

SPECIAL 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.

STATE OF TEXAS

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COUNTY OF FORT BEND

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FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas ("**Grantor**"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and does GRANT, BARGAIN, SELL, AND CONVEY to **BEAR CREEK US HOLDINGS, INC.**, a Texas corporation ("**Grantee**"), and unto its successors, and assigns, forever, the real property in Fort Bend County, Texas, fully described in Exhibit A, and depicted in Exhibit B, and all improvements located on it, together with all of Grantor's right, title, and interest in and to (a) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests appurtenant to the real property and any improvements on the real property, and (b) any and all rights, titles, powers, privileges, easements, licenses, rights-of-way, and interests of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way, or sidewalks, open or proposed, in front of, above, over, under, through, or adjoining the real property, and in and to any strips or gores of real estate adjoining the real property (collectively, the "**Property**").

This Special Warranty Deed and the conveyance above are executed by Grantor and accepted by Grantee subject to any and all restrictions, easements, mineral reservations, and other matters of record, to the extent they are validly existing and applicable to the Property (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, and Grantor binds itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property to Grantee, its successors, and its assigns against any person lawfully claiming or to claim the same or any part of it, by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE AS IS, WHERE IS, AND WITH ALL FAULTS, AND SPECIFICALLY AND EXPRESSLY WITHOUT ANY WARRANTIES, REPRESENTATIONS, OR GUARANTEES, EITHER EXPRESS OR IMPLIED, OF ANY KIND, NATURE, OR TYPE FROM OR ON BEHALF OF GRANTOR, EXCEPT FOR GRANTOR'S SPECIAL WARRANTY OF TITLE STATED ABOVE. GRANTEE ACKNOWLEDGES AND STIPULATES THAT GRANTEE IS NOT RELYING ON

ANY REPRESENTATION, STATEMENT, OR OTHER ASSERTION ABOUT THE CONDITION OF THE PROPERTY MADE BY GRANTOR, OR ANYONE ACTING ON GRANTOR'S BEHALF, BUT IS RELYING ON GRANTEE'S OWN EXAMINATION OF THE PROPERTY.

If current ad valorem taxes on said Property have not been prorated at the time of closing, Grantor and Grantee shall be responsible for payment of its respective share thereof based on period of ownership.

EXECUTED as of _____, 2018.

GRANTOR:

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 _____ §

This instrument was acknowledged before me on the ____ day of _____, 2018 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
Exhibit B – Survey of the Property

EXHIBIT - A

LEGAL DESCRIPTION OF THE PROPERTY

EXHIBIT

TRACT 1:

A TRACT OR PARCEL CONTAINING 1.8934 ACRES (82,476 SQ. FT.) OF LAND, SITUATED IN THE ISAAC MCGARY LEAGUE, ABSTRACT NO. 58, FORT BEND COUNTY, TEXAS, SAID 1.8934 ACRE TRACT BEING OUT OF AND A PORTION OF A CALLED 11.20 ACRES, CONVEYED TO BEAR CREEK US HOLDINGS, AS DESCRIBED IN A DEED RECORDED IN FORT BEND COUNTY CLERK'S FILE NUMBER (F.B.C.C.F. NO.) 2012019338, SAID 1.8934 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; ALL BEARINGS ARE BASED ON TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD88:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR RUN ROAD (WIDTH VARIES) AND THE WEST RIGHT-OF-WAY LINE OF WEST END TAVENER ROAD (60 FEET IN WIDTH);

THENCE, SOUTH 32 DEGREES 43 MINUTES 51 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID TAYLOR RUN ROAD, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, A DISTANCE OF 1244.72 FEET TO A 5/8 INCH IRON PIPE FOUND MARKING THE NORTHEAST CORNER OF A CALLED 20.00 ACRE TRACT CONVEYED TO SNR PROPERTIES AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2010058116;

THENCE, SOUTH 57 DEGREES 18 MINUTES 09 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID WEST END TAVENER ROAD, ALONG THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 812.78 FEET TO A POINT IN THE EAST LINE OF A CALLED 26.922 ACRE TRACT CONVEYED TO FADI AHMED AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2007077000;

THENCE, SOUTH 32 DEGREES 43 DEGREES MINUTES 28 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 26.922 ACRES TRACT, A DISTANCE OF 522.25 FEET TO A 1/2 INCH IRON PIPE FOUND MARKING THE SOUTHEAST CORNER OF SAID 26.922 ACRE TRACT;

THENCE, SOUTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 26.922 ACRES TRACT, AT A DISTANCE OF 1658.72 FEET TO AN AXLE FOUND MARKING THE SOUTHWEST CORNER OF SAID CALLED 26.922 AND THE SOUTHEAST CORNER OF A CALLED 25.75 ACRES CONVEYED TO KATIE MURRAY AS DESCRIBED IN A DEED RECORDED IN VOLUME 203, PAGE 340, FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) AND CONTINUING IN ALL A TOTAL DISTANCE OF 2081.78 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF A CALLED 24.993 ACRES TRACT CONVEYED TO ROBERT ALLEN JOHNSON AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2008037776, SAME BEING THE NORTHEAST CORNER OF AFORESAID CALLED 11.20 ACRE TRACT AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 32 DEGREES 10 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF SAID 24.993 ACRES, A DISTANCE OF 120.00 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEGREES 49 MINUTES 54 SECONDS WEST, THROUGH AND ACROSS SAID CALLED 11.20 ACRE TRACT, A DISTANCE OF 665.82 FEET TO A 5/8 INCH IRON ROD SET FOR AN ANGLE POINT;

THENCE, SOUTH 12 DEGREES 49 MINUTES 54 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A 5/8 INCH IRON ROD SET ON THE EAST LINE OF A CALLED 3.667 ACRE TRACT CONVEYED TO JOYCE POLLARD AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2009008428 AND THE WEST LINE OF AFORESAID CALLED 11.20 ACRE TRACT;

THENCE, NORTH 32 DEGREES 10 MINUTES 12 SECONDS WEST, ALONG THE COMMON LINE OF SAID CALLED 11.20 ACRE TRACT, AT 25.75 FEET MARKING THE NORTHEAST CORNER OF SAID CALLED 3.667 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 5.57 ACRE TRACT CONVEYED TO DETTEGE ARQUINA K. ESTATE AS DESCRIBED IN A DEED RECORDED IN F.B.C.C.F. NO. 2009008428, AND CONTINUING IN ALL A TOTAL DISTANCE OF 140.00 FEET TO A 5/8 INCH IRON ROD SET ON THE SOUTH LINE OF AFORESAID CALLED 25.75 ACRE TRACT MARKING THE NORTHEAST CORNER OF SAID CALLED 5.57 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF SAID CALLED 11.20 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEGREES 49 MINUTES 54 SECONDS EAST, ALONG THE COMMON LINE OF SAID CALLED 25.75 ACRE TRACT AND CALLED 11.20 ACRES TRACT, A DISTANCE OF 885.61 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT AND CONTAINING 1.8934 ACRES OR 82,478 SQUARE FEET OF LAND.

[Handwritten signature]

05/04/15

GEORG H. LARDIZABAL, RPLS 6051
GGC SURVEY, PLLC, FIRM NO. 10146000
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4419 ZIMMERLY COURT
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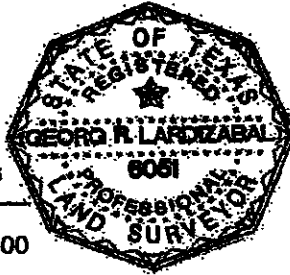


EXHIBIT - B

SURVEY OF THE PROPERTY

