

**General Warranty Deed**

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.

Date: September____, 2024

Grantor: ATTACK POVERTY, A Texas Nonprofit Corporation

Grantor's Mailing Address:

ATTACK POVERTY
ATTN Deepak Wadhvani
7502 Drayton Ct.
Sugar Land, Texas 77479

Grantee: FORT BEND COUNTY, TEXAS

Grantee's Mailing Address:

FORT BEND COUNTY, TEXAS
301 Jackson
Richmond, Texas 77469
Fort Bend County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

1117 1st Street Rosenberg Texas 77471 & 1115 2nd Street, Rosenberg, Texas 77471.

Reference herein made to Tracts 1 & 2 being situated in Fort Bend County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.


Reservations and Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

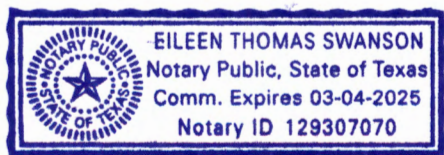
ATTACK POVERTY


By: 
Name: Nicolas Vann
Title: Board Chairman

STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on September 5, 2024,
Nicolas Vann, as the Board Chairman, on behalf of ATTACK
POVERTY, a Texas Non-Profit Corporation.




Notary Public, State of Texas
My commission expires: 3/4/2025

AFTER RECORDING RETURN TO:

FORT BEND COUNTY ATTORNEY'S OFFICE
401 Jackson Street 3rd Floor
Richmond, Texas 77469

FORT BEND COUNTY, TEXAS

Accepted:

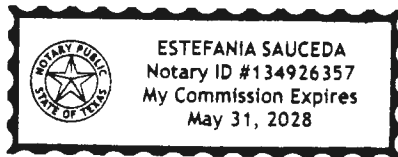
KP George
KP George,
County Judge

STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on October 17, 2024,

KP George, as the County Judge, on behalf of Fort Bend County, Texas.



Estef Sa

Notary Public, State of Texas

My commission expires: May 31, 2028

AFTER RECORDING RETURN TO:

FORT BEND COUNTY ATTORNEY'S OFFICE
401 Jackson Street 3rd Floor
Richmond, Texas 77469

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

NORTH 1/2 OF BLOCK NO. 1 AND THE RESIDUE OF BLOCK 1, OF TINKER'S ADDITION TO THE TOWN OF ROSENBERG, TEXAS, ACCORDING TO THE MAP AND PLAT OF THE SAID TINKER'S ADDITION AS SAME APPEARS OF RECORD IN VOL. 1, PAGE 480, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. LOTS NO. ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BLOCK NO. THIRTY (30) OF THE ORIGINAL TOWN OF ROSENBERG, AS SHOWN ON THE PLAT OF SAID TOWN RECORDED IN VOLUME P, PAGE 146, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE SOUTH 30.00 FEET OF LOT 7 AND LOT 8, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, ALSO BEING THE NORTH RIGHT OF WAY LINE OF AVENUE "J" BEING A 80 FEET RIGHT OF WAY AND THE EAST RIGHT OF WAY LINE OF 2ND STREET (80' R.O.W.);

THENCE WEST, ACROSS 2ND STREET ALONG AND COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF AVENUE "J" 80.00 FEET TO A FOUND 1 INCH IRON PIPE MARKING THE NORTH RIGHT OF WAY LINE OF AVENUE "J" BEING A 80 FEET RIGHT OF WAY AND THE WEST RIGHT OF WAY LINE OF 2ND STREET BEING A 80 FEET RIGHT OF WAY, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING WEST ALONG AND COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF AVENUE "J" BEING A 80 FEET RIGHT OF WAY AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 260.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE NORTH RIGHT OF WAY LINE OF AVENUE "J" BEING A 80 FEET RIGHT OF WAY AND THE EAST RIGHT OF WAY LINE OF 1ST STREET BEING A 80 FEET RIGHT OF WAY AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH, ALONG AND COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF 1ST STREET BEING A 80 FEET RIGHT OF WAY AND THE HEREIN DESCRIBED TRACT 400.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH RIGHT OF WAY LINE OF AVENUE "I" BEING A 80 FEET RIGHT OF WAY AND THE EAST RIGHT OF WAY LINE OF 1ST STREET BEING A 80 FEET RIGHT OF WAY AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE EAST ALONG AND COINCIDENT WITH THE SOUTH RIGHT OF WAY LINE OF AVENUE "I" BEING A 80 FEET RIGHT OF WAY AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 260.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTH RIGHT OF WAY LINE OF AVENUE "I" BEING A 80 FEET RIGHT OF WAY AND THE WEST RIGHT OF WAY LINE OF 2ND STREET BEING A 80 FEET RIGHT OF WAY AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH ALONG AND COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF 2ND STREET, BEING A 80 FEET RIGHT OF WAY AND THE HEREIN DESCRIBED TRACT 400.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.388 ACRES (104,000 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 2:

BEING ALL OF LOT SIX (6), AND THE NORTH 20 FEET OF LOT 7, BLOCK TWO (2), HILLYER'S REPLAT OF TINKER'S ADDITION TO THE TOWN OF ROSENBERG, FORT BEND COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION OF RECORD IN VOL. 44, PG. 113, DEED RECORDS FORT BEND COUNTY, TEXAS AND LOTS 3, 4 AND 5, IN BLOCK 2 OF TINKER'S ADDITION TO THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION OF RECORD IN VOL. 44, PG. 113, DEED RECORDS, FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1 INCH IRON PIPE (FOUND) MARKING THE SOUTHWEST CORNER OF THE SOUTH 30.00 FEET OF LOT 7 AND LOT 8, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, ALSO BEING THE NORTH RIGHT OF WAY LINE OF AVENUE "J" BEING A 80 FEET RIGHT OF WAY AND THE EAST RIGHT OF WAY LINE OF 2ND STREET, BEING A 80 FEET RIGHT OF WAY;

AS PER ORIGINAL

THENCE NORTH ALONG AND COINCIDENT WITH THE EAST RIGHT OF WAY LINE OF SAID 2ND STREET, A DISTANCE OF 80.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE SOUTH 30.00 FEET OF LOT 7 AND LOT 8, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, AND THE HEREIN DESCRIBED TRACT, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH ALONG AND COINCIDENT WITH EAST RIGHT OF WAY LINE OF 2ND STREET, A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHWEST CORNER OF LOTS 1 AND 2, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE EAST ALONG AND COINCIDENT WITH THE LOTS 1 AND 2, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE WEST RIGHT OF WAY LINE OF A 20 FOOT ALLEY, SAID POINT BEING THE SOUTHEAST CORNER OF LOTS 1 AND 2, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH ALONG AND COINCIDENT WITH THE WEST RIGHT OF WAY LINE OF SAID ALLEY, A DISTANCE OF 160.00 FEET TO A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THE SOUTH 30.00 FEET OF LOT 7 AND LOT 8, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WEST ALONG AND COINCIDENT WITH THE SOUTH 30.00 FEET OF LOT 7 AND LOT 8, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF THE SOUTH 30.00 FEET OF LOT 7 AND LOT 8, IN BLOCK 2 OF THE TINKER ADDITION, RECORDED IN VOLUME 209, PAGE 476, FORT BEND COUNTY DEED RECORDS, AND THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING THE POINT OF BEGINNING AND CONTAINING 0.441 ACRE (19,200 SQUARE FEET) OF LAND, MORE OR LESS.

AS PER ORIGINAL

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

October 18, 2024 02:06:12 PM

FEE: \$0.00

DP2

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