

**SPECIAL WARRANTY DEED**

South Land Title Co-DP  
GF# FX2302019

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

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS 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.**

That CENIKOR FOUNDATION of TEXAS, INC., a Texas corporation, (hereinafter referred to as "Grantors" whether one or more), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned, paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto CITY OF DEER PARK, (hereinafter referred to as "Grantees" whether one or more), all of the following described real property, together with all improvements thereon situated (collectively, the "Property"), said property being described as follows, to-wit:

Being a 0.0713 acre (3,104 square feet) tract of land, situated in the Fabricus Reynolds Survey, Abstract No. 643, City of La Porte, Harris County, Texas, being a portion of that certain called 19.4497 acre tract of land, conveyed to Cenikor Foundation of Texas, Inc., by deed recorded under Harris County Clerk's File No. P275323 on June 9, 1983, same being a portion of Lot 15, of Iowa Gardens, a subdivision according to the map or plat thereof, recorded in Volume 3, Page 4, of the Map Records of Harris County, Texas, said 0.0713 acres of land being more fully described by metes and bounds as follows in Exhibit "A" attached hereto: (All bearings referenced herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central Zone 4204)

This conveyance is made subject to all exceptions, covenants, mineral or royalty reservations, transportation charges, maintenance charges, conditions, easements, zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, relating to the above-described property, but only to the extent that they are still in effect.

Grantee, at their sole expense, shall be responsible for maintaining, repairing and replacing the existing fence that runs along the entire North border of Grantor's tract of land that is adjacent to and directly South of the tract of land owned by Grantee.

Special Warranty Deed  
Page 1

South Land Title Company-DP  
7730 Spencer Hwy, Suite 200  
Pasadena, Texas 77505

FX2302019

RP-2024-35358

THE PROPERTY IS HEREBY CONVEYED "AS IS", "WHERE IS" AND WITH ALL FAULTS, AND GRANTORS MAKE NO REPRESENTATION OR WARRANTY WHATSOEVER WHETHER EXPRESSED, IMPLIED OR STATUTORY WITH RESPECT TO THE PROPERTY, EXCEPT FOR THE WARRANTY OF TITLE DESCRIBED HEREIN.

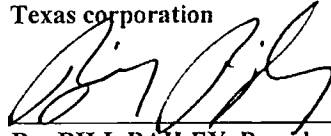
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, their heirs, legal representatives, successors and assigns forever, and Grantors, does hereby bind themselves, their heirs, legal representatives, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the Property unto Grantees, their heirs, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantors herein, but not otherwise.

Taxes for the current year have been prorated as of the date hereof and Grantees assume and agree to pay the same when due.

Words of any gender used in this document shall be held and construed to include any other gender and words in the singular number shall be held to include the plural and vice versa unless to context requires otherwise.

DULY executed this 29 day of JANUARY, 2024.


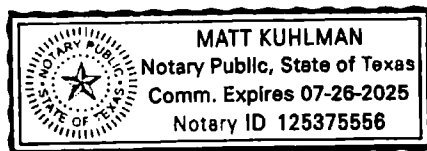
CENIKOR FOUNDATION of TEXAS, INC., a  
Texas corporation



By: BILL BAILEY, President/CEO

THE STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS                 §

This instrument was acknowledged before me on this the 29 day of January, 2024 by **BILL BAILEY, President/CEO of CENIKOR FOUNDATION of TEXAS, INC., a Texas corporation**, on behalf of same.

  
Notary Public in and for the  
State of TEXAS

ACCEPTED AND AGREED TO:

CITY OF DEER PARK

Jay Stokes  
By: JAY STOKES, City Manager

THE STATE OF TEXAS

§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 30 day of January, 2024 by JAY STOKES, City Manager of CITY OF DEER PARK, on behalf of same.

Jim G. Fox  
Notary Public in and for the  
State of TEXAS

Address of Grantees:

710 E. San Augustine  
Deer Park, TX 77536

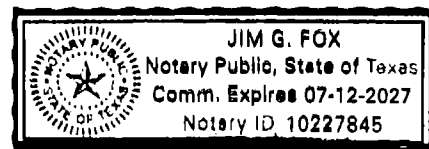


Exhibit "A"

Being a 0.0713 acre (3,104 square feet) tract of land, situated in the Fabricus Reynolds Survey, Abstract No. 643, City of La Porte, Harris County, Texas, being a portion of that certain called 19.4497 acre tract of land, conveyed to Cenikor Foundation of Texas, Inc., by deed recorded under Harris County Clerk's File No. P275323 on June 9, 1983, same being a portion of Lot 15, of Iowa Gardens, a subdivision according to the map or plat thereof, recorded in Volume 3, Page 4, of the Map Records of Harris County, Texas, said 0.0713 acres of land being more fully described by metes and bounds as follows: (All bearings referenced herein were obtained from GPS observations and are referenced to NAD83 horizontal projection zone Texas South Central Zone 4204)

COMMENCING at a 3/4-inch iron rod with plastic cap found for corner, said corner being the northwest boundary corner of said 19.4497 acre tract and the northwest boundary corner of Lot 15, of said Iowa Gardens, same being the southwest boundary corner of a called 4.5663 acre tract of land conveyed to City of Deer Park, Texas, by deed recorded under Harris County Clerk's File No. RP-2017-323461, on July 20, 2017, and the southwest boundary corner of Lot 12, of said Iowa Gardens, and being located in the east right-of-way line of Glenwood Avenue, a 50 foot wide public right-of-way, as defined on said plat of Iowa Gardens;

THENCE North 86° 50' 26" East, along the south boundary line of said 4.5663 acre tract and the south boundary line of said Lot 12, same being the north boundary line of said 19.4497 acre tract and the north boundary line of said Lot 15, for a distance of 800.33 feet to a 5/8-inch iron rod with plastic cap set for corner, said corner being the POINT OF BEGINNING of the herein described tract of land;

THENCE North 86° 50' 26" East, along the north boundary line of said 19.4497 acres and said Lot 15, same being the south boundary line of said 4.5663 acre tract and said Lot 12, for distance of 103.48 feet, to a 3/4-inch iron rod with plastic cap found for corner, said corner being the southeast boundary corner of said 4.5663 acre tract and the southeast boundary corner of said Lot 12, same being the southwest boundary corner of a called 9.6955 acre tract conveyed to Mothership Propco GSE TX, LLC, by deed recorded under Harris County Clerk's File No. RP-2018- 97932, on March 8, 2018, and the southwest boundary corner of Lot 13, of said Iowa Gardens, northwest boundary corner of called Lot 14 of Iowa Gardens, conveyed to City of Deer Park by deed recorded under Harris County Clerk's File No. D159406, on July 31, 1970, and being the northeast boundary corner of said 19.4497-acre tract, same being the northeast boundary corner of said Lot 15;

THENCE South 03° 01' 01" East, along the east boundary line of said 19.4497-acre tract and said Lot 15, same being the west boundary line of said Lot 14, for a distance of 60.00 feet, to a 5/8- inch iron rod with plastic cap set for corner;

THENCE North 63° 01' 01" West, across said 19.4497-acre tract and said Lot 15, for a distance of 119.49 feet to the POINT OF BEGINNING and containing within these calls 3,104 square feet or 0.0713 acres of land.

RP-2024-35358

RP-2024-35358  
# Pages 5  
02/01/2024 11:40 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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

RP-2024-35358