

QUITCLAIM DEED

Date: _____

Grantor: **City of Tomball, Texas**

Grantor's Address (including County): 401 Market Street, Tomball, TX 77375
Harris County, Texas

Grantee: **Habitat for Humanity- Northwest Harris County, INC.**

Grantee's Address (including County): PO BOX 682785 Houston, TX 77268
Harris County, Texas.

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property Description:

All that certain tract or parcel containing 1,740 square feet of land out of WELTY STREET out of the Revised Map of Tomball, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 4, Page 25 of the Harris County Map Records, said 1,740 square foot tract of land being more particularly described by metes and bounds in **Exhibit "A"** and shown on the certified survey in **Exhibit "B"**, attached herewith and made a part hereof.

For the consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's successors and assigns forever. Neither Grantor nor Grantor's successors or assigns shall have, claim, or demand any right or title to the property or any part of it.

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

EXECUTED this the _____ day of _____ 2022.

GRANTOR:
City of Tomball, Texas

Lori Klein Quinn, Mayor

Attest:

Doris Speer, City Secretary
(SEAL)

Quitclaim Deed

City of Tomball to Habitat for Humanity- Northwest Harris County, INC.

Page 2 of 4

ACKNOWLEDGEMENT

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me on this _____ day of _____ 2021, by Gretchen Fagan, Mayor of City of Tomball, Texas, on behalf of said entity.

Notary Public In and For the State of Texas

My Commission Expires: _____

After Recording, Please Return To:

City of Tomball, Texas
Attn: City Secretary
401 Market Street
Tomball, Texas 77375

Exhibit "A"

FIELD NOTES OF 0.0399 ACRE OF LAND

All that certain 0.0399 acre of land situated in the William Hurd Survey, Abstract No. 371, Harris County, Texas, being a portion of Welty Street, as dedicated by the plats recorded in Volume 2, Page 65 and Volume 4, Page 25, both of the Harris County Map Records (H.C.M.R.), said 0.0399 acre of land being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail set in asphalt at the southeast corner of said Block 90, same being the southeast corner of Lot 19, Block 90, REVISED MAP OF TOMBALL, according to the map or plat thereof recorded in Volume 4, Page 25 of the H.C.M.R., also being the intersection of the northwest right-of-way line of Foster Street (60 feet wide according to the plats recorded in Volume 2, Page 65 and Volume 4, Page 25, both of the H.C.M.R.) with the southwest right-of-way line of Welty Street (30 feet wide according to said plats recorded in Volume 2, Page 65 and Volume 4, Page 25, both of the H.C.M.R.);

THENCE North 28 deg. 04 min. 14 sec. West, along and with the common northeast line of said Lot 19 and Block 90, same being said southwest right-of-way line of Welty Street, a distance of 26.74 feet to a 5/8 inch iron rod with cap set at the southwest corner and POINT OF BEGINNING of the herein described tract of land;

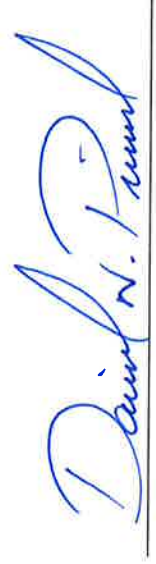
THENCE North 28 deg. 04 min. 14 sec. West, continuing along and with the common northeast line of Lot 19 and Block 90, same being the southwest right-of-way line of Welty Street, a distance of 113.26 feet to a 5/8 inch iron rod with cap set at the northeast corner of Lot 19, same being the northwest corner of the herein described tract of land;

THENCE North 61 deg. 55 min. 46 sec. East, over and through Welty Street, a distance of 15.00 feet to a 5/8 inch iron rod with cap set in the centerline of Welty Street at the northeast corner of the herein described tract of land;

THENCE South 28 deg. 04 min. 14 sec. East, along and with said centerline of Welty Street, a distance of 119.70 feet to a 5/8 inch iron rod with cap set at the southeast corner of the herein described tract of land;

THENCE in a northwesterly direction, over and through Welty Street, along the arc of a non-tangent curve to the left subtending a central angle of 18 deg. 47 min. 38 sec., having a radius of 50.00 feet, an arc length of 16.40 feet, a chord bearing of South 85 deg. 11 min. 29 sec. West, and a chord distance of 16.33 feet to the POINT OF BEGINNING and containing within these metes and bounds 0.0399 acre (1,740 square feet) of land.

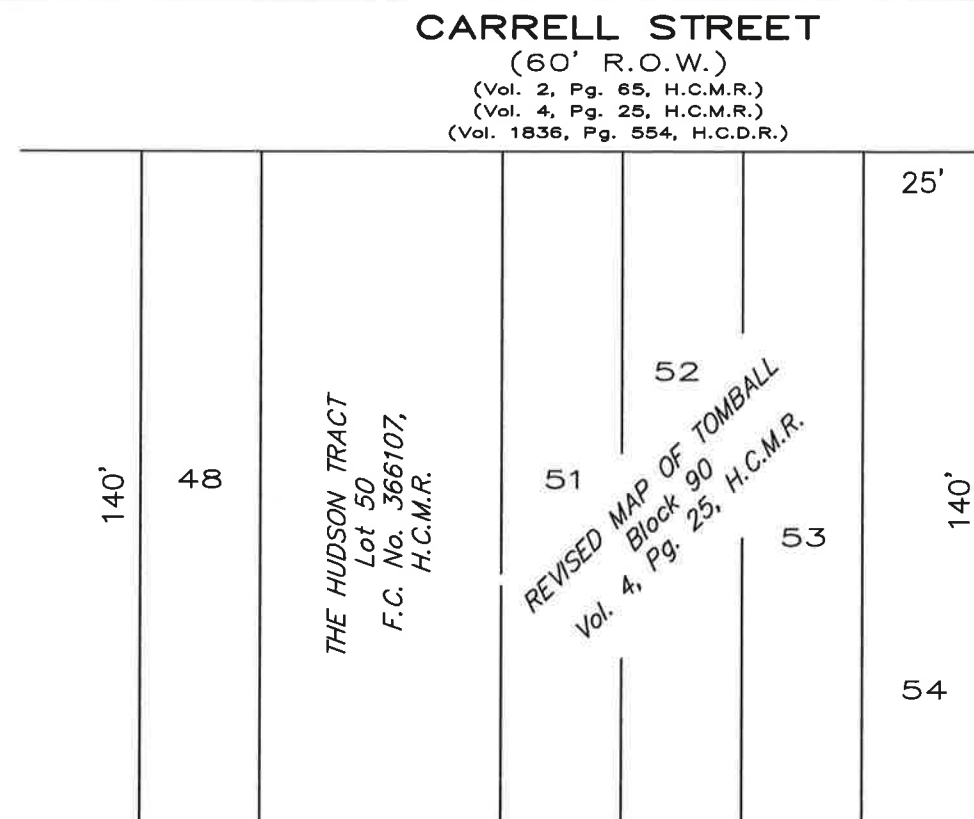
This tract of land surveyed on the ground during the month of January 2022. This description is based on the Standard Land Survey prepared by The Pinnell Group, LLC; filed in job number 21-214. Bearings based on the Texas Coordinate System (NAD83), South Central Zone No. 4204.


Daniel N. Pinnell
Registered Professional Land Surveyor
Texas Registration No. 5349

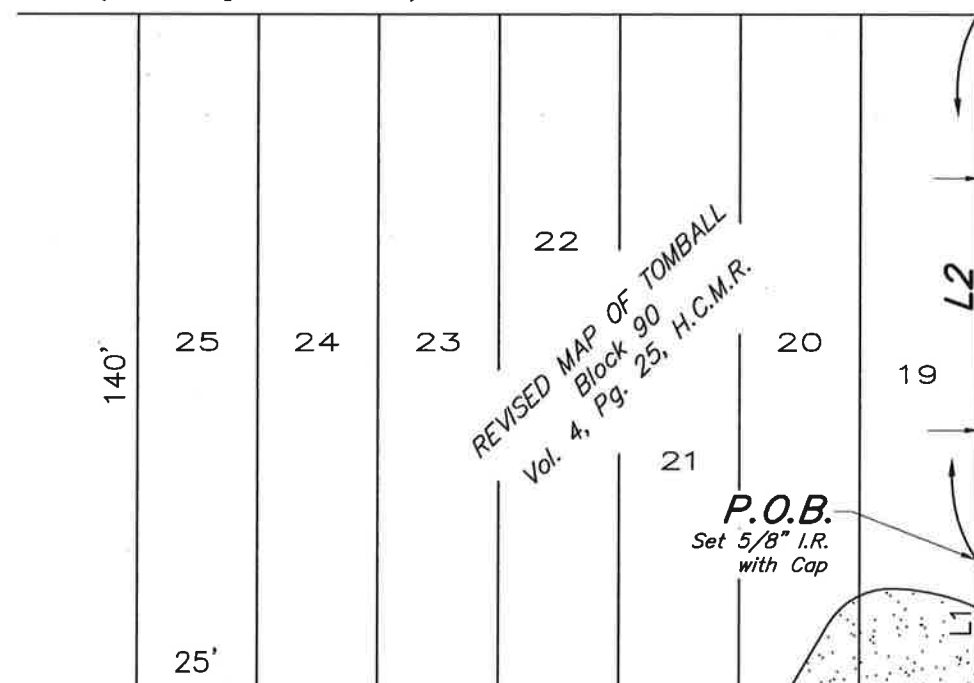


01-05-2022

Exhibit "B"



15' Alley
(Vol. 4, Pg. 25, H.C.M.R.)



FOSTER STREET
(60' R.O.W.)
(Vol. 2, Pg. 65, H.C.M.R.)
(Vol. 4, Pg. 25, H.C.M.R.)

P.O.B.
Set 5/8" I.R.
with Cap

P.O.C.
Set PK Nail
in Asphalt
Asphalt Pavement

THE EPISCOPAL CHURCH
OF THE GOOD SHEPHERD
Restricted Reserve "A"
Called 18.7511 Acres
F.C. No. 587124, H.C.M.R.

0.0399 ACRE
(1,740 Sq. Ft.)

WELTY STREET
(30' Unimproved R.O.W.)
(Vol. 2, Pg. 65, H.C.M.R.)
(Vol. 4, Pg. 25, H.C.M.R.)

CURVE TABLE				
NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING AND DISTANCE
C1	50.00'	018°47'38"	16.40'	S 85°11'29" W – 16.33'

LINE TABLE		
NO.	BEARING	DIST
L1	N 28°04'14" W	26.74
L2	N 28°04'14" W	113.26
L3	N 61°55'46" E	15.00
L4	S 28°04'14" E	119.70

GENERAL NOTES:

1. BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), SOUTH CENTRAL ZONE NO. 4204.
2. A METES AND BOUNDS DESCRIPTION OF THIS TRACT OF LAND HAS BEEN PREPARED IN CONJUNCTION WITH THIS SURVEY.
3. 5/8" I.R. WITH PLASTIC CAP SET AT ALL CORNERS OF THIS TRACT OF LAND, UNLESS OTHERWISE NOTED.
4. ALL ENCUMBRANCES NOT SHOWN.

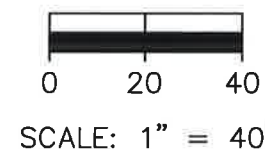
LEGEND:

C.F.	—	CLERK'S FILE
FND.	—	FOUND
I.R.	—	IRON ROD
P.O.C.	—	POINT OF COMMENCING
P.O.B.	—	POINT OF BEGINNING
R.O.W.	—	RIGHT-OF-WAY
H.C.D.R.	—	HARRIS COUNTY DEED RECORDS
H.C.M.R.	—	HARRIS COUNTY MAP RECORDS
H.C.O.P.R.R.P.	—	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

I HEREBY CERTIFY THIS PLAT TO BE A TRUE REPRESENTATION OF A
FIELD SURVEY PERFORMED UNDER MY SUPERVISION.

Daniel W. P. 01-05-2022

DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5349



THE PINNELL GROUP
PROFESSIONAL LAND SURVEYORS

25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
WWW.THEPINNELLGROUP.COM
FIRM REGISTRATION NO. 10039600



SURVEYOR'S SEAL

100

STANDARD LAND SURVEY OF 0.0399
ACRE OF LAND, BEING A PORTION OF
WELTY STREET OUT OF THE REVISED
MAP OF TOMBALL, ACCORDING TO THE
MAP OR PLAT THEREOF AS RECORDED
IN VOLUME 4, PAGE 25 OF THE MAP
RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 40'

DATE: JANUARY 2022

F.B. NO.: LEICA

DRAWN BY: JMH

CHECKED BY: DNP

JOB NO.: 21-214