

After Recording Return To:  
DAN Investments, LLC  
3371 Dixie Dr.  
Houston, TX 77021

**GENERAL WARRANTY DEED**

**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.**

**THE STATE OF TEXAS**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF HARRIS**

That **Donald Ray Jernigan, Jr., an individual**, whose address is **2206 Plum Square Ct., Fresno, TX 77545**; and **Tilishia Jernigan, an individual**, whose address is **5602 Gatewood St., Houston, TX 77053**; and **Boris Twain Clewis, an individual**, whose address is **2014 Rosedale St., Houston, TX 77004**, owning property in the County of **Harris**, Texas, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration to Grantor in hand paid by **DAN Investments, LLC, a Texas limited liability company**, hereinafter called "Grantee" (whether one or more), whose address is **3371 Dixie Dr., Houston, TX 77021**, the receipt and sufficiency of which are hereby acknowledged and confessed;

Grantor has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto said Grantee, the following described real property, to-wit:

**SEE EXHIBIT "A"**

**Address: 13100 Cullen Boulevard, Houston, TX 77047**

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto said Grantee, its successors and assigns, **FOREVER**. Grantors do hereby bind themselves, their heirs and assigns, **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.

This Deed is executed, delivered and accepted subject to all and singular any liens existing against the property, standby fees, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance fund liens, and any title or rights asserted by anyone, including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any government or to filled-in lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights or interests of the State of Texas or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereto, or right of easement along and across the same, if any, applicable

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to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located.

WHEN this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, 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". Reference to any gender shall include either gender and, in the case of a corporation, shall include the neuter gender, all as the case may be.

DATED this the 16<sup>th</sup> day of October 2023

[SIGNATURE PAGE TO FOLLOW]

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COPY  
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[Signature]  
Donald Ray Jernigan, Jr.

[Signature]  
Tilishia Jernigan

[Signature]  
Boris Twain Clewis

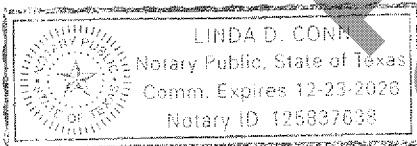
STATE OF TEXAS

COUNTY OF Harris

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This instrument was acknowledged before me on this 16<sup>th</sup> day of Oct., 2023, by

Donald Ray Jernigan, Jr.



[Signature]  
Notary Public, State of Texas

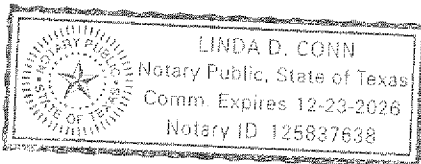
STATE OF TEXAS

COUNTY OF Harris

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This instrument was acknowledged before me on this 16<sup>th</sup> day of Oct, 2023, by

Tilishia Jernigan.



[Signature]  
Notary Public, State of Texas

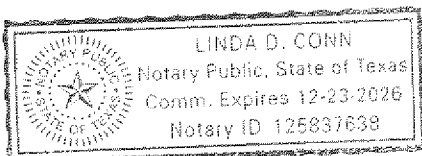
STATE OF TEXAS

COUNTY OF Harris

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§

This instrument was acknowledged before me on this 16 day of Oct, 2023, by Boris

Twain Clewis.



[Signature]  
Notary Public, State of Texas

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April 5, 2000

Job No. H00109

ATTACHMENT "A"

NOTE: BEARINGS BASED ON F.C. NO. 508-38-1915.

4.3835 ACRES (CALLED 4.3792 ACRES) OF LAND IN THE JOHN HOLLOWAY SURVEY, A-339, IN HARRIS COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 10 ACRE TRACT OF LAND DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 1254, PAGE 246 OF THE HARRIS COUNTY DEED RECORDS IN HARRIS COUNTY, TEXAS, SAID 4.3835 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point (survey found a 5/8 inch iron rod, survey found a 1/2 inch iron rod bearing North 00° 02' 17" West, 336.00 feet) marking the intersection of the North line of said 10 acre tract of land with the present East right-of-way line of Cullen Boulevard (140.00 feet of right-of-way) and marking the Northeast corner of that certain tract of land conveyed to Harris County for the widening of Cullen Boulevard by instrument recorded in Volume 5984, Page 48 of the Harris County Deed Records, same being the Northwest corner of the tract of land herein described;

THENCE North 88° 11' 07" East, (called generally following a fence) being along the South line of a called 3.6236 acre tract recorded in F.C. No. 511-84-1666 with the North line of said 10 acre tract of land, a distance of 480.83 feet (called 480.45 feet) to a point (called for a 3/4 inch iron pipe, not found, survey found a 1 inch pinch pipe bearing South 88° 11' 07" West, 0.38 feet, survey found a 1 inch iron pipe bearing North 02° 04' 31" West, 36.76 feet) marking the Northeast corner of said 10 acre tract of land, same being the Northeast corner of the tract of land herein described;

THENCE South 02° 04' 31" East (called South 02° 04' 55" East), (called generally following a fence) with the East line of said 10 acre tract of land and the West line of Volume 855, Page 295, D.R.H.C., a distance of 850.21 feet (called 850.13 feet) to a point (called for a 5/8 inch iron rod, not found, survey found a 3/4 inch iron rod bearing South 02° 04' 31" East, 1.00 feet) on the curved North right-of-way line of Almeda Genoa Road (80.00 feet of right-of-way) marking the Southeast corner of the tract of land herein described;

THENCE with said right-of-way line and curve to the right, having a radius of 1105.92 feet, a chord bearing South 65° 34' 48" West, 54.18 feet (called South 65° 35' 18" West, 54.04 feet), a length of 54.19 feet (called 54.04 feet) to a point (called for a 5/8 inch iron rod, not found, survey found a 5/8 inch iron rod bearing North 02° 06' 16" West, 0.13 feet) marking the lower Southwest corner of the tract herein described;

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THENCE North 02° 06' 16" West (called North 02° 04' 55" West), along the East line of F.C. No. 009-84-0173 and 031-14-1260, a distance of 532.75 feet (called 532.62 feet) to a 5/8 inch iron rod found marking an interior corner of the tract of land herein described;

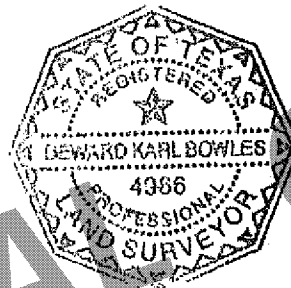
THENCE South 88° 11' 59" West, along the North line of said F.C. 031-141268, 442.57 feet (called South 88° 11' 07" West, 442.73 feet) to a point (called for a 3/4 inch iron pipe, not found, survey found a 1 inch iron pipe, survey found a 5/8 inch iron rod bearing South 00° 01' 45" West, 288.44 feet) on the East right-of-way line of Cullen Boulevard marking the upper Southwest corner of the tract of land herein described;

THENCE North 00° 01' 20" West (called North 00° 00' 16" East), with the East line of Cullen Boulevard, a distance of 338.33 feet (called 338.45 feet) to the PLACE OF BEGINNING and containing 4.3835 acres or 190,944 square feet of land, more or less.

DATED THIS 5<sup>th</sup> DAY OF APRIL, 2000.



DEWARD KARL BOWLES  
R.P.L.S. NO. 4966



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# Pages 6  
10/20/2023 12:07 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

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

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