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 <u>Exhibit "A"</u> 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 FOR Christian D. Menefee Harris County Attorney	RM:	
By: Raychel Johnson Assistant County CAO File No. 23	-	
Grantor's Address: 9900 Northwest Freeway Houston, Texas 77092		
		ACKNOWLEDGMENT
STATE OF TEXAS COUNTY OF HARRIS	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
by Lina Hidalgo, as Co the Commissioner's Cou	ounty Judg art of Har	wledged before me on
		Notary Public
Grantee's Address: 2401 Market Street Baytown, Texas 77520		

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. 1 of 2

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 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, R.P.L.S.

Registered Professional Land Surveyor

Texas Reg. No. 5858

Shahan Chardney

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:

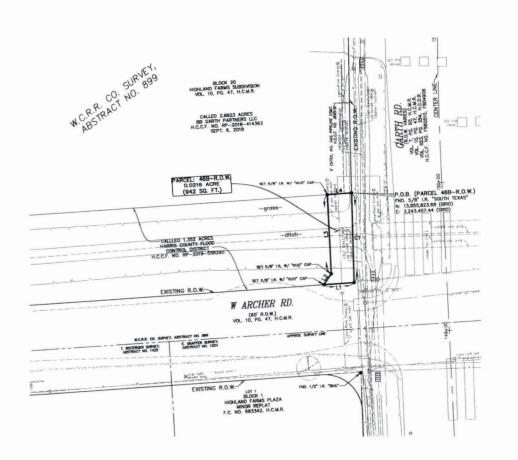
March 1, 2022.

Revision 2:

December 16, 2022.

Added Center Line

Revised Ownership information





	LINE TABLE	
LINE	DIRECTION	LENGTH
L1	S77"27"11"W	20.00
L2	N2575'06"E	8.81
L3	N11'07'26"W	53.07
L4	N77"30"11"E	15.08

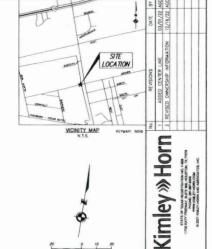
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION
C1	60.06	9,984.85	0'20'43"	59'52'3	"E-60.06"

C INLET		POWER POLE		
CLEANOUT	*	POWER POLE W/LT.		
(- DOWN GUY	.0.	SIGN		
€ IMLET	0	SIGNAL POLE		
TLEC MANHOLE	*	STREET LIGHT		
FRE HYDRANT	0	TREE		
O GAS METER	0	TREE STUMP		
& GAS VALVE	8	TREE-CREPE MYRTLE		
GRATE INLET	*	TREE-PINE		
G GRATE INLET		WATER METER		
[] MAIL BOX	16	WATER VALVE		
000000000000	BRUS	H ROW		
	DITCH/SWALE CENTER LINE			
//	FENC	E		
	GAS	LINE		
	CUAR	D RAIL		
~~~~~~	HEDG	E ROW OR TREE LINE		
vv	HIGH BANK			
	OVER	HEAD POWER LINE		
	SANIT	TARY SEWER LINE		
	STOR	M LINE		
	TELEPHONE LINE			
	UG STREET LIGHT CABLE			
	WATE	R LINE		

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY MADE ON THE GROUND UNDER MY SUPPRYSION ON MAY 2001.

Shoton Charlery

SHAHEEN CHOWCHURY, R.P.L.S. REGISTRED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS, NO. 5658





4. A METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED IN ASSOCIATION WITH THIS FORBIT.

ABBREVIATIONS 

D-ROWERS - GENERAL MURICUM PROPERTY HARRS I IR. HIGH ROD ROD ROD. ROW - RIGHT OF MAY SELECTION SELECTION SELECTION SELECTION SERVER EASIMENT VOL. PQ. VOLUME AND PAGE WILL—MURITUM LINE EASIMONT LINE EASIMONT LINE EASIMONT

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-2019—558290
STUATED IN THE W.C.R.R. CO. SURVEY,
ABSTRACT HO. 899
HARRIS COUNTY, TEXAS

NER: HARRES COUNTY FLOOD CONTROL DISTRICT

LAUO Hoveloffice Dr., Sulta 800 Hoveloffice Dr., Sulta 800 Hovelor, TX 77042 To Fore Till 1975-0920 Fee (7/3) 975-0920 To Fore Till 1975-798 Fee (7/3) 975-0920 Taxos Fem Rejetretion No. 100 Taxos Fem Rejetretion No. 100 To Fore Rejetretion No. 100 To For

IOB NO.: 21001	DRAWN BY: ACC
DEGINAL ISSUED DATE: 02/18/22	CHECK BY: SC

SHEET NUMBER

CITY OF BAYTOWN
GARTH RD PHASE A & B
RECONSTRUCTION