

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.

Date: November 13, 2018

Grantor: Dungrove, L.L.C., a Texas limited liability company

Grantor's Mailing Address: 1305 Afton St., Houston, TX 77055

Grantee: One Forty-Eight LLC, a Texas limited liability company

Grantee's Mailing Address: 5718 Westheimer Road, Suite 1440, Houston, TX 77057

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): That certain tract or parcel of land containing 1.4753 acres situated in the George Delesdernier Survey, Abstract 229, Harris County, Texas, more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than (except for the lien of taxes and assessments by any taxing authority for the year 2018 and subsequent years) any liens, assessments, or other security interests against the Property and other than conveyances of the surface fee estate, that affect the Property; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the Harris County Terra Nova West Municipal Utility District; and all taxes and assessments by any taxing authority for the year 2018 and subsequent years, which Grantee assumes and agrees to pay.

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 successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's 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.

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

DUNGROVE, L.L.C.,
a Texas limited liability company

By: _____

Cary D. Dunham, Manager

STATE OF TEXAS

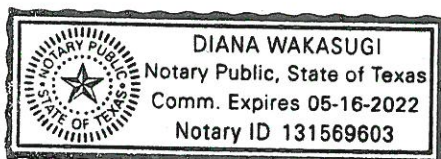
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COUNTY OF HARRIS

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This instrument was acknowledged before me on the 9th day of November, 2018 by Cary D. Dunham, Manager of Dungrove, L.L.C., a Texas limited liability company, on behalf of said limited liability company.




Notary Seal

Notary Public, State of Texas

RETURN TO:
Texas State Title
8807 W. Sam Houston Pkwy N.
Suite 150
Houston, TX 77040

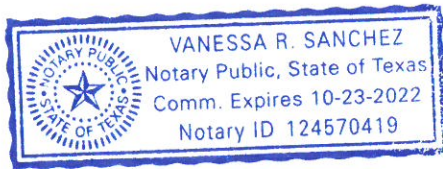
Accepted:

One Forty-Eight LLC,
a Texas limited liability company

By: 
Kareem Gamal, Manager

STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on the 12th day of November, 2018 by Kareem Gamal, Manager of One Forty-Eight LLC, a Texas limited liability company, on behalf of said limited liability company.



Notary Seal

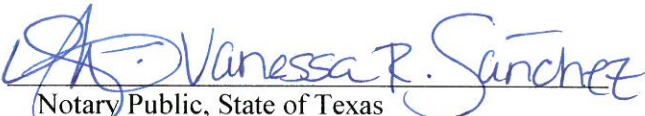

Notary Public, State of Texas

Exhibit "A"

A 1.4753 acres (62,263 sq. ft.) tract of land, being all of a called 0.2722 acre tract of land, as described in deed as recorded in H.C.C.F. No. 20070069110, and being all of a called 1.203 acre tract of land, as described in deed as recorded in H.C.C. F. No. Y231542, in the George Delesdernier Survey, Abstract No. 229, Harris County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a found 5/8-inch iron rod with cap at the west end of a 15' cutback line at the intersection of the south right-of-way line of Louetta Road (100-feet right-of-way) and the west right-of-way line of TC Jester (100-feet right-of-way);

THENCE, South $76^{\circ}13'18''$ East, along the west right-of-way line of TC Jester, a distance of 20.93 feet to a found 5/8-inch iron rod with cap at the east end of said 15' cutback in a curve to the right;

THENCE, along said curve to the right, a length of 422.35 feet, a radius of 1950.00 feet, a delta of $12^{\circ}24'35''$, and a chord bearing South $24^{\circ}02'54''$ East, a distance of 421.53 feet, to a found 5/8-inch iron rod;

THENCE, South $17^{\circ}50'37''$ East, along the west right-of-way line of TC Jester, a distance of 27.63 feet to a point marking the north east corner of Reserve "A", of the Terra Vista Section 1, Film Code No. 601198, H.C.M.R., from which a found 5/8-inch iron rod with cap bears North $04^{\circ}51'$ East a distance of 1.1 feet;

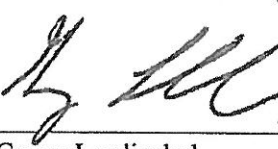
THENCE, North $88^{\circ}18'51''$ West, along the north line of the Terra Vista Section 1, a distance of 261.41 feet to a found 1-inch iron pipe, being the northwest corner of Lot 6, in the east line of Cypress Tract, as recorded in Film Code No. 545252, H.C.M.R.;

THENCE, North $06^{\circ}19'09''$ East, a distance of 400.59 feet to a found 5/8-inch iron rod in the south right-of-way line of Louetta Road;

THENCE, North $58^{\circ}01'50''$ East, along the south right-of-way line of Louetta Road, a distance 19.60 feet to the **POINT OF BEGINNING** and containing 1.4752 acres of land.

This metes and bounds description was compiled in conjunction with a survey performed on the same date.

WITNESS my hand and seal this 17th day of October, 2018.


Georg Lardizabal
R.P.L.S. No. 6051
GGC Survey, PLLC
Firm No. 10146000
Tel: 832-729-7256

