

526152

88555 808

17562

WARRANTY DEED

THE STATE OF TEXAS X
 X KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BRAZORIA X

THAT WE, CLYDE MCKINNEY, JR., JOHN R. MCKINNEY, GERALD L. MCKINNEY, and JOANN MCKINNEY ^{NOW} ~~(formerly)~~ known as JoANN MCKINNEY DEWBERRY), (hereinafter called "Grantors"), not being joined herein by our spouses as the herein described property is our sole and separate property, for and in consideration of the sum of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL AND CONVEY unto RICHARD MILIAN of 610 Rural Lane, Sweeny, Brazoria County, Texas 77480, and ALEXANDER MILIAN, of 705 Ellis, Sweeny, Brazoria County, Texas 77480, (herein called "Grantees"), all of the following described real property located in Brazoria County, Texas, to-wit:

A 30.48 acre tract of land, more or less, out of an 80 acre tract (Volume 731, Page 498, Brazoria County Deed Records) out of Tracts 19, 20, 21 and 22, of the Magill Subdivision of Block "A", Imla Keep League, Abstract 79, Brazoria County, Texas, according to the plat of said subdivision recorded in Volume 2, Page 94 of the Plat Records of Brazoria County, Texas, and being more particularly described by metes and bounds on the Exhibit "A" attached hereto and made a part hereof for all purposes.

This property is conveyed subject to all restrictions, rights-of-way, easements, mineral reservations, mineral leases, and covenants, if any, appearing properly of record in the office of the County Clerk of Brazoria County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anyway belonging unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantees shall pay ad valorem taxes for 1988 and all subsequent years.

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK
By: E. Wilkes Deputy

EXECUTED on May 25, 1988.

Clyde McKinney, Jr.
CLYDE MCKINNEY, JR.

John R. McKinney
JOHN R. MCKINNEY

Gerald L. McKinney
GERALD L. MCKINNEY

Joann McKinney
Joann McKinney Dewberry
JOANN MCKINNEY
(formerly JOANN MCKINNEY DEWBERRY)
NBWA

THE STATE OF TEXAS X
COUNTY OF BRAZORIA X

This instrument was acknowledged before me on the 2nd
day of June, 1988, by CLYDE MCKINNEY, JR.



DeAnna K. Lamb
DeAnna K. Lamb
NOTARY PUBLIC, State of Texas
My commission expires: 9/2/90

THE STATE OF TEXAS X
COUNTY OF BRAZORIA X

This instrument was acknowledged before me on the 2nd
day of June, 1988, by JOHN R. MCKINNEY.



DeAnna K. Lamb
DeAnna K. Lamb
NOTARY PUBLIC, State of Texas
My commission expires: 9/2/90

88555 810

THE STATE OF TEXAS I
COUNTY OF BRAZORIA I

This instrument was acknowledged before me on the 2nd
day of June, 1988, by GERALD L. MCKINNEY.



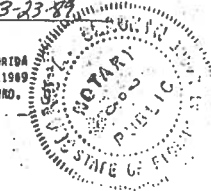
DeAnna K. Lamb
DeAnna K. Lamb
NOTARY PUBLIC, State of Texas
My commission expires: 9/2/90

THE STATE OF FLORIDA I
COUNTY OF Pinellas I

This instrument was acknowledged before me on the 25
day of May, 1988, by JoANN MCKINNEY (~~formerly~~ ^{now} known as JoANN
MCKINNEY DEWBERRY).

Claire A. Glackin
CLAIRE A. GLACKIN
NOTARY PUBLIC in and for
Pinellas County, Florida
My commission expires: 3-23-89

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 27, 1989
BONDED THRU GENERAL INS. UND.



STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and
correct photographic copy of the original record on file
in my office including redactions, if any, of social
security numbers. Given under my hand and seal of
the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK
By: E. Willis Deputy

88555 811

Randy L. Stroud, P.E.

COUNTY SURVEYOR

201 East Mulberry, Suite 100
Angleton, Texas 77515
(409) 849-5711 Ext. 1497

Registered Public Surveyor
License #2112

Professional Engineer
License #50839

FIELD NOTES OF A 30.48 ACRE TRACT OUT OF AN 80 ACRE TRACT (VOLUME 731, PAGE 498, BRAZORIA COUNTY DEED RECORDS) OUT OF TRACTS 19, 20, 21, AND 22, OF THE MAGILL SUBDIVISION OF BLOCK "A", IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 94, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BY METES AND BOUNDS DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2" iron rod at the intersection of the Northwest right-of-way line of Farm-to-Market Highway #1459 with the Southwest line of Tract 19 of Magill Subdivision;

THENCE; North 44°30'46" West 1136.73 feet, along the Southwest line of Tract 19, to a Disc in concrete marked "E. cor. 3.09 ac. Amoco", said disc also marking the West corner of said Tract 19;

THENCE; North 45°39'08" East 904.66 feet to a 1" iron pipe marking the North corner of said tract 19;

THENCE; North 45°44'51" East 731.09 feet, along the Northwest line of Tract 20 of Magill Subdivision, to a 1/2" iron rod for corner in the West right-of-way line of Farm-to-Market Highway #1459;

THENCE; South 6°25'48" East 1003.00 feet, along the West right-of-way line of Farm-to-Market Highway #1459, to a concrete right-of-way monument at the beginning of a curve to the right which has a radius of 893.55 feet and a central angle of 52°11'48";

THENCE; Along said right-of-way line of Farm-to-Market Highway #1459 around said curve to the right for a distance of 814.03 feet to a concrete right-of-way monument, said curve has a chord which bears South 19°38'01" West 786.08 feet;

THENCE: South 45°46' West 309.6 feet, along the Northwest right-of-way line of Farm-to Market Highway #1459, to the Place of Beginning;

Said tract therein containing 30.48 Acres of Land.

Certified Correct: Randy L. Stroud
Randy L. Stroud, Registered Public Surveyor,
License #2112

4T 15,104
4-21-88

Randy L. Stroud, P.E.
201 E. Mulberry St.
Suite 100
Angleton, Texas 77515



THE STATE OF TEXAS
COUNTY OF BRAZORIA
LINDSEY BAILEY, Clerk of the County Court in and for Brazoria County,
Texas, do hereby certify that this instrument was FILED FOR RECORD and
RECORDED in the Volume and page of the OFFICIAL RECORD and time
and date as stamped hereon by me.



Lindsey Bailey
County Clerk of Brazoria Co., Tx

FILED FOR RECORD
JUN 9 3 16 PM '88

Lindsey Bailey
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

EXHIBIT "A"

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: E. Wilkes Deputy

921019 394

11148

WARRANTY DEED

Date: April 6, 1992

Grantor: RICHARD MILIAN, joined herein by my wife, VICKIE LYNN MILIAN, and
ALEXANDER MILIAN, joined herein by my wife, AMY ADELE MILIAN

Grantor's Mailing Address (including county): 303 N. McKinney, Sweeny,
Brazoria County, Texas 77480

Grantee: TEOFILO MILIAN and wife, LAURA MILIAN

Grantee's Mailing Address (including county): 705 Ellis, Sweeny,
Brazoria County, Texas 77480

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

Property (including any improvements):

That certain 3.52 acre tract out of a 30.48 acre tract out of an 80
acre tract (Volume 73, Page 498 Brazoria County Deed Records) out of
Tracts 19, 20, 21, and 22 of the Magill Subdivision of Block "A", Imla
Keep League, Abstract 79, Brazoria County, Texas, according to the plat
of said subdivision recorded in Volume 2, Page 94 of the Plat Records
of Brazoria County, Texas, and being more particularly described in
Exhibit "A" attached hereto and incorporated herein by reference for
all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all
restrictions, covenants, conditions, rights-of-way,
easements, and oil, gas and other mineral reservations,
if any, affecting the above described property that are
valid, existing and properly of record.

Grantor, for the consideration 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, executors, 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, 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, by, under or through Grantor, but no further.

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

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and
correct photographic copy of the original record on file
in my office including redactions, if any, of social
security numbers. Given under my hand and seal of
the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: J. K. Hannan Deputy

921019 395

Richard Milian
RICHARD MILIAN

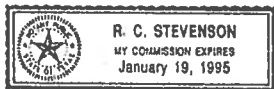
Vicki Lynn Milian
VICKIE LYNN MILIAN

Alexander, us
ALEXANDER MILIAN

Amy Adele Milian
AMY ADELE MILIAN

THE STATE OF TEXAS
COUNTY OF BRAZORIA

This instrument was acknowledged before me on the 6th day of April, 1992, by RICHARD MILIAN and wife, VICKIE LYNN MILIAN, and ALEXANDER MILIAN and wife, AMY ADELE MILIAN.



R.C. Stevenson
NOTARY PUBLIC, State of Texas
Notary's Name (printed): R.C. Stevenson
Notary's commission expires: 1-19-95

AFTER RECORDING RETURN TO:

R. C. STEVENSON
ATTORNEY AT LAW
P. O. BOX 892
215 N. MAIN STREET
SWEENEY, TEXAS 77480-0892

409548-3352

PREPARED IN THE LAW OFFICE OF:
R. C. STEVENSON, ATTORNEY
P. O. BOX 892
215 N. MAIN STREET
SWEENEY, TEXAS 77480-0892
(409) 548-3252



STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: J. Shannan Deputy

921019 396

Randy L. Stroud, P.E.

COUNTY SURVEYOR

201 East Mulberry, Suite 100

Angleton, Texas 77515

(409) 849-5711 Ext. 1497

Registered Professional Land
Surveyor License #2112

Professional Engineer
License #50839

FIELD NOTES OF A 3.52 ACRE TRACT OUT OF A 30.48 ACRE TRACT OUT OF AN 80 ACRE TRACT (VOLUME 73, PAGE 498, BRAZORIA COUNTY DEED RECORDS) OUT OF TRACTS 19, 20, 21, AND 22 OF THE MAGILL SUBDIVISION OF BLOCK "A", IMLA KEEP LEAGUE, ABSTRACT 79, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 2, PAGE 94 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod in the Northwest right-of-way line of Farm-to-Market Highway 1459, said rod marking the South corner of said 30.48 acre tract;

THENCE; North 44°30'46" West 468.49 feet, along the Southwest line of said 30.48 acre tract, to an iron rod for corner;

THENCE; North 37°39' East 317.67 feet to an iron rod for corner;

THENCE; South 43°56'30" East 513.24 feet to a concrete monument for corner in the northwest right-of-way line of Farm-to-Market Highway 1459;

THENCE; South 45°46' West 309.6 feet, along the northwest right-of-way line of Farm-to-Market Highway 1459, to the Place of Beginning;

Said tract therein containing 3.52 Acres of Land.

Certified Correct:

Randy L. Stroud
Randy L. Stroud, Registered Professional
Land Surveyor, License #2112

3/6/92

4T 15,104
(FN9)



FILED FOR RECORD

EXHIBIT "A"

APR 9 10 48 AM '92

Dolly Bailey
COUNTY CLERK, TEXAS

THE STATE OF TEXAS
COUNTY OF BRAZORIA

I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the Volume and page of the OFFICIAL RECORD as indicated and date so stamped hereon by me.



Dolly Bailey
County Clerk of Brazoria, Co., TX

STATE OF TEXAS, COUNTY OF BRAZORIA
I certify that the above and foregoing is a full, true and correct photographic copy of the original record on file in my office including redactions, if any, of social security numbers. Given under my hand and seal of the court in my lawful custody and possession
JOYCE HUDMAN, BRAZORIA COUNTY CLERK

By: *J. Shannon* Deputy