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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 §
 §
COUNTY OF FORT BEND §

BEAR CREEK US HOLDINGS, INC., a Texas corporation ("**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 **FORT BEND COUNTY, TEXAS**, a body corporate and politic under the laws of the State of Texas ("**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

Ret CCM 8/2/16 #18
Fort Bend County Clerk
Return Admin Serv Coord

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.

Grantee's address is: 301 Jackson Street, Richmond, Texas 77469.

EXECUTED as of 7/25/, 2016.

GRANTOR:

BEAR CREEK US HOLDINGS, INC.,
a Texas Corporation

By: [Signature]

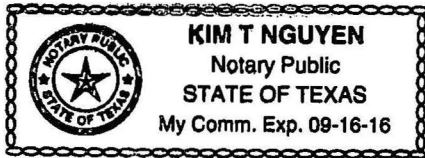
Name: AMIN MAKDA

Title: V.P. Bear Creek US Holdings, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Before me on this day, personally appeared Amin Makda, proved to me to be the person and the President, whose name is subscribed to the foregoing instrument and acknowledged to me that the instrument was the act of **BEAR CREEK US HOLDINGS, INC., a Texas corporation** and that he executed the instrument as the act of said corporation for the purposes and consideration expressed therein, by proper authority, and in the capacity stated in the instrument.

Given under my hand and seal of office this 25 day of July, 2016.



[Signature]
Notary Public in and for the State of Texas

ACKNOWLEDGED AND ACCEPTED as of the 2nd day of August, 2016.

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 §

2016 This instrument was acknowledged before me on the 2nd day of August,
2015 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.




Notary Public in and for the State of Texas

Attachments:

- Exhibit A – Legal Description of the Property
- Exhibit B – Survey of the Property

After Recording Return to:
Fort Bend County Engineering
Attn: Bryan Norton
301 Jackson Street
Richmond, Texas 77469

AS PER ORIGINAL

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 16 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 812.76 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 2061.78 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 665.62 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 685.61 FEET TO THE **POINT OF BEGINNING** OF HEREIN DESCRIBED TRACT AND CONTAINING 1.8934 ACRES OR 82,476 SQUARE FEET OF LAND.

 05/04/15

GEORG R. LARDIZABAL, RPLS 6051
GGC SURVEY, PLLC, FIRM NO. 10146000
TEL. 832-729-7256
4419 ZIMMERLY COURT
SUGAR LAND, TX 77479



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas

August 04, 2016 02:05:11 PM

FEE: \$0.00 DK
DEED

2016084587



CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Bear Creek U.S. Holdings Inc.
Houston, TX United States

Certificate Number:
2016-85288

Date Filed:
07/15/2016

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Ford Bend County

Date Acknowledged:
08/03/2016

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

133757
Real Property

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary
	Bhaidani, Aziz	Sugar Land, TX United States	X	
	Jaliawala, Noor	Katy, TX United States	X	
	Jangda, Bashir	Houston, TX United States	X	
	Salahuddin, Sultan	Houston, TX United States	X	
	Attaie, Nasrat	Cypress, TX United States	X	
	Makda, Amin	Houston, TX United States	X	

5 Check only if there is NO Interested Party.

6 AFFIDAVIT

I swear, or affirm, under penalty of perjury, that the above disclosure is true and correct.

Signature of authorized agent of contracting business entity

AFFIX NOTARY STAMP / SEAL ABOVE

Sworn to and subscribed before me, by the said _____, this the _____ day of _____, 20_____, to certify which, witness my hand and seal of office.

Signature of officer administering oath

Printed name of officer administering oath

Title of officer administering oath