

RECORDED BY
CHICAGO TITLE CO.

CF# CT124775999

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF HARRIS

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

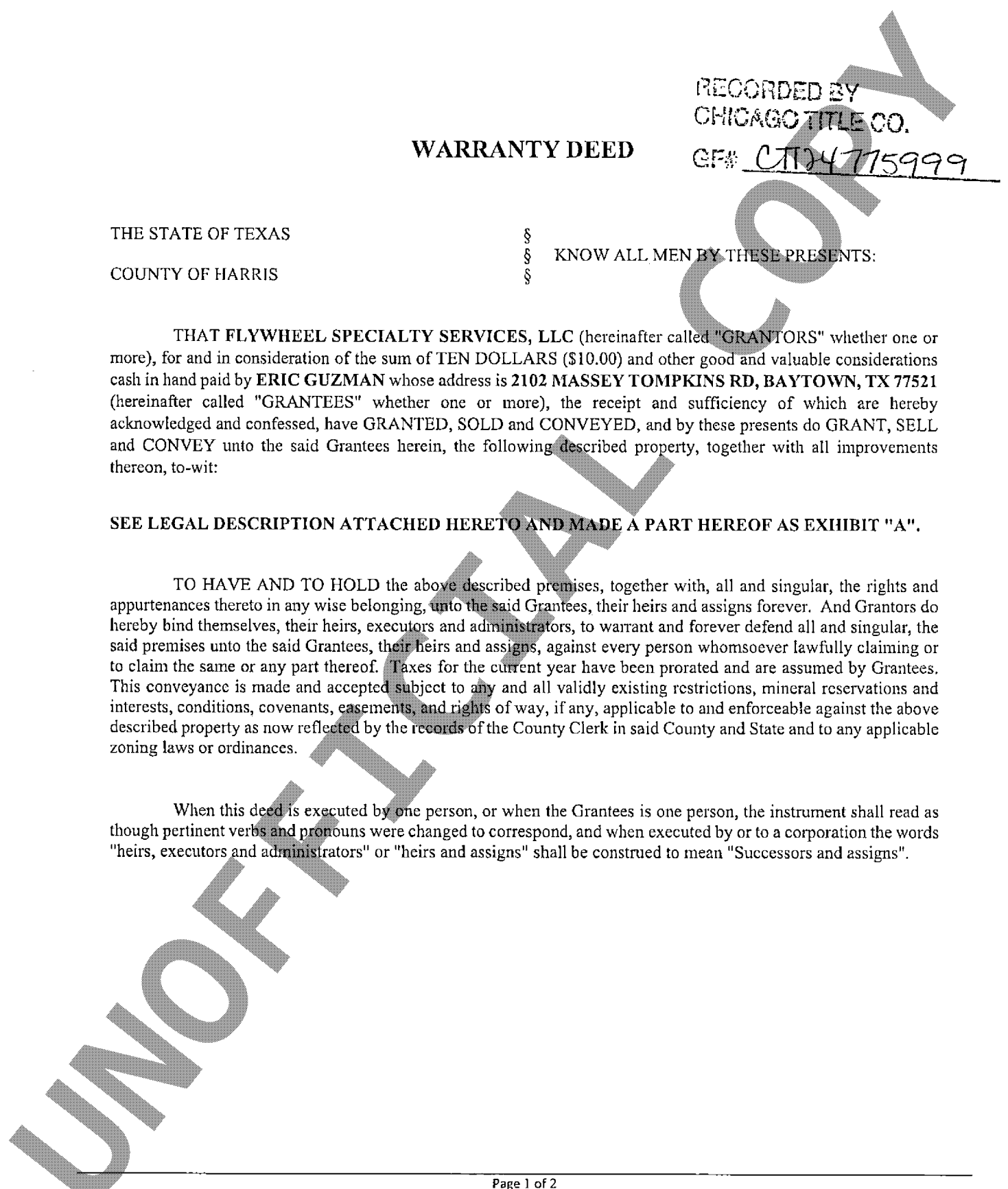
THAT FLYWHEEL SPECIALTY SERVICES, LLC (hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by ERIC GUZMAN whose address is 2102 MASSEY TOMPKINS RD, BAYTOWN, TX 77521 (hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, 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. Taxes for the current year have been prorated and are assumed by Grantees. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

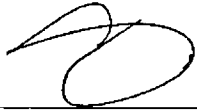
When this deed is executed by one person, or when the Grantees is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

RP-2024-204324



Executed to be effective as of the 5 day of June 2024.

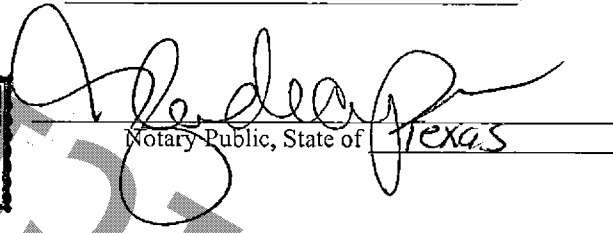
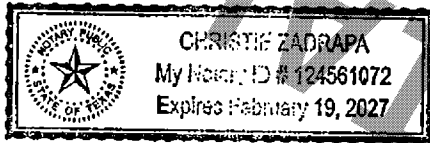
FLYWHEEL SPECIALTY SERVICES, LLC



By: **ERIC GUZMAN**
Its: **MEMBER**

THE STATE OF Texas
COUNTY OF Harris

This instrument was acknowledged before me on June 5, 2024, by _____ of
FLYWHEEL SPECIALTY SERVICES, LLC on behalf of said _____.


Notary Public, State of Texas

RETURN TO:
ERIC GUZMAN.
2102 MASSEY TOMPKINS RD
BAYTOWN, TX 77521

RP-2024-204324

EXHIBIT A

Being a 0.4346 acre tract of land located in the Christian Smith Survey, A-69, Harris County, Texas; said 0.4346 acre tract being all of a called 0.4347-acre tract, described in Clerk's File Number M494626, of the Official Public Records of Real Property, Harris County (O.P.R.R.P.H.C.), Texas, said 0.4346 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, South Central Zone);

BEGINNING at 1/2-inch iron rod with cap stamped "OSC" set on the south right-of-way line of Massey Tompkins Road (width varies) for the common north corner of said 0.4347-acre tract, and the remaining portion of a called 0.547 acre tract (0.0115 acre save and except creating corner), described in a deed to PM-BP, INC., in Clerk's File Number RP-2018-217087 of the O.P.R.R.P.H.C., from which a 1/2-inch iron rod found for the north corner of said remainder tract bears N80°30'00"E, 114.00';

THENCE, South 11 degrees 05 minutes 11 seconds East, a distance of 199.54 feet, with the common line of said 0.4347-acre tract and said remainder tract, to the southeast corner of said 0.4347-acre tract, on the northwest line of Tracts I described in a deed to Eugenio Trejo & Norma Trejo, in Clerk's File Number 20090349357 of the O.P.R.R.P.H.C. from which a fence post bears N14°15'43E, 1.40';

THENCE, South 78 degrees 13 minutes 17 seconds West, a distance of 95.02 feet, with the common line of said 0.4347-acre tract and said Tract I, to the common west corner of said 0.4347-acre tract and said Tracts I on the northeast line of a called 4.4959-acre tract, described in a deed to David A. Ratley & Susan A. Ratley, in Clerk's File Number 20110451131 of the O.P.R.R.P.H.C. from which a fence post bears N25°05'03"E, 0.79';

THENCE, North 11 degrees 05 minutes 11 seconds West, a distance of 198.33 feet, with the common line of said 0.4347-acre tract and said 4.4959-acre tract, to a 1/2-inch iron rod found for the common north corner of said 0.4347-acre tract and said 4.4959-acre tract, on the southeast right-of-way line of said Massey Tompkins Road, for the beginning of a non-tangent curve to the right;

THENCE, 81.24 feet along the arc of said curve to the right, said curve having a radius of 1869.86 feet, a central angle of 02°29'22" and a chord bearing North 77 degrees 24 minutes 51 seconds East, a distance of 81.23 feet, with the northwest line of said 0.4347-acre tract common to said southeast right-of-way line, to a 1/2-inch iron rod with cap stamped "OSC" set;

THENCE, North 77 degrees 57 minutes 01 seconds East, a distance of 13.81 feet, continuing with the northwest line of said 0.4347-acre tract and the southeast right-of-way line of said Massey Tompkins Road, to the POINT OF BEGINNING and containing 0.4346 acres of land.

NOTE: This Company does not represent that the above acreage or square footage calculations are correct.

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Pages 4
06/05/2024 01:42 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

UNOFFICIAL COPY