

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

THE STATE OF TEXAS §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS §

THAT, MEMORIAL LOOP PROPERTIES LP, a Texas limited partnership (hereinafter called "Grantor", whether one or more), for and in consideration of the sum of TEN AND 00/100th DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by LAND B 2, LLC, a Texas limited liability company (hereinafter called "Grantee", whether one or more), whose address for mailing purposes is hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee all that certain lot, tract or parcel of land, together with all improvements thereon, described as follows:

See Exhibit "A" attached hereto and incorporated herein,

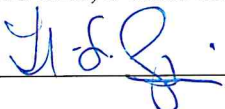
TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, legal and personal representatives and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives, successors and assigns, to warrant and forever defend, all and singular, the said property unto Grantee, Grantee's heirs, legal and personal representatives 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.

This conveyance is made and accepted expressly subject to all matters shown on Exhibit "B" attached hereto and incorporated herein (the "Permitted Exceptions"), but only to the extent they are still in effect and relate to the hereinabove described property.

Executed the date notarized below, but to be effective as of the 22nd day of August, 2018.

MEMORIAL LOOP PROPERTIES LP, a Texas limited partnership

By: ENVI PROPERTIES LLC, a Texas limited liability company, General Partner

By: 


Name: HABIB ENGINEER

Title: MANAGING MEMBER

AGREED TO AND ACCEPTED BY GRANTEE:

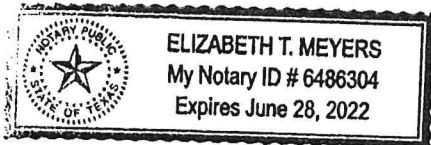
LAND B 2, LLC, a Texas limited liability company

By: Gamal Enterprises, Inc., a Texas corporation, as
Manager

By: 
Kareem Gamal, President

STATE OF TEXAS §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 22nd of August, 2018 by Habel Engineer as Managing Member on behalf of ENVI PROPERTIES LLC, a Texas limited liability company as General Partner on behalf of MEMORIAL LOOP PROPERTIES LP.



Elizabeth T. Meyers
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me on the 22nd of August, 2018 by Kareem Gamal as President on behalf of Gamal Enterprises, Inc., a Texas corporation, as Manager on behalf of LAND B 2, LLC, a Texas limited liability company.

Elizabeth T. Meyers
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Grantee's Address:

5718
3718 Westheimer, Ste 1440
Houston, TX 77057

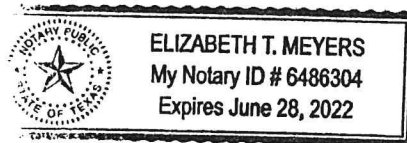


EXHIBIT "A"

Property Description

All of that certain tract of land known as being 1.5499 acres (67,513 square feet) being all of that certain called 1.5498 acre tract described in deed to Memorial Loop Properties, LP, a Texas Limited Partnership as recorded in Harris County Clerks File (H.C.C.F.) No. 20110302535 and being the Southerly portion of that certain called 2.4385 acre tract known as Unrestricted Reserve "A" (Reserve) in Block 1 of Champions Point Village Section One as recorded in Volume 325, Page 103, Harris County Map Records (H.C.M.R.), Harris County, Texas, said 1.5499 acre tract being more particularly described by metes and bounds as follows: (bearings are based on the recorded plat of Champions Point Villages Section One)

BEGINNING at a found 5/8 inch iron rod lying on a curve along the North right-of-way line of Kleinmeadow Drive (80 feet wide) and being the Southeast corner of Lot 1 in Block 1 of Champions Point Village Section Three as recorded in Volume 328, Page 112, H.C.M.R., same being the Southwest corner of said Reserve and of the herein described tract, from which a found 5/8 inch iron rod marking the Southerly cut-back corner of said North right-of-way line and the East right-of-way line of Ember Lake Road (60 feet wide) and being the Southernmost Southwesterly corner of said Lot 1 bears along said curve to the left having a radius of 910.00 feet, an arc length of 76.46 feet, a chord bearing of South 79°27'44" West and a chord distance of 76.44 feet;

THENCE North 03°20'53" West, leaving said North right-of-way line and along the East line of said Lot 1, in common with the West line of said Reserve and of the herein described tract, passing at a distance of 53.57 feet a point being the Northeast corner of said Lot 1 and the Southeast corner of Lot 2 of said Section Three, continuing along the East line of said Lot 2, in common with the West line of said Reserve and of the herein described tract, passing at a distance of 107.57 feet a point being the Northeast corner of said Lot 2 and the Southeast corner of Lot 3 of said Section Three, continuing along the East line of said Lot 3, in common with the West line of said Reserve and of the herein described tract, passing at a distance of 163.03 feet a point being the Northeast corner of said Lot 3 and the Southeast corner of Lot 4 of said Section Three, continuing along the East line of said Lot 4, in common with the West line of said Reserve and of the herein described tract, passing at a distance of 218.96 feet a point being the Northeast corner of said Lot 4 and the Southeast corner of Lot 5 of said Section Three, continuing along the East line of said Lot 5, in common with the West line of said Reserve and of the herein described tract, passing at a distance of 347.89 feet a point being the Northeast corner of said Lot 5 and the Southeast corner of Lot 6 of said Section Three, continuing along the East line of said Lot 6, in common with the West line of said Reserve and of the herein described tract for a total distance of 388.71 feet a found 5/8 inch iron rod with cap being the Southwest corner of a called 0.8886 acre tract described in deed to Champion Tire & Auto, LLC, a Texas Limited Liability Company as recorded in H.C.C.F. No. 20080034830 and being the Northerly residue of said Reserve, same being the Northwest corner of the herein described tract;

THENCE North $86^{\circ}36'02''$ East, leaving the East line of said Lot 6, over and across said Reserve and along the South line of said called 0.8886 acre tract, in common with the North line of the herein described tract a distance of 175.00 feet to a found 5/8 inch iron rod lying on the West right-of-way line of Bammel-North Houston Road (100 feet wide) being common with the East line of said Reserve, said rod being the Southeast corner of said called 0.8886 acre tract, same being the Northeast corner of the herein described tract;

THENCE South $03^{\circ}20'53''$ East, along said West right-of-way line, in common with the East line of said Reserve and of the herein described tract a distance of 375.70 feet to a found 5/8 inch iron rod marking the Northerly cutback corner of said West right-of-way line and of said North right-of-way line, said rod being the Northernmost Southeasterly corner of said Reserve and of the herein described tract;

THENCE South $41^{\circ}39'07''$ West, along said right-of-way cut-back line, in common with the Southeasterly line of said Reserve and of the herein described tract a distance of 14.14 feet to a found 5/8 inch iron rod with cap (from which a found 5/8 inch iron rod bears North $59^{\circ}24'$ West a distance of 0.33 feet) marking the Southerly cut-back corner of said West right-of-way line and of said North right-of-way line, said rod being Southernmost Southeasterly corner of said Reserve and of the herein described tract;

THENCE South $86^{\circ}39'07''$ West, along said North right-of-way line, in common with a Southerly line of said Reserve and of the herein described tract a distance of 89.11 feet to a found 5/8 inch iron rod marking a point of curvature to the left of said North right-of-way, same being a Southerly corner of said Reserve and of the herein described tract;

THENCE, along said right-of-way line, in common with a Southerly line of said Reserve and of the herein described tract and along said curve to the left having a radius of 910.00 feet, an arc length of 75.98 feet, a chord bearing of South $84^{\circ}15'40''$ West and a chord distance of 75.96 feet to the POINT OF BEGINNING and containing 1.5499 acres (67,513 square feet) of land.

EXHIBIT "B"

Permitted Exceptions

1. Restrictive covenants as set forth in Volume 325, Page 103 of the Map Records of Harris County, Texas and by instruments filed for record under Harris County Clerk's File Nos. J755044, J934384, K486616, T441307, U009445, U501976, X822831 and 20160511301, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

2. The following matters reflected on the recorded plat filed in Volume 325, Page 103, of the Map Records of Harris County, Texas: Building set back line thirty-five (35) feet in width along the East property line. Building set back line thirty (30) feet in width along the South property line. An easement for drainage purposes extending fifteen (15) feet on each side of the centerline of all natural drainage courses.

a. Easement five (5) feet wide, together with an unobstructed aerial easement five (5) feet six (6) inches wide, beginning at a plane sixteen (16) feet above the ground upward, granted to Houston Lighting and Power Company by instrument recorded under Harris County Clerk's File No. J641778.

b. Water Line Easement twenty (20) feet in width granted to North Harris County regional Water Authority, by instrument filed on November 1, 2003, recorded under Harris County Clerk's File No. X177092.

c. Water Line Easement fifteen (15) feet in width granted to Harris County Municipal Utility District No. 180, by instrument filed on January 13, 2006, recorded under Harris County Clerk's File No. Z027609.

3. All previously conveyed or reserved mineral or royalty interests, and validly existing oil and gas leases, royalty agreements, pooling agreements and designations of pooled units, if any, together with all rights, privileges, and immunities relating thereto, appearing in the public records.