

WARRANTY DEED WITH VENDOR'S LIEN

11/07/01 101689872 V409841

\$17.00

THE STATE OF TEXAS    )

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS    )

THAT KEITH C. JAEHNE, TRUSTEE, hereinafter referred to as "Grantor", of the County of Harris, State of Texas for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY, unto BANGLADESH ASSOCIATION, a Texas Non-Profit Corporation, hereinafter referred to as "Grantee," whose mailing address is 401 Meadow Trail Lane, Friendswood, TX 77546-2483, all of the following described real property in Harris County, Texas, to-wit:

A tract of land containing 3.9460 acres, more or less, being out of and a part of that certain called 21.1373 Acre Tract described in Film Code No. 535-82-2637 of the Official Public Records of Real Property of Harris County, Texas (HCCF#U739084), out of the Stafford Smith Survey, A-1362 in Harris County, Texas; said 3.9460 acre tract being more particularly described by metes and bounds in Exhibit AA attached hereto and incorporated herein for all purposes.

Said Conveyance and Warranty to be subject to any and all restrictions, covenants, conditions, easements, mineral and royalty reservations, zoning laws, leases, regulations and ordinances of municipal and other governmental authorities, if any, and only to the extent that same are still in effect, shown of record in Harris County, Texas, and more specifically subject to those items listed in Exhibit AB attached hereto and incorporated herein.

AS A MATERIAL PART OF THE CONSIDERATION FOR THIS AGREEMENT, GRANTOR AND GRANTEE AGREE THAT GRANTEE IS TAKING THE PROPERTY BEING CONVEYED HEREBY AAS IS, WITH ANY AND ALL LATENT AND PATENT DEFECTS AND THAT THERE IS NO WARRANTY BY GRANTOR THAT THE PROPERTY IS FIT FOR A PARTICULAR PURPOSE. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON ANY REPRESENTATIONS, STATEMENTS, ASSERTIONS OR NONASSERTIONS BY THE SELLER WITH RESPECT TO THE PROPERTY CONDITION, BUT IS RELYING SOLELY UPON ITS EXAMINATION OF THE PROPERTY. GRANTEE TAKES THE PROPERTY UNDER THE EXPRESS UNDERSTANDING THAT THERE ARE NO EXPRESS OR IMPLIED WARRANTIES (EXCEPT FOR LIMITED WARRANTIES OF TITLE SET FORTH IN THE THIS INSTRUMENT). THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE CONVEYANCE OF THE PROPERTY.

TO HAVE AND TO HOLD the above described premises, together with all and singular the right and appurtenances thereto in anywise

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*Shirley H. Hightower*



*Margie Mulhern*



belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind himself, his successors, assigns and legal representatives to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to Exceptions to Conveyance and Warranty.

EXECUTED on the 30<sup>th</sup> day of October, 2001.

*[Signature]*  
\_\_\_\_\_  
KEITH C. JAEHNE, TRUSTEE

THE STATE OF TEXAS            ) )  
COUNTY OF HARRIS            ) )

THIS instrument was acknowledged before me on this the 30<sup>th</sup> day of October, 2001, by KEITH C. JAEHNE, TRUSTEE.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC in and for  
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:



After Recording Return to:  
Houston Title Company  
777 Post Oak Blvd. #200  
Houston, TX 77056  
David Pitschmann  
GF # 01060417

2001-10-01-15:45



# EXHIBIT "A"

## WASHBURN & COMPANY

BOUNDARY SURVEYS  
TOPOGRAPHY  
SUBDIVISIONS

P.O. BOX 489  
NEW CANEY, TEXAS 77357  
(281) 689-2030 (800) 689-0103  
FAX (281) 689-0103

HORIZONTAL & VERTICAL CONTROLS  
CONSTRUCTION STAKING  
ACCIDENT SURVEYS

JUNE 29, 2001

3.9460 ACRES  
STAFFORD SMITH SURVEY A-1362  
HARRIS COUNTY, TEXAS

3.9460 acres of land, being out of and a part of that certain called 21.1373 acre tract described in Film Code No. 535-82-2637 of the Official Public Records of Real Property of Harris County (HCCF# U739084), out of the Stafford Smith Survey A-1362 in Harris County, Texas, said 3.9460 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found marking the intersection of the South right-of-way line of Renn Road (60 feet wide) with the West line of that certain called eighty (80) foot wide Houston Lighting & Power Company easement described in Volume 6464 Page 317 of the Harris County Deed Records, same being the Northwest corner of said called 21.1373 acre tract;

THENCE South 89°44'29" East, with said South right-of-way line of Renn Road, same being the North line of said called 21.1373 acre tract, a distance of 435.53 feet to a 5/8 inch iron rod set in the centerline of that certain called fifty (50) foot wide pipeline easement granted to United Gas Pipeline Company in Volume 4158 Page 498 of the Harris County Deed Records marking the Northwest corner and PLACE OF BEGINNING of the tract herein described;

THENCE South 89°44'29" East, contiunuing with said South right-of-way line of Renn Road, same being the North line of said called 21.1373 acre tract, a distance of 639.13 feet to a 5/8 inch iron rod set marking the Northeast corner of the tract herein described;

THENCE South 00°20'44" West, parallel with the West line of said called 21.1373 acre tract, a distance of 404.78 feet to a 5/8 inch iron rod set on the North line of that certain called 6.1404 acre tract described in Film Code No. 057-84-0077 of the Official Public Records of Harris County (HCCF# J114068), same being the Most Easterly South line of said called 21.1373 acre tract, marking the Southeast corner of the tract herein described;

THENCE North 89°48'03" West, with the North line of said called 6.1404 acre tract, same being the Most Easterly South line of said called 21.1373 acre, a distance of 209.82 feet to a 5/8 inch iron rod set in the centerline of said called fifty (50) foot wide United Gas Pipeline Company pipeline easement marking the Southwest corenr of the tract herein described;

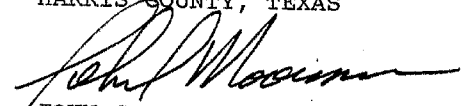
THENCE North 46°22'11" West, with the centerline of said called fifty (50) foot wide United Gas Pipeline Company pipeline easement, a distance of 589.75 feet to the PLACE OF BEGINNING and containing 3.9460 acres of land, more or less.

ENGINEERING-SURVEYING

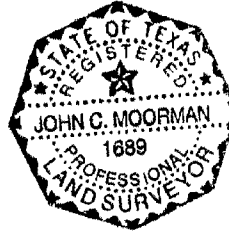


3.9460 ACRES  
STAFFORD SMITH SURVEY A-1362  
HARRIS COUNTY, TEXAS

JUNE 29, 2001  
PAGE TWO

  
JOHN C. MOORMAN  
Registered Professional  
Land Surveyor No. 1689

File: BISYNOT3



545-25-184

*Shirley H. Hester*



*Shirley M. Hightower*

County Clerk Harris County, Texas



EXHIBIT "B"

EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. United Gas Pipeline Company easement 25 feet in width as set out and defined in instrument recorded in Volume 4158, Page 498 of the Harris County Deed Records and amended under Harris County Clerk's File No. J-121363
2. Visible and apparent easements, encroachments and rights of way which may be evidenced on the survey of the property by John C. Moorman, RPLS No. 1689, dated June 29, 2001.
3. A 1/16th if 50% royalty interest in all of the oil, gas and other minerals in and under the herein described property, as reserved in instrument recorded in Volume 1145, Page 187 and Volume 1147, Page 119 of the Harris County Deed Records.
4. 2 of all oil, gas and other minerals of every character in and under the herein described property, as reserved in instruments recorded in Volume 1351, Page 638 and Volume 1351, Page 643 of the Harris County Deed Records.
5. Terms, conditions, provisions and stipulations of Ordinance No. 85-1878 of the City of Houston enacted October 23, 1985 pertaining to the platting and replatted of real property and the establishment of building set back lines within said boundaries, a certified copy of which Ordinance was filed for record on August 1, 1991 un Harris County Clerk's File No. N-253886.

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 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

NOV -7 2001



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

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

NOV -7 2001

FILED





I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that these pages are a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office  
This October 1, 2024

Teneshia Hudspeth, County Clerk  
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

