

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF GALVESTON

§

THAT THE UNDERSIGNED, **GALVESTON COUNTY, TEXAS**, a *Texas political subdivision*, whose address is 722 Moody Avenue, Galveston, TX 77550, hereinafter called "Grantor", whether one or more, for and in consideration of the sum of TEN AND NO/100 (\$10.00) cash, and other good and valuable consideration paid to Grantor by the **GALVESTON COUNTY DRAINAGE DISTRICT NO. 1**, a *Texas political subdivision*, hereinafter called Grantee, whether one or more, whose mailing address is 3722 Avenue J, Santa Fe, TX 77510, and other good and valuable consideration, the receipt and sufficiency of which consideration are acknowledged, hereby GRANT, SELL and CONVEY unto Grantee, the real property described on attached Exhibit "A", incorporated herein and made a part hereof for all purposes, together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting said real property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from said real property and any of Grantor's rights to use same; (v) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit said real property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vi) any and all rights and interests of Grantor in and to any leases covering all or any portion of said real property; and (vii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing fronting or bounding said real property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of widening or of changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to said real property and (d) any and all reversionary interests in and to said real property (said real property together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (vii) above are herein collectively referred to as the "Property").

This conveyance, however, is made and accepted subject to the following matters, to the extent same are in effect at this time: (1) any and all restrictions, covenants, assessments, reservations, outstanding mineral interests held by third parties; (2) conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; (3) all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any but only to the extent they are still in effect and relating to the hereinabove described property; (4) Grantor reserves all of the oil, gas and sulphur in and under the land herein conveyed but waives any and all rights of ingress and egress to the surface thereof for the purpose of exploring,

developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use other minerals and materials thereon, therein and thereunder.


If current ad valorem taxes on Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership. Grantee, as a governmental entity, shall be responsible for applying and perfecting any exemption for which it is entitled relating to period of ownership.

TO HAVE AND TO HOLD the Property described herein and herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject to the matters herein stated: and Grantor does hereby bind itself and its successors and assigns, to **WARRANT AND FOREVER DEFEND**, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 14th day of October, 2024.

GRANTOR:

GALVESTON COUNTY, TEXAS, a Texas political subdivision


MARK HENRY
COUNTY JUDGE

Acknowledgement

STATE OF TEXAS

COUNTY OF Galveston

The foregoing instrument was acknowledged before me on the 14th day of October, 2024, by Mark Henry, as County Judge of Galveston County, Texas, a Texas political subdivision, on behalf of said political subdivision.


NOTARY PUBLIC, STATE OF TEXAS

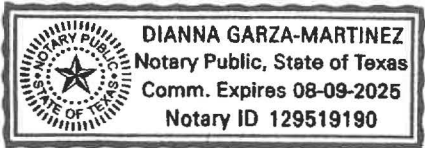


EXHIBIT "A"

PAGE 1 OF 2

DESCRIPTION OF AN UNIMPROVED 30' R.O.W.

Being a 0.765 acre (33,341 square feet) tract of land situated in the Ira R. Lewis Survey, Galveston County, Texas, and being out of, and part of an unimproved 30 foot right of way (R.O.W.), called 1st Street, in EUREKA ORCHARD S. BOSLER SUBDIVISION No.1, as recorded in Volume 3, Page 12 of the Galveston County Map Records (G.C.M.R.), said 0.765 acre parcel being more fully described by metes and bounds as follows:

BEGINNING at a capped iron rod (C.I.R.) stamped "HIGH TIDE" found for the southwest corner of TOWER ROAD ESTATES PHASE II as recorded in Galveston County Clerk's File (G.C.C.F.) No. 2020068202, Page 2, and being in the north line of said 1st Street (30 foot R.O.W.), and being the northwest corner of the tract herein described;

THENCE S01°48'23"E a distance of 30.00 feet, to a 5/8" iron rod found for the northwest corner of a tract of land described in conveyance to Deborah K. Guerrero in G.C.C.F. No. 9434835, also being in the south line of said 1st Street (30 foot R.O.W.), and being the southwest corner of the tract herein described;

THENCE N87°47'46"E a distance of 1,111.39 feet, along and with the north line of said Guerrero tract, to a point in the west line of Tower Road (60' R.O.W.), being the southeast corner of the tract herein described;

THENCE N01°50'53"W a distance of 30.00 feet, along and with the west line of said Tower Road (60' R.O.W.), to a point at the northeast corner of the tract herein described;

THENCE S87°47'46"W a distance of 632.76 feet, along and with the south line of TOWER ROAD ESTATES PHASE I, as recorded in G.C.C.F. No. 2019057904, and continuing along and with the south line of said TOWER ROAD ESTATES PHASE II, for a total distance of 1,111.37 feet, to the **PLACE OF BEGINNING** and being a 0.765 acre (33,341 square feet) tract of land.

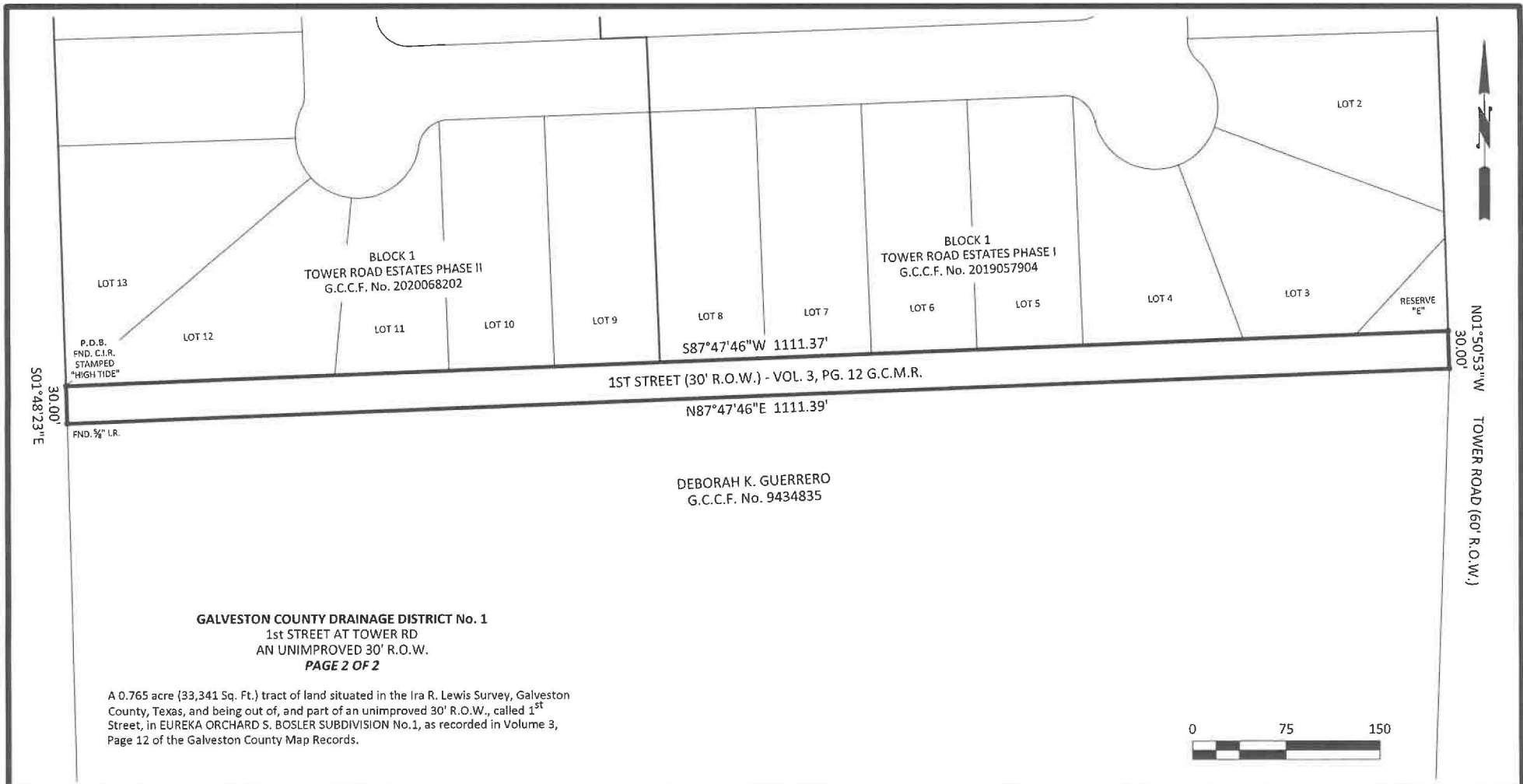
Basis of Bearing: Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.

NOTE: THIS PROPERTY DESCRIPTION HAS BEEN PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF ROBERT D. ELLIS REGISTERED PROFESSIONAL LAND SURVEYOR REG. NO. 4006 DATED JUNE 27, 2024 AS DEPICTED ON SURVEY PLAT ATTACHED HERETO AND TO WHICH REFERENCE IS HEREBY MADE.



Ellis Surveying Services, LLC.
2805 25th Avenue North
Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

PROJ. NO. 3212



I, the undersigned, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this survey was made on the ground of the property legally described hereon and is true and correct to the best of my knowledge.

Robert D. Ellis
Tx. Reg. No. 4006



Ellis Surveying Services, LLC.
2805 25th Ave. N. Texas City, TX 77590
Tel: (409) 938-8700 Fax (866) 678-7685
Texas Firm Reg. No. 100340-00

SURVEYOR NOTES:

1. Bearings referenced to Grid North, Texas State Coordinate System NAD83, Texas South Central Zone.
2. Surveyor has made no investigative or independent search for easements of record encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
3. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; Agreements; Lease Agreements; and ownership title evidence.
4. Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

Date: 06-27-2024
Scale: 1"= 75'

PROJECT:
3212 - DD1 TOWER RD

FILED AND RECORDED

Instrument Number: 2024046465

Recording Fee: 0.00

Number Of Pages: 5

Filing and Recording Date: 10/15/2024 11:04AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

**Dwight D. Sullivan, County Clerk
Galveston County, Texas**

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*