

WARRANTY DEED

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

That, **Peace Community Development Corporation**, a Texas corporation, hereinafter known as Grantor, whether one or more, for and in consideration of the sum of TWENTY TWO THOUSAND SIX HUNDRED EIGHTY SIX AND NO/100 DOLLARS (\$22,686.00), to Grantor in hand paid by the County of Harris, receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said **County of Harris**, a body corporate and politic under the laws of the State of Texas, all of the following described real property in the County of Harris, State of Texas, to-wit:

0.0920 acre tract of land located in the S.M. Harris Survey, Abstract No. 327, Harris County, Texas, being more particularly described in Exhibit "A" attached hereto and made a part hereof for descriptive purposes (the "land").

TO HAVE AND TO HOLD the above described land, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said County of Harris, its successors or assigns forever; save and except the following reservations and provisions:

This conveyance is subject to all easements, restrictions and reservations of record

HOLD FOR HARRIS COUNTY ROW
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in the County Clerk's Official Public Records of Real Property of Harris County, which affect the property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

And the said Grantor does hereby bind itself, its heirs, executors and administrators, successors and assigns to warrant and forever defend all and singular the said land unto the said County of Harris, its 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.

EXECUTED this 10th day of September, 2015.

Peace Community Development
Corporation, a Texas corporation

By: Alfred J. Calloway
Alfred J. Calloway, Director

RP 096-40-0588

COPY

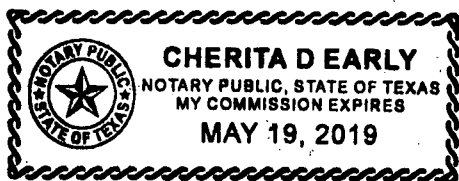
ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on September 10, 2015, by Alfred J. Calloway, Director of Peace Community Development Corporation, a Texas corporation, on behalf of said corporation.

Notary Public signature



HP 096-40-0589

Exhibit A

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN
PARCEL 134 PARTS 1 & 2
PEACE COMMUNITY DEVELOPMENT CORPORATION
Page 1 of 4

FIELD NOTES FOR 0.0920 ACRE (4,008 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.0920 ACRE OF LAND BEING ALL OF LOTS 1 & 2 AND PART OF LOT 12, BLOCK 7 OF THE T. T. HAILEY'S ADDITION (UNRECORDED); SAID 0.0920 ACRE OF LAND BEING THE SAME PROPERTY DESCRIBED IN DEED DATED JANUARY 28, 1998 TO PEACE COMMUNITY DEVELOPMENT CORPORATION, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. No.) S833997; SAID 0.0920 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS BY METES AND BOUNDS AS FOLLOWS: (All bearings are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances and coordinates are surface values and may be converted to grid values by dividing by a scale factor of 1.00013.)

PART 1:

COMMENCING at a 1/2-inch iron pipe in concrete found at the intersection of the northwest right-of-way line of Lyons Avenue (60 feet wide as monumented, no deed or dedication of record was found) and the west right-of-way line of Jensen Drive [width varies per Volume 3, Page 506, Volume 1121, Page 406, Volume 1189, Page 663 and Volume 1218, Page 595, Harris County Deed Records (H.C.D.R.)], said point also being in the southeast line of the J. S. Forbush's Addition, recorded in Volume 3, Page 506, H.C.D.R. for the southeast corner of a certain tract of land described in deed dated June 9, 1966 to Alfred F. Douglass, recorded under H.C.C.F. No. C334965;

THENCE, South 57°01'03" West, along the northwest right-of-way line of Lyons Avenue and the southeast line of said J. S. Forbush's Addition and said Douglass tract, at a distance of 210.60 feet passing an "X" cut in concrete found for the southeast corner of said Block 7 and the southwest corner of said J. S. Forbush's Addition and said Douglass tract, continuing for a total distance of 384.30 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the southwest corner of a certain tract of land described in affidavits of heirship dated February 28, 2014 to Yvonne Phillips Dupree, recorded under H.C.C.F. Nos. 20140117740 & 20140117743 and the southeast corner of a certain tract of land described in deed dated September 1, 2009 to Jorge Rivas, recorded under H.C.C.F. No. 20090462955;

THENCE, North 02°41'54" West, along the west line of said Dupree tract and the east line of said Rivas tract, a distance of 127.00 feet to a 5/8-inch iron rod found for the most westerly southwest corner of a certain tract of land described as "Parcel 2" in deed dated July 13, 2007 to Pleasant Grove Cleveland Investments, Ltd., recorded under H.C.C.F. No. 20070720562, the northwest corner of said Dupree tract, the northeast corner of said Rivas tract, and the southeast corner of said Peace Community Development Corporation tract, said point also being the southeast corner and the POINT OF BEGINNING (X=3,128,877.44, Y=13,848,793.41) of Part 1 of the herein described parcel;

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THENCE, South 57°01'03" West, along the north line of said Rivas tract and the south line of said Peace Community Development Corporation tract, a distance of 115.80 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the east right-of-way line of Hill Street (called 40 feet wide per H.C.C.F. No. 20070720562, no deed or dedication of record was found) and the west line of said Block 7 for the northwest corner of said Rivas tract and the southwest corner of said Peace Community Development Corporation tract and Part 1 of the herein described parcel;

THENCE, North 02°41'54" West, along the east right-of-way line of Hill Street and the west line of said Block 7 and said Peace Community Development Corporation tract, a distance of 28.80 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the southwest corner of an alley of said Block 7 and the northwest corner of Part 1 of the herein described parcel;

THENCE, North 61°50'53" East, along the south line of said alley, a distance of 110.75 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the west line of said Pleasant Grove Cleveland Investments, Ltd. tract for the southeast corner of said alley and the northeast corner of Part 1 of the herein described parcel;

THENCE, South 02°41'54" East, along the west line of said Pleasant Grove Cleveland Investments, Ltd. tract and the east line of said Peace Community Development Corporation tract, a distance of 18.00 feet to the POINT OF BEGINNING and containing 0.0537 acre (2,340 square feet) of land.

PART 2:

COMMENCING at a 1/2-inch iron pipe in concrete found at the intersection of the northwest right-of-way line of Lyons Avenue (60 feet wide as monumented, no deed or dedication of record was found) and the west right-of-way line of Jensen Drive [width varies per Volume 3, Page 506, Volume 1121, Page 406, Volume 1189, Page 663 and Volume 1218, Page 595, Harris County Deed Records (H.C.D.R.)], said point also being in the southeast line of the J. S. Forbush's Addition, recorded in Volume 3, Page 506, H.C.D.R. for the southeast corner of a certain tract of land described in deed dated June 9, 1966 to Alfred F. Douglass, recorded under H.C.C.F. No. C334965;

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THENCE, South 57°01'03" West, along the northwest right-of-way line of Lyons Avenue and the southeast line of said J. S. Forbush's Addition and said Douglass tract, at a distance of 210.60 feet passing an "X" cut in concrete found for the southeast corner of said Block 7 and the southwest corner of said J. S. Forbush's Addition and said Douglass tract, continuing for a total distance of 384.30 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the southwest corner of a certain tract of land described in affidavits of heirship dated February 28, 2014 to Yvonne Phillips Dupree, recorded under H.C.C.F. Nos. 20140117740 & 20140117743 and the southeast corner of a certain tract of land described in deed dated September 1, 2009 to Jorge Rivas, recorded under H.C.C.F. No. 20090462955;

THENCE, North 02°41'54" West, along the west line of said Dupree tract and the east line of said Rivas tract, at a distance of 127.00 feet passing a 5/8-inch iron rod found for the most westerly southwest corner of a certain tract of land described as "Parcel 2" in deed dated July 13, 2007 to Pleasant Grove Cleveland Investments, Ltd., recorded under H.C.C.F. No. 20070720562, the northwest corner of said Dupree tract, and the northeast corner of said Rivas tract, at a distance of 145.00 feet passing a 3/8-inch iron rod with cap stamped "LANDTECH" set for the southeast corner of an alley of said Block 7, continuing for a total distance of 176.20 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the northeast corner of said alley and the southeast corner and the POINT OF BEGINNING (X=3,128,875.12, Y=13,848,842.56) of Part 2 of the herein described parcel;

THENCE, South 75°00'16" West, along the north line of said alley, a distance of 102.35 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the east right-of-way line of Hill Street (called 40 feet wide per H.C.C.F. No. 20070720562, no deed or dedication of record was found) and the west line of said Block 7 for the northwest corner of said alley and the southwest corner of Part 2 of the herein described parcel;

THENCE, North 02°41'54" West, along the east right-of-way line of Hill Street and the west line of said Block 7 and said Peace Community Development Corporation tract, a distance of 27.57 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for the southwest corner of a certain tract of land described in deed dated March 3, 2009 to LJJX Investments, Ltd., recorded under H.C.C.F. No. 20090168319 and the northwest corner of said Peace Community Development Corporation tract and Part 2 of the herein described parcel;

THENCE, North 87°18'06" East, along the south line of said LJJX Investments, Ltd. tract and the north line of said Peace Community Development Corporation tract, a distance of 100.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set in the west line of said Pleasant Grove Cleveland Investments, Ltd. tract for the most southerly southeast corner of said LJJX Investments, Ltd. tract and the northeast corner of said Peace Community Development Corporation tract and Part 2 of the herein described parcel;

2650-01-960 HP 09640-0592

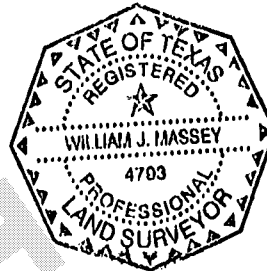
HARDY TOLL ROAD EXTENSION
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THENCE, South 02°41'54" East, along the west line of said Pleasant Grove Cleveland Investments, Ltd. tract and the east line of said Peace Community Development Corporation tract, a distance of 5.78 feet to the POINT OF BEGINNING and containing 0.0383 acre (1,668 square feet) of land.

This metes and bounds description is accompanied by a separate plat.

September 12, 2014
Landtech Consultants, Inc.
TBPLS No. 10019100 TBPE No. F-1364


William J. Massey
Registered Professional Land Surveyor No. 4793



L.C. Project No. 08-1-0018.14
L.C. Drawing No. 1290-C-1591
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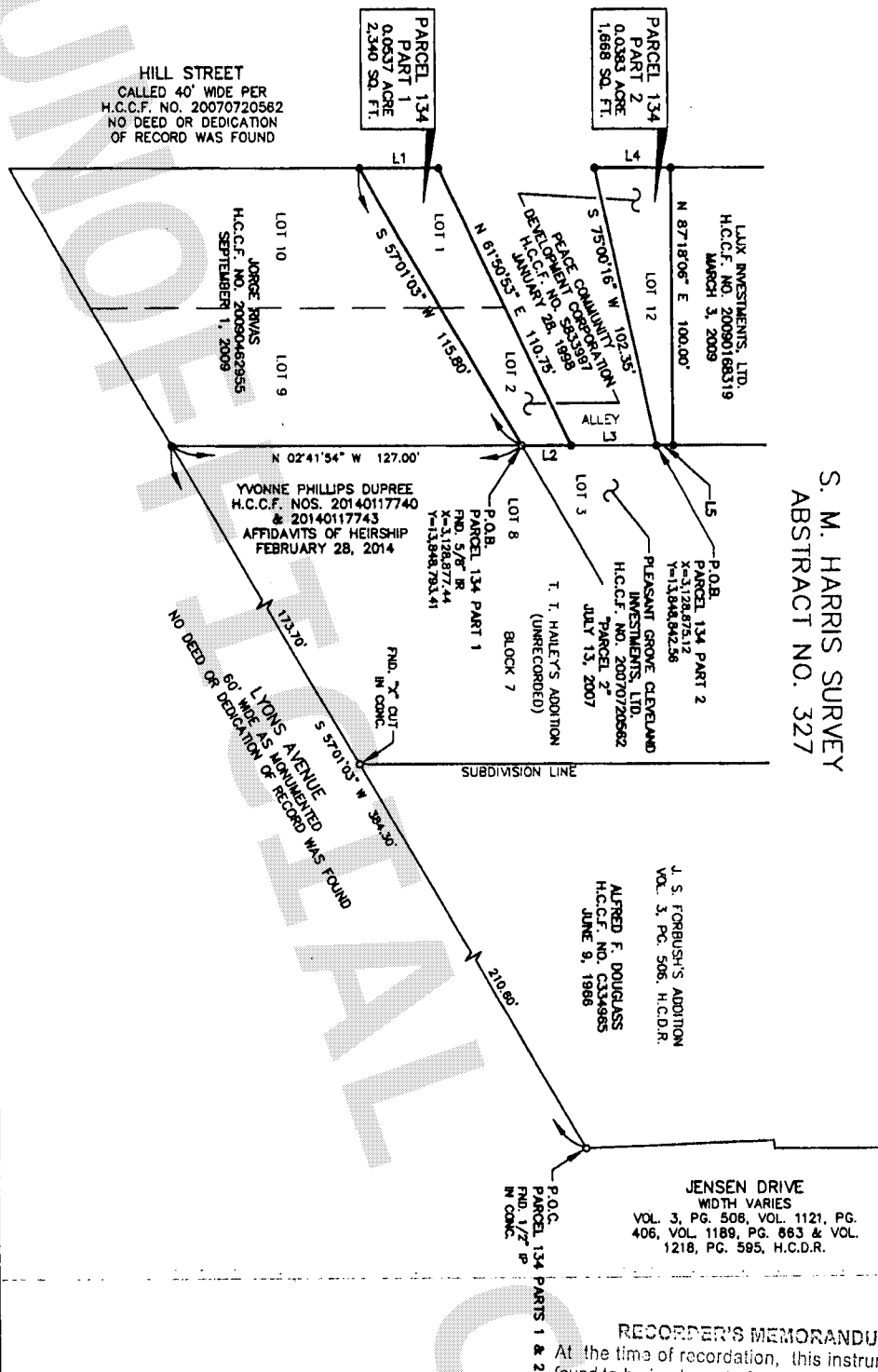
3650-09-960-11

S. M. HARRIS SURVEY ABSTRACT NO. 327

- NOTES:
1. ALL BEARINGS SHOWN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 2. ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SCALE FACTOR OF 1.00013.
 3. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.



William J. Massey
WILLIAM J. MASSEY
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS REGISTRATION NO. 4793



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 blockouts, additions and changes were present at the time the instrument was filed and recorded.



LINE	BEARING	DISTANCE
L1	N 02°41'54" W	28.90'
L2	S 02°41'54" E	18.00'
L3	N 02°41'54" W	31.20'
L4	N 02°41'54" W	27.57'
L5	S 02°41'54" E	5.78'

LEGEND / ABBREVIATIONS

- IR = IRON ROD
- IP = IRON PIPE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCING
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- R.O.W. = RIGHT OF WAY
- = SET 3/8" IR W/CAP
- STAMPED "LANDTECH"
- (UNLESS NOTED OTHERWISE)
- O = FOUND AS NOTED

EXISTING	TAKING	REMAINING
0.0920 ACRE 4,008 SQ. FT.	PARCEL 134 PART 1 0.0537 ACRE 2,340 SQ. FT. PARCEL 134 PART 2 0.0383 ACRE 1,668 SQ. FT.	0 ACRES 0 SQ. FT.

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN
PARCEL 134 PARTS 1 & 2
PEACE COMMUNITY DEVELOPMENT CORPORATION

DATE: SEPTEMBER 12, 2014
PROJECT NO.: 08-1-0018.14
DRAWING NO.: 1290-C-1591

LANDTECH CONSULTANTS, INC.
Civil Engineering & Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel: (713) 881-7068 Fax: (713) 881-4131
TWER NO. 10018100 TWRF NO. F-1354

FILED

2015 DEC 10 AM 10:27

Stan Starnett
COUNTY CLERK
HARRIS COUNTY, TEXAS

UNOFFICIAL

COPY

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that 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 of Harris
County, Texas

DEC 10 2015



Stan Starnett
COUNTY CLERK
HARRIS COUNTY, TEXAS

3650-04-960 BR 096-00-0595