2401655 02/07/2024 04:19:37 PM Total Pages: 4 Fees: \$23.00 Debbie Hollan, County Clerk - Waller County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

## GENERAL WARRANTY DEED

203307-K

| THE STATE OF TEXAS | § |
|--------------------|---|
|                    | § |
| COUNTY OF WALLER   | § |

The undersigned, Nicholas Hluchan and Panagiota Hluchan, a married couple (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Real Estate Prospective Solutions LLC, a Texas Limited Liability Company (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee certain real property, incorporated herein by this reference (the "Land"), lying and being situated in WALLER County, Texas, together with the buildings, structures, improvements and fixtures (collectively, the "Improvements") located on the Land, and all rights, privileges, and appurtenances thereto (the Land, Improvements, and the foregoing described rights, privileges and appurtenances are hereinafter collectively called the "Property"). Said property being described as follows, to-wit:

2.4229 acres of land situated in the H. & T.C. R.R. Survey, A-202, Waller County, Texas being a part of and out of the original survey of the H. & T.C. R.R. Survey, Section 123, A-202, Waller County, Texas dated January 31, 1854; said 2.4229 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northeasterly corner of the H. & T.C. R.R. Survey, Section 123, A-202 being the centerline intersection of Morton Road {based on a width of 60.00 feet) and Bartlett Road (based on a width of 60.00 feet);

Thence, West, along the centerline of Morton Road, a distance of 50.00 feet to a point for corner;

Thence, S 00° 04' 34" W, a distance of 65.00 feet to a 5/8 inch iron rod set for the northeasterly corner and the POINT OF BEGINNING of the herein described lot;

Thence, S 00° 04' 34" W, a distance of 488.28 feet to a 5/8 inch iron rod set for the southeasterly corner of the herein described lot;

Thence, N 89° 54' 26" W, a distance of 210.00 feet to a 5/8 inch iron rod set for the southwesterly corner of the herein described lot;

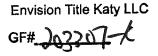
Thence, N 00° 04' 34" E, a distance of 502.94 feet to a 5/8 inch iron rod set for the northwesterly corner of the herein described lot;

Thence, East a distance of 195.00 feet to a 5/8 inch iron rod set for corner;

Thence, S 44° 58' 03" E, a distance of 21.20 feet to the POINT OF BEGINNING and containing 2.4229 acres (105,540 square feet) of land, more or less.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, their heirs, legal representatives, successors and assigns forever, and Grantor do hereby bind themselves, their heirs, legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, their heirs, legal representatives, successors and assigns against

GENERAL WARRANTY DEED - PAGE 1 OF 2



every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters herein excepted.

The warranty contained in this deed is made by Grantor and accepted by Grantee subject to any and all restrictions, reservations, covenants, conditions, rights-of-way, easements, and all outstanding mineral and royalty interests, if any, now of record in the Office of the County Clerk of WALLER County, Texas, affecting the Property, to the extent that the same are valid and subsisting.

Ad valorem taxes and maintenance fees, if any, have been prorated between Grantor and Grantee as of the date hereof, and Grantee assumes the obligations to pay same as they become due and payable subsequent to the date hereof.

Words of any gender used in this document shall be held and construed to include any other gender and words in the singular number shall be held to include the plural and vice versa unless context requires otherwise.

**DISCLAIMER:** Grantee and Grantor hereof understand that this instrument and any accompanying instruments therewith associated were prepared by Abrams, Walt & Associates, PLLC, Attorneys at Law, based solely on information and other documentation furnished by Grantee or Grantor, and the preparation does not warrant title in or to Grantee or Grantor, nor does the preparer warrant the property herein described is free of any and all claims which may be asserted against the property by anyone whosever, the description of the property involved or the payment status of any real property taxes assessed against the property.

DULY EXECUTED on the date set forth in the notary acknowledgment below, to be

By: De May of February , 2024.

By: Panaglote Hluchan

Grantor

By: Panaglote Hluchan

Grantor

Address of Grantee:

Spring TX 77379

COUNTY OF Harris

\$ \$ \$

This instrument was acknowledged before me on the day of Hebruary 2024, by Nicholas Hluchan and Panagiota Hluchan, Grantor.

[SEAL]

SCAL

DIONNA HARRIS BLUNT My Notary ID # 126260945 Expires September 20, 2027

Notary Public in and for The State of Texas

STATE OF TEXAS 

COUNTY OF WALLER

## Metes & Bounds Property Description

A tract of land containing 2.4229 Acres situated in the H. & T. C. Railroad Survey, Section 123, Abstract No. 202 of Waller County, Texas, being the same tract recorded in the name of Nicholas Hluchan et ux in Volume 1380, Page 437 of the Real Property Records of Waller County, Texas (R.P.R.W.C.T.), and being more particularly described by metes and bounds as follows: (Bearings based on Volume 1380, Page 437 of the R.P.R.W.C.T.)

COMMENCING at a point at the northeast corner of said Section 123;

THENCE, WEST, a distance of 50.00 Feet to a point;

THENCE, SOUTH 00° 04' 34" WEST, a distance of 65.00 Feet to a 5/8 Inch iron rod found on the west right of way line of Bartlett Road (60 Feet wide) at the most southerly northeast corner and POINT OF BEGINNING of this tract;

THENCE, SOUTH 00° 04' 34" WEST, with said west right of way line, a distance of 488.28 Feet to a 5/8 Inch iron rod found at the southeast corner of this tract;

THENCE, **NORTH 89° 54' 26" WEST**, with the north line of a tract recorded in the name of Victor C. Knopp and Anna M. Knopp in Volume 817, Page 873 of the R.P.R.W.C.T., a distance of **210.00 Feet** to a 5/8 Inch iron rod found at the southwest corner of this tract;

THENCE, **NORTH 00° 04' 34" EAST**, with the east line of a tract recorded in the name of Bryan Sanford in Volume 1377, Page 554 of the R.P.R.W.C.T., a distance of **502.94 Feet** to a 1/2 Inch iron rod found on the south right of way line of Morton Road (60 Feet wide at the northwest corner of this tract (from which an iron rod found bears West, a distance of 445.28 Feet);

THENCE, EAST, with said south right of way line, a distance of 195.00 Feet to a 5/8 Inch iron rod at the most northerly northeast corner of this tract;

THENCE, SOUTH 44° 58' 03" EAST, a distance of 21.20 Feet to the POINT OF BEGINNING and containing 2.4229 Acres of land.

(See attached drawing)



Terrance P. Mish Registered Professional Land Surveyor No. 4981 Job No. 23-09692 January 04, 2023

## FILED AND RECORDED

Instrument Number: 2401655

Filing and Recording Date: 02/07/2024 04:19:37 PM Pages: 4 Recording Fee: \$23.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk Waller County, Texas

Settore Hollan

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplifile, Deputy

Returned To: ENVISION TITLE, LLC 23302 W FERNHURST DR KATY, TX 77494-1742