

HARRIS NO
COUNTY FEE

WARRANTY DEED

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

That, **Angelia Young Weaver n/k/a Angelia Young Jones, Phillip Douglass Young,**
and **Ocleris Simpson II**, not being joined by our spouses as subject property constitutes no
part of our business or residential homestead, hereinafter known as Grantor, whether one or
more, for and in consideration of the sum of THREE HUNDRED EIGHTEEN THOUSAND
SIX HUNDRED EIGHTY FOUR NO/100 DOLLARS (\$318,684.00), 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:

0.8314 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 in

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HOLD FOR HARRIS COUNTY ROW

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 themselves, their 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 8th day of October, 2015.


10/8

RP 096-40-0597

UNOFFICIAL COPY

GRANTOR:

Angelia Young Jones
Angelia Young Jones

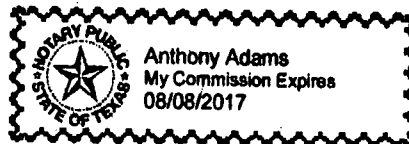
ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

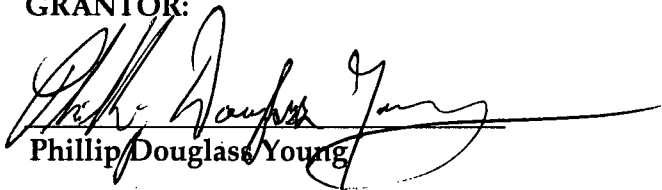
This instrument was acknowledged before me on Oct 8, 2015, by
Angelia Young Jones.

Anthony Adams
Notary Public Signature



RP 096-40-0598

GRANTOR:

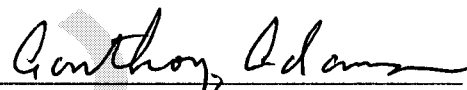

Phillip Douglass Young

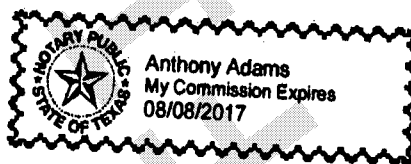
ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on Oct 8, 2015, by
Phillip Douglass Young.


Notary Public signature



GRANTOR:


Ocleris Simpson II

ACKNOWLEDGMENT

THE STATE OF OKLAHOMA §

COUNTY OF OKLAHOMA §

This instrument was acknowledged before me on OCTOBER 8th, 2015, by
Ocleris Simpson II.


Notary Public signature

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN

PARCEL 140

ALFRED F. DOUGLASS

Page 1 of 2

FIELD NOTES FOR 0.8314 ACRE (36,214 SQUARE FEET) OF LAND LOCATED IN THE S.M. HARRIS SURVEY, ABSTRACT NO. 327, HARRIS COUNTY, TEXAS; SAID 0.8314 ACRE OF LAND BEING ALL OF LOTS 5, 6 & 7 AND PART OF LOT 8, BLOCK 4, THE FRACTIONAL BLOCK 5, AND THE STREET RIGHT-OF-WAY (CLOSED) BETWEEN SAID BLOCK 4 AND FRACTIONAL BLOCK 5 OF THE J. S. FORBUSH'S ADDITION, RECORDED IN VOLUME 3, PAGE 506, HARRIS COUNTY DEED RECORDS (H.C.D.R.); SAID 0.8314 ACRE OF LAND BEING THE SAME PROPERTY DESCRIBED IN DEED DATED JUNE 9, 1966 TO ALFRED F. DOUGLASS, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. No.) C334965; SAID 0.8314 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED 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.)

BEGINNING at (X=3,129,205.79, Y=13,848,875.77) 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, H.C.D.R.), said point also being in the southeast line of said J. S. Forbush's Addition for the southeast corner of said Douglass tract and the herein described parcel;

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, a distance of 210.60 feet to an "X" cut in concrete found for the southeast corner of Block 7 of the T. T. Hailey's Addition (Unrecorded) and the southeast corner of a certain tract of land described in deed dated February 1, 2007 to Eric V. Green and Sheri D. Green, recorded under H.C.C.F. No. 20070231020, said point also being the southwest corner of said J. S. Forbush's Addition, said Douglass tract, and the herein described parcel;

THENCE, North 02°41'54" West, along the east line of said Block 7 and said Green tract and the west line of said J. S. Forbush's Addition and said Douglass tract, at a distance of 149.67 feet passing a 1/2-inch iron rod with cap stamped "TLC" found for the southeast corner of a residue of a certain tract of land described in deeds dated November 5, 1970, January 20, 1972, January 20, 1972, January 18, 1972, January 31, 1972 and February 10, 1972 to Human, Organizational, Political and Economic Development, Inc., recorded under H.C.C.F. Nos. D215403, D505040, D505041, D505042, D512786 and D521548 respectively and the most easterly northeast corner of said Green tract, continuing for a total distance of 252.87 feet to a point for the most southerly southwest corner of a certain tract of land described in deeds dated August 2, 1983, October 1, 1984, June 1, 1987 and September 2, 1999 to Mount Vernon United Methodist Church, recorded under H.C.C.F. Nos. J085583, J782787, L399589 and T963315 respectively and the northwest corner of said Douglass tract and the herein described parcel, from which a found 3/4-inch iron rod bears South 87°26' West, a distance of 1.02 feet;

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN
PARCEL 140
ALFRED F. DOUGLASS
Page 2 of 2

THENCE, North 87°25'55" East, along the south line of said Mount Vernon United Methodist Church tract and the north line of said Douglass tract, a distance of 182.20 feet to a 3/4-inch iron rod found in the west right-of-way line of Jensen Drive for the southeast corner of said Mount Vernon United Methodist Church tract and the northeast corner of said Douglass tract and the herein described parcel;

THENCE, South 02°34'05" East, along the west right-of-way line of Jensen Drive and the east line of said Douglass tract, a distance of 77.99 feet to an "X" cut in concrete set for an angle point;

THENCE, South 83°21'55" West, continuing along the west right-of-way line of Jensen Drive and the east line of said Douglass tract, a distance of 3.00 feet to a 3/8-inch iron rod with cap stamped "LANDTECH" set for an angle point;

THENCE, South 05°05'10" East, continuing along the west right-of-way line of Jensen Drive and the east line of said Douglass tract, a distance of 68.11 feet to the POINT OF BEGINNING and containing 0.8314 acre (36,214 square feet) of land.

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

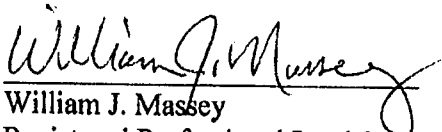
September 12, 2014

Revised: November 24, 2014 – revised corner monument along east line.

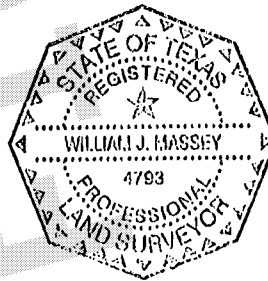
Landtech Consultants, Inc.

TBPLS No. 10019100

TBPE No. F-1364


William J. Massey

Registered Professional Land Surveyor No. 4793

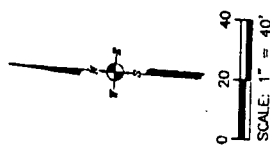


L.C. Project No. 08-1-0018.14

L.C. Drawing No. 1290-C-1591

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S. M. HARRIS SURVEY
ABSTRACT NO. 327

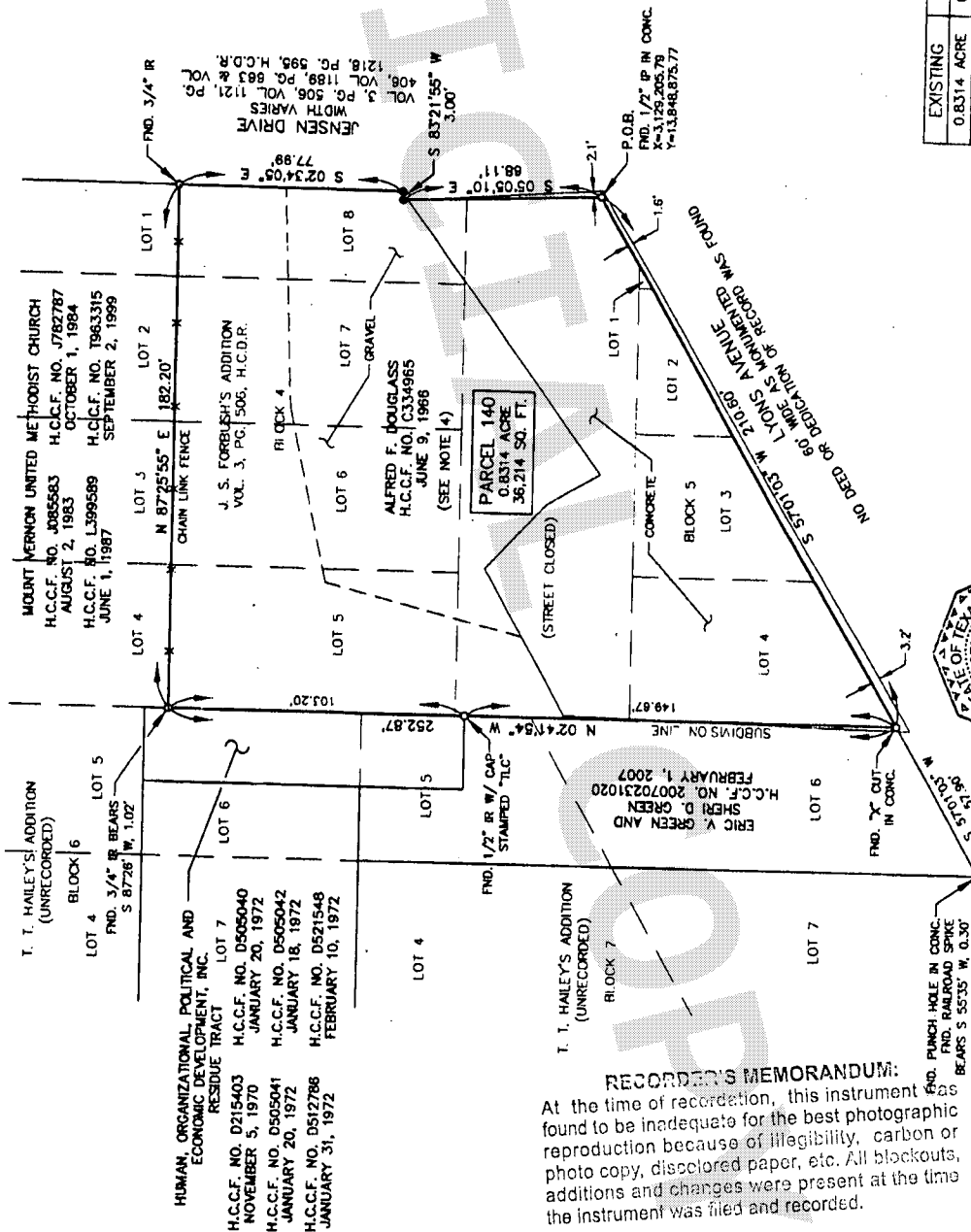


LEGEND / ABBREVIATIONS

- 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)
- = FOUND AS NOTED

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.
4. BURIED CONCRETE REMAINS EXIST ON THIS TRACT. LIMITS OF REMAINS ARE UNDEFINED.



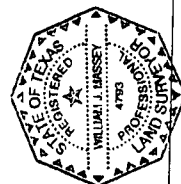
EXISTING	TAKING	REMAINING
0.8314 ACRE	0.8314 ACRE	0 ACRES
36,214 SQ. FT.	36,214 SQ. FT.	0 SQ. FT.

HARDY TOLL ROAD EXTENSION
PROPOSED DETENTION BASIN

PARCEL 140
ALFRED F. DOUGLASS

LANDTECH CONSULTANTS, INC.
Civil Engineering & Land Surveying
2525 North Loop West
Suite 300
Houston, Texas 77008
Tel (713) 861-7068 Fax (713) 861-4131
TOLL NO. 1-800-710-0100 TOLL NO. F-1384

DATE: SEPTEMBER 12, 2014
SCALE: 1" = 40'
PROJECT NO.: 08-1-0018.14
DRAWING NO.: 1290-C-1591



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

RECORDERS 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.

FILED

2015 DEC 10 AM 10:27

Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

COPY
UNOFFICIAL

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 Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

4096-04-960 3H