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L. D. File No. 61,139

3-5-80

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155-84-2495
GENERAL WARRANTY DEED

THE STATE OF TEXAS \$

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS \$

That C.G.P., INC., NO. 9, a Texas Limited Partnership, acting by its Managing General Partner, Capital Gains Properties, Inc., a Texas Corporation, acting herein by and through its hereunto undersigned duly authorized officers, hereinafter called "Grantor", for and in consideration of ONE MILLION SEVEN HUNDRED THIRTY-FOUR THOUSAND FIVE HUNDRED FIVE AND NO/100 DOLLARS (\$1,734,505.00) paid to Grantor by the CITY OF HOUSTON, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED and does by these presents GRANT, SELL AND CONVEY unto the CITY OF HOUSTON, a municipal corporation situated in Harris County, Montgomery County and Fort Bend County, Texas, the following described tract or parcel of land located in Harris County, Texas, to-wit:

A tract or parcel of land containing 31.855 acres in the H.T. & B. R.R. Co. Survey No. 5, Section 10, A-397, Harris County, Texas and being the same land referred to as Tract 1 in deed from T. S. Terry, Trustee, to C.G.P., Inc. No. 9, recorded under County Clerk's File No. D873575, Harris County Official Public Records of Real Property, and being more particularly described by metes and bounds as follows:

COMMENCING at City of Houston Survey Marker No. 5053/0111 from which City of Houston Survey Marker No. 4953/1311 bears S87°34'23"W, a surface distance of 2,832.33 feet;

THENCE S86°29'49"W, a distance of 1,237.62 feet to a 3/8 inch iron rod found at the intersection of the south right-of-way line of Summerbell Lane, 60 feet wide, with the east right-of-way line of Consuelo Road, 60 feet wide, same being the northwest corner of Block 14 of Country Club Villas, a subdivision of record in Volume 34, Page 9 of the Harris County Map Records;

THENCE along the said east right-of-way line of Consuelo Road, S02°35'06"E, a distance of 191.33 feet to a point in the south line of said Country Club Villas, said point also being on the common line between the H.T. & B. R.R. Co. Survey, Section 7, A-398 and H.T. & B. R.R. Co. Survey No. 5, Section 10, A-397;

155-84-2496

THENCE along said common survey line, the south line of said Country Club Villas subdivision, and the south line of an unimproved 30 foot right-of-way referred to as White-chapel Lane in recorded plat of said Country Club Villas, S87°14'58"W, a distance of 278.70 feet to a 5/8 inch iron rod found for the northeast corner and POINT OF BEGINNING for the 31.855 acre tract herein described, said point also being the northwest corner of a 65 foot wide (1.343 acre) fee strip to the State of Texas recorded in Volume 4,356, Page 18 of the Harris County Deed Records;

THENCE along the west line of said 65 foot fee strip and the east line of the herein described tract, S02°45'02"E, a distance of 850.93 feet to a 3/4 inch iron rod found for corner in the north line of a Harris County Flood Control District (H.C.F.C.D.) right-of-way for Keegan's Bayou recorded in Volume 4098, Page 529 of the Harris County Deed Records;

THENCE along the north side of Keegan's Bayou, the north line of said H.C.F.C.D. right-of-way and the south line of the herein described tract with the following meanders:

S61°52'02"W, 32.25 feet to a found 5/8 inch iron rod;
S77°27'02"W, 304.46 feet to a found 5/8 inch iron rod;
S49°12'02"W, 417.46 feet to a found 5/8 inch iron rod;
S32°21'02"W, 336.57 feet to a found 5/8 inch iron rod;
S81°00'02"W, 156.01 feet to a found 5/8 inch iron rod; and,

S30°31'14"W, at 106.85 feet past the north line of an 80 foot wide Houston Lighting and Power Co. (H.L. & P.) right-of-way recorded in Volume 5021, Page 246 of the Harris County Deed Records, at 202.26 feet pass the south line of said 80 foot right-of-way, in all a total distance of 312.98 feet to a 5/8 inch iron rod set for corner in the east line of a 40 foot wide drainage easement recorded in Volume 4000, Page 62 of the Harris County Deed Records;

THENCE along the east line of said 40 foot easement and the west line of the 31.855 acre tract herein described, N02°39'43"W, at 92.84 feet pass the south line of said 80 foot H.L. & P. right-of-way, at 172.84 feet pass the north line of same, in all a total distance of 1,727.89 feet to a 5/8 inch iron rod set for the northwest corner of the herein described tract said point being on the common line between said Abstracts 397 and 398, the south line of said unimproved White Chapel Lane and Country Club Villas;

THENCE, along said common line, N87°14'58"E, a distance of 1,175.54 feet to the POINT OF BEGINNING and containing 31.855 acres of land.

This conveyance is made subject to all easements, reservations, and conditions of record in the Real Property Records of Harris County, Texas.

APR 11 10 17 AM '80
COUNTY CLERK
HARRIS COUNTY, TEXAS

155-84-2497

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any-wise belonging unto the said CITY OF HOUSTON, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND the said premises unto the said CITY OF HOUSTON, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, these presents have been executed by Grantor this 10th day of MARCH, 1980.

C.G.P., INC., NO. 9, a
Texas Limited Partnership by its
Managing General Partner,
Capital Gains Properties, Inc.

ATTEST:


Secretary
J.C. Reyl

By: 
STEPHEN D. SPENCER, President

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared STEPHEN D. SPENCER, President of Capital Gains Properties, Inc., known to me to be the person and partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of C.G.P., INC., NO. 9, a Texas Limited Partnership, of which the corporation is the Managing General Partner, for the purposes and consideration expressed and in the capacity therein stated, and as an act and deed of said corporation, and that he was authorized to do so.

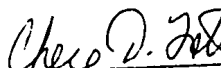
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of

MARCH, 1980.

APPROVED

STATE OF TEXAS
COUNTY OF HARRIS

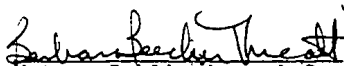
I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED, in the Official
Public Records of Real Property of Harris County, Texas on


CHERE D. LOTT
Assistant City Attorney

APR 11 1980




COUNTY CLERK,
HARRIS COUNTY, TEXAS


Notary Public in and for
Harris County, Texas
BARBARA BECKER-THREATT