

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	§

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 <u>June 12</u>, 2018.

GRANTOR:

FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas.

By:

Grady Prestage, Commissioner, Precinct 2 Presiding Officer of Commissioners Court, June 12, 2018

THE STATE OF TEXAS

COUNTY OF Fort Bend

This instrument was acknowledged before me on the 12 day of 2018 by Grady Prestage, Commissioner 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.

TZOTSY BALLESTEROS
Notary Public, State of Texas
Comm. Expires 03-06-2022
Notary ID 13147678-5

Notary Public in and for the State of Texas

Attachments:

Exhibit A – Legal Description of the Property

Exhibit B – Survey of the Property

Grantee's Address: Amin Makda 11234 Stoney Meadow Dr Houston TX 77095

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 TAYENER 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 ACRS 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.

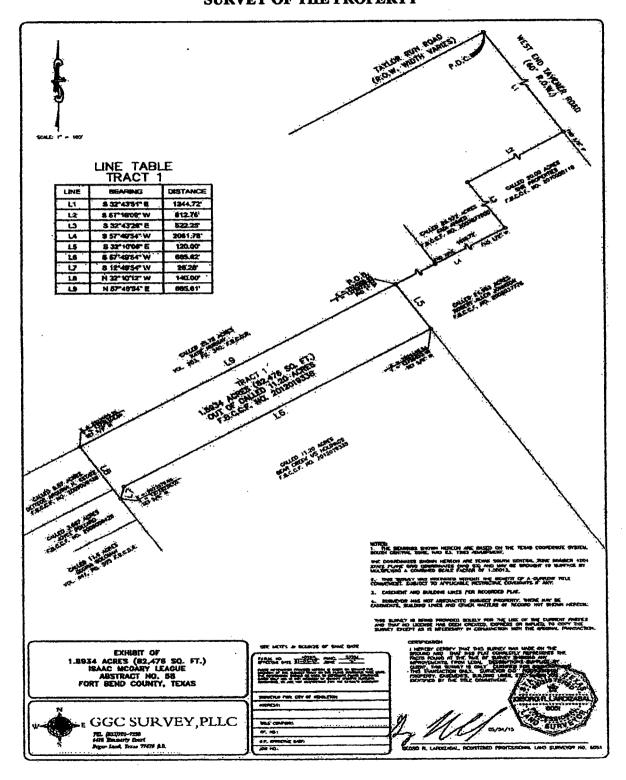
05/04/15

GEORG K. LARDIZABAL, RPLS 6051 GGC SURVEY, PLLC, FIRM NO. 10146000

TEL. 832-729-7256

4419 ZIMMERLY COURT SUGAR LAND, TX 77479

<u>EXHIBIT – B</u> SURVEY OF THE PROPERTY



FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk Fort Bend County Texas June 14, 2018 11:13:59 AM

FEE: \$0.00

RMM

2018065760

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.		CE	OFFICE USE		
1	Name of business entity filing form, and the city, state and count of business. Bear Creek US Holdings, Inc. Houston, TX United States	ry of the business entity's place	2018 Date	Certificate Number: 2018-356182 Date Filed: 05/20/2018 Date Acknowledged: 06/12/2018		
2	Name of governmental entity or state agency that is a party to the being filed. Fort Bend County	e contract for which the form is	Date			
3	Provide the identification number used by the governmental entit description of the services, goods, or other property to be provid Humphrey Way Warranty Deed	y or state agency to track or ide ed under the contract.	entify the co			
4	Name of Interested Party	nterested Party City, State, Country (place of busin		Nature of (check ap		
			*	John Janes J	Tito Tito Carana	
		<u></u>				
<u></u>		 				
-						
5	Check only if there is NO Interested Party.					
6	UNSWORN DECLARATION					
	ly name is, and my date of birth is					
	My address is(street)	(city)	_,, (state)	(zip code)	(country)	
	I declare under penalty of perjury that the foregoing is true and correct	t.				
	Executed inCounty	, State of, or	n thec	day of(month)		
	Signature of authorized agent of contracting business entity					