

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.

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

7A H 18003761

THAT TEXAS LAND FUND NO. 6, L.P., a Delaware limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by LAND B 2 LLC, a Texas limited liability corporation ("Grantee"), whose mailing address is 211 Baker Road #429, Barker, Texas 77413, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has **GRANTED, SOLD, AND CONVEYED**, and by these presents does **GRANT, SELL, AND CONVEY**, unto Grantee all that certain tract or parcel of land containing approximately 2.00 acres (the "Land") together with all improvements (if any) located thereon and all right, title, and interest of Grantor (if any) in and to all easements that benefit the Land, in and to all alleys, strips, or gores of land adjoining the Land, in and to any land lying in the bed of any street, road, or access way, opened or proposed, in front of, at the side of, or adjoining the Land to the center line thereof, and all other rights and appurtenances belonging or in any wise appertaining thereto including reimbursements, if any lying and being situated in the State of Texas and County of Harris, more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes together with all rights and appurtenances thereto in anywise belonging to Grantor, **SAVE, LESS AND EXCEPT** all of the oil, gas, hydrocarbons and other minerals owned by Grantor in, upon and under or which may be produced from the Land (collectively, the "**Minerals**"),

RP-2018-297318

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THE STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

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7A418003761

THAT TEXAS LAND FUND NO. 6, L.P., a Delaware limited partnership ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **LAND B 2 LLC**, a Texas limited liability corporation ("**Grantee**"), whose mailing address is 211 Baker Road #429, Barker, Texas 77413, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has **GRANTED, SOLD, AND CONVEYED**, and by these presents does **GRANT, SELL, AND CONVEY**, unto Grantee all that certain tract or parcel of land containing approximately 2.00 acres (the "**Land**") together with all improvements (if any) located thereon and all right, title, and interest of Grantor (if any) in and to all easements that benefit the Land, in and to all alleys, strips, or gores of land adjoining the Land, in and to any land lying in the bed of any street, road, or access way, opened or proposed, in front of, at the side of, or adjoining the Land to the center line thereof, and all other rights and appurtenances belonging or in any wise appertaining thereto including reimbursements, if any lying and being situated in the State of Texas and County of Harris, more particularly described on **Exhibit "A"** attached hereto and made a part hereof for all purposes together with all rights and appurtenances thereto in anywise belonging to Grantor, **SAVE, LESS AND EXCEPT** all of the oil, gas, hydrocarbons and other minerals owned by Grantor in, upon and under or which may be produced from the Land (collectively, the "**Minerals**"),

which Minerals are hereby reserved and retained by Grantor. Grantor hereby waives all of Grantor's surface drilling rights and all other rights of mineral exploration and surface use of the Property, if any, in favor of Grantee, Grantee's heirs, successors, and assigns; provided, however, Grantor hereby reserves and retains for Grantor and Grantor's successors-in-interest, all rights to explore for, to drill and produce oil, gas, hydrocarbons, and other minerals underlying or situated beneath the Land by wells directionally drilled from surface locations on nearby lands or mines that open on land other than the Land but enter or bottom under the Land; provided that such operations do not, in any material manner, unreasonably interfere with the surface estate or the subsurface support of any improvements constructed or to be constructed on the Land; and nothing herein shall restrict or prohibit the pooling or unitization of the Minerals or mineral estate retained by Grantor with land other than the Land (the "**Property**").

THIS CONVEYANCE is made and accepted subject to the matters set forth on **Exhibit "B"** attached hereto, to the extent, but only to the extent, the same are now in force and effect and relate to the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to **WARRANT and FOREVER DEFEND** all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

AD VALOREM TAXES with respect to the Property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

GRANTOR HAS EXECUTED and delivered this Special Warranty Deed and has granted, bargained, sold, and conveyed the Property, and Grantee has received and accepted this Special

Warranty Deed and has purchased the Property, AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY REVOKE, RELEASE, NEGATE, AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN, OR ENGINEERING OF THE IMPROVEMENTS; (iii) THE QUALITY OF THE LABOR OR MATERIALS INCLUDED IN THE IMPROVEMENTS; (iv) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (v) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, CASH FLOW, OR OTHERWISE; (vi) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vii) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER

AFFECTING IN ANY MANNER ANY OF THE PROPERTY; and (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTOR WHATSOEVER, EXCEPT SOLELY THE SPECIAL WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN.

EXECUTED effective as of the 29th day of June, 2018.

TEXAS LAND FUND NO. 6, L.P., a Delaware limited partnership

By: JM Equity Venture No. 3, Ltd., a Texas limited partnership, its general partner

By: RBGP Investments, L.L.C., a Texas limited liability company, its general partner

By: [Signature]
J. Beau Ryan, Vice President

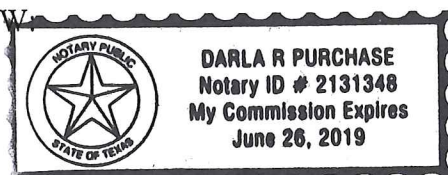
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Beau Ryan, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he is the Vice President of RBGP Investments, L.L.C., a Texas limited liability company, the General Partner of JM Equity Venture No. 3, Ltd., a Texas limited partnership, the General Partner of Texas Land Fund No. 6, L.P., a Delaware limited partnership, and that he executed the same for the purposes and consideration therein expressed in the capacity therein stated and as the act and deed of said limited liability company and limited partnerships.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of June, 2018.

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



RECEIVED, ACCEPTED, AND AGREED
TO BY GRANTEE:

LAND B 2 LLC, a Texas limited liability company

By: [Signature]
Kareem Gamal, Manager

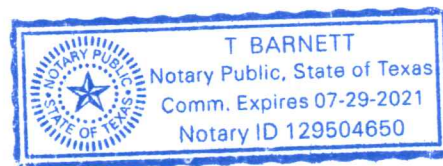
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kareem Gamal, Manager of Land B 2 LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 29 day of June, 2018.

STAMP NAME AND DATE OF
EXPIRATION OF COMMISSION
BELOW:

[Signature]
NOTARY PUBLIC, STATE OF TEXAS



AFTER RECORDING RETURN TO:

EXHIBIT "A"

A 2.000 acres (87,120 sq. ft.) tract of land, out of the W.H. Mowrey Survey, Abstract No. 1419, Harris County Texas, being a portion of the 8.7435 acre tract conveyed to Satinwood Inc., as described by deed recorded under Clerk's File No. W078584 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), said 2.000 acres being more particularly described by metes and bounds as follows: (Bearings based on Champion Point Section Two, recorded in Volume 332, Page 4, Harris County Map Records);

BEGINNING, at a set 5/8-inch iron rod at the intersection of the west right-of-way line of Radenz Road and the west right-of-way line of Bammel North Houston Road (100-foot wide), in the north line of said W.H. Mowrey Survey and the south line of the LA. Hargrave Survey, Abstract No. 999;

THENCE, South 03°24'00" East, along the west right-of-way line of Bammel North Houston Road, a distance of 346.38 feet to a set 5/8-inch iron rod marking the northerly end of the northwest cut-back at the intersection of the west right-of-way line of Bammel North Houston Road and the north right-of-way line of West Richey Road;

THENCE, along said curve to the right, a length of 30.26 feet, a radius of 25.00 feet, a delta of 69°21'30", and a chord bearing South 31°16'45" West, a distance of 28.45 feet, to a point of curvature to the left, from which a found 5/8-inch iron rod with cap bears North 45°37' West a distance of 0.7 feet;

THENCE, along said curve to the left, a length of 260.09 feet, a radius of 2050.00 feet, a delta of 07°16'09", and a chord bearing South 62°19'28" West, a distance of 259.91 feet, to a set 5/8-inch iron rod;

THENCE, North 03°24'00" West, a distance of 328.90 feet to a found 5/8-inch iron rod with cap being the northeast corner of Hamill Crossing, a subdivision recorded in Film Code No. 641281, Harris County Map Records;

THENCE, North 55°49'11" East, a distance of 293.07 feet to a set 5/8-inch iron rod in the west right-of-way line of Radenz Road;

THENCE, South 33°55'03" East, along the west right-of-way line of Radenz Road, a distance 2.61 feet to the **POINT OF BEGINNING** and containing 2.000 acres of land.

EXHIBIT "B"

Permitted Exceptions

1. Standby fees, taxes and assessments by any taxing authority for the year 2018 and subsequent years.
2. Right of Way and Easement Agreement executed by Satinwood, Inc. and North Harris County Regional Water Authority recorded on November 10, 2003, in Harris County Clerk's File No. X177087.
3. Right of Way and Easement Agreement executed by Satinwood, Inc. and North Harris County Regional Water Authority recorded on January 22, 2004, in Harris County Clerk's File No. X343768.
4. Right of Way and Easement Agreement executed by Bammel/Richey Partners, LP and North Harris County Regional Water Authority recorded on October 10, 2008, in Harris County Clerk's File No. 20080513376.
5. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document recorded under Harris County Clerk's File No. G638432.
6. Interest in and to oil, gas and other minerals and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document recorded under Harris County Clerk's File No. 20080224037.
7. Access to Richey Road is denied by a one foot reserve for buffer separation, as shown on the Plat of Champions Point West Richey Road and Champion Forest Drive recorded in Volume 330, Page 142 of the Map Records of Harris County, Texas.

RP-2018-297318

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Pages 8
07/02/2018 03:39 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS