

**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.**

**SPECIAL WARRANTY DEED**

**Date:**

**Grantor:**      **CORPUS CHRISTI HOUSING AUTHORITY**, a Texas municipal housing authority

**Grantor's Mailing Address:**

3701 Ayers St.  
Corpus Christi, Texas 78415  
County: Nueces County, Texas

**Grantee:** \_\_\_\_\_

**Grantee's Mailing Address:**

\_\_\_\_\_  
\_\_\_\_\_  
County: \_\_\_\_\_

**Consideration:**      Cash and other good and valuable consideration, the receipt of which is acknowledged.

**Property (including any improvements):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

The conveyance recited above is made and accepted subject to all presently valid liens, restrictions, reservations, covenants, conditions, rights-of-way, easements, maintenance

charges/assessments and/or liens securing the same, mineral leases and royalty and mineral conveyances now outstanding and of record, if any, in Nueces County, Texas, affecting the above described Property.

**Fee Simple Determinable Condition:**

IT IS EXPRESLLY UNDERSTOOD AND AGREED that Grantee shall construct a residence on the Property within twelve (12) months from \_\_\_\_\_. If Buyer fails to construct a residence within said twelve (12) month period, all rights, title and interest conveyed by this Special Warranty Deed shall automatically revert to and vest in Grantor, Grantors's successors and assigns without the necessity of any further act on the or behalf of Grantor except for filing an Affidavit stating Grantee failed to construct such residence within the twelve (12) month period.

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 heirs, successors, and assigns subject for as long as the Fee Simple Determinable Condition is satisfied. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

AS A MATERIAL INDUCEMENT TO GRANTOR TO CONVEY THE PROPERTY TO GRANTEE, GRANTEE HEREBY ACKNOWLEDGES AND AGREES THAT THE PROPERTY CONSISTS OF A VACANT LOT WITH NO IMPROVEMENTS AND GRANTEE IS ACQUIRING THE PROPERTY ON AN "AS-IS, WHERE IS" AND "WITH ALL FAULTS" BASIS, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE IN THIS DEED. FURTHER, GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR AS TO HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

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

**CORPUS CHRISTI HOUSING AUTHORITY**  
a Texas municipal housing authority

By: \_\_\_\_\_  
Gary Allsup, President/Chief Executive Officer

THE STATE OF TEXAS                   §

COUNTY OF NUECES                   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by Gary Allsup, President/Chief Executive Officer of **CORPUS CHRISTI HOUSING AUTHORITY, INC.** a Texas municipal housing authority, on behalf of said authority.

\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_