

Helms Stormwater detention Basin and Conveyance Improvements,
Tract ~~P118-25-00-00-15-035.0~~ ^{kw} P118-00-00-15-035.0

NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

This Correction General Warranty Deed is made in substitution of that certain General Warranty Deed dated December 13, 2023, recorded under County Clerk's File No. RP-2024-38973, in the Official Public Records of Real Property of Harris County, Texas, to correctly identify the property description and correct the name of the Grantor therein.

CORRECTION GENERAL WARRANTY DEED

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

THAT, JNLLV LLC, a Texas limited liability company (hereinafter "Grantor), of the County of Harris, State of Texas, for and in consideration of the sum of Three-Hundred Forty-Three Thousand Three-Hundred Sixty and No/100 Dollars (\$343,360.00) to Grantor in hand paid, the receipt and sufficiency of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey unto the **HARRIS COUNTY FLOOD CONTROL DISTRICT**, a political subdivision of the State of Texas (hereinafter "District" or "Grantee"), the following described property situated in Harris County, Texas, described as follows, to-wit:

Being a 1.119 acre (48,743 square feet) tract of land located in the Martin K. Snell survey, Abstract No. 688, Harris County, Texas, said 1.119 acre tract being out of tract 53 of the W. L. Hill Subdivision, recorded in volume 7, page 4 of the Harris County Map Records (H.C.M.R.) and being all of a certain tract of land described in deed to JNLLV, LLC, recorded under Harris County Clerk's File (H.C.C.F.) No. RP-2022-29181 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.); said 1.119 acre tract being more particularly described by metes and bounds as follows: (all bearings and coordinates are referenced to the Texas coordinate system, South Central Zone, North American Datum of 1983. All distances are surface values in us survey feet and may be converted to grid values by dividing by a combined scale factor of 1.00013), and being more particularly depicted and described by metes and bounds on the attached Exhibit "A" incorporated by reference herein.

The above described property conveyed shall include all right, title and interest, if any, of Grantor in and to: (1) any land lying in a street, road, tollway, accessway or easement (including any drainage or flood control easement) open or proposed, in front of, at the side of, adjoining, or within the above described property, (2) the bed and banks of any bayou, stream, canal or ditch adjoining or adjacent to the above described property, (3) all reversionary rights attributable to the above-described property, and (4) all rights of ingress and egress to the above described property by way of open or dedicated roads and streets adjoining the property.

This conveyance is made by Grantor and accepted by the District subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements appearing of record in the Official Public Records of Real Property of Harris County, Texas, relative to the above-described property, but only to the extent the same are applicable to and enforceable against the District.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said District, the District's successors and assigns, forever, and Grantor does hereby bind Grantor, Grantor's successor's and assigns to Warrant and Forever Defend all and singular the said premises unto the said District, the District's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject to the reservations from and exceptions to warranty and conveyance described above.

[Remainder left blank; Signature page to follow]

EXECUTED this 15 day of May, 2025, to be
made effective as of **December 13, 2023**.

GRANTOR:

JNLLV, LLC, a Texas limited liability company

By: [Signature]

Name: Akbar M. Valad

Title: President

Grantor's Address:
8007 Vintage Creek Dr
Spring, Texas 77379

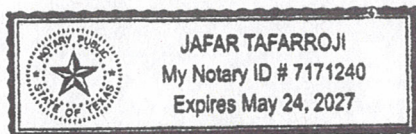
ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on 5/15, 2025,

by AKBAR M VALAD, as PRESIDENT

of JNLLV, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]
Notary Public Signature

EXECUTED this _____ day of _____, 202____, to be
made effective as of **December 13, 2023**.

GRANTEE:

**HARRIS COUNTY FLOOD CONTROL DISTRICT,
a political subdivision of the State of Texas**

By: _____
Lina Hidalgo, County Judge

Grantee Address:
9900 Northwest Freeway
Houston, Texas 77092

APPROVED AS TO FORM:
CHRISTIAN D. MENEFE
Harris County Attorney

By: _____
Justina Preston
Assistant County Attorney
CAO File No. 24RPD0225

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2025, by
Lina Hidalgo, as **County Judge** of Harris County, Texas and the presiding officer of the
Commissioner's Court of Harris County, Texas, on behalf of Commissioners Court of Harris
County, Texas, as governing body of the **Harris County Flood Control District**.

Notary Public Signature

**AFTER RECORDING, PLEASE HOLD FOR
HARRIS COUNTY-REAL PROPERTY DIVISION**

EXHIBIT "A"

Helms Stormwater Detention Basin
and Conveyance Improvements
HCFCD Halls Bayou Project ID C-01
Unit No. P118-26-00

TRACT P118-00-00-15-035.0

BEING A 1.119 ACRE (48,743 SQUARE FEET) TRACT OF LAND LOCATED IN THE MARTIN K. SNELL SURVEY, ABSTRACT NO. 688, HARRIS COUNTY, TEXAS, SAID 1.119 ACRE TRACT BEING OUT OF TRACT 53 OF THE W. L. HILL SUBDIVISION, RECORDED IN VOLUME 7, PAGE 4 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING ALL OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JNLLV, LLC, RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. RP-2022-29181 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY (O.P.R.R.P.H.C.); SAID 1.119 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (All bearings and coordinates are referenced to the Texas Coordinate System, South Central Zone, North American Datum of 1983. All distances are surface values in US Survey Feet and may be converted to grid values by dividing by a combined scale factor of 1.00013.)

BEGINNING at a 5/8 inch iron rod with "Arthur" cap found, having grid coordinates of N=13,890,137.54, E= 3,110,541.78, in the east line of Block 1 of Valad Subdivision, recorded in Film Code No. 584184, H.C.M.R. and the east line of a certain tract of land described in deed to 4 Star All Foreign Parts, recorded under H.C.C.F. No. P120064, O.P.R.R.P.H.C. for the southwest corner of a certain tract of land described in deed to Jose F. Valdez Rosas and Isabel Diaz, Married, recorded under H.C.C.F. No. RP-2019-14539, O.P.R.R.P.H.C., the northwest corner of said JNLLV, LLC tract, and the northwest corner of the herein described tract, said point also being in the south line of Tract 52 of said W. L. Hill Subdivision and the north line of said Tract 53;

1. **THENCE**, North 88°02'04" East, along the south line of said Tract 52 and said Rosas and Diaz tract and the north line of said Tract 53 and said JNLLV, LLC tract, at a distance of 181.61 feet passing a 5/8 inch iron rod with "Arthur" cap found on line, continuing for a total distance of 199.04 feet to a point in the centerline of Harris County Flood Control District (H.C.F.C.D.) Unit No. P118-26-00 (50 feet wide per Volume 2092, Pages 501 & 503 and Volume 2125, Page 697 of the Harris County Deed Records [H.C.D.R.]) for the southwest corner of a certain tract of land described in deed to Jose A. Aldaba and wife, Dayana G. Aldaba, recorded under H.C.C.F. No. 20100415332, O.P.R.R.P.H.C., the northwest corner of a certain tract of land described in deed to Jose Juan Mendoza, recorded under H.C.C.F. No. 20100231579, O.P.R.R.P.H.C., the southeast corner of said Rosas and Diaz tract, the northeast corner of said JNLLV, LLC tract, and the northeast corner of the herein described tract;
2. **THENCE**, South 02°32'55" West, along the centerline of H.C.F.C.D. Unit No. P118-26-00, the west line of said Mendoza tract, and the east line of said JNLLV, LLC tract, a distance of 1.02 feet to a point for the beginning of a curve to the right;

TRACT P118-00-00-15-035.0

3. **THENCE**, in a southwesterly direction, continuing along the centerline of H.C.F.C.D. Unit No. P118-26-00, the west line of said Mendoza tract, and the east line of said JNLLV, LLC tract, with said curve to the right, having a radius of 622.48 feet, an arc length of 124.20 feet, a central angle of $11^{\circ}25'55''$, and a chord which bears South $08^{\circ}15'57''$ West, 123.99 feet to a point for the end of said curve to the right;
4. **THENCE**, South $13^{\circ}58'55''$ West, continuing along the centerline of H.C.F.C.D. Unit No. P118-26-00, the west line of said Mendoza tract, and the east line of said JNLLV, LLC tract, at a distance of 12.84 feet passing a point for the northwest corner of Roberts Trail (60 feet wide private road right-of-way recorded under H.C.C.F. No. E761420), the northwest corner of a certain tract of land described in deed to Doris Marguerite Shofner Roberts, et al, recorded under H.C.C.F. No. E761420, and the southwest corner of said Mendoza tract, at a distance of 30.99 feet passing a point from which a 5/8 inch iron rod with "Arthur" cap found for reference bears North $76^{\circ}01'05''$ West, 20.00 feet, at a distance of 75.25 feet passing a point for the northwest corner of a certain tract of land described in deed to Ramon Walle and wife, Josefina A. Fraga, recorded under H.C.C.F. No. 20080487560, O.P.R.R.P.H.C., the southwest corner of said Roberts Trail, and the southwest corner of said Doris Marguerite Shofner Roberts, et al tract, at a distance of 153.02 feet passing a point from which a 5/8 inch iron rod with "Arthur" cap found for reference bears North $76^{\circ}01'05''$ West, 24.47 feet, continuing for a total distance of 203.64 feet to a point in the centerline of Halls Bayou (H.C.F.C.D. Unit No. P118-00-00, 100 feet wide per Volume 1745, Page 327 & Volume 1788, Page 85, H.C.D.R.), the north line of Tract 59 of said W. L. Hill Subdivision, and the south line of said Tract 53 for the southwest corner of said Walle and Fraga tract, the southeast corner of said JNLLV, LLC tract, and the southeast corner of the herein described tract;
5. **THENCE**, North $73^{\circ}19'08''$ West, along the centerline of Halls Bayou, the north line of said Tract 59, and the south line of said Tract 53 and said JNLLV, LLC tract, a distance of 24.30 feet to an angle point of the herein described tract;
6. **THENCE**, North $59^{\circ}09'45''$ West, continuing along the centerline of Halls Bayou, the north line of said Tract 59, and the south line of said Tract 53 and said JNLLV, LLC tract, a distance of 117.77 feet to a point for the southeast corner of Block 1 of said Valad Subdivision, the southeast corner of said 4 Star All Foreign Parts tract, the southwest corner of said JNLLV, LLC tract, and the southwest corner of the herein described tract;

Helms Stormwater Detention Basin
and Conveyance Improvements
HCFCF Halls Bayou Project ID C-01
Unit No. P118-26-00

TRACT P118-00-00-15-035.0

7. **THENCE**, North 01°43'39" West, along the east line of said Block 1 and said 4 Star All Foreign Parts tract and the west line of said JNLLV, LLC tract, at a distance of 68.20 feet passing a sheet metal fence corner on line, continuing for a total distance of 247.28 feet to the **POINT OF BEGINNING** and containing a 1.119 acre (48,743 square feet) tract of land, of which 0.3304 acre (14,390 square feet) of land lies within the existing HCFCF easements, leaving a net area of 0.7886 acre (34,353 square feet) of land.

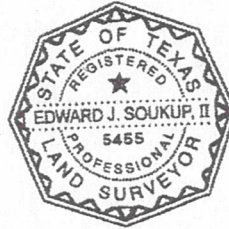
This metes and bounds description is accompanied by a separate plat.

Landtech, Inc.
TBPELS Firm No. 10019100

Edward J. Soukup II

11-1-2022

Edward J. Soukup II
Registered Professional Land Surveyor No. 5455

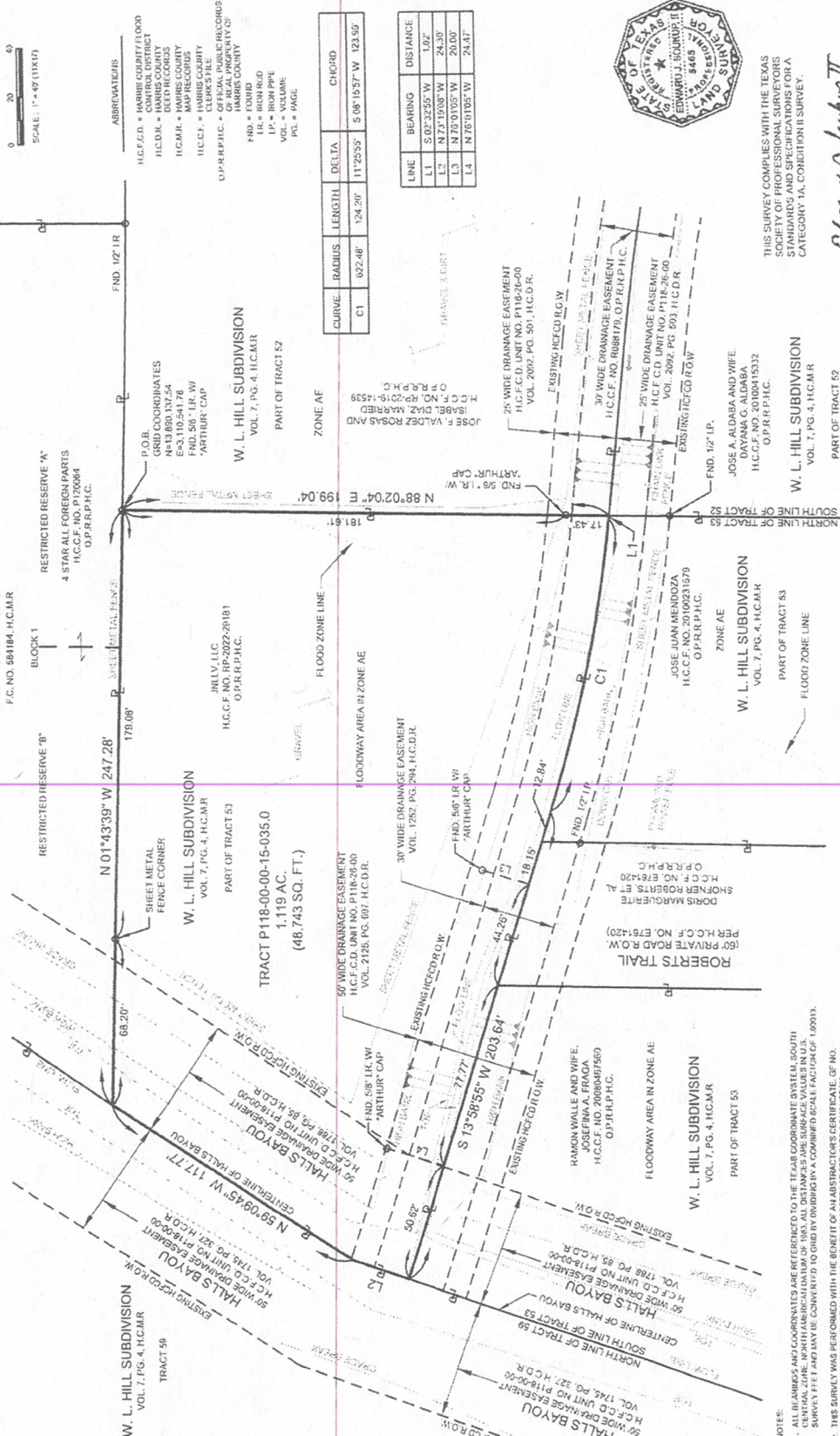
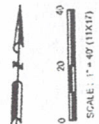


Landtech Project No. 2020088.33
S:\2020\2020088\C-01\Survey\Bndy\Descriptions\Tract P118-00-00-15-035.0.docx

MARTIN K. SNELL SURVEY A-688

SURVEY OF A 1.119 ACRE (48,743 SQUARE FEET) TRACT OF LAND LOCATED IN THE MARTIN K. SNELL SURVEY, ABSTRACT NO. 688, HARRIS COUNTY, TEXAS, SAID 1.119 ACRE TRACT BEING PART OF TRACT 53 OF THE W. L. HILL SUBDIVISION, RECORDED IN VOLUME 7, PAGE 4, H.C.F. NO. 89184, AND BEING ALL OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO JINLY, LLC, RECORDED UNDER H.C.F. NO. RP-2022-28181, O.P.R.P.H.C.

VALAD SUBDIVISION
F.C. NO. 89184 H.C.M.R.



- NOTES:
1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE. NORTH AMERICAN DATUM OF 1983. ALL DISTANCES ARE SURFACE VALUES IN U.S. SURVEY FEET AND HAVE BEEN CORRECTED TO GRID BY DIVIDING BY A CONVERSION FACTOR OF 0.99913.
 2. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN ABSTRACTOR'S CERTIFICATE OF NO. 7919-22-256, DATED AUGUST 1, 2022 AND ISSUED BY ABSTRACT SERVICES OF HOUSTON.
 3. SUBJECT TRACT LIES WITHIN FLOODWAY AREA IN ZONE AE (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO AS TO MAINTAIN THE FLOODWAY AT ITS DESIGN CAPACITY). BASE FLOOD ELEVATIONS DETERMINED PER FLOOD INSURANCE RATE MAP NO. 48010C01P, REVISED JUNE 18, 2007.
 4. THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.

THIS SURVEY COMPLETES WITH THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Edward J. Soukup II
11-1-2022
DATE
EDWARD J. SOUKUP II
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5455

TRACT	OWNER	EXISTING (AC.)	ACQUISITION (AC./SF.)	AREA WITHIN EXISTING (AC./SF.)	RECORDATION
P118-00-00-15-035.0	JINLY, LLC	1.119	1.119 / 48,743	0.000	

LANDTECH
2525 North Loop West, Suite 300
Houston, Texas 77005
P: 713.851.7054 F: 713.661.1131
LANDTECH@GMAIL.COM

HARRIS COUNTY
FLOOD CONTROL DISTRICT
9600 Northwest Freeway
Houston, Texas 77062
DATE: 11-1-2022
SCALE: AS SHOWN
SHEET NUMBER
OF



LINE	BEARING	DISTANCE
L1	S 02°32'55" W	1.02'
L2	N 73°15'08" W	24.30'
L3	N 70°01'05" W	20.00'
L4	N 76°01'05" W	24.47'

CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	632.48'	124.20'	11°25'55"	S 08°15'57" W 123.50'

ABBREVIATIONS
H.C.F. = HARRIS COUNTY FLOOD CONTROL DISTRICT
H.C.D. = HARRIS COUNTY DISTRICT RECORDS
H.C.M.R. = HARRIS COUNTY MAP RECORDS
H.C.C.F. = HARRIS COUNTY CLERK'S FILE
O.P.R.P.H.C. = OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY
F.N.D. = FOUND
I.R. = IRON ROD
I.P. = IRON PIPE
V.O.L. = VOLUME
P.L. = PAGE

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 52

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 53

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 59

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 53

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 59

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 53

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 59

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 53

W. L. HILL SUBDIVISION
VOL. 7, PG. 4, H.C.M.R.
PART OF TRACT 59