

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date

December 20 2018

ELECTRONICALLY RECORDED

BY: CAPITAL TITLE

GF# 18-39453-EH

DATE: _____ TIME: _____

Grantor

GLENDALE BAPTIST CHURCH

Grantor's Mailing Address

16011 Broadwater
Crosby, Texas 77532
Attn: Pastor

Grantee

GALENA PARK INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address

14705 Woodforest Boulevard
Houston, TX 77015
Attn: Superintendent

Consideration

Cash and other valuable consideration, receipt and sufficiency of which are hereby acknowledged.

Property

Being an approximately 1.7170-acre tract of land in Harris County, Texas, more particularly described on Exhibit "A", attached hereto and incorporated herein by reference for all purposes.

Reservations from and Exceptions to Conveyance and Warranty

1. This conveyance is subject to those matters described on Exhibit "B", attached hereto and incorporated herein by reference for all purposes.
2. Taxes and special assessments are prorated as of this date.

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise

RP-2018-571853

belonging, to have and to hold such Property unto Grantee and Grantee's successors and assigns, and Grantor binds itself, its successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

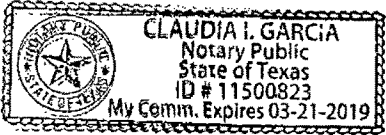
"Grantor"

GLENDALE BAPTIST CHURCH,

By: Robert C Lewis
Name: ROBERT C LEWIS
Title: President

STATE OF TEXAS §
 §
COUNTY OF Harris §

The foregoing instrument was acknowledged before me this 20 day of December, 2018, by Robert C. Lewis, President of Glendale Baptist Church



Claudia I Garcia
Notary Public, State of Texas

[Signatures Continued on Next Page]

RP-2018-571853

"Grantee"

GALENA PARK INDEPENDENT SCHOOL DISTRICT

By: Angi Williams
Printed Name: Angi Williams
Title: Superintendent

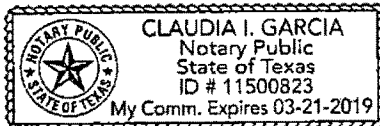
STATE OF TEXAS §
 §
COUNTY OF Harris §

The foregoing instrument was acknowledged before me this 20 day of Dec, 2018, by Angi Williams, acting in his/her capacity as Superintendent and on behalf of Galena Park Independent School District.

Claudia I. Garcia
Notary Public, State of Texas

After recording, return to:

Michelle R. Morris
Rogers, Morris & Grover, L.L.P.
5718 Westheimer, Suite 1200
Houston, Texas 77057



RP-2018-571853

EXHIBIT "A"

[SEE ATTACHED]

RP-2018-571853

1.726 ACRES
75,185 SQUARE FEET
JAMES GORDON SURVEY
ABSTRACT NO. 996
CITY OF HOUSTON
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 1.726 acre (75,185 square foot) tract of land located in the James Gordon Survey, Abstract Number 996, City of Houston, Harris County, Texas and said 1.726 acre tract of land being all of the called 0.93 acre tract as described in the deed to Glendale Baptist Church recorded under Volume (Vol.) 2354, Page (Pg.) 202 Harris County Deed Records (H.C.D.R.) and all of the called 0.793 acre tract as described in the deed to Glendale Baptist Church recorded under Vol. 2870, Pg. 411 H.C.D.R., said 1.726 acre tract being more particularly described by metes and bounds as follows: (The bearings described herein are oriented to the Texas Coordinate System, South Central Zone, NAD 1983.)

BEGINNING at a 5/8-inch iron rod with an orange plastic cap stamped "West Belt Surveying Inc" set marking the southwest corner of the intersection of the southerly Right-Of-Way (R.O.W.) line of Coulson Street (based on a width of 60 feet) recorded under Vol. 44, Pg. 14 of the Harris County Map Records (H.C.M.R.) and the easterly R.O.W. line of Hiller Street (based on a width of 60 feet) recorded under Vol. 34, Pg. 57, H.C.M.R. being the northeast corner of said called 0.93 acre tract and the northeast corner of the herein described tract;

THENCE, South 03 degrees 27 minutes 02 seconds East, departing the southerly R.O.W. line of said Coulson Street and along the westerly ROW line of said Hiller Street common with the easterly lines of said called 0.93 acre tract and said called 0.793 acre tract, a distance of 385.39 feet, to a 5/8-inch iron rod with orange plastic cap stamped "West Belt Surveying Inc" set marking the beginning of a tangent curve to the left in the easterly line of the herein described tract;

THENCE, in a southeasterly direction, along said curve to the left, being the westerly R.O.W. line of said Coulson Street, having a radius of 175.64 feet, and a central angle of 19 degrees 11 minutes 37 seconds (chord bears, South 13 degrees 02 minutes 51 seconds East, 58.56 feet) and an arc distance of 58.84 feet, to a 5/8-inch iron rod with cap stamped "Civil Concepts" found marking the southeast corner of said called 0.793 acre tract, the northeast corner the called 23.639 acre tract as described in the deed to the City of Galena Park recorded under Harris County Clerk's File Number F971813, the southeast corner of said called 0.793 acre tract and the southeast corner of herein described tract;

THENCE, South 86 degrees 55 minutes 02 seconds West, departing the westerly R.O.W. line of said Hiller Street along the southerly line of the said called 0.793 acre tract common with the northeasterly line of the said called 23.639 acre tract, a distance of 70.90 feet, to a 5/8-inch iron rod with cap stamped "Civil Concepts" found marking the southwest corner of said called 0.793 acre tract, and angle in the northeasterly line of said called 23.639 acre tract and the most southerly southwest corner of the herein described tract;

THENCE, North 14 degrees 22 minutes 00 seconds West, along the westerly line of the said called 0.793 acre tract common with the northeasterly line of the said called 23.639 acre tract, a distance of 150.00 feet, to a 5/8-inch iron rod with cap found marking a common angle in the southwesterly line of said called 0.793 acre tract, the northeasterly line of said called 23.639 acre tract and southwesterly line of the herein described tract;

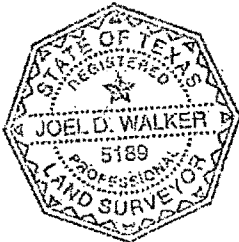
THENCE, North 44 degrees 52 minutes 19 seconds West, continuing along the westerly line of the said called 0.793 acre tract common with the northeasterly line of the said called 23.639 acre tract, a distance of 172.70 feet, to a 5/8-inch iron rod with cap found marking a common angle in the southwesterly line of said called 0.793 acre tract, the northeasterly line of said called 23.639 acre tract and southwesterly line of the herein described tract;

THENCE, North 45 degrees 48 minutes 39 seconds West, continuing along the westerly line of the said called 0.793 acre tract common with the northeasterly line of the said called 23.639 acre tract, a distance of 111.15 feet, to the west corner of said called 0.793 acre tract, the north corner of said called 23.639 acre tract and the southwest corner of aforesaid 0.93 acre tract in the east line of the Restricted Reserve "A", Galena Park ISD Pyburn Elementary, a subdivision in Harris County, recorded under Film Code Number 679902 of the Harris County Map Records, the same being the east line of the called 0.84 acre tract described in the deed to Galena Park Independent School District recorded under Vol. 2273, Pg. 6, H.C.D.R. and being the most northerly southwest corner of the herein described tract, from which a 5/8-inch iron rod with cap found bears, South 48 degrees 50 minutes East, 0.82 feet;

THENCE, North 10 degrees 00 minutes 28 seconds East, along the westerly line of said called 0.93 acre tract common with the easterly line of said called 0.84 acre tract and said Restricted Reserve "A", a distance of 116.61 feet to, a 5/8-inch iron rod with an orange plastic cap stamped "West Belt Surveying Inc" found in the southerly curved R.O.W. line of aforesaid Coulson Street marking the northeast corner of said Restricted Reserve "A" and said 0.84 acre tract, and the northwest corner of said 0.93 acre tract and the herein described tract;

THENCE, in a southeasterly direction, along a non-tangent curve to the left, being the southerly R.O.W. line of said Coulson Street, having a radius of 1,080.00 feet, and a central angle of 13 degrees 28 minutes 06 seconds (chord bears, South 86 degrees 43 minutes 42 seconds East, 253.29 feet) and an arc distance of 253.87 feet, to the POINT OF BEGINNING and containing a computed area of 1.726 acres (75,185 square feet) of land as depicted on the Land Title Survey dated: December 20, 2018, prepared by West Belt Surveying, Inc., Project No. S425-0058A.

West Belt Surveying, Inc.
Certified Firm No. 10073800
21020 Park Row.
Katy, Texas 77449
(281) 599-8288



Joel D. Walker
Joel D. Walker Date: 12/20/18
Texas Registration No. 5189

RP-2018-571853

EXHIBIT "B"

Permitted Exceptions

1. Right of Way executed by Federal Investment Company to Harris County Flood Control District, dated January 18, 1946, filed October 29, 1946, recorded in Volume 1516, Page 152, Real Property Records, Harris County, Texas.
2. Easement executed by Miles Strickland to City of Houston, dated July 30, 1952, filed February 26, 1953, recorded in Volume 2567, Page 373, Real Property Records, Harris County, Texas.
3. Easement executed by Miles Strickland to City of Houston, dated February 12, 1951, filed February 26, 1953, recorded in Volume 2536, Page 601, Real Property Records, Harris County, Texas.
4. 10 foot building line along the north and east property lines per Houston Ordinance No. 85-1878, and Amended by Ordinance No. 1999-262.

RP-2018-571853

RP-2018-571853
Pages 8
12/21/2018 02:18 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2018-571853