

Project: Keagans Bayou Drainage Improvements near Beltway 8 & W Airport Road
Tract D118-02-00-02-005.0

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.

GENERAL WARRANTY DEED

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

This General Warranty Deed is made in correction and substitution of that certain General Warranty Deed dated February 19, 2025, recorded at File No. RP-2025-58603 of the Official Public Records of Real Property of Harris County, Texas, to correct the Grantee from "Harris County, a body corporate and politic under the laws of the State of Texas" to "Harris County Flood Control District, a political subdivision of the State of Texas" pursuant to Section 5.029 of the Texas Property Code.

THAT, SUNESARA BROTHERS, LLC, a Texas limited liability company, (hereinafter "**Grantor**" whether one or more), of the County of Harris, State of Texas, for and in consideration of the sum of Two-Million Two-Hundred Fifty-Three Thousand Four-Hundred Thirty-Two and No/100 Dollars (\$2,253,432.00) 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:

5.433 Acres or 236,677 square feet of land, being all of a certain called 4.927 acre tract and a 0.501 acre tract, conveyed to SUNESARA BROTHERS LLC, recorded in File RP-2018-278845 of the Official Public Records, Harris County (O.P.R.H.C) situated in the H.T. & B.R.R. Company Survey, Abstract 1615, Harris County, Texas, said tract being more particularly depicted and described by metes and bounds on the attached Exhibit "A" incorporated by reference herein (the "Property**").**

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 14th day of MAY, 2025, to be made
EFFECTIVE as of **February 19, 2025**.

GRANTOR:

**SUNESARA BROTHERS, LLC, a Texas limited
Liability company**

By: 

Name: RIYAZ SUNESARA

Title: Director

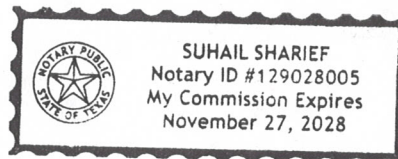
Grantor's Address:
7031 Argonne Trail
Sugarland, Tx. 77479

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on MAY 14th, 2025 by
RIYAZ SUNESARA, DIRECTOR of Sunesara Brothers,
(Officer) (Title)
LLC, a Texas limited liability company, on behalf of said entity.


Notary Public Signature




EXECUTED in acknowledgment of the correction General Warranty Deed on this _____ day of _____, 2025,

**Harris County, a body corporate and politic
under the laws of the State of Texas**

By: _____
Lina Hidalgo, County Judge

APPROVED AS TO FORM:
Christian D. Menefee
Harris County Attorney

By: 
Justina Preston
Assistant County Attorney
CAO File No. 25RPD0038

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 the **County of Harris** and the presiding officer of the Commissioners Court of Harris County, Texas, on behalf of Commissioners Court of Harris County, Texas, as the governing body of Harris County, Texas.

Notary Public

Grantee's Address:
9900 Northwest Freeway
Houston, Texas 77092

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



EXHIBIT A

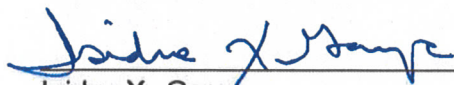
A PARCEL CONTAINING 5.433 ACRES OR 236,677 SQUARE FEET OF LAND, BEING ALL OF A CERTAIN CALLED 4.927 ACRE TRACT AND A 0.501 ACRE TRACT, CONVEYED TO SUNESARA BROTHERS LLC, RECORDED IN FILE RP-2018-278845 OF THE OFFICIAL PUBLIC RECORDS HARRIS COUNTY (O.P.R.H.C.) SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 1615, HARRIS COUNTY, TEXAS; said parcel being further described by metes and bounds as follows: (All bearings and coordinates are in grid and refer to Texas Coordinate System of 1983 [2011 Adjustment, Epoch 2010.00], South Central Zone, with a combined adjustment factor of 0.99987992)

BEGINNING (N=13,799,576.75 (y), E=3,067,719.94 (x)) at a 5/8-inch iron rod with cap "CL DAVIS" found at the northwest corner of Lot 17, Block 16 of Glenshire Section Six, recorded in Volume 197, Page 1 of the Map Records of Harris County (M.R.H.C.), also being in the east line of Lot 36, Block 16 of said Glenshire Section Six, the southwest corner of said called 4.927 acre tract and being the southwest corner of the herein described tract;

1. **THENCE** North 02°44'28" West, with and adjoining an easterly interior line of said Glenshire Section Six, a distance of 333.35 feet to a found 5/8-inch iron rod at the northwest corner of the herein described tract, being the southwest corner of a called 1.6202 acre Right of Way Easement recorded under C.C.F. No. D556162 of the Official Public Records of Real Property Harris County (O.P.R.R.P.H.C), and being in the east line of Lot 40 of said Glenshire Section Six;
2. **THENCE** North 85°48'21" East, with and adjoining the south line of said 1.6202 acre tract, a distance of 578.25 feet to a found 5/8-inch iron rod with cap "CL DAVIS" at a northeasterly corner of the herein described tract, the northeast corner of said called 0.501 acre tract, and being the northwest line of occupation of a called 0.227 acre tract conveyed to Manuel Cantu and Jeannette Cantu, recorded under C.C.F. No. K670213 of the O.P.R.R.P.H.C.;
3. **THENCE** South 03°56'58" East, with and adjoining an east line of said called 0.501 acre tract and the west line of occupation of said 0.227 acre tract a distance of 49.09 feet to a found 5/8-inch iron rod with cap "CL DAVIS" at a northeasterly interior corner of the herein described tract;
4. **THENCE** North 86°40'55" East, with and adjoining a line of occupation of said 0.227 acre tract a distance of 10.49 feet to a point being a northeasterly interior corner of the herein described tract and being the southwest deed corner of said 0.227 acre tract;

5. **THENCE** North 84°10'15" East, with and adjoining the south line of said 0.227 acre tract, a distance of 214.25 feet to the northeast corner of the herein described tract, the southeast corner of said 0.227 acre tract and being in the west right of way of Riceville School Road (called 60 feet wide), from which a found 5/8-inch iron rod with cap "CL DAVIS" bears North 33°07'05" West, a distance of 0.63 feet;
6. **THENCE** South 02°45'33" East, with and adjoining said west right of way line of said Riceville School Road, a distance of 191.24 feet to a southeast corner of the herein described tract, the northeast corner of a called 0.0735 acre roadway easement recorded under C.C.F. No. G949758 of the O.P.R.R.P.H.C., from which a found 5/8-inch iron rod with illegible cap bears North 15°34'57" East, a distance of 0.42 feet;
7. **THENCE** South 86°35'18" West, with and adjoining the north line of said 0.0735 acre Roadway Easement and the north line of a called 9300 square feet tract conveyed to Sonia Maricela Gonzalez, recorded under C.C.F. No. RP-2021-446260 of the O.P.R.H.C., a distance of 209.67 feet to a found 5/8-inch iron rod with cap at the northwest corner of said 9300 square feet tract and being the southeast interior corner of the herein described tract, from which a found 5/8-inch iron rod with cap "CL DAVIS" bears North 55°46'14" East, a distance of 0.82 feet;
8. **THENCE** South 02°06'22" East, with and adjoining the west line of said 9300 square feet tract, a distance of 103.00 feet to a set 5/8-inch iron rod with cap "GRATIA GEOMATICS" in a northeasterly interior line of said Glenshire Section Six, the southwest corner of said 9300 square feet tract and being a southeasterly corner of the herein described tract;
9. **THENCE** South 85°55'03" West, with and adjoining said northeast interior line of Glenshire Section Six, a distance of 592.96 feet to the **POINT OF BEGINNING** and containing 5.433 acres (236,677 square feet) of land.

Survey Date: April 2025, 2023



Isidro X. Garza

Texas Registered Professional Land Surveyor 5905

04/25/2023



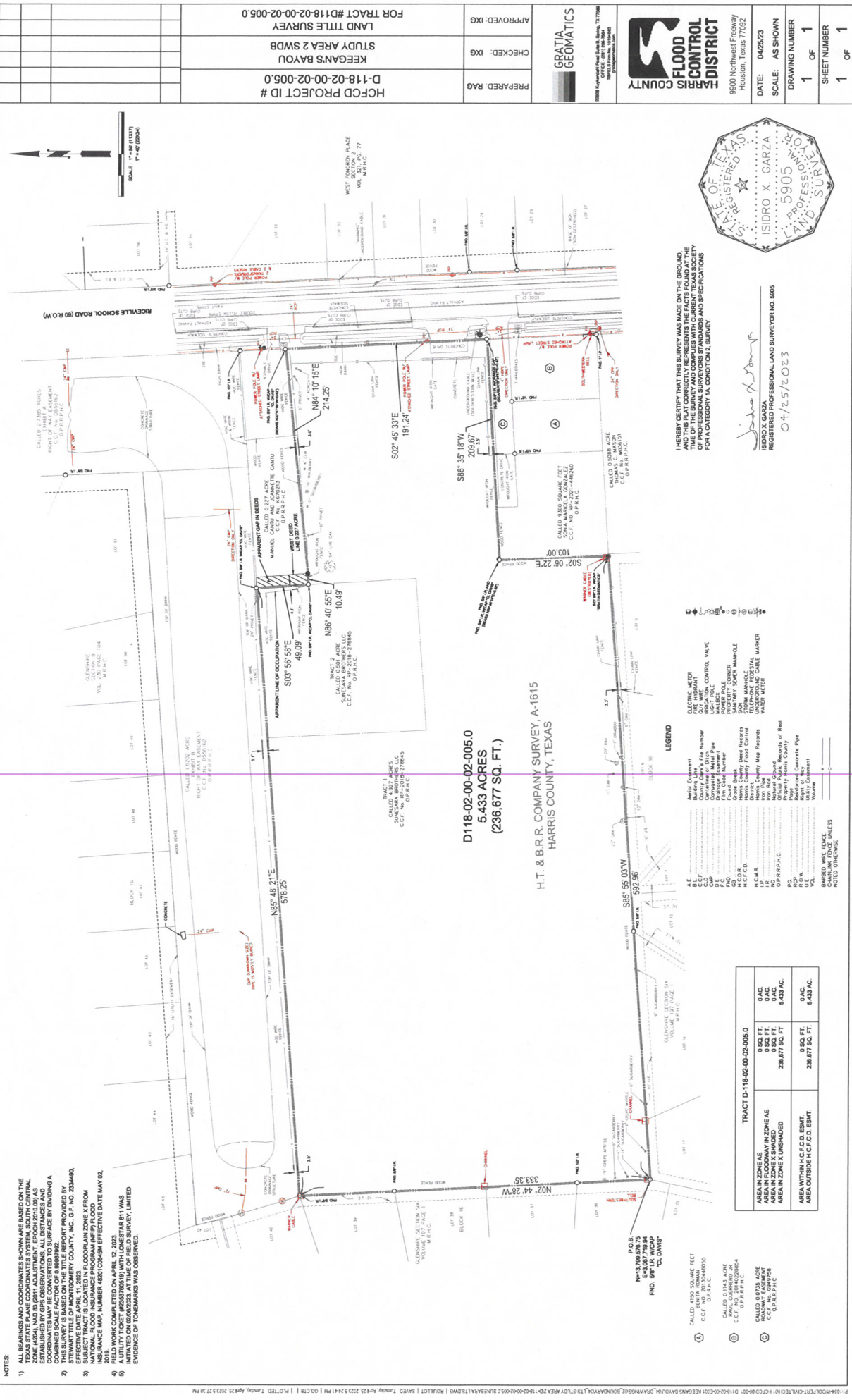
Gratia Geomatics, LLC

22928 Kuykendahl, Suite B, Spring, TX 77389

Phone: 281-205-7564, TBPLS Firm No. 10194563

P:\1034Woolpert-CivilTech\01-HCFCD\00-001KeegansBayou\09_Submittals

Gratia Job No. 1034-01-00-001



- NOTES:
- 1) ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE 2011 NAD 83 DATUM. THE COORDINATE SYSTEM IS THE 2011 NAD 83 DATUM. THE COORDINATE SYSTEM IS THE 2011 NAD 83 DATUM. THE COORDINATE SYSTEM IS THE 2011 NAD 83 DATUM.
 - 2) THIS SURVEY IS BASED ON THE TITLE REPORT PROVIDED BY A PROFESSIONAL LAND SURVEYOR, HARRIS COUNTY, TEXAS, INC. (H.C.S.I.), EFFECTIVE DATE APRIL 11, 2023.
 - 3) SUBJECT TRACT IS LOCATED IN FLOODPLAIN ZONE X FROM THE 100-YEAR FLOOD ELEVATION. THE FLOODPLAIN ZONE X IS THE 100-YEAR FLOOD ELEVATION. THE FLOODPLAIN ZONE X IS THE 100-YEAR FLOOD ELEVATION.
 - 4) A UTILITY TICKET (62325790519) WITH LONGSTAR #11 WAS OBTAINED FROM THE UTILITY COMPANY. THE UTILITY COMPANY IS THE UTILITY COMPANY. THE UTILITY COMPANY IS THE UTILITY COMPANY.
 - 5) FIELD WORK COMPLETED ON APRIL 12, 2023. THE SURVEY WAS COMPLETED ON APRIL 12, 2023. THE SURVEY WAS COMPLETED ON APRIL 12, 2023.

TRACT D-118-02-00-02-005.0			
AREA IN ZONE AE	1.85 AC	0.80 FT	0.40 AC
AREA IN FLOODPLAIN IN ZONE AE	0.80 FT	0.80 FT	0.40 AC
AREA IN ZONE X SHADDED	236.67 SQ. FT.	0.80 FT	0.40 AC
AREA WITHIN H.C.F.D. EMT.	0.80 FT	0.80 FT	0.40 AC
AREA OUTSIDE H.C.F.D. EMT.	236.67 SQ. FT.	0.80 FT	0.40 AC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND AND THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND COMPLETION OF THE SURVEY. I AM A MEMBER OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS AND AM LICENSED TO PRACTICE AS A PROFESSIONAL LAND SURVEYOR FOR A CATEGORY 1A, CATEGORY 2, SURVEY.



ISIDRO X. GARZA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8905
04/25/2023

- LEGEND
- AE Aerial Easement
 - BE Building Easement
 - CE Cattle Easement
 - DE Driveway Easement
 - FE Fencing Easement
 - GE Gas Easement
 - HE Highway Easement
 - IE Irrigation Easement
 - LE Lateral Easement
 - ME Mechanical Easement
 - NE Natural Easement
 - OE Other Easement
 - PE Property Easement
 - RE Right of Way Easement
 - SE Sewer Easement
 - TE Telephone Easement
 - UE Utility Easement
 - VE Water Easement
 - WE Water Easement
 - ZE Zone Easement

- CALLER: 0100 SQUARE FEET
C.C.F. NO. 89-0208-278625
D.P.R.P.C.
- CALLER: 0100 SQUARE FEET
C.C.F. NO. 89-0208-278625
D.P.R.P.C.
- CALLER: 0100 SQUARE FEET
C.C.F. NO. 89-0208-278625
D.P.R.P.C.