

WD
79
P
H
THE STATE OF TEXAS
COUNTY OF HARRIS

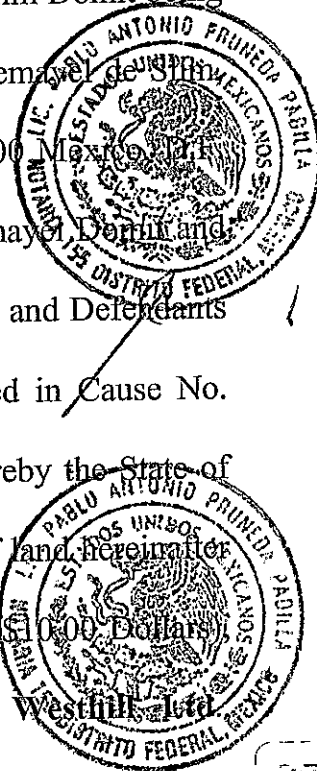
§
§
§

W876470
07/29/03 300212717 \$79.00

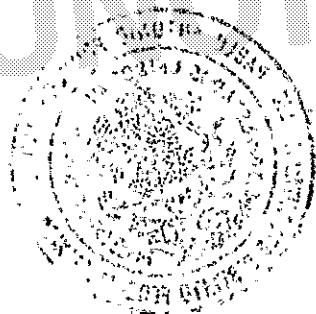
SPECIAL WARRANTY DEED

THAT WE, Maria Guadalupe Lily Domit Gemayel de Huerta, Bosque de Cedros #351, Col. Bosques de las Lomas, Mexico, D.F. 11700; Antonio Domit Gemayel, Bosque de Avellanos #190, Col Bosques de las Lomas, Mexico, D.F. 11700; Michel Domit Gemayel, Plazuela de Monte Alegre #122, Lomas de la Herradura, 53920 Estartode, Mexico; Patricia Palazuelos de Domit, Fuente Del Pescador No. 79, Tecamachalco Edo. De Mexico, 53950 Mexico; and Marco Antonio Slim Domit, Patrick Slim Domit, Carlos Slim Domit, Soumaya Slim Domit, Vanessa Slim Domit, and Johanna Slim Domit being the children and surviving heirs and descendants of Soumaya Domit Gemayel Deceased, of Paseo de las Palmas #1730, Lomas de Chapultepec, 11,000 Mexico, D.F. Grantors, being all of the surviving heirs and descendants of Lily Gemayel Domit and prior to the death of Soumaya Domit Gemayel de Slim being the parties and Defendants determined as and limited as the Fee Owners in the Judgment entered in Cause No. 622,963, styled *State of Texas v. Soumaya Domit Gemayel, et al*, whereby the State of Texas, after determination of title, condemned a portion of the parcel of land hereinafter described; for and in consideration of the sum of TEN AND NO/100 (\$10.00 Dollars) and other good and sufficient consideration, to us in hand paid by Westhill, Ltd. Grantee, as follows:

ALL IN CASH, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Westhill, Ltd., Grantee, of Grand Cayman, British West Indies, all that certain tract or parcel of



AA1396829



UNOFFICIAL COPY

572-83-7332

land situated in Harris County, Texas originally containing 47.00 acres of land out of the David Fay Survey, Abstract 808, Harris County, Texas, such property now containing 43.295 acres after entry of the Judgment in Cause No. 622,963 in Harris County, Texas whereby the State of Texas was conveyed 3.705 acres out of such tract by condemnation against these Grantors and their mother and being more particularly and fully described in Exhibit "A" and subjected and limited in Exhibit "B", both of which are attached hereto and referred to herein for all purposes.

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantors do hereby bind themselves and their successors or assigns to WARRANT AND FOREVER DEFEND, all and singular, the said property and premises unto the said Grantee, its representatives, successors and assigns, against every person whomever lawfully claiming or to claim the same or any part thereof by, through or under them.

Taxes for the current year have been prorated to the date hereof, and Grantee hereby agrees to assume and pay same.

EXECUTED THIS 13TH day of MAY

572-83-1336



UNOFFICIAL COPY



40
10R

Lily D. de Huerta
MARIA GUADALUPE LILY DOMIT
GEMAYEL de HUERTA



BEFORE ME, the undersigned authority, on this day personally appeared MARIA GUADALUPE LILY DOMIT GEMAYEL de HUERTA, known to me (or proved to me through an identification card or other document used to identify the acknowledged person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____





UNOFFICIAL COPY



522-83-1858




ANTONIO DOMIT GEMAYEL

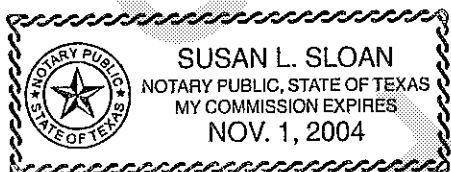
102

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ANTONIO DOMIT GEMAYEL, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

AA13968728

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 13th day of May, 2003.



Notary Public, State of Texas
Printed Name: Susan L. Sloan
Commission expires: 11-1-04



AA13969832



UNOFFICIAL COPY

COPY

Michel Domit Gemayel 10R
MICHEL DOMIT GEMAYEL



§
§
§

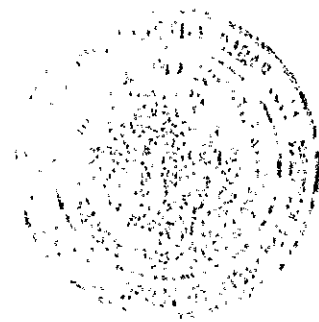
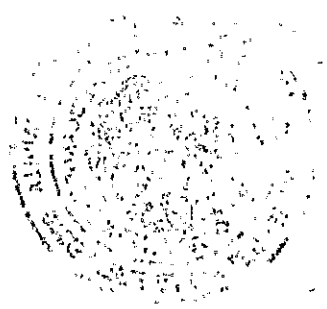
BEFORE ME, the undersigned authority, on this day personally appeared MICHEL DOMIT GEMAYEL, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.



GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____





Patricia Palazuelos de Domit
PATRICIA PALAZUELOS de DOMIT

10R



§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared PATRICIA PALAZUELOS de DOMIT, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

AA13968730

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____



572-83-1954

COPY

OFFICIAL

UNO






MARCO ANTONIO SLIM DOMIT

102

§
§
§
BEFORE ME, the undersigned authority, on this day personally appeared VERONICA DOMIT PALAZUELOS, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed. AA13968731

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____



5981-58-243



UNOFFICIAL

COPY



SLD
PATRICK SLIM DOMIT

10R

§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared PATRICK SLIM DOMIT, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed. AA13968732

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____



82-83-186





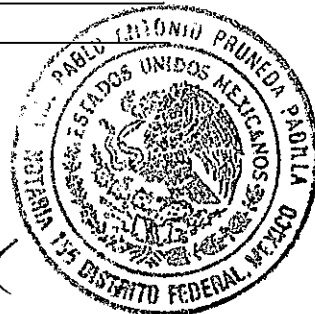
CARLOS SLIM DOMIT

102

BEFORE ME, the undersigned authority, on this day personally appeared CARLOS SLIM DOMIT, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____





UNOFFICIAL

572-83-1832





SOUMAYA SLIM DOMIT

10R

BEFORE ME, the undersigned authority, on this day personally appeared SOUMAYA SLIM DOMIT, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

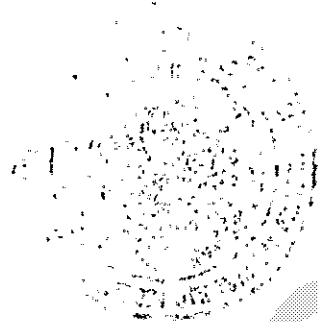
AA13968734

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____



AA13969838





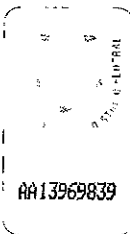
Vanessa Slim Domit
VANESSA SLIM DOMIT

10R

BEFORE ME, the undersigned authority, on this day personally appeared VANESSA SLIM DOMIT, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

Notary Public, _____
Printed Name: _____
Commission expires: _____



572-99-1874



UNOFFICIAL

JMGLCL
JOHANNA SLIM DOMIT

10R



§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared JOHANNA SLIM DOMIT, known to me (or proved to me through an identification card or other document used to identify the acknowledging person) to be the person whose name is subscribed to the foregoing Special Warranty Deed of Conveyance to Westhill, Ltd., and acknowledged to me that she executed the same for the purposes and considerations therein expressed.

AA13968736

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2003.

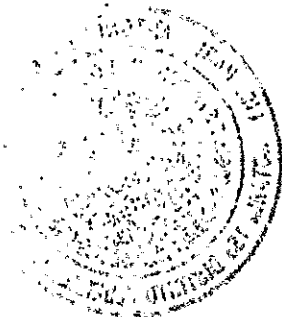
Notary Public, _____
Printed Name: _____
Commission expires: _____

After recording, return to:

Karl C. Hoppess
Karl C. Hoppess & Associates, P.C.
8200 Wednesbury, Suite 420
Houston, Texas 77074
FOR
WESTHILL, LTD.



572-83-1875



Lily D. de Huerta

[Signature]

[Signature]

[Signature]

JMS-EL

[Signature]

[Signature]



— PABLO ANTONIO PRUNEDA PADILLA, notario ciento cincuenta y cinco del Distrito Federal, hago constar: Que el presente documento fue firmado en mi presencia por los señores MARIA GUADALUPE LILY DOMIT GEMAYEL DE HUERTA, MICHEL DOMIT GEMAYEL, MARCO ANTONIO SLIM DOMIT, CARLOS SLIM DOMIT, MARIA SOUMAYA SLIM DOMIT, VANESSA PAOLA SLIM DOMIT y JOHANNA MONIQUE SLIM DOMIT, por su propio derecho, con su puño y letra, usando la firma que acostumbran en todos sus negocios, la cual reconocen como suya y ratifican el contenido, valor y fuerza legal del mismo, levantando al efecto el acta número veintiocho mil trescientos veintiocho, del protocolo a mi cargo, de fecha diecinueve de mayo del año dos mil tres.- Doy Fe. -----
México, Distrito Federal, a diecinueve de mayo del año dos mil tres.-----

AA13968740

LIC. PABLO ANTONIO PRUNEDA PADILLA
NOTARIO PUBLICO No. 155, D.F.



S.L.D.

Patricia P de Romo

THENCE, continuing along said existing northerly right-of-way line and said curve to the left, having a radius of 1145.92 feet and a central angle of $11^{\circ}59'25''$, a distance of 239.81 feet to the beginning of a 1145.92 foot radius curve to the right, having a radial bearing of $S 15^{\circ}06'01'' E$;

THENCE, continuing along said existing northerly right-of-way line and said curve to the right, having a radius of 1145.92 feet and a central angle of $11^{\circ}59'25''$, a distance of 239.81 feet to the point of tangency;

THENCE SOUTH $86^{\circ} 53' 24''$ West (called $S 88^{\circ}40'18'' W$), continuing along said existing northerly right-of-way line, a distance of 564.46 feet to the westerly line of said 47.00 acre tract;

THENCE NORTH $02^{\circ} 57' 17''$ West, a distance of 100.00 feet to the POINT OF BEGINNING and containing 3.705 acres of land, more or less. (All bearings based on the Texas Coordinate System, South Central Zone.)

With access permitted to the north remainder of the abutting the highway facility built thereon.

2. A fifty (50') foot wide easement granted to Harris County Flood Control District, as set out in instrument recorded in Volume 2674, Page 427, of the Deed Records of Harris County, Texas.

3. The reservation of a $\frac{1}{4}$ royalty interest reserved and deed from David Jones, and wife, Esther Jones, filed under Clerk' File No. D-792,354, in the office of the County Clerk of Harris County, Texas.



AA13968844



= = **PABLO ANTONIO PRUNEDA PADILLA**, notario ciento cincuenta y cinco del Distrito Federal, hago constar: Que el presente documento fue firmado en mi presencia por los señores **PATRICK SLIM DOMIT** y **PATRICIA PALAZUELOS DE DOMIT**, por su propio derecho, con su puño y letra, usando la firma que acostumbran en todos sus negocios, la cual reconocen como suya y ratifican el contenido, valor y fuerza legal del mismo, levantando al efecto el acta número veintiocho mil trescientos cuarenta y seis, del protocolo a mi cargo, de fecha veintidós de mayo del año dos mil tres.- Doy Fe. -----
México, Distrito Federal, a veintidós de mayo del año dos mil tres.-----

AA13969845


LIC. PABLO ANTONIO PRUNEDA PADILLA
NOTARIO PUBLICO No. 155, DEL D.F.



572-88-1878

UNOFFICIAL COPY

EXHIBIT "A"

A tract of land out of and a part of the David Fay Survey, Volume 1, Abstract 808, Harris County, Texas. Said tract being a part of that tract conveyed to David Jones, et ux Esther Jones, by Deed dated April 23, 1945 in Volume 1377, page 443, Deed Records of Harris County, said tract being more particularly described as follows:

BEGINNING at a point in the North line of County of Harris Right of Way, Volume 3723, Page 157, said point being the Northeast Corner of Right of Way;

THENCE North $1^{\circ} 09' 02''$ West 1091.70 feet to a point for corner;

THENCE South $88^{\circ} 40' 18''$ West 1839.13 feet to point corner;

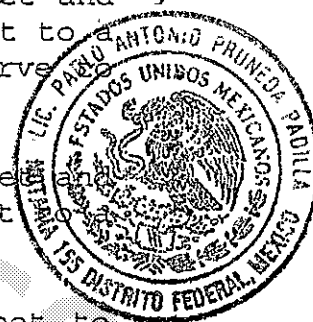
THENCE South $1^{\circ} 09' 02''$ East 1141.70 feet to point corner;

THENCE North $88^{\circ} 40' 18''$ East 564.45 feet to a point at the beginning of a curve to the left;

THENCE curving to the left with a radius of 1145.92 feet and a central angle of $11^{\circ} 59' 25''$ a distance of 239.80 feet to a point at the end of a curve and the beginning of a curve to the right;

THENCE curving to the right with a radius of 1145.92 feet a central angle of $11^{\circ} 59' 25''$ a distance of 239.80 feet to a point at the end of the curve;

THENCE North $88^{\circ} 40' 18''$ East a distance of 799.56 feet to the point of beginning and containing 47.00 Acres of land.



AA13968737

AA13969841



UNOFFICIAL

COPY



572-99-1999

THENCE NORTH $81^{\circ} 23' 24''$ East, continuing along said proposed right-of-way line, a distance of 167.80 feet to a five-eighths inch iron rod found at the beginning of a 1936.86 foot radius curve to the right, having a radial bearing of N $08^{\circ} 36' 36''$ W;

THENCE, continuing along said proposed right-of-way line, with said curve to the right, having a radius of 1936.86 feet and a central angle of $05^{\circ} 30' 00''$, a distance of 185.93 feet to a five-eighths inch iron rod found for the point of tangency;

THENCE NORTH $86^{\circ} 53' 24''$ East, continuing along said proposed right-of-way line, a distance of 203.50 feet to a five-eighths inch iron rod found for corner;

THENCE NORTH $81^{\circ} 01' 59''$ East, continuing along said proposed right-of-way line, a distance of 34.69 feet to a five-eighths inch iron rod found for corner;

THENCE NORTH $41^{\circ} 53' 24''$ East, continuing along said proposed right-of-way line, a distance of 78.38 feet to a five-eighths inch iron rod found for corner;

THENCE NORTH $02^{\circ} 44' 49''$ East, continuing along said proposed right-of-way line, a distance of 34.69 feet to a five-eighths inch iron rod found for corner;

THENCE NORTH $86^{\circ} 53' 24''$ East, a distance of 121.42 feet, the easterly line of said 47.00 acre tract;

THENCE SOUTH $02^{\circ} 57' 17''$ East, along the easterly said 47.00 acre tract, a distance of 168.47 feet existing northerly right-of-way line of South Belt Drive;

THENCE SOUTH $86^{\circ} 53' 24''$ West (called S $88^{\circ} 40' 18''$ W), said existing northerly right-of-way line, a distance of 799.56 feet to the beginning of a 1145.92 foot radius curve to the left, having a radial bearing of N $03^{\circ} 06' 36''$ W;



AA13968738



AA13969842

572-89-1883



EXHIBIT "B"

PROVIDED, HOWEVER, that this conveyance and deed of the above described tract is made and accepted subject to the following, to-wit:

1. The previous conveyance of 3.705 acres of land of fee title surface by Judgment in Cause No. 622,963 styled The State of Texas v. Soumaya Domit Gemayel, et al, to the State of Texas from Grantors located in the Thomas Toby Survey, Abstract 808, situated in southern Harris County, Texas, and being out of and a part of a 47.00 acre tract conveyed in a deed from Invest-Mentor of Texas, Inc. to Lily G. deDomit, dated February 1, 1973, and recorded in File No. D841229, Film Code No. 159-31-0474 of the Official Public Records of Real Property of Harris County, Texas; said 3.705 acre parcel being more particularly described by metes and bounds follows:

COMMENCING at a five-eighths inch iron rod found at northwest corner of a tract of land conveyed in a Deed Gift from Esther W. Jones to Robert L. Frank, Trustee et al., dated September 14, 1983, and recorded under County Clerk's File J144200 of the Deed Records of Harris County, Texas; thence as follows:

North 86°55'03" East, along the northerly line of said Robert L. Frank tract, a distance of 1976.16 feet to the northwest corner of said 47.00 acre tract;

South 02°57'17" East, along the westerly line of said acre tract, a distance of 1117.43 feet to the proposed northerly right-of-way of Beltway 8 and being the POINT BEGINNING;

THENCE NORTH 86° 53' 24" East, along said proposed northerly right-of-way line, a distance of 1069.27 feet to a five-eighths inch iron rod set for angle point;



AA13968739

AA13969843



UNOFFICIAL



SECRET-68-225

Affidavit of English Translation

State of Texas §
 §
County of Harris §

Before me, the undersigned authority, on this day personally appeared Rebekah Duckworth who, after being duly sworn stated the following:

My name is Rebekah Duckworth. I am over 21 years of age and reside in Houston, Harris County, Texas and am legally competent to make this affidavit.

I have been educated and trained in both the Spanish language and English language.

I am fluent in both English and Spanish and work as a legal secretary in the offices of Karl C. Hoppess & Associates, 8200 Wednesbury, Suite 420, Houston, Texas 77074. One of my duties at such firm is the translation of legal documents written in Spanish into English. I have read the attached Special Warranty Deed from Maria Guadalupe Lily Domit Gemayel de Huerta et al, Grantors to Westhill, Ltd. Grantee including the 13th and 14th pages, which contain the signatures of all but one Grantor and the public notarization of those signatures by Pablo Antonio Pruneda Padilla, a notary public in the 155th Federal District of Mexico. In accordance with Section 11.002 of the Texas Property Code and Section 121.001(c)(3) of the Texas Civil Practice and Remedies Code, I have translated the acknowledgement contained on each of those two pages and the notary stamps located on each of the 14 pages of the deed and the 4 pages of the property description attached as Exhibit A to the Deed. Each of the two acknowledgments and the seals are written in Spanish, the English translation of them are as follows:

THIRTEENTH PAGE:

PABLO ANTONIO PRUNEDA PADILLA, notary public in the 155th Federal District, am witness to: The present document was signed in my presence by the following individuals: **MARIA GUADALUPE LILY DOMIT GEMAYEL DE HUERTA, MICHEL DOMIT GEMAYEL, MARCO ANTONIO SLIM DOMIT, CARLOS SLIM DOMIT, MARIA SOUMAYA SLIM DOMIT, VANESSA PAOLA SLIM DOMIT y JOHANA MONIQUE SLIM DOMIT**, by their own right, in their own hand writing, using the signature that is used in all their business affairs, in which, they know is their signature and they ratify the contents, value and legal force of it, record number twenty eight thousand three hundred twenty eight, sworn to me on May 19, 2003.

Mexico, Federal District, May 19, 2003.

FOURTEENTH PAGE:

PABLO ANTONIO PRUNEDA PADILLA, notary public in the 155th Federal District, am witness to: The present document was signed in my presence by the following individuals: **PATRICK SLIM DOMIT y PATRICIA PALAZUELOS DE DOMIT**, by their own right, in their own hand writing, using the signature that is used in all their business affairs, in which, they know is their signature and they ratify the contents, value and legal force of it, record number twenty thousand three hundred forty six, sworn to me on May 22, 2003.

Mexico, Federal District, May 22, 2003.

STAMP (Large):

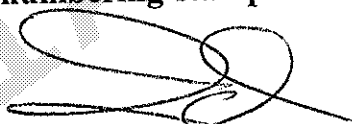
License, Pablo Antonio Pruneda Padilla, Notary Public in the 155th Federal District, Mexico.

(note: every page has this stamp to verify the document as well as each page)
(note: every page also has the original initials of the notary by each of these stamps to verify the document as well).

STAMP (Small):

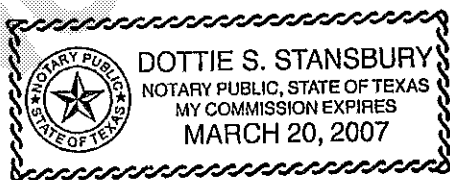
School of Notaries in the Federal District, No. AA13968740.

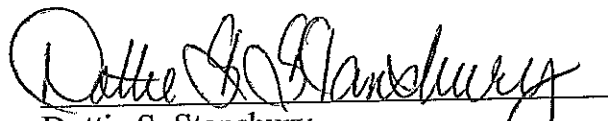
(note: every page has this stamp; it is a numbering stamp to officially number the pages).



Rebekah Duckworth

Subscribed and Sworn to Before Me on this 29th day of July 2003.




Dottie S. Stansbury
Notary Public in and for the
State of Texas
My Commission Expires: 3/20/2007

THENCE, continuing along said existing northerly right-of-way line and said curve to the left, having a radius of 1145.92 feet and a central angle of 11°59'25", a distance of 239.81 feet to the beginning of a 1145.92 foot radius curve to the right, having a radial bearing of S 15°06'01" E;

THENCE, continuing along said existing northerly right-of-way line and said curve to the right, having a radius of 1145.92 feet and a central angle of 11°59'25", a distance of 239.81 feet to the point of tangency;

THENCE SOUTH 86° 53' 24" West (called S 88°40'18" W), continuing along said existing northerly right-of-way line, a distance of 564.46 feet to the westerly line of said 47.00 acre tract;

THENCE NORTH 02° 57' 17" West, a distance of 100.00 feet to the POINT OF BEGINNING and containing 3.705 acres of land, more or less. (All bearings based on the Texas Coordinate System, South Central Zone.)

With access permitted to the north remainder of the abutting the highway facility built thereon.

2. A fifty (50') foot wide easement granted to Harris County Flood Control District, as set out in instrument recorded in Volume 2674, Page 427, of the Deed Records of Harris County, Texas.

3. The reservation of a $\frac{1}{4}$ royalty interest reserved and deed from David Jones, and wife, Esther Jones, filed under Clerk' File No. D-792,354, in the office of the County Clerk of Harris County, Texas.

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 herein by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

JUL 29 2003



Dorothy B. Keyfman
COUNTY CLERK
HARRIS COUNTY, TEXAS

HARRIS COUNTY CLERK
HARRIS COUNTY TEXAS

2003 JUL 29 PM 1:52

FILED

