

SPECIAL WARRANTY DEED

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

THAT **HARRIS COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic under the laws of the State of Texas** (hereinafter “**Grantor**”), for good and valuable consideration, and for public purposes that benefits the public interests of both Grantor and Grantee, pursuant to Texas Water Code § 49.226, Texas Local Government Code § 272.001, and other applicable authority, has granted and conveyed, and by these presents does grant and convey unto the said **CITY OF BAYTOWN, TEXAS, a municipal corporation** (hereinafter “**Grantee**”, whether one or more), the following described property situated in Harris County, Texas, to-wit:

A 0.0216 acre (942 square feet) parcel of land situated in the W.C.RR. Co. Survey, Abstract No. 899, Harris County, Texas, and being more particularly depicted and described by metes and bounds on Exhibit “A” attached hereto and made a part hereof.

This conveyance is made by Grantor and accepted by the Grantee 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.

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 Grantee, Grantee’s 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 premises unto the said Grantee, 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 warranty and conveyance described above.

EXECUTED this _____ day of _____, 2024.

GRANTOR:
HARRIS COUNTY FLOOD CONTROL DISTRICT, 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: Raychel Johnson
Raychel Johnson
Assistant County Attorney
CAO File No. 23RPD0042

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

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on _____, 2024,
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

Grantee's Address:
2401 Market Street
Baytown, Texas 77520

Metes and Bounds Description

Being a 0.0216 acre (942 square feet) parcel of land situated in the W.C.R.R. Co. Survey, Abstract No. 899, Harris County, Texas, and being out of and a part of a called 1.352 acres tract described in a Special Warranty Deed dated December 3, 2019 conveyed from County of Harris to Harris County Flood Control District and recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2019-556290, of the Official Public Records of Real Property Harris County (O.P.R.O.R.P.H.C.), Texas. Said 0.0216 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with "South Texas" cap having Coordinates of N: 13,855,823.68 & E: 3,243,457.44 found on the west R.O.W. line of Garth Road (R.O.W. Varies) recorded under Volume (Vol.) 7, Page (Pg.) 60, and Vol. 10, Pg. 47, H.C.M.R., and Vol. 823, Pg. 354, of the Harris County Deed Records (H.C.D.R.), and H.C.C.F. Nos. F560510 and F804908, being the common southeast corner of Block 20 of Highland Farms Subdivision, a Plat recorded under Vol. 10, Pg. 47, H.C.M.R., being the same called 2.8823 acres tract conveyed to BB Garth Partners LLC recorded under H.C.C.F. No. RP-2018-414363 and the northeast corner of said 1.352 acres tract and the herein described parcel, from which TxDOT Monument H-17 bears North 00° 35' 57" West-6,455.73 feet;

northwest corner of the intersection of the existing north R.O.W. line of W Archer Road (120' R.O.W.) recorded under Volume (Vol.) 10, Page (Pg.) 47, of the Harris County Map Records (H.C.M.R.) and H.C.C.F. Nos. F891799 and G231089 and the existing west R.O.W. line of Garth Road (R.O.W. Varies) recorded under Vol. 7, Pg. 60, and Vol. 10, Pg. 47, H.C.M.R., and Vol. 823, Pg. 354, of the Harris County Deed Records (H.C.D.R.), and H.C.C.F. Nos. F560510 and F804908, being the common southeast corner of Block 20 of Highland Farms Subdivision, a Plat recorded under Vol. 10, Pg. 47, H.C.M.R., being the same called 2.8823 acres tract conveyed to BB Garth Partners LLC recorded under H.C.C.F. No. RP-2018-414363 and the northeast corner of said 1.352 acres R.O.W. Dedication and the herein described parcel, from which TxDOT Monument H-17 bears North 00° 35' 57" West-6,455.73 feet;

C1 THENCE, along the east line of said 1.352 acres tract, being a curve turning to the left through an angle of 00° 20' 43", having a radius of 9,964.86 feet, and whose long chord bears South 09° 52' 31" East-60.06 feet, for an arc distance of 60.06 feet to a point for the northwest corner of the intersection of the existing north R.O.W. line of W Archer Road (60' R.O.W.) recorded under Vol. 10, Pg. 47, H.C.M.R. and the existing west R.O.W. line of said Garth Road and the southeast corner of said 1.352 acres tract and the herein described parcel;

L1 THENCE, South 77° 27' 11" West, along the common south line of said 1.352 acres tract and the north R.O.W. line of said W Archer Road, a distance of 20.00 feet to a 5/8-inch iron rod with "KUO" cap set for the southwest corner of the herein described parcel;

W.C.R.R. Co. Survey
Abstract No. 899
Harris County, Texas

Parcel: 46B-R.O.W.
0.0216 Acre (942 Sq. Ft.)
Page No. 2 of 2

- L2 THENCE**, North 25° 15' 06" East, over and across said 1.352 acres tract, a distance of 8.81 feet to a 5/8-inch iron rod with "KUO" cap set for an angle point of the herein described parcel;
- L3 THENCE**, North 11° 07' 26" West, continuing over and across said 1.352 acres tract, a distance of 53.07 feet to a 5/8-inch iron rod with "KUO" cap set on the common south line of said 2.8823 acres tract and the north line of said 1.352 acres tract, for the northwest corner of the herein described parcel;
- L4 THENCE**, North 77° 30' 11" East, along said the common south line of said 2.8823 acres tract and the north line of said 1.352 acres tract, a distance of 16.08 feet to the **POINT OF BEGINNING** and containing 0.0216 acre (942 square feet) of land.

All bearings and distances are based on Texas Coordinate System, South Central Zone, NAD 83 (2011 Adjustment) Epoch 2010.00, Texas South Central Zone 4204.

All distances are in Surface.

All coordinates shown hereon are Grid values and may be converted to Surface values by multiplying by the combined scale factor of 1.00013.

All measurements are in U.S. Survey Feet.

A parcel plat of even date was prepared in conjunction with this property description.

Compiled By:

Shaheen Chowdhury

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

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



Original Issued Date: February 18, 2022.

Revision 1: March 1, 2022.
Revision 2: December 16, 2022.

Added Center Line
Revised Ownership information

W.C.R.R. CO. SURVEY,
ABSTRACT NO. 899

BLOCK 20
HIGHLAND FARMS SUBDIVISION
VOL. 10, PG. 47, H.C.M.R.

CALLED 2.8823 ACRES
HARRIS COUNTY FLOOD
CONTROL DISTRICT
H.C.C.F. NO. RP-2018-556290
SEPT. 6, 2018

PARCEL 46B-R.O.W.
0.0216 ACRE
(942 SQ. FT.)

CALLED 1.352 ACRES
HARRIS COUNTY FLOOD
CONTROL DISTRICT
H.C.C.F. NO. RP-2018-556290

W ARCHER RD.
(60' R.O.W.)
VOL. 10, PG. 47, H.C.M.R.

W.C.R.R. CO. SURVEY, ABSTRACT NO. 899

1. HENDERSON SURVEY,
ABSTRACT NO. 1428

2. SHAWNEE SURVEY,
ABSTRACT NO. 1224

LOT 1
BLOCK 1
HIGHLAND FARMS PLAZA
MINOR REPLAT
F.C. NO. 683342, H.C.M.R.

GARTH RD.
R.O.W. 60'
VOL. 10, PG. 47, H.C.M.R.
H.C.C.F. NO. RP-2018-556290
H.C.C.F. NO. RP-2018-556290

P.O.B. (PARCEL 46B-R.O.W.)
FND. 5/8" I.R. "SOUTH TEXAS"
N: 13,855,823.08 (GRD)
E: 3,243,457.44 (GRD)

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S77°27'11"W	30.00'
L2	N25°15'06"E	8.81'
L3	N11°07'28"W	53.03'
L4	N77°30'11"E	18.08'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIRECTION
C1	60.06'	9,984.86'	072°43'31"E-60.06'

LEGEND:

- MANHOLE
- ON 80 INLET
- C INLET
- CLEANOUT
- DOWN CUT
- E INLET
- ELEC MANHOLE
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GRATE INLET
- GRATE INLET
- MAIL BOX
- POWER POLE
- POWER POLE W/T
- SIGN
- SIGNAL POLE
- STREET LIGHT
- TREE
- TREE STUMP
- TREE-CROPE MYRTLE
- TREE-PINE
- WATER METER
- WATER VALVE
- DITCH/PAVEMENT CENTER LINE
- FENCE
- GAS LINE
- GUARD RAIL
- HEDGE ROW OR TREE LINE
- HIGH BANK
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- STORM LINE
- TELEPHONE LINE
- HO STREET LIGHT CABLE
- WATER LINE

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE
FACTS FOUND AT THE TIME OF SURVEY MADE ON THE GROUND UNDER
MY SUPERVISION ON MAY, 2021.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS
SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND
SPECIFICATIONS FOR A CATEGORY 1A CONJUNCTION SURVEY AND THE
CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND
SURVEYING ACT.

Shawnee Chombury, R.P.L.S.
12/18/21
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS, NO. 5858



NOTES:

- ALL BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE
PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83
(COORDS). ALL DISTANCES ARE IN SURFACE.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH
CENTRAL ZONE NAD 83 STATE PLANE GRID COORDINATES (NAD83)
AND MAY BE BROUGHT TO SURFACE BY DIVIDING BY THE COMBINED
SCALE FACTOR 0.999997.
- EXISTING UNDERGROUND UTILITY INFORMATION (TYPE, SIZE &
OWNERSHIP) ARE SHOWN APPROXIMATELY BASED ON THE AVAILABLE
RECORD DRAWINGS AND FIELD VERIFICATION (WHERE FEASIBLE) WITHOUT
TYPING AND EXCAVATION, NO WARRANTY IS MADE AS TO THE ACCURACY
OR COMPLETENESS OF UTILITY LOCATION SHOWN ON THE DRAWING.
CAUTION SHOULD BE EXERCISED WHEN EXCAVATING OR BORE AND JACKING
IN THE VICINITY OF UNDERGROUND UTILITIES. OWNERS OF THE UTILITIES
SHOULD BE NOTIFIED PRIOR TO SUCH ACTIVITIES. CALL UTILITY COORDINATING
COMMITTEE AT 713-253-1467, AT LEAST 48 HOURS PRIOR TO EXCAVATING
IN THE STREET RIGHT-OF-WAY.
- A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN
ASSOCIATION WITH THIS EXHIBIT.

ABBREVIATIONS

- A.L.-ADJUTANT GENERAL
- B.L.-BUILDING LINE
- DR.-DRAIN
- FND.-FOUND
- F.C.-FLOOD CONTROL NUMBER
- H.C.C.F.-HARRIS COUNTY FLOOD CONTROL DISTRICT
- H.C.M.R.-HARRIS COUNTY MAP RECORDS
- H.C.S.R.-HARRIS COUNTY MAP RECORDS
- O.P.R.P.H.C.-OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY, HARRIS COUNTY
- LP.-IRON PIPE
- LS.-LEAD PIPE
- RD.-ROAD
- R.O.W.-RIGHT OF WAY
- S.L.E.-SANITARY SEWER EASEMENT
- STW.-STORM SEWER EASEMENT
- U.E.-UTILITY EASEMENT
- U.L.-UTILITY EASEMENT
- U.L.-UTILITY EASEMENT
- W.L.E.-WATER LINE EASEMENT

PARCEL 46B-R.O.W.
0.0216 ACRE (942 SQ. FT.)
BEING OUT OF AND A PART OF
A CALLED 1.352 ACRES R.O.W. DEDICATION
RECORDED UNDER H.C.C.F. NO. RP-2018-556290
SITUATED IN THE W.C.R.R. CO. SURVEY,
ABSTRACT NO. 899
HARRIS COUNTY, TEXAS

OWNER: HARRIS COUNTY FLOOD CONTROL DISTRICT

KUO & ASSOCIATES, INC.
10000 Westinghouse Dr., Suite 800
Houston, TX 77036
Tel: (713) 975-8769
Fax: (713) 975-9000
www.kuoassociates.com
Texas Firm Registration No. F-4578
19PLS Firm Registration No. 10075800

JOB NO.: 21001

ORIGINAL ISSUED DATE: 02/18/21

DRAWN BY: ADC

CHECK BY: SC

Kimley»Horn

CITY OF BAYTOWN
GARTH RD PHASE A & B
RECONSTRUCTION

SHEET NUMBER