

Exhibit "B"

QUITCLAIM DEED

Date: _____

Grantor: **City of Tomball, Texas**

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

Grantee: **Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee**

Grantee's Address (including County): 407 East Main
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:

A certain tract or parcel containing 1,125 square feet of land out of a 15' alley in Block 35 of 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 1,125 square foot tract of land being more particularly described by metes and bounds in **Exhibit "A"**, attached herewith and incorporated herein.

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 _____ 2021.

GRANTOR:

City of Tomball, Texas

Gretchen Fagan, Mayor

Attest:

Doris Speer, City Secretary
(SEAL)

Exhibit "B"

Quitclaim Deed

City of Tomball to Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee

Page 2

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 "C"

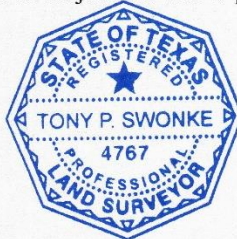
Exhibit "A" Metes and Bounds

METES & BOUNDS

Being a 0.1544 acre (6725 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, consisting of the two City of Tomball alleys in Block 80 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, **SAVE & EXCEPT** those certain two 337.5 square-foot tracts of land adjacent to Lots 25-26 and Lots 35-36 (hereafter called "cut-out one" and "cut-out two, respectively). Said 0.1544 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract; **THENCE** North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, a distance of 100.00 feet to a 5/8 inch iron rod found marking the Southwest corner of said Lot 25, the Southeast corner of Lot 24, and the Northwest corner of said cut-out one; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out one; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southeast corner of said cut-out one; **THENCE** North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to a 5/8 inch iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of said cut-out one; **THENCE** North 64°29'00" East, with the North line of the alley, a distance of 200.00 feet to an iron rod found marking the Southeast corner of Lot 34, the Southwest corner of said Lot 35, and the Northwest corner of said cut-out two; **THENCE** South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southwest corner of said cut-out two; **THENCE** North 64°29'00" East, with the centerline of the alley, a distance of 50.00 feet to a point lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of cut-out two, and the Northeast corner of the subject tract; **THENCE** South 25°31'00" East, with the West line of Howard Street, a distance of 6.75 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the upper Southeast corner of the subject tract; **THENCE** South 64°29'00" West, departing the West line of Howard Street, and with the South line of a 13.5-foot-wide alley, a distance of 190.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 13.5-foot-wide alley, and the East line of a 20-foot-wide alley, and marking the Northwest corner of said Lot 16, and an interior corner of the subject tract; **THENCE** South 25°31'00" East, with the East line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying in the North line of Green Street (60 foot R-O-W), and marking the Southwest corner of Lot 13 in said Block 80, and the lower Southeast corner of the subject tract; **THENCE** South 64°29'00" West, with the North line of Green Street, a distance of 20.00 feet to a 5/8 inch iron rod found marking the Southeast corner of Lot 17 in said Block 80, and the lower Southwest corner of the subject tract; **THENCE** North 25°31'00" West, departing the North line of Green Street, and with the West line of the said 20-foot-wide alley, a distance of 100.00 feet to a 5/8 inch iron rod found lying at the intersection of the said 20-foot-wide alley and the said 13.5-foot-wide alley, and marking the Northeast corner of Lot 20 in said Block 80, and an interior corner of the subject tract; **THENCE** South 64°29'00" West, a distance of 190.00 feet to an iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of said Lot 20, and the upper Southwest corner of the subject tract; **THENCE** North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1544 acres of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.



A handwritten signature in blue ink, appearing to read "Tony Swonke", written over a horizontal line.

Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit “A” Metes and Bounds



Exhibit "C"

Exhibit "A" Metes and Bounds

METES & BOUNDS (Adjacent to 405 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 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, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the North line of the said alley and marking the Southwest corner of Lot 25 and the Southeast corner of Lot 24 in said Block 80, and marking the Northwest corner of the subject tract;

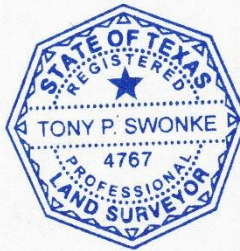
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 25 and the Southwest corner of Lot 26, and continuing a total distance of 50.00 feet to an iron rod found marking the Southeast corner of said Lot 26, the Southwest corner of Lot 27, and the Northeast corner of the subject tract;

THENCE South 25°31'00" East, departing the North line of the said alley, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.

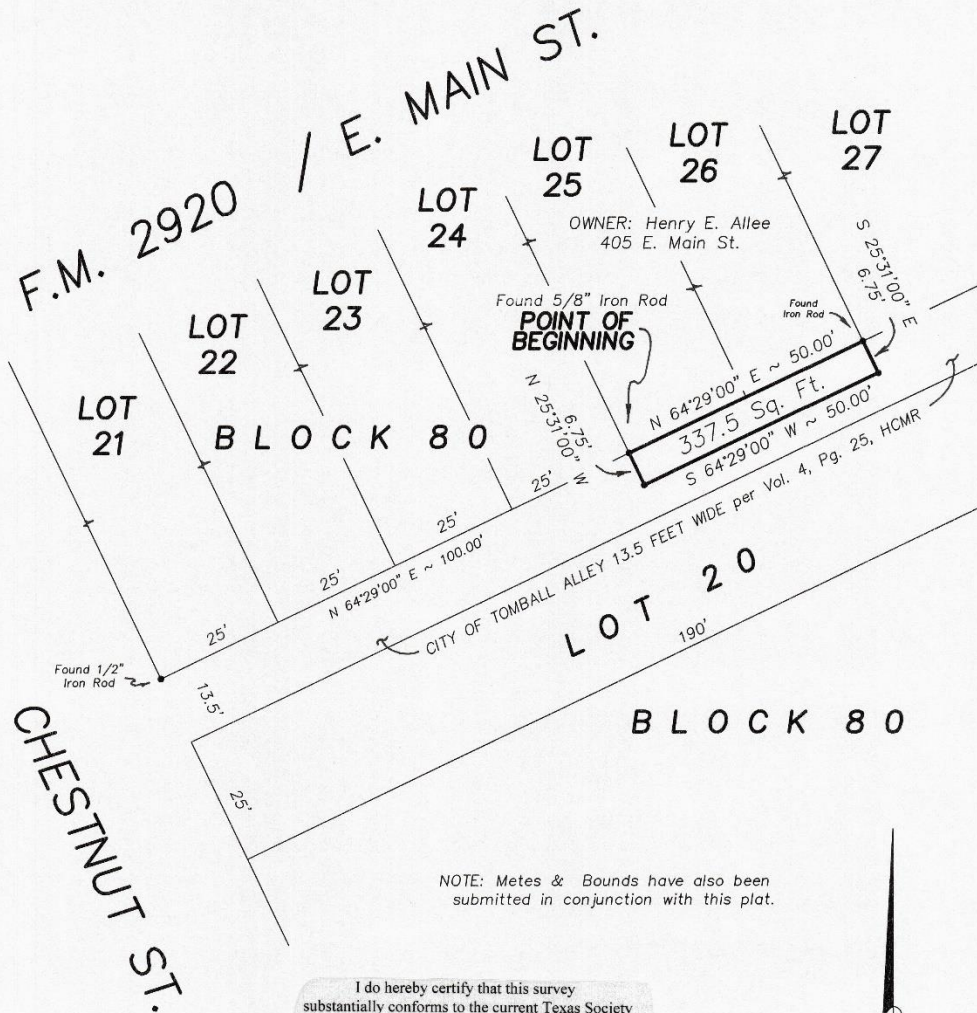


Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "C"

Exhibit "A" Metes and Bounds

A plat of a 6.75 foot by 50 foot strip of land containing 337.5 square feet, out of and a part of that certain 13.5-foot-wide alley in Block 80 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.



NOTE: Metes & Bounds have also been submitted in conjunction with this plat.

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
Signed, stamped and dated this 16TH day of AUGUST, 2021.



Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

SCALE: 1" = 20 Ft.
0 5 10 15 20

Exhibit "C"

Exhibit "A" Metes and Bounds

METES & BOUNDS (Adjacent to 411 E. Main St.)

Being 6.75-foot by 50-foot tract of land containing 337.5 square feet, out of and a part of a 13.5-foot-wide City of Tomball alley in Block 80 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, said 337.5 square foot tract of land is hereafter referred to as "the subject tract" and is more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), in the North line of the said alley, and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

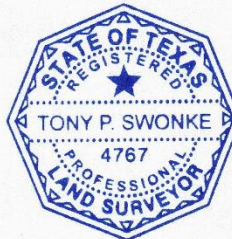
THENCE South 25°31'00" East, departing the North line of the said alley and with the West line of Howard Street, a distance of 6.75 feet to a point lying in the centerline of the alley and marking the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the centerline of the alley, a distance of 50.00 feet to a point marking the Southwest corner of the subject tract;

THENCE North 25°31'00" West, departing the centerline of the alley, a distance of 6.75 feet to an iron rod found marking the Southwest corner of Lot 35, the Southeast corner of Lot 34, and the Northwest corner of the subject tract;

THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), with the North line of the alley, at 25.0 feet pass the Southeast corner of said Lot 35 and the Southwest corner of said Lot 36, and continuing a total distance of 50.00 feet to the **POINT OF BEGINNING** and containing 337.5 square feet of land.

NOTE #1: These field notes are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.

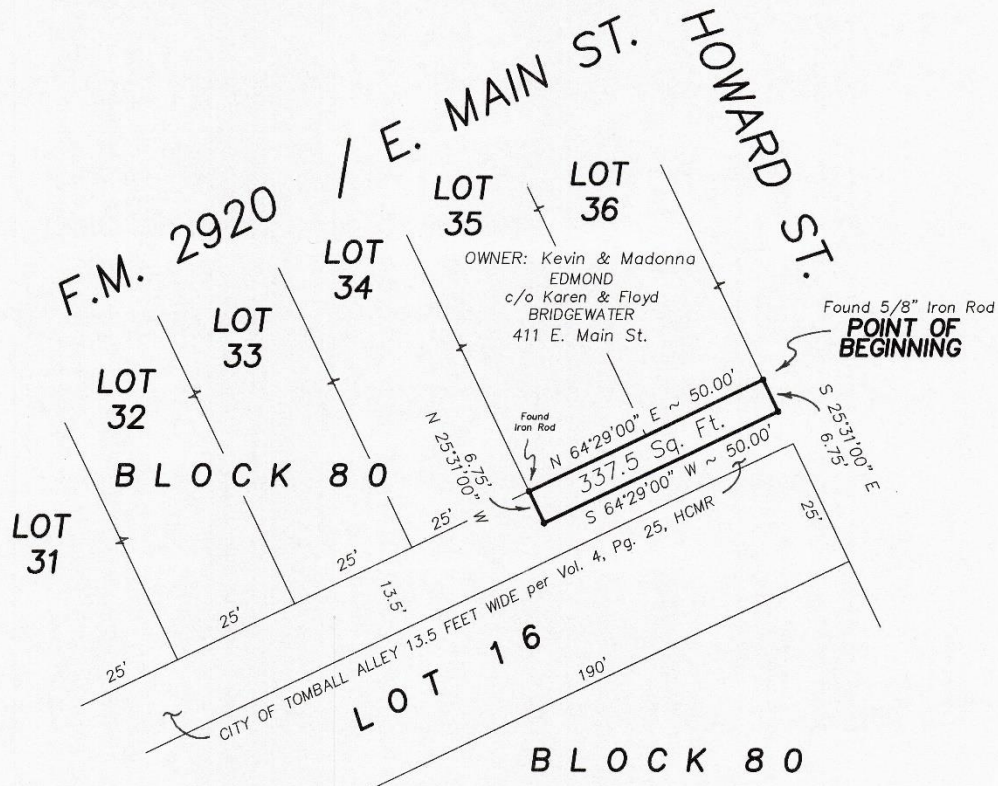


Tony P. Swonke
RPLS No. 4767
August 16, 2021

Exhibit "C"

Exhibit "A" Metes and Bounds

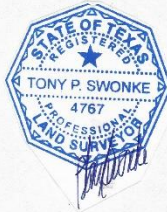
A plat of a 6.75 foot by 50 foot strip of land containing 337.5 square feet, out of and a part of that certain 13.5-foot-wide alley in Block 80 of
REVISED MAP OF TOMBALL,
an addition in Harris County, Texas, according to the map or plat thereof recorded in Vol. 4, Pg. 25, of the Map Records of Harris County, Texas.



NOTE: Metes & Bounds have also been submitted in conjunction with this plat.

I do hereby certify that this survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey.
Signed, stamped and dated this 16TH day of AUGUST, 2021.

SCALE: 1" = 20 Ft.
0 5 10 15 20



Prepared by
Tony Swonke Land Surveying
700 Kane Street
Tomball, TX 77375
281-351-7789

Exhibit “A”

Metes and Bounds

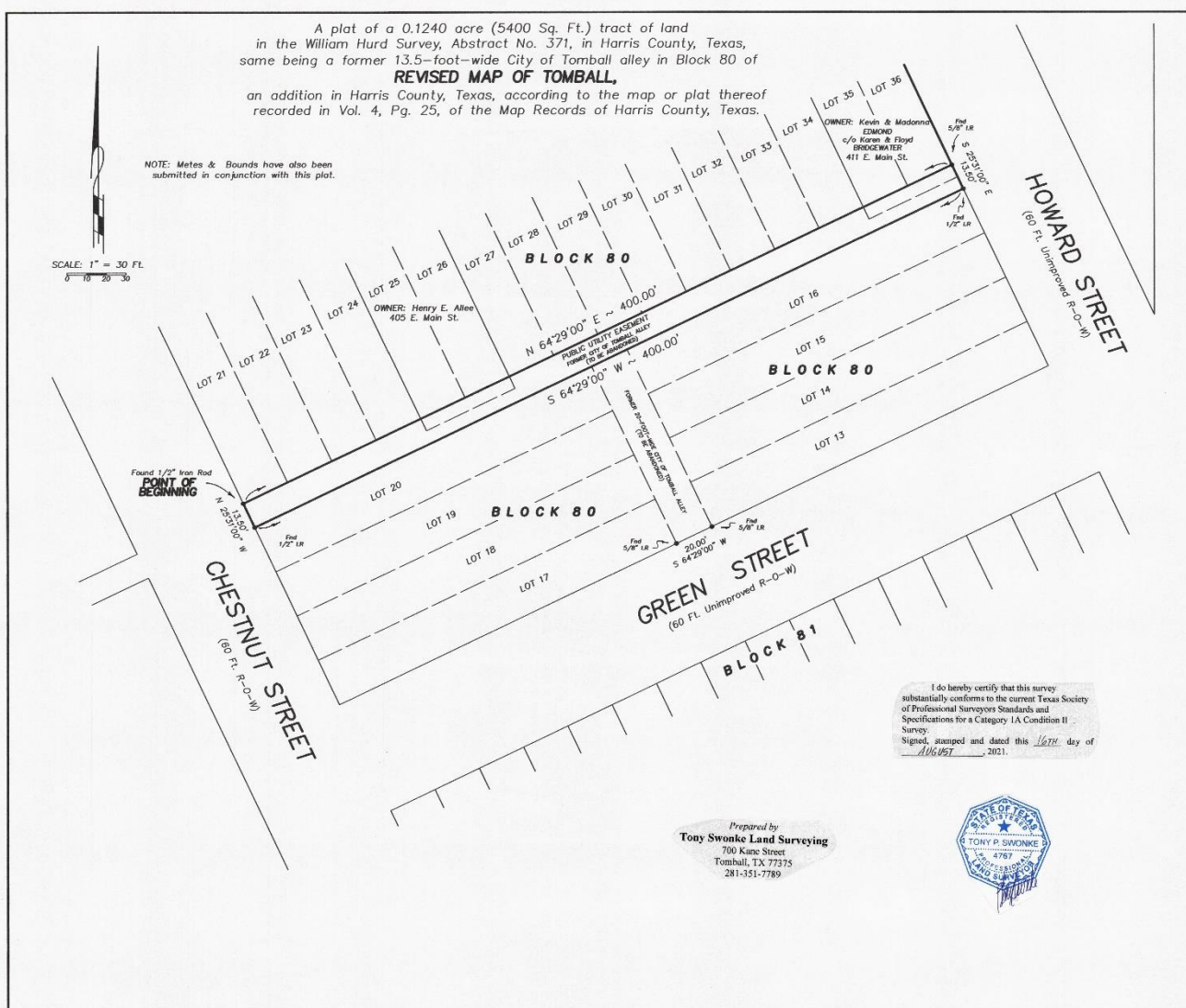


Exhibit "C"

Exhibit "A" Metes and Bounds

Metes & Bounds (13.5-Foot-Wide Public Utility Easement)

Being a 0.1240 acre (5400 square feet) tract of land in the William Hurd Survey, Abstract No. 371, in Harris County, Texas, and being a former City of Tomball alley in Block 80 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, said 0.1240 acres is hereafter referred to as "the subject tract", and is more particularly described as follows:

BEGINNING at a ½ inch iron rod found lying in the East right-of-way line of Chestnut Street (60 foot R-O-W), in the North line of the said former alley, and marking the Southwest corner of Lot 21 in said Block 80, and the Northwest corner of the subject tract;

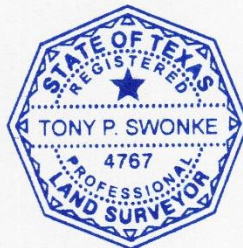
THENCE North 64°29'00" East (Reference Bearing based on above-referenced map of Tomball), departing the East line of Chestnut Street and with the North line of the said former alley, a distance of 400.00 feet to a 5/8 inch iron rod found lying in the West right-of-way line of Howard Street (60 foot R-O-W), and marking the Southeast corner of Lot 36 in said Block 80, and the Northeast corner of the subject tract;

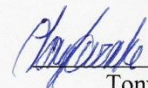
THENCE South 25°31'00" East, with the West line of Howard Street, a distance of 13.50 feet to a ½ inch iron rod found marking the Northeast corner of Lot 16 in said Block 80, and the Southeast corner of the subject tract;

THENCE South 64°29'00" West, departing the West line of Howard Street, and with the South line of the said former alley, a distance of 400.00 feet to a 1/2 inch iron rod found lying in the East line of Chestnut Street, and marking the Northwest corner of Lot 20 in said Block 80, and the Southwest corner of the subject tract;

THENCE North 25°31'00" West, with the East line of Chestnut Street, a distance of 13.50 feet to the **POINT OF BEGINNING** and containing 0.1240 acres of land.

NOTE #1: These metes & bounds are submitted in conjunction with a plat by Tony Swonke Land Surveying, reference to which is here made.




Tony P. Swonke
RPLS No. 4767
August 16, 2021