

When recorded, return to:

THE CITY OF HOUSTON
2100 Travis, 9th Floor
Houston, TX 77251-1562
Attention: Real Estate Manager-Ms. Rupa Sen, Housing and Community
Development Department

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

August 25, 2022

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

RP-2022-434140

QUASAR CITY PARK LTD, a Texas limited partnership ("**Grantor**"), for and in
consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable
consideration, the receipt and sufficiency of which consideration are hereby
acknowledged, by these presents does hereby Grant, Bargain, Sell, and Convey, unto
the **CITY OF HOUSTON, TEXAS**, a municipal corporation situated in Harris, Fort Bend
and Montgomery Counties, Texas ("**Grantee**"), for itself and its successors and assigns
(i) all that real property situated in the County of Harris, State of Texas, and more
particularly described on **Exhibit A** attached hereto and made a part hereof for all
purposes, and (ii) together with all improvements now or hereafter situated thereon
(collectively, the "**Property**"), TOGETHER with all and singular tenements, hereditaments
and appurtenances thereunto belonging or in any way appertaining thereto.

This Deed is made and accepted expressly subject to the matters set forth in
Exhibit B attached hereto and made a part hereof for all purposes ("Permitted
Encumbrances").

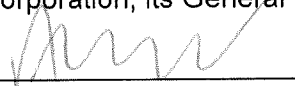
TO HAVE AND TO HOLD the Property, together with all and singular the rights
and appurtenances belonging in any way to the Property, unto the said Grantee, its
successors and assigns forever, and Grantor binds itself and its successors and assigns
to warrant and forever defend all and singular the Property to Grantee, its successors and
assigns against every person lawfully claiming or to claim all or any part of the Property,
by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the parties have executed this Special Warranty Deed to be effective as of the date first written herein.

GRANTOR:

QUASAR CITY PARK LTD.,
a Texas Limited partnership

By: Rhone City Park GP, Inc.,
a Texas corporation, its General Partner

By: 
Avi Ron, President

THE STATE OF TEXAS

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§

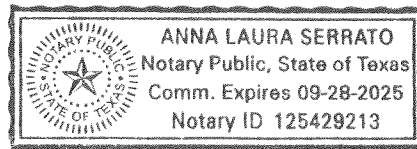
COUNTY OF HARRIS

This instrument was acknowledged before me on the 25 day of August, 2022, by Avi Ron, President of Rhone City Park GP, Inc., General Partner of QUASAR CITY PARK LTD., a Texas limited partnership, on behalf of said limited partnership.



Notary Public

GRANTEE:



APPROVED AS TO FORM:



Senior Assistant City Attorney
L.D. File Number: 0292200029001

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Grantee's Address:

City of Houston
2100 Travis, 9th Floor
Houston, TX 77251-1562
Attention: Real Estate Manager-Ms. Rupa Sen, Housing and Community Development
Department

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EXHIBIT A
Legal Description

[Legal description follows this page.]

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**EXHIBIT A
LEGAL DESCRIPTION**

Being a 14.95 acre (651,051 square feet) tract of land as surveyed, conveyed to Quasar City Park, LTD (Quasar Tract) as recorded in Harris County Clerk's File No. (H.C.C.F.), RP-2019-36095, executed on January 28, 2019, being out of a called 17.6701 acres, (Tract two, parcel Two) conveyed to GBF/LIC 288, LTD recorded in H.C.C.F. No. V031953, executed date of April 27, 2001, situated in the James Hamilton Survey, Abstract No. 886, Harris County, Texas, said 14.95 acre (651,051 square feet) tract being more particularly described by metes and bounds as follows with all bearings being referenced to the Texas State Plane Coordinate System (NAD 83), South Central Zone (No. 4204); all distances shown herein are surface and coordinates being in grid and may be converted to surface by applying a combined scale factor of 0.999870017;

BEGINNING North ("Y") = 13,791,214.98 and East ("X") = 3,116,952.01 at a 5/8-inch iron rod stamped "Windrose", a controlling monument (CM) situated at the Northeast corner of Unrestricted Reserve "A" of Opus Park, SH 288 (Opus Tract) a subdivision recorded in Film Code Number 623127 of the Harris County Map Records (H.C.M.R.), same being situated in the existing West right-of-way line of Cityscape Avenue, 60-feet wide as recorded in Film Code Number 677259 H.C.M.R., same being the Northeast corner of a called 4.500 acre tract conveyed to City Park venture, L.P. (City Park Tract) by deed recorded in H.C.C.F. No. RP-2021-32832, dated June 11, 2021, for the Southeast corner of said Quasar tract and the herein described tract;

THENCE South 87° 16' 24" West, along the common line between said Unrestricted Reserve "A" (Opus Tract), said City Park tract, said Quasar tract and the herein described tract, a distance of 531.57 feet to a 5/8-inch iron rod stamped "Windrose" found on the East right-of-way line of State Highway 288 (SH 288), (width varies) as recorded in Volume 7881, Page 283 of the Harris County Deed Records (H.C.D.R.), said point being the Northwest corner of said Opus Tract and said City Park tract for the Southwest corner of said Quasar tract and the herein described tract;

THENCE North 01° 49' 49" West, along the common line between said SH 288 tract, said Quasar tract and the herein described tract, a distance of 797.93 feet to a 5/8-inch iron rod found for an angle point, in the West line of the herein described tract;

THENCE North 04° 25' 09" East, continuing along the common line between said SH 288 tract and the herein described tract, a distance of 505.62 feet to a 5/8-inch iron rod stamped "Windrose" found an angle point, in the West line of the herein described tract;

THENCE North 01° 47' 29" West, continuing along the common line between said SH 288 tract, said Quasar tract and the herein described tract, a distance of 32.50 feet to a 5/8-inch iron rod found situated in the South line of a called 0.918 acre tract conveyed to the State of Texas, for drainage purposes (0.918 acre tract), by deed recorded in H.C.C.F. No. D469271, dated September 15, 1971, and for the Northwest corner of the herein described tract;

THENCE North 88° 12' 31" East, along the common line between said 0.918 acre tract, said Quasar tract and the herein described tract, a distance of 435.08 feet to a 5/8-inch iron rod stamped "Windrose" found situated in the South line of said 0.918 acre tract and the West line of said Cityscape Avenue, for the Northeast corner of said Quasar tract and the herein described tract;

THENCE South 01° 53' 20" East, along the common line between said Cityscape Avenue, said Quasar tract and the herein described tract, a distance of 852.57 feet to a 5/8-inch iron rod stamped "Windrose" found for the point of curvature of a tangent curve to the left in the East line of the herein described tract;

THENCE in a Southeasterly direction, along the common line between said Cityscape Avenue, said Quasar tract and along the East line of the herein described tract, along the and the arc of said tangent curve to the left having a radius of 330.00 feet, a central angle

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of $16^{\circ}47'06''$, whose chord bears S. $10^{\circ} 16' 52''$ E. – 96.33 feet, an arc length of 96.68 feet to a 5/8-inch iron rod stamped “Windrose” found for the point of tangency in the East line of the herein described tract;

THENCE South $18^{\circ} 40' 24''$ East, continuing along the common line between said Cityscape Avenue, said Quasar tract and the herein described tract, a distance of 50.00 to a 5/8-inch iron rod stamped “Windrose” found for the point of curvature of a tangent curve to the right in the East line of the herein described tract;

THENCE in a Southeasterly direction, along the common line between said Cityscape Avenue, said Quasar tract and along the East line of the herein described tract, along the arc of said tangent curve to the right having a radius of 270.00 feet, a central angle of $16^{\circ}47'02''$, whose chord bears S. $10^{\circ} 16' 52''$ E. – 78.81 feet, an arc length of 79.09 feet to a 5/8-inch iron rod stamped “Windrose” found for the point of tangency in the East line of the herein described tract;

THENCE South $01^{\circ} 53' 20''$ East, continuing along the common line between said Cityscape Avenue, said Quasar tract and along the East line of the herein described tract, a distance of 250.77 feet, returning to the POINT OF BEGINNING of the herein described tract of land containing 14.95 acre (651,051 square feet) of land, more or less.

NOTE: The Company is prohibited from insuring the area or quantity of the Land. Any statement in the legal description contained in Schedule A as to area or quantity of land is not a representation that such area or quantity is correct but is for informal identification purposes and does not override Item 2 of Schedule B hereof.

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EXHIBIT B

Permitted Encumbrances

[Permitted encumbrances follow this page.]

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Permitted Encumbrances

1. The following restrictive covenants of record itemized below: Those certain instruments filed under Clerk's File Nos. X496169, 20110133321, as amended under 20130625776, RP-2018-568964, and as set forth by Supplemental Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. RP-2019-36093, and RP-2021-600100 of the Official Public Records of Harris County, Texas; but excluding those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law,

2. A water line easement twenty (20) feet wide containing 0.6134 acres along the west property line, as further described by metes and bounds in Parcel 2 attached thereto, as granted to the City of Houston, in instrument filed for record under Harris County Clerk's File No. X098485.

3. A side access easement five (5) feet wide containing 0.0395 acres along the east property line, as further described by metes and bounds in Exhibit "A" attached thereto, as granted to Harris County Municipal Utility District No. 390, by instrument filed for record under Harris County Clerk's File No. 20150209821.

4. Storm sewer Easements as granted to Harris County Municipal Utility District No. 390, by instrument filed for record under Harris County Clerk's File No. 20150209822, as described below:

- fifteen (15) feet wide containing 0.0138 acres along the east property line, as described by metes and bounds in Exhibit "A" attached thereto;
- fifteen (15) feet wide containing 0.1997 acres along the east property line, as described by metes and bounds in Exhibit "B" attached thereto.

Said easements further quitclaimed to grantee in instrument filed for record under Harris County Clerk's File No. RP-2017-562467.

5. Said fifteen (15) feet wide storm sewer easement containing 0.0138 acres having been further assigned to the City of Houston in instrument filed for record under Harris County Clerk's File No. RP-2018-517698.

6. A storm sewer easement twenty (20) feet wide containing 0.2441 acres along the south property line, as granted to the City of Houston, by instrument filed for record under Harris County Clerk's File No. RP-2016-396285, and being further described by metes and bounds in Exhibit "B" by corrected Instrument filed under Harris County Clerk's File No. RP-2018-487636.

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7. Landscaping Facilities Easements as granted to Harris County Municipal Utility District No. 390, by instrument filed for record under Harris County Clerk's File No. RP-2017-18256, as described below:

- 0.1010 acres along the east property line as further described by metes and bounds in Exhibit "A" attached thereto.

8. Two sanitary sewer easements as granted to the Harris County Municipal Utility District No. 390, by instrument filed for record under Harris County Clerk's File No. 20150209820, as described below:

- 15' X 15' feet wide sanitary sewer easement containing 0.0052 acres along the east property line, as further described by metes and bounds in Exhibit A attached thereto;
- 15' X 20' feet wide sanitary sewer easement containing 0.0069 acres along the east property line, as further described by metes and bounds in Exhibit B attached thereto.

9. Said easements further quitclaimed to grantee in instrument filed for record under Harris County Clerk's File No. RP-2017-562467.

10. Said 15' x 15' feet wide sanitary sewer easement containing 0.0052 acres having been further assigned to the City of Houston, in instrument filed for record under Harris County Clerk's File No. RP-2018-517698.

11. A pipeline right-of-way and easement thirty (30) feet wide traversing subject property, as granted to Houston Pipeline Company, as set out in instrument recorded in Volume 725, Page 101, of the Deed Records and as amended and defined in instrument recorded in Volume 3012, Page 504, of the Deed Records and corrected in Volume 6154, Page 281 (C203892-Corr-Amend-Define.pdf), all of the Deed Records of Harris County, Texas.

12. Pipeline easement granted to S. M. Briscoe by instruments recorded in Volume 467, Page 32 of the Deed Records of Harris County, Texas, as assigned or amended by instruments recorded in Volume 473, Page 635, Volume 726, Page 609, Volume 899, Page 678, Volume 1027, Page 334, Volume 4828, Page 459 (B548782), Volume 4828, Page 470 (B548785) and Volume 5850, Page 21 (C052070) of the Deed Records of Harris County, Texas. Said easement being defined and located by Coastal States Crude Gathering Company, successor to said pipe line easement, by instrument recorded in Volume 7089, Page 383 (C658595)-Locate-Define-Pipeline-ROW.pdf), Deed Records, Harris County, Texas, and further assigned to Valero Logistics Operations, LP, a Delaware limited partnership by instrument filed for record under Harris County Clerk's File No. W526088.

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13. Fractional Royalty Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 1, 1927, recorded in Volume 724, Page 704 , of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

14. Fractional Royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated July 8, 1946, recorded in Volume 1417, Page 258 , of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

15. Fractional Royalty Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated October 20, 1954, recorded in Volume 2892, Page 494 , of the Deed Records of Harris County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

16. Terms, conditions and provisions contained in Waiver Agreement by and between GBFLIC 288, Ltd. and Harris County Municipal Utility District No. 390, by instrument dated May 7, 2003 filed for record under Harris County Clerk's File No. W904155.

17. Terms, conditions and provisions contained in Storm Water Quality Requirements disclosed by Notice dated April 20, 2005 filed for record under Harris County Clerk's File No. Y410359.

18. One (1) foot buffer reserved along Cityscape Avenue adjoining the east property lines, as dedicated by the Map of Cityscape Avenue Street Dedication, Sec. 1, as recorded in Film Code No. 677259 of the Map Records of Harris County, Texas, the conditions of such dedication being that when the adjacent property is subdivided in a recorded map, the one (1) foot reserve shall thereupon become vested in the public for street-right-of way purposes and the title fee thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.

19. Lien for maintenance charges and/or assessments and easements as established and defined by instrument(s) recorded under Document No.(s) X496169 , Official Public Records of Harris County, Texas. Said lien being subordinate to the lien any first mortgage.

20. Property Owners' Association Management Certificate filed for record under Harris County Clerk's File No. RP-2021-579525.

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Pages 11
08/25/2022 01:47 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$54.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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