

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

10/25, 2021

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

CR V HARDY YARDS, L.P., a Delaware 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.

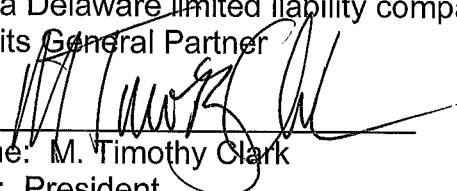
RP-2021-616373

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

GRANTOR:

CR V HARDY YARDS, L.P.,
a Delaware limited partnership

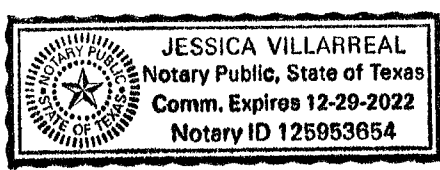
By: CR V Hardy Yards GP, L.L.C.,
a Delaware limited liability company,
its General Partner

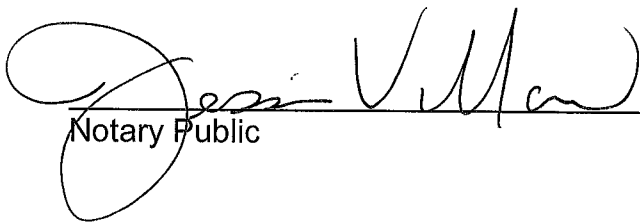
By: 
Name: M. Timothy Clark
Title: President

THE STATE OF TEXAS
 Travis
COUNTY OF HARRIS

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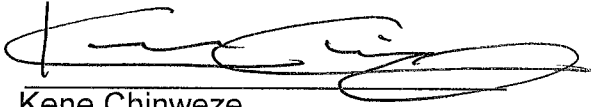
This instrument was acknowledged before me on the 21st day of October, 2021, by M. Timothy Clark, President of CR V Hardy Yards GP, L.L.C., a Delaware limited liability company, on behalf of said limited liability company as General Partner of CR V HARDY YARDS, L.P., a Delaware limited partnership, on behalf of said limited partnership




Notary Public

RP-2021-616373

APPROVED AS TO FORM:



Kene Chinweze
Senior Assistant City Attorney
L.D. File Number: 029200062001

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

RP-2021-616373

EXHIBIT A

Legal Description

A **METES & BOUNDS** description of a certain 10.697 acre tract of land (465,938 square feet) situated in the John Austin Survey, Abstract No. 1 in Harris County, Texas, being all of Hardy Yards Reserve Unrestricted Reserve "A", plat of which is recorded in Film Code Number 687347 of the Harris County Map Records and conveyed to CR V Hardy Yards, LP by Special Warranty Deed recorded in Clerk's File No. Y922882 & Y922883 of the Harris County Official Public Records of Real Property; said 10.697 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, all coordinates shown hereon are grid and may be brought to surface by applying a combined scale factor of 0.99989476;

BEGINNING at a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") at the southwest corner of Fulton Street (100' Right -of-Way), dedicated by Fulton Extension Street Dedication No 1, plat of which is recorded in Film Code Number 669300 of the Harris County Map Records and in the north line of a called 31.01 acre tract conveyed to Texas and New Orleans Rail by Deed, recorded in Volume 18, Page 155 of the Harris County Deed Records, said beginning point having grid coordinates N: 13,846,146.39' E: 3,124,460.74';

THENCE, along the south line of said unrestricted reserve A, common with the north line of said 31.01- acre tract, the following four (4) courses and distances;

1. South 85°49'37" West, 529.81 feet to a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") (Controlling Monument) for corner;
2. North 25°41'10" West, 49.16 feet to a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") (Controlling Monument) for corner;
3. South 64°40'18" West, 117.88 feet to a found 3/ 4-inch iron rod (no cap) for corner;
4. South 67°57'54" West, 22.80 feet to a found 3/4-inch iron rod (no cap, bent) for the southeast corner of a called 4.1326-acre tract conveyed to Metropolitan Transit Authority of Harris County by Special Warranty Deed, recorded in Clerk's File Number 20120027418 of the Harris County Official Public Records of Real Property;

THENCE, along the east line of said 4.1326-acre tract, the following four (4) courses and distances;

1. North 24°27 '18" West, 340.50 feet to a found 3/4-inch iron rod (with cap stamped "Jones Carter Property Corner") (Controlling Monument) for corner;
2. North 69°27'18" West, 56.57 feet to a found 3/4-inch iron rod (no cap) for corner;

3. South 65°32'42" West, 136.51 feet to a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") (Controlling Monument) for corner;
4. North 24°27'18" West, 103.05 feet to a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") (Controlling Monument) for corner in the south line of Burnett Street (varying width Right-of-Way) dedicated by Fulton Leona Chapman Street Dedication, plat of which is recorded in Film Code Number 669298 of the Harris County Map Records and Volume C, Page 518A of the Harris County Deed Records, said rod having Grid Coordinates N: 13,846,460.22' E: 3,123,422.60';

THENCE, North 65°32'42" East, along the south line of said Burnett Street, 940.05 feet to a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") (Controlling Monument) at the beginning of a cutback at the intersection of Fulton Street (100' Right-of-Way), dedicated by the aforementioned plat recorded in Film Code Number 669298, said rod having Grid Coordinates N: 13,846,849.34' E:3,124,278.22';

THENCE, South 68°58'47" East, along said cutback, 28.05 feet to a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") (Controlling Monument) for corner at the beginning of a non tangent curve to the right;

THENCE, along the west line of the aforementioned Fulton Street and the arc of said non-tangent curve to the right having a radius of 1,950.00 feet, passing a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") for the southwest corner of Fulton Street dedicated in the aforementioned Film Code Number 669298, common with the northwest corner of Fulton Street dedicated in the aforementioned Film Code Number 669300 at an arc length of 327.69 feet, from said found rod, a found 3/4-inch iron rod (with cap stamped "Jones I Carter Property Corner") bears North 76°25'05" East, 100 .00 feet, in all a total arc length of 714.37 feet, a central angle of 20°59'24", and a long chord bearing South 12°42'55" East, 710 .38 feet, to the POINT OF BEGINNING, CONTAINING 10.697-acres of land in Harris County, Texas, as shown on Drawing No. 15589 in the office of Jones Carter in Bellaire, Texas.

EXHIBIT B

Permitted Encumbrances

The conveyance of the Property is made subject and subordinate to the following terms, provisions, conditions and restrictions (collectively, the "Permitted Encumbrances"):

- a. The restrictive covenants recorded in Film Code No. 687347, Map Records and under Clerk's File No. 20150088214, RP-2020-532773 and RP-2020-532774, RP-2020-532774, Official Public Records of Harris County, Texas.
- b. Any and all leases, recorded or unrecorded, with rights of tenants in possession.
- c. Building set back line ten (10) feet in width along the north property line, as shown by the recorded plat and dedication set out in Film Code No. 687347, Map Records, Harris County, Texas, and as shown on the Survey dated March 10, 2021, by Steven Jares, Registered Professional Land Surveyor No. 5317.
- d. Building set back line ten (10) feet in width increasing to twenty-five (25) feet in width along a portion of the north and eastern property line, as shown by the recorded plat and dedication set out in Film Code No. 687347, Map Records, Harris County, Texas, and as shown on the Survey dated March 10, 2021, by Steven Jares, Registered Professional Land Surveyor No. 5317.
- e. A three (3) foot wide easement, for encroachments along the common boundary and adjacent lot, as set forth in instrument recorded under Clerk's File No. 20150088214, Official Public Records, Harris County, Texas and as shown on the Survey dated March 10, 2021, by Steven Jares, Registered Professional Land Surveyor No. 5317.
- f. Terms, conditions, provisions and easements for purposes as provided in that certain Master Declaration of Covenants, Conditions and Restrictions recorded under Clerk's File No. 20150088214, Official Public Records, Harris County, Texas.
- g. Terms, conditions and provisions for purposes as provided in that certain Certificate of Formation and By Laws recorded under Clerk's File No. 20150541470, Official Public Records, Harris County, Texas
- h. Assessments, charges and liens as set forth in the recorded under Clerk's File No. 20150088214, Official Public Records, Harris County, Texas. Said lien for charges and assessment is subordinate to purchase money and/or improvement liens as set out therein.

- i. The Land is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality). It is subject to the terms, conditions, and provisions of City of Houston Ordinance No. 85-1878, pertaining to among other things, the platting and replatting of real property and to the establishment of building lines (25 feet along major thoroughfares and 10 feet along other streets). A certified copy of said ordinance was filed August 1, 1991, at Clerk's File No. N253886.

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Pages 8
10/26/2021 10:59 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$42.00

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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