

**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.**

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## SPECIAL WARRANTY DEED

**DATE:** \_\_\_\_\_, 2021

**PARTIES:**

***Grantor:***

City of Tomball  
401 Market Street  
Tomball, Harris County, Texas 77375

**Grantee:**

Tomball Economic Development Corporation  
29201 Quinn Road, Suite B  
Tomball, Harris County, Texas 77375

**CONSIDERATION:**

The sum of **TEN DOLLARS AND NO CENTS (\$10.00)** and other good and valuable consideration this day which have been paid in cash to the Grantor by the Grantee, the receipt of which is hereby acknowledged and confessed.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):**

Lot Thirty-Three (33) in Block Seventy (70) of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas (the "Property"), with the Property intended by the Grantor to be that certain real property described in the Warranty Gift Deed attached to this Deed as "Exhibit A".

**RESERVATIONS FROM CONVEYANCE:**

All those of Record

**EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

All those of Record

**KNOW ALL MEN BY THESE PRESENTS:** The Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to the Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to the Grantee and the Grantee's heirs, successors, and assigns forever. The Grantor binds the Grantor and the Grantor's heirs, successors, and assigns, to provide a special warranty, and forever defend all and singular the Property, to the Grantee and the Grantee's heirs, successors, and assigns against any party claiming by, through, or under the Grantor, but not otherwise.

If this Special Warranty Deed is executed by more than one person, or if the Grantee is more than one person, then the instrument shall read as though the pertinent verbs, nouns, pronouns were changed correspondingly; and, when executed by or to a corporation the words, heirs, executors, administrators, heirs, or assigns, shall be construed to mean successors and assigns.

THIS SPECIAL WARRANTY DEED WAS DRAFTED BASED SOLELY ON INFORMATION PROVIDED BY THE PARTIES AND WITH THE KNOWLEDGE OF THE PARTIES THAT NO INDEPENDENT TITLE EXAMINATION HAS BEEN DONE ON THE PROPERTY.

EXECUTED BY THE GRANTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

GRANTOR

\_\_\_\_\_  
GRETCHEN FAGAN, MAYOR  
CITY OF TOMBALL

*After recording, return copy to:*  
*City of Tomball*  
*401 Market Street*  
*Tomball, Harris County, Texas 77375*

*With additional copy to:*  
*Tomball Economic Development Corporation*  
*29201 Quinn Road, Suite B*  
*Tomball, Harris County, Texas 77375*

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**ACKNOWLEDGEMENT**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2021, by the Grantor, **Gretchen Fagan, Mayor, the City of Tomball, Texas.**

[SEAL]

\_\_\_\_\_  
Notary Public in and for the State of Texas

**EXHIBIT A – DESCRIPTION OF THE PROPERTY**

HOWARD H. KLEIN  
MILTON E. HAVLICK, JR.  
GEORGE W. COVINGTON  
  
VICTORIA H. GALLAGHER

**KLEIN, HAVLICK & COVINGTON**  
ATTORNEYS AT LAW  
1427 KEEFER ROAD  
TOMBALL, TEXAS 77375

TELEPHONE  
AREA CODE 713  
351-7181

November 4, 1985

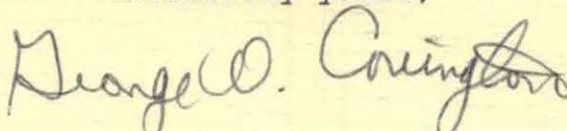
Ms. Kathy Morgan  
City Secretary  
City of Tomball  
401 W. Market Street  
Tomball, Texas 77375

RE: Donation by AUDREY REED  
to the City of Tomball of Lot 33, Block 70,  
Tomball Townsite, Harris County, Texas

Dear Kathy:

Enclosed herewith, for your permanent files, is the Warranty Deed as referenced above which has been filed in the Real Property Records of Harris County, Texas, under Clerk's File No. K267803, and Film Code No. 030-62-1711. As this is the original instrument, please take steps to safeguard it as such.

Sincerely yours,



GEORGE W. COVINGTON

GWC:dm

Enclosure

cc: Ms. Linda Browning  
Tax Assessor-Collector  
City of Tomball

Mrs. Audrey Reed  
248 Harkness  
Houston, Texas 77022

Mr. Lee Tipton, Mayor  
City of Tomball



WD  
K267803

10/30/85 00141389 K267803 \$ 5.00

WARRANTY GIFT DEED

030-62-1711

THE STATE OF TEXAS  
COUNTY OF HARRIS

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§

KNOW ALL MEN BY THESE PRESENTS:

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THAT I, AUDREY REED, a Widow, Individually, as sole heir, and as Independent Executrix of the Estate of JAMES C. REED, of 248 Harkness, Houston, Texas 77022, County of Harris, State of Texas, hereinafter called "GRANTOR", for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration, in cash paid by the City of Tomball, a Texas Municipal Corporation, with a mailing address of 401 West Market Street, Tomball, Texas, 77375, hereinafter called "GRANTEE", the receipt of which is hereby acknowledged, has GIVEN, SOLD, and CONVEYED, and by these presents, does hereby GIVE, SELL, and CONVEY unto the said Grantee, that certain tract or parcel of land lying and being in the County of Harris, State of Texas, being more particularly described as follows, to-wit:

Lot Thirty-Three (33) in Block Seventy (70) of Revised Map of Tomball, an addition in Harris County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 25, of the Map Records of Harris County, Texas.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described premises.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT and FOREVER DEFEND, all and singular, the said premises unto the said Grantee, its



successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 22 day of October, 1985.

Audrey Reed  
AUDREY REED

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THE STATE OF TEXAS

§

COUNTY OF HARRIS

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This instrument was acknowledged before me on this 22nd day of October, 1985, by AUDREY REED, Individually, as sole heir, and as Independent Executrix of the Estate of JAMES C. REED.



Joan M. Ware  
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:  
JOAN M. WARE

Notary Public in and for State of Texas  
My Commission Expires February 08, 1987.

My Commission Expires: 02/08/87

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 on

OCT 30 1985



Janita Rodchenko  
COUNTY CLERK,  
HARRIS COUNTY, TEXAS

FILED FOR RECORD  
8:30 A.M.

OCT 30 1985

Janita Rodchenko  
County Clerk, Harris County, Texas

RETURN TO  
GEORGE COVINGTON  
KLEIN, HAVLICK & COVINGTON  
1427 KEEFER ROAD  
TOMBALL, TEXAS 77375