

WD
D

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 Contribution Deed

Date: August 29 2013

Grantor: MRTC, LLC, a Texas limited liability company

Grantor's Mailing Address:

MRTC, LLC
3003 W. Alabama
Houston, TX 77098

Grantee: TC Blvd Partners II, LLC, a Texas limited liability company

Grantee's Mailing Address:

TC Blvd Partners II, LLC
3003 W. Alabama
Houston, TX 77098

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

Property (including any improvements): All of Grantor's 12.32% undivided interest in and to the real property described in Exhibit "A" attached hereto and made a part hereof.

Exceptions to Conveyance and Warranty: 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, water interests, and other matters of record in the real property records of Harris County, Texas, that affect the Property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2013, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty and, grants, contributes, 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

ER 048 - 92 - 0267

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 Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Grantor, for the same Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to 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. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the property conveyed by this paragraph.

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

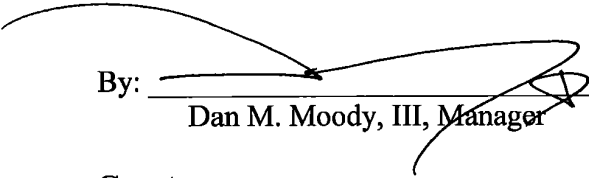
(Remainder of this page intentionally blank. Signature page(s) follow.)

Executed on the date(s) of the acknowledgments below to be effective as of the date first set forth above.

Grantor:

MRTC, LLC,
a Texas limited liability company

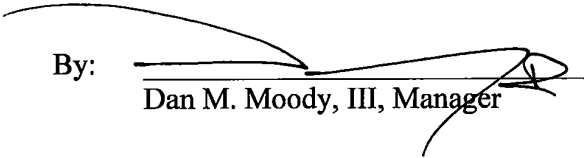
10R

By: 
Dan M. Moody, III, Manager

Grantee:

TC Blvd Partners II, LLC,
a Texas limited liability company

1EE

By: 
Dan M. Moody, III, Manager

(Signature page to Special Warranty Deed. Acknowledgment pages follow.)

STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

Before me, the undersigned notary public, on this day personally appeared Dan M. Moody, III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same as the Manager of MRTC, LLC, a Texas limited liability company, as the act of said limited liability company and on behalf of said limited liability company for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of August, 2013.

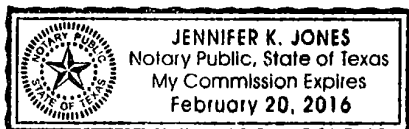


[Signature]
 Notary Public, State of Texas
 My commission expires: 2-20-16

STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

Before me, the undersigned notary public, on this day personally appeared Dan M. Moody, III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same as the Manager of TC Blvd Partners II, LLC, a Texas limited liability company, as the act of said limited liability company and on behalf of said limited liability company for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of August, 2013.



[Signature]
 Notary Public, State of Texas
 My commission expires: 2-20-16

(Acknowledgment page to Special Warranty Deed)

Exhibit "A"

The two tracts of land described as Tracts 1D & 3D attached hereto.

TRACT 1D

DESCRIPTION OF A 0.916-ACRE (39,897 SQ. FT.)
TRACT OF LAND OUT OF THE GEORGE BELLOWS
SURVEY, A-3, HARRIS COUNTY, TEXAS

Being a 0.916 acre (39,897 square foot) tract of land out of the George Bellows Survey, A-3, Harris County, Texas, and being a portion of Restricted Reserve "A" of Town and Country Village as recorded under Film Code No. 656288 of the Map Records of Harris County, Texas and being more particularly described by metes and bounds as follows: (Bearings based on the Texas State Plane Coordinate System south Central Zone, 4204)

D

BEGINNING at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east right-of-way line of Town And Country Boulevard (100 feet wide) for the northwest corner of said tract herein described;

THENCE North 87 deg. 21 min. 09 sec. East, over and across said Restricted Reserve "A" and with a north line of said tract herein described, a distance of 136.01 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northerly most northeast corner of said tract herein described;

THENCE South 02 deg. 38 min. 51 sec. East, over and across said Restricted Reserve "A" and with an east line of said tract herein described, a distance of 36.07 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for an angle point of said tract herein described;

THENCE North 87 deg. 27 min. 09 sec. East, over and across said Restricted Reserve "A" and with a north line of said tract herein described, a distance of 87.36 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the west line of a called 2.224-acre tract of land conveyed to The Country Playhouse, Inc., as recorded by deed under Harris County Clerk's File No. R436571, Film Code No. 504-15-2719 of the Official Public Records of Real Property, Harris County, Texas, in an east line of said Restricted Reserve "A" and for the easterly most northeast corner of said tract herein described;

THENCE South 02 deg. 38 min. 51 sec. East, with the west line of said 2.224-acre tract, with an east line of said Restricted Reserve "A" and with an east line of said tract herein described, a distance of 111.62 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the northwest line of a 10-acre tract of land conveyed to Spring Branch Independent School District, as recorded by deed in Volume 3315, Page 365 of the Deed Records of Harris County, Texas and for the beginning of a curve to the left;

THENCE with the northwest line of said Spring Branch Independent School District Tract and with the southeast line of said tract herein described, along said curve to the left, having a radius of 392.25 feet, a central angle of 10 deg. 58 min. 17 sec., a chord bearing of S37 deg. 38 min. 41 sec. W, a chord length of 75.00 feet and an arc length of 75.11 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the southerly most southeast corner of said Restricted Reserve "A" and for the southerly most southeast corner of said tract herein described;

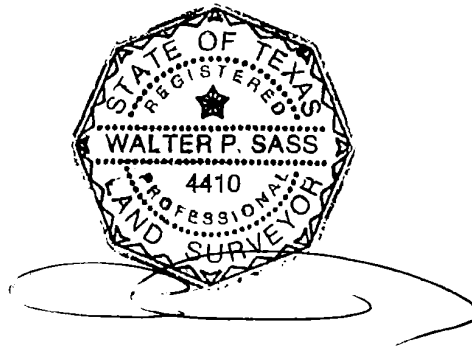
THENCE North 85 deg. 51 min. 15 sec. West, with the south line of said Restricted Reserve "A" with the south line of said tract herein described, a distance of 186.57 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the east right-of-way line of said Town And Country Boulevard for the southwest corner of said tract herein described and for the beginning of a curve to the left;

THENCE with the east right-of-way line of said Town And Country Boulevard, with the west line of said Restricted Reserve "A" and with the west line of said tract herein described, along said curve to the left, having a radius of 1196.03 feet, a central angle of 07 deg. 33 min. 17 sec., a chord bearing of N 01 deg. 07 min. 47 sec. E, a chord length of 157.59 feet and an arc length of 157.70 feet to the **POINT OF BEGINNING** and containing 0.916 acre (39,897 square feet) of land.

Compiled by:

Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084

Job No. DG454 (855-054)
Date: 06/14/2013
Revised: 08/21/2013



TRACT 3D

DESCRIPTION OF A 0.022-ACRE (962 SQ. FT.)
TRACT OF LAND OUT OF THE GEORGE BELLOWES
SURVEY, A-3, HARRIS COUNTY, TEXAS

Being a 0.022 acre (962 square foot) tract of land out of the George Bellows Survey, A-3, Harris County, Texas and being a portion of the residue of a called 8.595-acre tract of land conveyed to Town & Country Partnership, as recorded by deed under Harris County Clerk's File No. R031751, Film Code No. 500-79-1208 of the Official Public Records of Real Property Harris County, Texas. Said 0.022-acre tract being more particularly described by metes and bounds as follows: (Bearings based on the Texas State Plane Coordinate System south Central Zone, 4204)

BEGINNING at a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set in the north line of a 10-acre tract of land conveyed to Spring Branch Independent School District as recorded by deed in Volume 3315, Page 365 of the Deed Records of Harris County, Texas, for an angle point of the residue of said 8.595-acre tract, for the east corner of said tract herein described and the beginning of a curve to the left;

THENCE with a northwest line of said Spring Branch Independent School District tract with the southeast line of the residue of said 8.595-acre tract, with the southeast line of said tract herein described and along said curve to the left, having a radius of 392.25 feet, a central angle of 14 deg. 36 min. 25 sec., a chord bearing of S 77 deg. 43 min. 34 sec. W, a chord distance of 132.54 feet and an arc length of 133.17 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for a southeast corner of a called 2.224-acre tract of land conveyed to The Country Playhouse, Inc., as recorded by deed under Harris County Clerk's File No. R436571, Film Code No. 504-15-2719 of the Official Public Records of Real Property, Harris County, Texas, for the southwest corner of the residue of said 8.595-acre tract and for the southwest corner of said tract herein described;

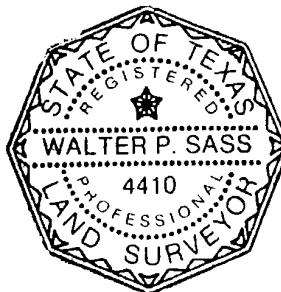
THENCE North 02 deg. 13 min. 51 sec. West, with an east line of said 2.224-acre tract, with a west line of the residue of said 8.595-acre tract, and with the west line of said tract herein described, a distance of 22.39 feet to a 5/8-inch iron rod with cap stamped "WEISSER ENG HOUSTON, TX" set for the northwest corner of said tract herein described;

THENCE North 87 deg. 27 min. 09 sec. East, over and across the residue of said 8.595-acre tract, with the north line of said tract herein described, a distance of 130.51 feet to the **POINT OF BEGINNING** and containing 0.022 acre (962 square feet) of land.

Compiled by:

Weisser Engineering Company
19500 Park Row, Suite 100
Houston, Texas 77084

Job No. DG454 (855-054)
Date: 06/14/2013
Revised: 08/21/2013



A handwritten signature or scribble, possibly reading "W.P. Sass", written in ink below the surveyor's seal.

20130448158
Pages 9
08/30/2013 14:02:13 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 44.00

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