

# GREENBRIAR REAL ESTATE SERVICES INC

September 25, 2014

City of Deer Park

Council Chambers of City Hall

710 E Saint Augustine

Deer Park Texas 77536

Re: 7.2 Acres re-zoning

To: Deer Park Planning and Zoning Commission

Greenbriar Real Estate Services Inc. has listed the property located on 13<sup>th</sup> Street and East Boulevard, Deer Park Texas on behalf of the owner Mrs. Shirley Hill and her son Mr. Kelley Hill.

Currently, the property is zoned as residential and the owners would like to re-zone the property as commercial for the intended purpose and future use as a commercial parcel. This should coincide with the existing commercial and industrial property owners in the area on 13<sup>th</sup> Street Deer Park, Texas 77536.

Thank you for your attention to this matter.

Sincerely,

Kelley Hill

**Application for Amendment  
to the  
City of Deer Park, Texas Zoning Ordinance**

To: City of Deer Park  
Planning & Zoning Commission

Date Submitted: 9/25/2014

(I and/or We) SHIRLEY ANN HILL hereby make application for an amendment to the City of Deer Park Zoning Ordinance on the following described property (legal description):

SEE ATTACHED TITLE REPORT

Currently zoned as RESIDENTIAL Requested to be zoned to COMMERCIAL

Deed Restrictions on the above described property are as follows:

SEE ATTACHED TITLE REPORT

(I and/or We) SHIRLEY ANN HILL have paid the application fee of \$400.00 to the City of Deer Park City Secretary and a copy of the receipt is attached.

9/25/2014

Date

Paul I. Chobotar Sr.  
Owner's Designated Representative (if any)

Shirley Ann Hill

Property Owner's Signature

[Signature]  
Other Representative (if any)

A copy of the certificate of ownership or title is attached to the application



T368607  
RECORDED BY  
AMERICAN TITLE COMPANY  
GF 346883-K

DEED

522-11-1699

11/06/98 200797722 T368607 \$13.00

WD  
THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§ KNOW ALL MEN BY THESE PRESENTS:  
§

That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid to L. A. HILL, JR., of Lee County, Texas (hereinafter called Grantor), by THE CITY OF DEER PARK, TEXAS, a political subdivision of the State of Texas, and a municipal corporation of Harris County, Texas, (hereinafter called Grantee), the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, for public purposes, all that certain piece, parcel or tract of land situated in Harris County, Texas, and particularly described as follows:

13  
9  
1.8292 acres of land being out of Lot 607, of the Out Lots to the Town of La Porte, according to the map or plat thereof recorded in Volume 1, Page 33, of the Map Records Harris County, Texas. Said Lot 607 being conveyed by deed dated December 29, 1988 to Douglas C. Hill, Kelly L. Hill, June L. Hill, and Nicklas R. Hill, as recorded in Harris County Clerks File No. M003530. Said 1.8292 acres being located in the N. Clooper Survey, Abstract No. 198, Harris County, Texas and being more particularly described by metes and bounds as follows: (Bearings based on R.O.W. alignment of East Boulevard as recorded in Harris County Clerk's File No. G364933);

COMMENCING at a 5/8" iron rod found for the southeast corner of a called 3.0580 acre tract (Parcel 7) conveyed by deed dated September 12, 1979, to The City of Deer Park as recorded in Harris County Clerk's File No. G364933. Said iron rod also being at the intersection of the north line of "X" Street (based on a 80.00' R.O.W.) and the east line of East Boulevard (based on a 150.00' R.O.W.). Said iron rod also being located South 89° 43' 22" East, a distance of 150.00 feet, from the southwest corner of Lot 594, of said Out Lots to the Town of La Porte;

THENCE North 00° 00' 44" West, along the east line of said East Boulevard, for a distance of 628.10 feet to a 5/8" iron rod found for the beginning of a curve to the left;

THENCE continuing along the east line of East Boulevard and said curve, having a central angle of 3° 20' 27", a radius of 1875.00 feet, an arc length of 272.97, a chord bearing of North 04° 10' 59" West, and a chord distance of 272.73 feet, to a 5/8" iron rod set in the common line of Lots 594 and 607 of said Out Lots to the Town of La Porte and the PLACE OF BEGINNING of the described tract;

522-11-1700

THENCE continuing along the east line of East Boulevard, being in a curve to the left, having a central angle of  $7^{\circ} 23' 55''$ , a radius of 1875.00 feet, an arc length of 242.12, a chord bearing of North  $12^{\circ} 03' 11''$  West, and a chord distance of 241.95 feet, to a  $5/8$ " iron rod set for the northwest corner of the herein described tract;

THENCE South  $76^{\circ} 48' 11''$  East, for a distance of 63.14 feet to a  $5/8$ " iron rod set;

THENCE North  $72^{\circ} 40' 28''$  East, for a distance of 96.23 feet to a  $5/8$ " iron rod set for the beginning of a curve to the right;

THENCE along said curve, having a central angle of  $108^{\circ} 04' 32''$ , a radius of 60.00 feet, an arc length of 113.18, a chord bearing of South  $53^{\circ} 17' 16''$  East, and a chord distance of 97.13 feet, to a  $5/8$ " iron rod set for the beginning of a reverse curve;

THENCE along said curve, having a central angle of  $92^{\circ} 35' 51''$ , a radius of 15.00 feet, an arc length of 24.24, a chord bearing of South  $45^{\circ} 32' 54''$  East, and a chord distance of 21.69 feet, to a  $5/8$ " iron rod set for point of tangent;

THENCE North  $88^{\circ} 09' 10''$  East, for a distance of 157.71 feet to a  $5/8$ " iron rod set for the corner in the east line of said Lot 607;

THENCE South  $00^{\circ} 00' 44''$  East, along the east line of said Lot 607, for a distance of 184.40 feet to a  $5/8$ " iron rod set for the common corner of Lots 594, 595, 606 and 607 of said Out Lot to the Town of La Porte;

THENCE North  $89^{\circ} 43' 22''$  West, along the common line of said Lots 594 and 607, for a distance of 353.84 feet to the PLACE OF BEGINNING and herein containing within these calls 79,680 square feet or 1.8292 acres of land.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described lands and premises, together with all and singular the rights, appurtenances and hereditaments forever, and Grantor, for himself, his heirs and assigns, bind himself to warrant and forever defend the title to said lands and premises and every part unto the Grantee, its successors and assigns against the claims of every person whosoever lawfully claiming or to claim the same or any part thereof.

522-11-1701

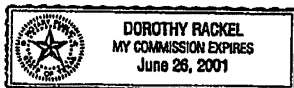
Executed this the 24 day of October, 1998.


  
L. A. HILL, JR.

180

THE STATE OF TEXAS    §  
                                     §  
COUNTY OF Lee       §

This instrument was acknowledged before me on this the 24 day of October, 1998 by L. A. Hill, Jr.



  
Notary Public in and for the  
State of TEXAS

Address of Grantee:

P. O. Box 700  
Deer Park, Texas 77536

After recording, return to:

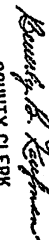
P. B. Dover, Jr.  
P. O. Box 57  
Deer Park, Texas 77536

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 as the date and at the time stamped above by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

NOV 6 1998



  
COUNTY CLERK  
HARRIS COUNTY TEXAS

  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

98 NOV -6 AM 11:01

FILED

F574510

PR 3-7-TB

APR-27-73 609970 4F 574510 L3 B FJ 5.00

DEED

193-12-1190

THE STATE OF TEXAS     S  
COUNTY OF HARRIS     S

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of ONE THOUSAND TWO HUNDRED TWENTY TWO AND 10/100 DOLLARS (\$1,222.10) cash in hand paid to BILLY J. SEALEY and wife, CHRISTELL J. SEALEY, and L. A. HILL, JR., of Harris County, Texas, (hereinafter called Grantors), by THE CITY OF DEER PARK, TEXAS, a political subdivision of the State of Texas, and a municipal corporation of Harris County, Texas, (hereinafter called Grantee), the receipt and sufficiency of which is hereby acknowledged by Grantors, Grantors have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto Grantee, for public purposes, all that certain piece, parcel or tract of land situated in Harris County, Texas, and particularly described as follows:

The North ten feet (10') of Outlots 606 and 607, La Porte Outlots, according to the map or plat thereof recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas, and being more fully described by a centerline description as follows:

BEGINNING at a point in the west line of Outlot 607 and 5 feet south of the northwest corner of said Outlot 607;  
THENCE South 89°43'22" East, parallel to the north line of Outlots 607 and 606 also being the south right-of-way of Thirteenth Street (80' R.O.W.), a distance of 968.0 feet to a point in the east line of Outlot 606 and 5 feet south of the northeast corner of said Outlot 606;  
Containing 0.2222 acres, more or less.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

193-12-1191

TO HAVE AND TO HOLD the above described lands and premises,  
together with all and singular the rights, appurtenances and  
hereditaments forever; and Grantors, for themselves, their heirs and  
assigns, bind themselves to warrant and forever defend the title to  
said lands and premises and every part unto the Grantee, its successors  
and assigns against the claims of every person whomsoever lawfully  
claiming or to claim the same or any part thereof.

Executed this the 7 day of April, 1978.

Billy J. Sealey  
BILLY J. SEALEY

Christell J. Sealey  
CHRISTELL J. SEALEY

L. A. Hill, Jr.  
L. A. HILL, JR.

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally  
appeared Billy J. Sealey and wife, Christell J. Sealey, known to me  
to be the persons whose names are subscribed to the foregoing instrument,  
and acknowledged to me that they executed the same for the purposes  
and consideration therein expressed.

Given under my hand and seal of office on this the 7 day of  
April, 1978.

P. B. Dover  
NOTARY PUBLIC in and for  
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally  
appeared L. A. Hill, Jr., known to me to be the person whose name is  
subscribed to the foregoing instrument, and acknowledged to me that  
he executed the same for the purposes and consideration therein  
expressed.

Given under my hand and seal of office on this the 7 day of  
April, 1978.

Beth Neumann  
NOTARY PUBLIC in and for  
HARRIS COUNTY, TEXAS

BETH NEUMANN



F910002

PB-837-36M

116-86-1544

DEC-29-78 217364 OF 910002 1ST A PD

5.00

DEED

THE STATE OF TEXAS        S  
COUNTY OF HARRIS        S

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of FOUR THOUSAND EIGHT HUNDRED TWENTY-SEVEN AND NO/100 DOLLARS(\$4,827.00) cash in hand paid to BILLY J. SEALEY and wife, CHRISTELL J. SEALEY, and L. A. HILL, JR., of Harris County, Texas, (hereinafter called Grantors), by THE CITY OF DEER PARK, TEXAS, a political subdivision of the State of Texas, and a municipal corporation of Harris County, Texas, (hereinafter called Grantee), the receipt and sufficiency of which is hereby acknowledged by Grantors, Grantors have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto Grantee, for public purposes, all that certain piece, parcel or tract of land situated in Harris County, Texas, and particularly described as follows:

A tract of land out of Outlot 607 of the La Porte Outlots in the Nicholas Clopper Survey, A-198, Harris County, Texas, according to a plat recorded in Volume 1, Page 33 of the Map Records of Harris County, Texas, more fully described as follows:

COMMENCING at the Northwest corner of Outlot 609 in aforesaid La Porte Outlots, said point also in the East line of the G. M. Patrick Survey, A-624 and in the West line of the Clopper Survey, A-198, and also in the South line of 13th Street (80' R.O.W.); thence South 89°43'22" East along the South line of 13th Street, a distance of 1008.0' to the Northwest corner of Outlot 607; thence South 0°0'44" East along the West line of Outlot 607, a distance of 437.81' to a point and the PLACE OF BEGINNING of the herein described parcel; THENCE in a Southeasterly direction along a curve to the right, having a central angle of 14°43'59" and a radius of 1875.0', an arc distance of 482.13' to a point in the South line of Outlot 607; THENCE N 89°43'22" West along the South line of Outlot 607, a distance of 130.17' to the Southwest corner of Outlot 607; THENCE North 0°0'44" West along the West line of Outlot 607, a distance of 462.19' to a point and the PLACE OF BEGINNING; CONTAINING 0.8045 acres of land, more or less.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

1.8292 acres of land being out of Lot 607, of the Out Lots to the Town of La Porte, according to the map or plat thereof recorded in Volume 1, Page 33, of the Map Records Harris County, Texas. Said Lot 607 being conveyed by deed dated December 29, 1988 to Douglas C. Hill, Kelly L. Hill, June L. Hill, and Nicklas R. Hill, as recorded in Harris County Clerks File No. M003530. Said 1.8292 acres being located in the N. Clooper Survey, Abstract No. 198, Harris County, Texas and being more particularly described by metes and bounds as follows: (Bearings based on R.O.W. alignment of East Boulevard as recorded in Harris County Clerk's File No. G364933);

COMMENCING at a 5/8" iron rod found for the southeast corner of a called 3.0580 acre tract (Parcel 7) conveyed by deed dated September 12, 1979, to The City of Deer Park as recorded in Harris County Clerk's File No. G364933. Said iron rod also being at the intersection of the north line of "X" Street (based on a 80.00' R.O.W.) and the east line of East Boulevard (based on a 150.00' R.O.W.). Said iron rod also being located South 89° 43' 22" East, a distance of 150.00 feet, from the southwest corner of Lot 594, of said Out Lots to the Town of La Porte;

THENCE North 00° 00' 44" West, along the east line of said East Boulevard, for a distance of 628.10 feet to a 5/8" iron rod found for the beginning of a curve to the left;

THENCE continuing along the east line of East Boulevard and said curve, having a central angle of 8° 20' 27", a radius of 1875.00 feet, an arc length of 272.97, a chord bearing of North 04° 10' 59" West, and a chord distance of 272.73 feet, to a 5/8" iron rod set in the common line of Lots 594 and 607 of said Out Lots to the Town of La Porte and the PLACE OF BEGINNING of the described tract;

THENCE continuing along the east line of East Boulevard, being in a curve to the left, having a central angle of 7° 23' 55", a radius of 1875.00 feet, an arc length of 242.12, a chord bearing of North 12° 03' 11" West, and a chord distance of 241.95 feet, to a 5/8" iron rod set for the northwest corner of the herein described tract;

THENCE South 76° 48' 11" East, for a distance of 63.14 feet to a 5/8" iron rod set;

THENCE North 72° 40' 28" East, for a distance of 96.23 feet to a 5/8" iron rod set for the beginning of a curve to the right;

THENCE along said curve, having a central angle of 108° 04' 32", a radius of 60.00 feet, an arc length of 113.18, a chord bearing of South 53° 17' 16" East, and a chord distance of 97.13 feet, to a 5/8" iron rod set for the beginning of a reverse curve;

THENCE along said curve, having a central angle of 92° 35' 51", a radius of 15.00 feet, an arc length of 24.24, a chord bearing of South 45° 32' 54" East, and a chord distance of 21.69 feet, to a 5/8" iron rod set for point of tangent;

THENCE North 88° 09' 10" East, for a distance of 157.71 feet to a 5/8" iron rod set for the corner in the east line of said Lot 607;

THENCE South 00° 00' 44" East, along the east line of said Lot 607, for a distance of 184.40 feet to a 5/8" iron rod set for the common corner of Lots 594, 595, 606 and 607 of said Out Lot to the Town of La Porte;

THENCE North 89° 43' 22" West, along the common line of said Lots 594 and 607, for a distance of 353.84 feet to the PLACE OF BEGINNING and herein containing within these calls 79,680 square feet or 1.8292 acres of land.

RECORDERS MEMORANDUM  
ALL BLACKOUTS, ADDITIONS AND 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 the Number Sequence on the date and at the time  
stated herein by me, and was duly RECORDED in the Official Public Records of Real Property of Harris  
County, Texas on.

APR - 5 2001



*Dorothy L. Kaymead*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS



THIS REPORT IS NOT TITLE INSURANCE. Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title Company assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. **You agree to release, indemnify and hold harmless Stewart Title Company because of any negligence by Stewart Title Company (Whether sole, joint or otherwise) for any claim, loss liability or damages arising out of this report.** This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined by the terms of such policy.

## TITLE REPORT

**FILE NO.:** 1420187290

**PRIOR FILE:**

**EFFECTIVE DATE:** September 01, 2014 @ 8:00 A.M.

**CLOSER:** Nona Briscoe

**EXAMINER:** Al Stewart

**ARB NO.:** /607 U1/5

**APPLICANT:**

Examination from: Records of Stewart Title Company

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

### OWNER OF RECORD APPEARS TO BE:

LUCHIES AVERY HILL, JR. AND SHIRLEY ANN HILL REVOCABLE LIVING TRUST dated August 9, 2000, Luchies Avery Hill, Jr. and Shirley Ann Hill, Co-Trustees

by virtue of Deed recorded in/under Clerk's File No. U969646 of the Real Property Records of Harris County, Texas.

### CORRECT DESCRIPTION OF PROPERTY:

Lot 607 of Out Lots to the Town of La Porte, an addition in Harris County, Texas, according to the map or plat thereof recorded in/under Volume 1, Page 33 of the Map Records of Harris County, Texas, SAVE AND EXCEPT:

- a. The North 10 feet thereof conveyed to The City of Deer Park, Texas by deed recorded in/under Clerk's File No. F574510 of the Real Property Records of Harris County, Texas;
- b. A 0.8045 acre tract conveyed to The City of Deer Park, Texas by deed recorded in/under Clerk's File No. F910002 of the Real Property Records of Harris County, Texas; and
- c. A 1.8292 acre tract conveyed to The City of Deer Park, Texas by deed recorded in/under Clerk's File No. T368607 of the Real Property Records of Harris County, Texas.

### SUBJECT TO:

### RESTRICTIONS:

None.

### EASEMENTS AND RIGHTS OF WAY:

Subject to any easements, rights-of-way, roadways, encroachments, etc., which a survey or physical inspection of the premises might disclose.

### MINERALS AND/OR ROYALTIES:

A 1/16 non-participating royalty interest in and to all oil, gas and other minerals on, in, under or that may be produced from the subject property is excepted herefrom as the same is set forth in instrument recorded in/under Clerk's File No. D815063 of the Real Property Records of Harris County, Texas. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

### OTHER EXCEPTIONS:

None.

### LIENS:

Notice filed by the City of Deer Park, Texas, in/under Clerk's File No. J574033 of the Real Property Records of Harris County, Texas, which determined the necessity of improving 13th Street and assessing a lien against the property abutting thereon.

Notice filed by the City of Deer Park, Texas, in/under Clerk's File Nos. S407155, S447892 and T706129 of the Real Property Records of Harris County, Texas, which determined the necessity of improving East Boulevard and assessing a lien against the property abutting thereon.

**MISCELLANEOUS:**

Adjoining deeds:

North side: Clerk's File No. F574510 of the Real Property Records of Harris County, Texas.

South side: Clerk's File No. T368607 of the Real Property Records of Harris County, Texas.

East side: Clerk's File Nos. K796767 and T730557 of the Real Property Records of Harris County, Texas.

West side: Clerk's File Nos. F910002 and X667854 of the Real Property Records of Harris County, Texas.

**NOTES TO CLOSER:**

We find a Release of Lien filed by the City of Deer Park, Texas under Clerk's File No. Y712180 of the Real Property Records of Harris County, Texas, which purports to release the lien notice under Clerk's File Nos. S407155 and S447892 of the Real Property Records of Harris County, Texas. We note that such release was filed in connection with a closing covering other property and it would appear that the intention of such release may have been to release such other property only from the lien. If requested to issue title insurance, we would require a specific release of subject property from the lien be obtained and filed for record.

HCAD Account 0231440000606 Map Facet 6055D-1

116-86-1545

TO HAVE AND TO HOLD the above described lands and premises,  
together with all and singular the rights, appurtenances and  
hereditaments forever; and Grantors, for themselves, their heirs and  
assigns, bind themselves to warrant and forever defend the title to  
said lands and premises and every part unto the Grantee, its successors  
and assigns against the claims of every person whomsoever lawfully  
claiming or to claim the same or any part thereof.

Executed this the 15 day of NOVEMBER, 1978.

Billy J. Sealey  
BILLY J. SEALEY

Christell J. Sealey  
CHRISTELL J. SEALEY

L. A. Hill, Jr.  
L. A. HILL, JR.

THE STATE OF TEXAS        S

COUNTY OF HARRIS        S

BEFORE ME, the undersigned authority, on this day personally  
appeared Billy J. Sealey and wife, Christell J. Sealey, known to me  
to be the persons whose names are subscribed to the foregoing instrument,  
and acknowledged to me that they executed the same for the purposes  
and consideration therein expressed.

Given under my hand and seal of office on this the 15 day  
of NOVEMBER, 1978.

Donna Cosby  
NOTARY PUBLIC in and for  
HARRIS COUNTY, TEXAS

THE STATE OF TEXAS        S

COUNTY OF HARRIS        S

BEFORE ME, the undersigned authority, on this day personally  
appeared L. A. Hill, Jr., known to me to be the person whose name is  
subscribed to the foregoing instrument, and acknowledged to me that  
he executed the same for the purposes and consideration therein  
expressed.

Given under my hand and seal of office on this the 15 day  
of November, 1978.

RETURN TO:  
STATEWIDE TITLE COMPANY,  
P. O. BOX 5607  
PASADENA, TEXAS 77505

Donna Cosby  
NOTARY PUBLIC in and for  
HARRIS COUNTY, TEXAS

WD  
13  
2

U969646

04/05/01 101539678 U969646

\$13.00

**GENERAL WARRANTY DEED**

Date:

February 21 2000 2001

Grantor:

L. A. HILL, JR. and wife, SHIRLEY ANN HILL

Grantor's Mailing Address (including county):

1027 Harry Street  
Lexington, Texas 78447  
Lee County

Grantee:

LUCHIES AVERY HILL, JR. AND SHIRLEY ANN HILL  
REVOCABLE LIVING TRUST dated August 9, 2000,  
Luchies Avery Hill, Jr. and Shirley Ann Hill, Co-Trustees

③ lee  
lee

Grantee's Mailing Address (including County):

1027 Harry Street  
Lexington, Texas 78447  
Lee County

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration

Property (including any improvements):

All of Lot 607 of the Outlots to the Town of LaPorte, according to the map or plat thereof recorded in Volume 1, Page 33, of the Map Records of Harris County, Texas. SAVE AND EXCEPT that certain portion sold by Grantor herein to The City of Deer Park, Texas, more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

D

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors,

FILE FOR RECORD

8:00 AM

APR - 5 2001

*Shirley L. Hill*  
County Clerk, Harris County, Texas

administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

*L. A. Hill, Jr.*  
L. A. HILL, JR.

*Shirley Ann Hill*  
SHIRLEY ANN HILL

200

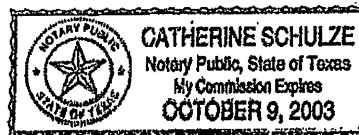
### ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF HARRIS

§  
§

This instrument was acknowledged before me on the 21st day of February, 2000,  
by L. A. HILL, JR. and wife, SHIRLEY ANN HILL.

*Catherine Schulze*  
Notary Public, State of Texas



[Notary Stamp]

PREPARED BY THE OFFICE OF:  
MICHAEL C. RIDDLE  
Riddle & Brazil, L.L.P.  
4201 FM 1960 West, Suite 550  
Houston, Texas 77068

RETURN TO:  
Mr. and Mrs. L. A. Hill, Jr.  
1027 Harry Street  
Lexington, Texas 78447



PPH 11.19.18 6:15 p.m.  
MONUMENT AREA FCU  
PO BOX 58346  
HOUSTON, TX 77258-8346

PPH 11.19.18 6:15 p.m.  
CIMA  
PO BOX 866  
DEER PARK, TX. 77536-0866

PPH 11.19.18 6:15 p.m.  
CONROE HOSPITALITY LLC  
4006 SPRAYBERRY LN  
CONROE, TX 77303-5317

PPH 11.19.18 6:15 p.m.  
HILL JR L A  
30103 MISTY MEADOW DR  
MAGNOLIA, TX 77355-2739

PPH 11.19.18 6:15 p.m.  
LIBERTY PROPERTY LMTD. PARTNERSHIP  
550 E SWEDES FORD RD  
WAYNE, PA 19087-1610

PPH 11.19.18 6:15 p.m.  
BEDFORD THOMAS C  
PO BOX 70  
DEER PARK, TX 77536-0070

PPH 11.19.18 6:15 p.m.  
GREENBRIAR REAL ESTATE SVCS.  
5626 FM 1960 WEST  
HOUSTON, TX 77069

PPH 11.19.18 6:15 p.m.  
SHIRLEY HILL  
1027 HARRY STREET  
LEXINGTON, TX 78447

PPH 11.19.18 6:15 p.m.  
CITY OF DEER PARK  
PO BOX 700  
DEER PARK, TX 77536-0700