HARRIS NO COUNTY FEE

HARRIS

i.

AM

ڢ

S

#### SPECIAL WARRANTY DEED

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

# THE STATE OF TEXAS §

## COUNTY OF HARRIS

#### GRANTOR:

City of Houston, a Texas municipal corporation

§

#### **GRANTOR'S MAILING ADDRESS:**

P.O. Box 1562 Houston, Harris County, Texas 77251 Attn: Real Estate Branch, Dept. of Public Works & Engineering

#### **GRANTEE**:

Harris County, a political subdivision of the State of Texas

#### **GRANTEE'S MAILING ADDRESS:**

8410 Lantern Point Dr. Houston, Harris County, Texas 77054 Attn: David Turkel

#### **CONSIDERATION:**

Ten and No/100's Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged

#### PROPERTY:

An undivided one-half (1/2) interest in and to that certain 12.145 acres (529,031 square feet), more or less, tract or parcel of land described as Unrestricted Reserve "A," East End Economic Development Site, a subdivision in the James Wells Survey, Abstract 882, City of Houston, Harris County, Texas, according to the map or plat thereof recorded in Film Code 637006 of the Official Map Records, and under Clerk's File No. 20100369262 of the Official Real Property Records, each of Harris County, Texas.

5th floor, Houston Je 77002 Return to: Dugkas

#### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made by Grantor and accepted by Grantee subject to all matters of record with the County Clerk of Harris County, Texas, affecting the Property and all matters affecting the Property that are visible on the ground or that would be shown on a current survey of the Property, but only to the extent the same are valid, enforceable against political subdivisions of the State of Texas, and relate to the Property, including without limitation the matters set forth on Exhibit "A" attached hereto.

もないのないないないをからいろうないをなって、 いろした きたいち しんないれたいちょう

THE CONVEYANCE IS EXPESSLY SUBJECT TO THE CONDITION THAT IN THE EVENT GRANTEE DOES NOT PAY THE COUNTY EDZ LAND PARTICIPATION (SUBJECT TO THE COUNTY EDZ LAND MAXIMUM COMMITMENT) TO THE GRANTOR PURSUANT TO THE APPLICABLE AGREEMENTS, THEN THE GRANTOR SHALL HAVE THE RIGHT, IN ITS SOLE AND ABSOLUTE DISCRETION AND UPON REIMBURSEMENT TO THE GRANTEE OF ANY COUNTY EDZ LAND PARTICIPATION PAID TO DATE, TO CAUSE THE GRANTEE'S UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE PROPERTY TO REVERT BACK TO THE GRANTOR. This condition is set out in Article II, D of a certain Interlocal Agreement between the City of Houston, Texas; Harris County, Texas; and The Harris County-Houston Sports Authority, approved by City of Houston Ordinance 2010-265 (April 7, 2010), countersigned by the City Controller on April 8, 2010, and designated as City Contract C73814, and the italicized terms in the previous sentence are defined in said Interlocal Agreement.

Grantor, for the consideration, and subject to the reservations from and exceptions to conveyance and warranty set forth above, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's 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, except as to the reservations from and exceptions to conveyance and warranty set forth above, by, through or under Grantor, but not otherwise.

## [Execution page follows]

5

N WITNESS WHEREOF, these presents have been executed by Grantor this Description day of <u>Alexander</u>, 2010, to be effective February 18, 2019.

Grantor:

City of Houston, a Texas municipal corporation  $D^r$ 

ANNISE D. PARKER Mayor of the City of Houston, Texas

This instrument was acknowledged before me on the 22<sup>m</sup> day of day of <u>Aucorden</u>, 2010, by ANNISE D. PARKER, Mayor of the City of Houston, a Texas municipal corporation, on behalf of said corporation.

(Notary Seal) ANNA RUSSELL Notary Public, State of Texas Commission Expires 07/08/2013

Notary Public, State of Texas

Approved as to Form:

THE'STATE O

COUNTY OF HARRIS

## Grantee's Acceptance of Deed

. .

Grantee accepts the attached deed, agrees to the conditions imposed on Grantee by the terms of the Deed, consents to its form and substance, and acknowledges that the terms of the Deed conform to Grantee's intent.

## Grantee

ATTEST:

Harris County, a political subdivision of the State of Texas

Ву:	
Name:	

Title: \_\_\_\_\_

By: / TORKE Name: ` DAVID В. Lenatorisui. Commonit Title: Director RIVER ES

Approved as to Form:

Vince Ryan Harris County Attorney

By: Name: Douglas Ray

Title: Senior Assistant County Attorney

#### EXHIBIT "A" to SPECIAL WARRANTY DEED

. .

#### PERMITTED ENCUMBRANCES

- 1. Restrictive Covenants recorded at Film Code No. 637006 of the Map Records of Harris County, Texas.
- 2. 15' by 15' visibility triangles in the east and south corners as reflected by plat recorded at Film Code No. 637006 of the Map Records of Harris County, Texas.
- 3. Building set back line 25 feet in width along the southeast property line as reflected by plat recorded at Film Code No. 637006 of the Map Records of Harris County, Texas.
- 4. Building set back line 10 feet in width along the northeast and southwest property lines as reflected by plat recorded at Film Code No. 637006 of the Map Records of Harris County, Texas.
- 5. Drainage easement 15 feet in width on each side of the center line of al natural drainage courses as shown by plat recorded at Film Code No. 637006 of the Map Records of Harris County, Texas.
- 6. Easement granted to CenterPoint Energy Houston Electric, LLC as set out and described in instrument recorded under Harris County Clerk's File No. W242320.
- 7. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record under Harris County Clerk's File No. S770653, with surface rights waived therein.
- 8. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record under Harris County Clerk's File No. T012732, with surface rights waived therein.
- 9. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record under Harris County Clerk's File No. T275322, with surface rights waived therein.
- 10. All oil, gas and other minerals of every character in and under the herein described property, as reserved in instrument filed for record at Volume 3447, Page 69 of the Deed Records of Harris County, Texas.
- 11. City of Houston Ordinance 2010-418 concerning the abandonment of the public street rights-of-way of Rusk, Capital and Bastrop within the property.

- 5 -

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.

い

Y))

ļ.

鼬

儲

ANY MOMSON HEARIN WHICH RESTRICTS THE SALE REPORT. OR USE OF THE DESCRIBED REAL MOMENTY BECAUSE OF OCCOROR RADE IS MOULD AND UNDERFORCEABLE UNDER REDERAL LINK THE STATE OF TEXAS COUNTY OF HARRIS I handly cardly but bit instrument was RLED in File Records Sources on the date and at the file damped linking by one; and was day RECORDED, is the Olicial Public Records of Rul Property of Hards County, Texas FEB 21 2011



COUNTY CLERK HARRIS COUNY, TEXAS

## STATE OF TEXAS COUNTY OF HARRIS

WE, HARRIS COUNTY, AS TO UNDIVIDED 50% AND THE CITY OF HOUSTON, TEXAS, AS TO AN UNDIVIDED 50%, ACTING BY AND THROUGH SYLVESTER TURNER, MAYOR BEING OFFICER OF CITY OF HOUSTON, OWNER HEREINAFTER REFERRED TO AS OWNER (WHETHER ONE OR MORE) OF THE 12.145 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF DYNAMO STADIUM, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY ONE FEET, SIZE INCHES (21' 6") IN WIDTH.

FURTHER, OWNER HAS DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HERON, WHEREBY THE AERIAL EASEMENTS TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, OWNER DO HEREBY COVENANT AND AGREE THAT ALL THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENTS, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER. OWNER DO HEREBY DEDICATE TO THE PUBLIC STRIP OF LAND FIFTEEN (15' 0") FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, HARRIS COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENTS AT ANY TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNER DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE IS HEREBY RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENTS EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE AN COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY, WHEREOF, CITY OF HOUSTON HAS CAUSED THESE PRESENTS TO BE SIGNED BY SYLVESTER TURNER, IT'S MAYOR THIS \_\_\_\_\_, DAY OF\_\_\_\_\_, 2022.

CITY OF HOUSTON

NAME: SYLVESTER TURNER

TITLE: MAYOR

STATE OF TEXAS

## COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED <u>SYLVESTER TURNER, MAYOR OF</u> <u>THE CITY OF HOUSTON</u>, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, <u>SHAHEEN CHOWDHURY</u>, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



SHAHEEN CHOWDHURY, R.P.L.S. TEXAS REGISTRATION NO. 5858



BY: \_\_\_\_\_\_ MARTHA L. STEIN, CHAIR M. SONNY GARZA, VICE CHAIR

> MARGARET WALLACE BROWN, AICP, CNU-A



BY\_\_\_\_\_ DEPUTY





N.T.S.

NOTES:

1. ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (CORS96). ALL DISTANCES ARE IN SURFACE. 2. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY

3. UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

4. IF THIS PLAT IS PROPOSED TO BE MULTI-FAMILY RESIDENTIAL, IT IS SUBJECT TO THE PARKS AND OPEN SPACE REQUIREMENTS OF 42-251. A FEE PER UNIT WILL BE ASSESSED AT THE TIME OF PERMITTING AT THE THEN-CURRENT FEE RATE. IF A PRIVATE PARK IS TO BE PROPOSED OR PUBLIC PARK LAND IS TO BE DEDICATED, PARK LAND RESERVES OR LAND DEDICATION MUST BE SHOWN ON THE FACE OF PLAT AT THIS TIME.

5. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.

6. THE SUBJECT TRACT IS LOCATED IN PARK SECTOR 11.

DIVIDING BY THE COMBINED SCALE FACTOR 0.999870017.

7. TEXAS AVENUE IS A DESIGNATED PRIMARY TOD STREET AND TRANSIT CORRIDOR STREET ESTABLISHED BY ORDINANCE NO. 2020-684. A 20 FOOT PEDESTRIAN REALM IS REQUIRED ALONG THE PRIMARY TOD STREET.

8. EMANCIPATION AVENUE NORTH FROM CAPITAL STREET IS A DESIGNATED PRIMARY TOD STREET ESTABLISHED BY ORDINANCE NO. 2020-684. A 20 FOOT PEDESTRIAN REALM IS REQUIRED ALONG THE PRIMARY TOD STREET.

9. EMANCIPATION AVENUE SOUTH FROM CAPITAL STREET IS A DESIGNATED SECONDARY TOD STREET ESTABLISHED BY ORDINANCE NO. 2020-684. A 15 FOOT PEDESTRIAN REALM IS REQUIRED ALONG THE PRIMARY TOD STREET.

10. WALKER AVENUE IS A DESIGNATED SECONDARY TOD STREET ESTABLISHED BY ORDINANCE NO. 2020-684. A 15 FOOT PEDESTRIAN REALM IS REQUIRED ALONG THE PRIMARY TOD STREET.

## DYNAMO STADIUM

A SUBDIVISION OF 12.145 ACRES (529,026 SQ. FT.) BEING A REPLAT OF UNRESTRICTED RESERVE 'A', BLOCK 1 OF EAST END ECONOMIC DEVELOPMENT SITE, A PLAT RECORDED UNDER F.C. NO. 637006, H.C.M.R. SITUATED IN THE JAMES WELLS SURVEY, A-832 HARRIS COUNTY. TEXAS

> 1 BLOCK 1 RESERVE KUO JOB NO. 22086

REASON FOR REPLAT REMOVED BUILDING LINES ALONG EMANCIPATION AVENUE TEXAS AVENUE AND WALKER AVENUE

<u>OWNER:</u> HARRIS COUNTY, AS TO UNDIVIDED 50% THE CITY OF HOUSTON, TEXAS, AS TO AN UNDIVIDED 50%



ENGINEER/SURVEYOR: 10300 Westoffice Dr., Suite 800 Houston, TX 77042 Tel: (713) 975-8769 www.kuoassociates.com Consulting Engineers TBPELS Enginneering Firm Reg. No. F-4578 TBPELS Surveying Firm Reg. No. 10075600

STATE OF TEXAS

COUNTY OF HARRIS

## ORDER

On this the <u>13<sup>th</sup></u> day of <u>September 2022</u>, at a regular meeting of the Commissioners Court of Harris County, sitting as the governing body of Harris County, with the following members present to wit:

Lina Hidalgo Rodney Ellis Adrian Garcia Tom S. Ramsey, P.E. R. Jack Cagle County Judge Commissioner, Precinct 1 Commissioner, Precinct 2 Commissioner, Precinct 3 Commissioner, Precinct 4

\$ \$ \$ \$

\_\_\_\_ constituting a quorum,

## ORDER AUTHORIZING THE COUNTY JUDGE TO EXECUTE THE PLAT OF DYNAMO STADIUM

Commissioner \_\_\_\_\_\_ introduced an order and made a motion that the same be adopted. Commissioner \_\_\_\_\_\_ seconded the motion for the adoption of the order. The motion carrying with it the adoption of the order prevailed by the following vote:

	Yes	No	Abstain
Judge Hidalgo			
Commissioner Ellis			
Commissioner Garcia			
Commissioner Ramsey			
Commissioner Cagle			

The County Judge thereupon announced that the order had been duly and lawfully adopted. The order thus adopted reads as follows:

#### ORDER

BE IT ORDERED, ADJUDGED, and DECREED by the Commissioners' Court of Harris County, Texas that County Judge Lina Hidalgo hereby is authorized to execute the owner's acknowledgment on the plat of DYNAMO STADIUM.