

**Recorded by Texas State Title
1920123049**

WHEN RECORDED MAIL ORIGINAL TO:

G Field, LLC

5718 Westheimer Rd. Ste. 1440

Houston, TX 77057

SPACE ABOVE THIS LINE FOR RECORDER'S USE

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.

Special Warranty Deed

(GF 1920123049)

Glossary of Terms

Grantor shall mean L & E BOETTCHER FAMILY PARTNERSHIP LTD, A TEXAS LIMITED PARTNERSHIP

Grantee shall mean G FIELD, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

Grantee's Address shall mean 5718 Westheimer Rd. Ste. 1440, Houston, TX 77057

Consideration: \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property shall mean that certain tract or parcel of land, situated in Harris County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes;

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty: all and singular, but only to the extent that the same are currently valid and enforceable against the Property, the following: (i) easements and rights of way, whether of record or not; (ii) all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments that affect the Property; (iii) water interests outstanding in persons other than Grantor (iv) taxes for the current year, which Grantee assumes.

The Conveyance

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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 heirs, successors, and assigns forever. Grantor binds Grantor, and Grantor's successors and assigns to **WARRANT and FOREVER DEFEND** all and singular the Property to Grantee and Grantee's heirs, 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

In addition Grantor for the same Consideration, and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, **GRANTS, SELLS and CONVEYS** to Grantee (i) all improvements located on the Property, if any; (ii) any and all appurtenant easements or rights of way affecting the land, and any of Grantor's rights to use same; (iii) any and all rights of ingress and egress to and from the land and any of Grantor's rights to use same; (iv) the mineral rights, if any, owned by Grantor relating to the land, unless otherwise reserved in the Reservations from Conveyance; and (v) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the land, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the land (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to the land, and (d) any and all reversionary interests in and to the Property.

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT GRANTOR HAS NOT MADE AND HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, REGARDING ANY ASPECT OF THE PROPERTY, PERSONALTY OR INTANGIBLE PROPERTY, INCLUDING, BUT NOT LIMITED TO, (A) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS OR CONDITIONS THEREON (INCLUDING THE PRESENCE OF ASBESTOS) OR COMPLIANCE WITH ALL APPLICABLE LAWS, ORDINANCES, RULES OR REGULATIONS; (B) EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED HEREIN, THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (C) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, ORDINANCES OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY, INCLUDING BUT NOT LIMITED TO ALL ENVIRONMENTAL LAWS, RULES AND REGULATIONS. GRANTEE ACKNOWLEDGES AND AGREES THAT IT HAS EXAMINED AND INVESTIGATED THE PROPERTY AND THAT IN PURCHASING THE PROPERTY GRANTEE IS RELYING SOLELY UPON SUCH EXAMINATIONS AND INVESTIGATIONS AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR.

GRANTEE ACKNOWLEDGES THAT THE INFORMATION PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND GRANTOR (A) HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION; AND (B) DOES NOT MAKE ANY REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. GRANTOR MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY'S COMPLIANCE WITH BUILDING, HEALTH, ENVIRONMENTAL, ZONING AND LAND USE LAWS, ORDINANCES, RULES AND REGULATIONS. THE PROPERTY AND PERSONALTY ARE CONVEYED TO GRANTEE IN THEIR "AS IS, WHERE IS" CONDITION. GRANTEE EXPRESSLY ACKNOWLEDGES THAT, EXCEPT AS OTHERWISE SPECIFIED HEREIN, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IN RESPECT

OF THE PROPERTY.

When the context of this instrument requires, (i) the singular nouns and pronouns include plural; (ii) any gender includes the other genders; and (iii) the term "*successors and assigns*" includes "*legal representatives, heirs, administrators, executors, successors and assigns*".

Grantor and Grantee acknowledge receipt of the Attorney Representation and Fee Notice & Document Correction Agreement from Julian M. Moss, Jr., Attorney at Law, and understand and accept its terms.

[Signature pages follow]

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Executed this, the 3 day of January, 201⁹.

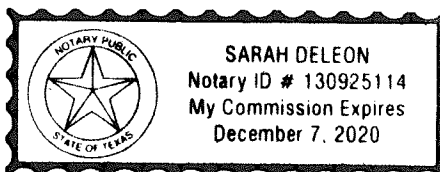
**L & E BOETTCHER FAMILY PARTNERSHIP LTD, A TEXAS
LIMITED PARTNERSHIP**

By its General Partner B&B Square, L.L.C., a Texas limited liability
company

By Amy Boettcher Ging
Amy Boettcher Ging, Vice President

THE STATE OF TEXAS:

COUNTY OF HARRIS:



This instrument was acknowledged before me on the 3rd day of January, 2019,
by Amy Boettcher Ging, Vice President of B&B Square, L.L.C., a Texas limited liability company, General
Partner on behalf of L & E BOETTCHER FAMILY PARTNERSHIP LTD, A TEXAS LIMITED
PARTNERSHIP.

Sarah DeLeon
Notary Public in and for the State of T E X A S

My Commission Expires: 12/7/20

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Agreed and accepted by Grantee:

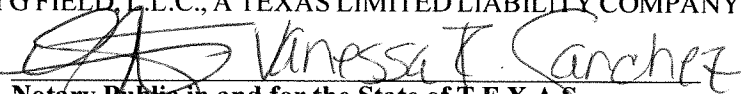
G FIELD, L.L.C., A TEXAS LIMITED LIABILITY COMPANY

By 
Kareem Gamal, Manager

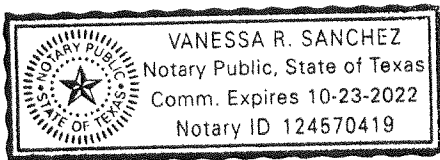
THE STATE OF TEXAS:

COUNTY OF HARRIS:

This instrument was acknowledged before me on the 7th day of January, 2020,
by Kareem Gamal, Manager on behalf of G FIELD, L.L.C., A TEXAS LIMITED LIABILITY COMPANY.


Notary Public in and for the State of T E X A S

My Commission Expires:



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Exhibit A

Being a 2.3548 acre parcel of land situated in the A. Mays Survey, Abstract 543, Harris County, Texas, and being out of the residue of the called 94.293 acres as described in H.C.C.F. Y128358, V128360, Y28361, & Y128364, with the basis of bearings being Texas State Plane South Central Zone, NAD83, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the eastern right of way of Aldine Westfield Road (R.O.W. varies) for the northwest corner of Reserve D of Arbor Trail, Section 1 as recorded in Volume 605, Page 217 of the Map Records of Harris County, and marking the southwest corner of the herein described parcel;

THENCE, North 07° 10' 21" West, a distance of 360.43 feet along the eastern right of way of Aldine Westfield Road to a 5/8" iron rod found at the intersection with the southern right of way of Mesquite Ride Road (90' R.O.W.) for the most southern cutback corner of said intersection, and marking an angle point in the western line of the herein described parcel;

THENCE, along said intersection and a curve to the right having a radius of 25.00 feet, an arc length of 38.83 feet, and a chord bearing North 37° 19' 05" East, a distance of 35.04 feet to a 5/8" iron rod found for the most northern cutback corner of said intersection, and marking an angle point in the northern line of the herein described parcel;

THENCE, North 81° 48' 53" East, a distance of 276.55 feet along the southern right of way of Mesquite Ridge Road to a point for corner in an existing Meter Box (unable to set rod) for the northwest corner of Reserve F of Arbor Trail, Section 1, and marking the northeast corner of the herein described parcel;

THENCE, South 08° 11' 07" East, a distance of 26.18 feet along the western line of Arbor Trails, Section 1 to a Fence Corner found marking an angle point in the eastern line of the herein described parcel;

THENCE, South 09° 35' 20" East, a distance of 67.35 feet along the western line of Arbor Trails, Section 1 to a 5/8" iron rod found marking an angle point in the eastern line of the herein described parcel;

THENCE, South 18° 50' 24" East, a distance of 217.87 feet along the western line of Arbor Trails, Section 1 to a Fence Corner found for an angle point in the western line of Arbor Trails, Section 1, and marking the southeast corner of the herein described parcel;

THENCE, South 79° 31' 24" West, a distance of 54.86 feet along the northern line of Arbor Trails, Section 1 to a 5/8" iron rod found marking an angle point in the southern line of the herein described parcel;

THENCE, South 82° 49' 39" West, a distance of 193.96 feet along the northern line of Arbor Trails, Section 1 to a 5/8" iron rod found marking an angle point in the southern line of the herein described parcel;

THENCE, South 39° 37' 29" West, a distance of 117.32 feet along the northern line of Arbor Trails, Section 1 to a 5/8" iron rod found marking an angle point in the southern line of the herein described parcel;

THENCE, South 82° 49' 39" West, a distance of 14.18 feet along the northern line of Arbor Trails, Section 1 back to the **POINT OF BEGINNING** and containing 2.3548 acres of land.

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Pages 8
01/08/2020 11:12 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

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