

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.

**CORRECTION DEED**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS
COUNTY OF FORT BEND	§	

THAT WHEREAS, UNITY NATIONAL BANK, ("Grantor"), on or about July 26, 2016, executed and delivered to **FORT BEND COUNTY, TEXAS**, a body corporate and politic under the laws of the State of Texas ("Grantee"), for and in consideration therein mentioned, a conveyance of certain land, situated in Fort Bend County, Texas, which conveyance is recorded July 29, 2016 under Instrument Number 2016081615 of the Official Public Records of Fort Bend County, Texas; and

WHEREAS, the conveyance, by mutual mistake, incorrectly described the land being conveyed resulting in certain tracts that were not included but intended to be conveyed; and

WHEREAS, to properly reflect the intent of the Grantor and the Grantee, and prevent difficulties, it is expedient and the parties by mutual agreement desire to correct the error; and

NOW, THEREFORE, Grantor, in consideration of the premises and of the sum of TEN AND No/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned in hand paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, SELLS, CONVEYS AND CONFIRMS unto and unto its successors, and assigns, forever, all of the certain land, more particularly described in Exhibit "A", attached hereto and incorporated herein and made a part hereof for all purposes, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee, its successors and assigns forever. The Grantor excludes and excepts any warranties, express or implied, regarding the Property, including, without limitation, any warranties arising by common law or Section 5.023 of the Texas Property Code or its successor.

This is a **CORRECTION DEED**, given and accepted in substitution of the earlier deed of July 26, 2016, recorded July 29, 2016 under Instrument Number 2016081615, and it shall be effectual as of, and retroactive to that date pursuant to Texas Property Code Section 5.030. However, except as corrected, the original deed shall remain in full force and effect.

Grantor and Grantee expressly agree that the property described on Exhibit "A" is being conveyed by Grantor and received by Grantee on an "AS IS" basis only. Grantee has determined that the Property and any related personal property to be conveyed, if any, therewith is acceptable to it. Grantee represents that it has conducted a careful investigation of the Property, that it has determined for itself that the Property is acceptable without relying on any warranties or representations of Grantor, and that the Property and all personal property to be conveyed therewith is acceptable. Subject to the foregoing, Grantor specifically disclaims any and all warranties and representations, express or implied, as to the state of the Property, any personal property to be conveyed therewith, its condition, quality, quantity, character, size, description or suitability or fitness for any use or purpose, whether existing or contemplated, except as specifically set forth in this document. GRANTOR CONVEYS THE PROPERTY AND GRANTEE ACCEPTS THE PROPERTY WITH ALL FAULTS OF ANY KIND, INCLUDING ENVIRONMENTAL (WHETHER ABOVE, WITHIN OR UNDER THE PROPERTY), AND GRANTOR MAKES NO WARRANTIES, EXPRESS OR IMPLIED, AS TO THE FITNESS, ENVIRONMENTAL COMPLIANCE, MERCHANTABILITY OR HABITABILITY OF THE PROPERTY OTHERWISE.

EXECUTED on this the 5<sup>th</sup> day of October, 2017.

**GRANTOR:**

UNITY NATIONAL BANK

By: 

Name: JEFF SMITH

Title: PRESIDENT & CEO

THE STATE OF TEXAS

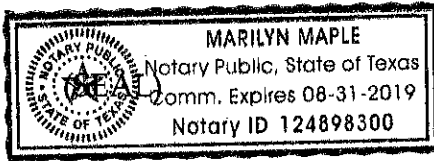
§

COUNTY OF Fort Bend

§

§

This instrument was acknowledged before me on the 3<sup>rd</sup> day of  
October, 2017 by Jeff Smith, President ~~CEO~~, on behalf of Unity  
National Bank



Marilyn Maple  
Notary Public in and for the State of Texas

AGREED to and ACCEPTED on this the \_\_\_\_\_ day of \_\_\_\_\_,  
2017.

**GRANTEE:**

FORT BEND COUNTY, TEXAS, a body corporate  
and politic under the laws of the State of Texas.

By: \_\_\_\_\_  
Robert E. Hebert, Fort Bend County Judge

THE STATE OF TEXAS           §  
   §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the \_\_\_\_ day of  
\_\_\_\_\_, 2017 by Robert E. Hebert, County Judge of FORT BEND COUNTY,  
TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of  
said body corporate and politic.

(SEAL)

\_\_\_\_\_  
Notary Public in and for the State of Texas

Attachments:  
Exhibit A – Legal Description of the Property

After Recording Return to:  
Fort Bend County  
Attn: Marcus D. Spencer  
401 Jackson Street, 3<sup>rd</sup> Floor  
Richmond, Texas 77469

# EXHIBIT A

## Tract 1:

LOTS ONE (1) THROUGH SEVEN (7), AND LOTS ELEVEN (11) THROUGH FOURTEEN (14) OF BLOCK FIFTY-THREE (53), OF THE TOWN OF RICHMOND, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 62 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

## Tract 2:

LOTS ONE (1) THROUGH FOUR (4), AND LOTS EIGHT (8) AND NINE (9), OF BLOCK FIFTY-FOUR (54) OF THE TOWN OF RICHMOND, FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME A, PAGE 62 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

## Tract 3:

A 0.3375 ACRE TRACT OF LAND, BEING 70.0 FOOT BY 210.0 FOOT PORTION OF SIXTH STREET BETWEEN FORT STREET AND AUSTIN STREET IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55, CITY OF RICHMOND, FORT BEND COUNTY, TEXAS, AS MORE PARTICULARLY DESCRIBED AS:

Begin at a ½ inch iron pipe set marking the West corner of Block No. 53 of the City of Richmond recorded in Volume A, Page 62 of the Deed Records of Fort Bend County, Texas; said corner being at the intersection of the Southeast right-of-way line of Fort Street (70 feet wide) and the Northeast right-of-way line of Sixth Street; said corner being the North corner of and place of beginning for this tract;

THENCE, South 22 deg. 30' East, 210.0 feet along the Northeast right-of-way line of Sixth Street and Southwest line of Block No. 53 of the City of Richmond to a ½ inch iron set marking the East corner of this tract; said corner being the South corner of said Block No. 53;

THENCE, South 67 deg. 30' West 70.0 feet to a ½ inch iron pipe set marking the South corner of this tract; said corner being the East corner of Block No. 54 of the City of Richmond;

THENCE, North 22 deg. 30' West 210.0 feet along the Southwest right-of-way line of Sixth Street and Northeast line of said Block No. 54 to a ½ inch iron pipe set marking the West corner of this tract; said corner being the North corner of said Block No. 54;

THENCE, North 67 deg. 30' East, 70.0 feet to the place of beginning and containing 0.3375 acre of land.