

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.

SPECIAL WARRANTY DEED

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

That, **Brenda Weiser, as Trustee of the Brenda Weiser Exempt Lifetime Trust, and Gloria Ashbaugh, as Trustee of the Gloria Ashbaugh Exempt Lifetime Trust** (hereinafter "Grantor", whether one or more), for and in consideration of Grantor's intention of making a gift as a charitable contribution, have GRANTED and CONVEYED, and by these presents do GRANT and CONVEY unto the **County of Harris, a body corporate and politic under the laws of the State of Texas** (hereinafter "Grantee" or "County"), all that certain tract or parcel of land situated in the **County of Harris, State of Texas**, described as follows, to-wit (collectively, the "Property"):

3.6104 acres of land, more or less, being more particularly described as the following two (2) tracts situated in Harris County, Texas:

Tract 1UR (Northern Damaged Parcel): 0.9294 acres situated in the H. & T. C. Railroad Co. Survey, Section 56, Abstract No. 1397, being out of and a part of a called 8.500 acre tract conveyed in that certain Deed recorded at H.C.C.F. No. RP-2022-125248, and out of and a part of a called 28.9686 acre tract conveyed in that certain Deed recorded at Harris County Clerk's File Number RP-2022-125249, said 0.9294 acre tract being more particularly depicted and described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference.

Tract 2UR (Southern Damaged Parcel) : 2.681 acres situated in the H. & T. C. Railroad Co. Survey, Section 56, Abstract No. 1397, being out of and a part of a called 28.9686 acre tract conveyed in that certain Deed recorded at Harris County Clerk's File Number RP-2022-125249, said 2.681 acre tract being more particularly depicted and described by metes and bounds on Exhibit "B" attached hereto and incorporated herein by reference.

This conveyance is made subject to all easements, restrictions, and reservations of record in the Official Public Records of Real Property of Harris County, Texas, which affect the Property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever, and Grantor does hereby bind Grantor, Grantor's successors and assigns, to Warrant and Forever Defend all and singular the said Property unto the said Grantee, its 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 warranty and conveyance described above.

Grantor hereby specifically disclaims any warranty, guaranty or representation, oral or written, past, present or future, of, as to, or concerning (i) the nature and condition of the Property, including, without limitation, the water, soil and geology, the suitability thereof and of the Property for any and all activities and uses which Grantee may elect to conduct, the existence of any environmental hazards or conditions (including but not limited to the presence of asbestos or hazardous materials) or compliance with applicable environmental laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; and (iii) the compliance of the Property or its operation with any laws, ordinances or regulations of any governmental entity or body. The conveyance of the Property is made on an "AS IS," "WHERE IS" AND "WITH ALL FAULTS" basis.

[Remainder left intentionally blank; signature page(s) to follow]

EXECUTED, this the 27th day of December, 2023.

GRANTOR:

Brenda Weiser, as Trustee of the Brenda Weiser Exempt Lifetime Trust

Grantor's Address:
435 Elder Vista Dr.
Webster, Texas 77598

Brenda Weiser, Trustee
Brenda Weiser, Trustee

APPROVED AS TO FORM:
CHRISTIAN MENEFEE
COUNTY ATTORNEY

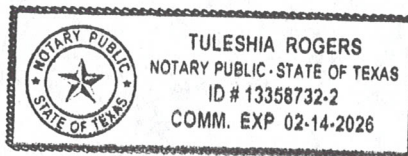
By: Kevin E. Mason
Kevin E. Mason
Assistant County Attorney
File No.: 23RPD0165

ACKNOWLEDGMENT

STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on December 27th, 2023, by Brenda Weiser, as Trustee of the Brenda Weiser Exempt Lifetime Trust.

T. Rogers
Notary Public Signature



EXECUTED, this the 27th day of December, 2023.

GRANTOR:

Gloria Ashbaugh, as Trustee of the Gloria Ashbaugh Exempt Lifetime Trust

Grantor's Address:
14818 Wallach Dr.
Cypress, Texas 77429

Gloria Ashbaugh, Trustee
Gloria Ashbaugh, Trustee

ACKNOWLEDGMENT

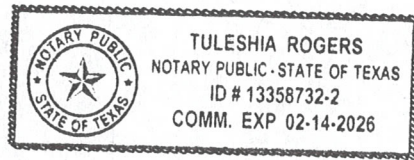
STATE OF Texas §

COUNTY OF Harris §

This instrument was acknowledged before me on December 27th, 2023, by Gloria Ashbaugh, as Trustee of the Gloria Ashbaugh Exempt Lifetime Trust.

T. Rogers

Notary Public Signature



Grantee's Address:
1111 Fannin St, 7th Floor
Houston, Texas 77002

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

EXHIBIT A

Wortham Estates Subdivision Drainage Improvements-2018

UPIN No. 19103MF15701

Tract 1UR

Page No. 1 of 2

Property Description for Northern Damaged Parcel

Being a 0.9294 acres (40,485 square feet) tract of land situated in the H. & T.C. Co. Survey, Section 56, Abstract No. 1397, Harris County, Texas, and being out of and a part of a called 8.5000 acres tract described in Special Warranty Deed dated February 22, 2022 conveyed from Brenda Weiser and Gloria Ashbaugh, Independent Co-Executors of the Estate of Cecil J. Weiser, Deceased unto Brenda Weiser, Trustee of the Brenda Weiser Exempt Lifetime Trust and Gloria Ashbaugh, Trustee of the Gloria Ashbaugh Exempt Lifetime Trust and recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2022-125248 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas, and a called 28.9686 acres tract described in Special Warranty Deed dated February 22, 2022, conveyed from Brenda Weiser and Gloria Ashbaugh, Independent Co-Executors of the Estate of Cecil J. Weiser, Deceased unto Brenda Weiser, Trustee of the Brenda Weiser Exempt Lifetime Trust and Gloria Ashbaugh, Trustee of the Gloria Ashbaugh Exempt Lifetime Trust and recorded under H.C.C.F. No. RP-2022-125249 of the O.P.R.O.R.P.H.C., Texas. Said 0.9294 acres of land being more particularly described by metes and bounds as follows: (Bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.99992513)

COMMENCING, at a found 1/2-inch iron rod with cap stamped 'PRECISION', having the Texas State Plane Coordinates of N: 13,902,776.50 & E: 3,036,199.98 on the east Right-of-Way (R.O.W.) line of Huffmeister Road (100' wide) as recorded under H.C.C.F. Nos. P639538 and R139704, same being the common southwest corner of a called 17.2000 acres tract conveyed from Brenda Weiser, Independent Executrix of the Estate of Robert Weiser, Deceased unto Robert Jay Weiser, Trustee of the Reobert Jay Weiser Exempt Lifetime Trust and recorded under H.C.C.F. No. RP-2022-128456 and the northwest corner of the said 8.5000 acres tract;

THENCE, North 88° 23' 14" East, departing the said east R.O.W. line of Huffmeister Road, along the common south line of the said 17.2000 acres tract and the north line of the said 8.5000 acres tract, a distance of 487.90 feet to a found 5/8-inch iron rod with cap stamped 'KUO' for the POINT OF BEGINNING having the Texas State Plane Coordinates of N: 13,902,790.23 & E: 3,036,687.66 and the westerly corner of the herein described tract;

THENCE, North 88° 23' 14" East, continuing along the common south line of the said 17.2000 acres tract and the north line of the said 8.5000 acres tract, passing at a distance of 327.13 feet, the common northeast corner of the said 8.5000 acres tract and the southerly northwest corner of the said 28.9686 acres tract, continuing along the common south line of the said 17.2000 acres tract and the southerly north line of the said 28.9686 acres tract for a total distance of 669.40 feet to a found 5/8-inch iron rod on the southeasterly line of a 60 feet wide Natural Gas Pipeline Company of America easement, as recorded under H.C.C.F. No. C165418, for the easterly corner of the herein described tract;

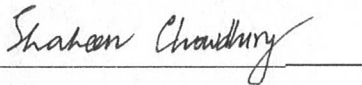
THENCE, South 44° 00' 21" West, departing said common line, over and across the said 28.9686 acres tract and along the southeasterly line of the said 60 feet wide Natural Gas Pipeline Company of America easement, a distance of 188.15 feet to a found 5/8-inch iron rod for the southerly corner of the herein described tract;

THENCE, North 75° 44' 45" West, departing the southeasterly line of the said 60 feet wide Natural Gas Pipeline Company of America easement, over and across the said 28.9686 acres tract, passing at a distance of 216.00 feet, the common east line of the said 8.5000 acres tract and the southerly west line of the said 28.9686 acres tract, continuing over and across the said 8.5000 acres tract, for a total distance of 267.15 feet to a found 5/8-inch iron rod for the beginning of a curve to the left;

THENCE, along said curve turning to the left through an angle of 07° 56' 45", having a radius of 2,050.00 feet, an arc length of 284.29 feet and whose long chord bears North 79° 42' 59" West-284.06 feet to the **POINT OF BEGINNING** and containing 0.9294 acres (40,485 square feet) of land, more or less.

A survey plat has been prepared in association with this field note description.

Compiled By:



Shaheen Chowdhury, R.P.L.S.
Registered Professional Land Surveyor
Texas Reg. No. 5858
Shaheen.Chowdhury@kuoassociates.com



Kuo & Associates, Inc.
10300 Westoffice Drive, Suite 800
Houston, TX 77042
Ph.: (713) 975-8769
TBPLS Firm Registration No. 10075600

Date: July 7, 2023

EXHIBIT B**Property Description for Southern Damaged Parcel**

Being a 2.681 acres (116,793 square feet) tract of land situated in the H. & T.C. Co. Survey, Section 56, Abstract No. 1397, Harris County, Texas, and being out of and a part of a called 28.9686 acres tract described in Special Warranty Deed dated February 22, 202 conveyed from Brenda Weiser and Gloria Ashbaugh, Independent Co-Executors of the Estate of Cecil J. Weiser, Deceased unto Brenda Weiser, Trustee of the Brenda Weiser Exempt Lifetime Trust and Gloria Ashbaugh, Trustee of the Gloria Ashbaugh Exempt Lifetime Trust and recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2022-125249 of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 2.681 acres of land being more particularly described by metes and bounds as follows: (Bearings and distances are based on Texas State Plane Coordinate System, South Central Zone, NAD 83 (CORS96). Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by dividing by the combined scale factor 0.99992513)

COMMENCING, at a found 1/2-inch iron rod with cap stamped 'PRECISION', having the Texas State Plane Coordinates of N: 13,902,345.77 & E: 3,037,027.59 on the north line of Block 11 of White Oak Landing, Section Three, a plat recorded under Volume (Vol.) 327, Page (Pg.) 39 of the Harris County Map Records (H.C.M.R.), same being the common southeast corner of a called 8.5000 acres tract conveyed from Brenda Weiser and Gloria Ashbaugh, Independent Co-Executors of the Estate of Cecil J. Weiser, Deceased unto Brenda Weiser, Trustee of the Brenda Weiser Exempt Lifetime Trust and Gloria Ashbaugh, Trustee of the Gloria Ashbaugh Exempt Lifetime Trust and recorded under H.C.C.F. No. RP-2022-125248, and the southwest corner of the said 28.9686 acres tract;

THENCE, North 88° 22' 55" East, along the common south line of the said 28.9686 acres tract and the north line of the said Block 11 of White Oak Landing, Section Three subdivision, and the north line of Block 3 of White Oak Landing, Section Four, a plat recorded under Vol. 347, Pg. 84, H.C.M.R., a distance of 446.46 feet to a 5/8-inch iron rod with cap stamped 'KUO' set for the POINT OF BEGINNING having the Texas State Plane Coordinates of N: 13,902,358.37 & E: 3,037,473.84 and the southwest corner of the herein described tract;

THENCE, departing said common line, over and across the said 28.9686 acres tract with the following courses:

North 01° 37' 05" West, a distance of 150.40 feet to a found 5/8-inch iron rod for the beginning of a non-tangent curve to the left, being the northwest corner of the herein described tract;

Along said curve turning to the left through an angle of 16° 09' 46", having a radius of 2,050.00 feet, an arc length of 578.29 feet and whose long chord bears South 83° 49' 38" East-576.38 feet to a found 5/8-inch iron rod for a point of tangency;

North 88° 05' 29" East, a distance of 812.19 feet to a found 5/8-inch iron rod on the east line of the said 28.9686 acres tract, for the common southwest Right-of-Way (R.O.W.) corner of Fallbrook Drive (100' wide) as recorded under Film Code No. (F.C. No.) 553014, H.C.M.R., and the northwest corner of Restricted Reserve 'A' of Wortham Falls, Section Three, a plat recorded under F.C. No. 553014, H.C.M.R., same being the northeast corner of the herein described tract;

THENCE, South 13° 35' 34" East, along the common east line of the said 28.9686 acres tract and the west line of Restricted Reserve 'A' of said Wortham Falls, Section Three subdivision, a distance of 79.23 feet to a found 5/8-inch iron rod for the common southeast corner of said 28.9686 acres tract, the southwest corner of Restricted Reserve 'A' of said Wortham Falls, Section Three subdivision, the northwest corner of Restricted Reserve 'A' of Second Amending Plat of Wortham Park, Section Two, a plat recorded under Vol. 359, Pg. 62, H.C.M.R., and the northeast corner of a 100 feet wide Harris County Flood Control District (H.C.F.C.D.) Fee Strip as recorded under H.C.C.F. No. G781458, same being the southeast corner of the herein described tract;

THENCE, South 88° 59' 10" West, along the common south line of the said 28.9686 acres tract, the north line of said 100 feet wide H.C.F.C.D. Fee Strip and the north line of a 12 feet wide H.C.F.C.D. Fee Strip as recorded under Vol. 327, Pg. 39, H.C.M.R., a distance of 105.92 feet to a found 5/8-inch iron rod for the common northwest corner of said 12 feet wide H.C.F.C.D. Fee Strip and the northeast corner of Block 6 of said White Oak Landing, Section Four subdivision, same being the angle point of the herein described tract;

THENCE, along the common south line of the said 28.9686 acres tract and the north line of the Block 6 of said White Oak Landing, Section Four subdivision, the north R.O.W. line of Oak Acres Drive (60' wide) as recorded under Vol. 347, Pg. 84, H.C.M.R., and the north line of Block 3 of said White Oak Landing, Section Four subdivision, a distance of 1,293.73 feet to the **POINT OF BEGINNING** and containing 2.681 acres (116,793 square feet) of land, more or less.

A survey plat has been prepared in association with this field note description.

Compiled By:

Shaheen Chowdhury

Shaheen Chowdhury, R.P.L.S.
Registered Professional Land Surveyor
Texas Reg. No. 5858
Shaheen.Chowdhury@kuoassociates.com



Kuo & Associates, Inc.
10300 Westoffice Drive, Suite 800
Houston, TX 77042
Ph.: (713) 975-8769
TBPLS Firm Registration No. 10075600

Date: July 7, 2023

PROPOSED GIFT TO HARRIS COUNTY, TEXAS

DEPARTMENT ACCEPTING GIFT AND SUBMITTING REQUEST TO COMMISSIONERS COURT

Department Name	Fund	Department #
Harris County, Precinct 3	1070	10306201

DEPARTMENT RETAINING GIFT UPON COMMISSIONERS COURT APPROVAL (IF DIFFERENT FROM ABOVE DEPARTMENT)

Department Name	Fund	Department #

An uneconomic remnant of a Northern Damaged Parcel being 0.9294 acres and an uneconomic remnant of a Southern Damaged Parcel being 2.681 acres located in the H. & T.C. Railroad Co. Survey, Section 56, Abstract 1397, in Harris County, Texas.

Gift Description*

\$ 181,766.00
Total Dollar Amount or Estimated Market Value*

Brenda Weiser, as Trustee of the Brenda Weiser Exempt Lifetime Trust and Glenda Ashbaugh, as Trustee of the Glenda Ashbaugh Exempt Lifetime Trust

Name of Donor(s)

***Harris County's acceptance of this donation/gift does not represent Harris County's agreement with the property owner's appraised value or claimed fair market value.**

Special Purposes/Restrictions:

None

NOTE: If there are no restrictions, please indicate. If more space is required, please identify or summarize above and indicate that there is an attachment.

Accepted:

Harris County, Texas

By: Lina Hidalgo, County Judge

Per Commissioners Court Order: Volume _____ Page _____ Date _____