

**GENERAL 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.**

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Date: January 11, 2019

Grantor: OMAR HAYAT DURRANI, AS SUCCESSOR TRUSTEE OF THE SIKANDAR HAYAT DURRANI TRUST, and SIKANDAR HAYAT DURRANI, AS SUCCESSOR TRUSTEE OF THE OMAR HAYAT DURRANI TRUST

Grantor's Mailing Address:

2015 Wy Crest  
Houston TX 77077

Grantee: G 9.5 Land, LLC, a Texas limited liability company

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

Consideration: Cash and other good and valuable consideration.

**Property (including any improvements):**

A 9.569 acres (416,845 sq. ft.) tract of land, being a called 9.65 acres tract, being the North one-half of Block 43, Section No. 2, of the H.T.&B.R.R. Co. Survey, Certificate 361, Abstract No. 542, Save & Except a 0.1091 acre tract, conveyed to the State of Texas, per B.C.C.F. No. 2005023018, Brazoria County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a found 5/8-inch iron rod with cap in the east right of way of North Main Street, the northeast corner of said 0.1091 acre tract, in the north line of said 9.65 acres tract;

THENCE, North 87° 11' 32" East, along the north line of said 9.65 acres tract, a distance of 1312.54 feet to a set 1/2-inch iron rod marking the southwest corner of the Amending Plat of Highland Park, Amending Plat No. 1, as recorded as Plat No. 2015017190,

Brazoria County Plat Records and the northeast corner of said 9.65 acres tract;

THENCE, South 02° 46' 14" East, along the east line of said 9.65 acres tract, a distance of 317.97 feet to a set 1/2-inch iron rod marking the southeast corner of said 9.65 acres tract;

THENCE, South 87° 13' 51" West, along the south line of said 9.65 acres tract, a distance of 1313.08 feet to a found 5/8-inch iron rod with cap, in the east right-of-way line of North Main Street, being the southeast corner of aforementioned 0.1091 acre tract;

THENCE, North 02° 40' 25" West, along the east right-of-way line of North Main Street, a distance of 317.08 feet to the POINT OF BEGINNING and containing 9.569 acres of land more or less

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:**

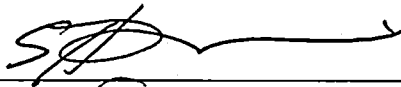
Validly existing easements, rights-of-way, prior mineral reservations of record but only to the extent that same are applicable to and enforceable against the Property; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership subsequent to the Effective Date, or both, the payment of which Grantee assumes.

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 heirs and successors 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, 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.



OMAR HAYAT DURRANI, AS SUCCESSOR  
TRUSTEE OF THE SIKANDAR HAYAT  
DURRANI TRUST



SIKANDAR HAYAT DURRANI, AS  
SUCCESSOR TRUSTEE OF THE OMAR  
HAYAT DURRANI TRUST

ACCEPTED BY GRANTEE:

G 9.5 Land, LLC, a Texas limited liability company

BY: \_\_\_\_\_  
KAREEM GAMAL, MANAGER

[ACKNOWLEDGMENTS ON FOLLOWING PAGE]

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

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**OMAR HAYAT DURRANI, AS SUCCESSOR  
TRUSTEE OF THE SIKANDAR HAYAT  
DURRANI TRUST**

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**SIKANDAR HAYAT DURRANI, AS  
SUCCESSOR TRUSTEE OF THE OMAR  
HAYAT DURRANI TRUST**

**ACCEPTED BY GRANTEE:**

**G 9.5 Land, LLC, a Texas limited liability company**

**BY:**

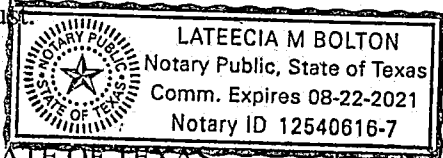
  
**KAREEM GAMAL, MANAGER**

[ACKNOWLEDGMENTS ON FOLLOWING PAGE]

STATE OF TEXAS \*

COUNTY OF Harris \*

On the 11<sup>th</sup> day of January, 2019, before me, the undersigned Notary Public, personally appeared **OMAR HAYAT DURRANI**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his/her capacity as **AS SUCCESSOR TRUSTEE OF THE SIKANDAR HAYAT DURRANI TRUST**, and acknowledged that he/she executed the same for the purpose contained therein on behalf of said Trust.

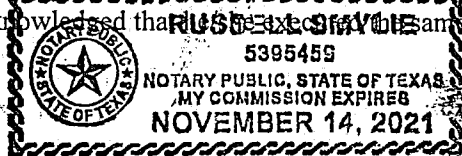


Lateecia Bolton  
Notary Public, State of Texas

STATE OF TEXAS \*

COUNTY OF Harris \*

On the 14<sup>th</sup> day of January, 2019, before me, the undersigned Notary Public, personally appeared **SIKANDAR HAYAT DURRANI**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his/her capacity as **SUCCESSOR TRUSTEE OF THE SIKANDAR HAYAT DURRANI TRUST**, and acknowledged that he/she executed the same for the purpose contained therein on behalf of said Trust.



Russ Hayat  
Notary Public, State of Texas

STATE OF TEXAS \*

COUNTY OF \_\_\_\_\_ \*

On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned Notary Public, personally appeared **KAREEM GAMAL**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his/her capacity as **MANAGER OF G 9.5 Land, LLC, a Texas limited liability company**, and acknowledged that he/she executed the same for the purpose contained therein on behalf of said company.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS \*

COUNTY OF \_\_\_\_\_ \*

On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned Notary Public, personally appeared **OMAR HAYAT DURRANI**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his/her capacity as **AS SUCCESSOR TRUSTEE OF THE SIKANDAR HAYAT DURRANI TRUST**, and acknowledged that he/she executed the same for the purpose contained therein on behalf of said Trust.

STATE OF TEXAS \*

COUNTY OF \_\_\_\_\_ \*

\_\_\_\_\_  
Notary Public, State of Texas

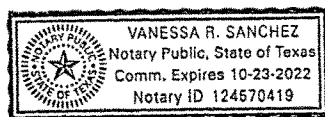
On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me, the undersigned Notary Public, personally appeared **SIKANDAR HAYAT DURRANI**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his/her capacity as **SUCCESSOR TRUSTEE OF THE SIKANDAR HAYAT DURRANI TRUST**, and acknowledged that he/she executed the same for the purpose contained therein on behalf of said Trust.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS \*

COUNTY OF Harris \*

On the 11<sup>th</sup> day of January, 2019, before me, the undersigned Notary Public, personally appeared **KAREEM GAMAL**, known to me or satisfactorily proven to be the person whose name is subscribed to this instrument in his/her capacity as **MANAGER OF G 9.5 Land, LLC, a Texas limited liability company**, and acknowledged that he/she executed the same for the purpose contained therein on behalf of said company.



*Vanessa R. Sanchez*  
\_\_\_\_\_  
Notary Public, State of Texas

## FILED and RECORDED

Instrument Number: 2019002254

Filing and Recording Date: 01/15/2019 11:27:50 AM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina