

QUITCLAIM

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: January 25, 2019

Grantor: CARTER C. GOOD

Grantor's Mailing Address: 961 Sherman Street, Ypsilanti, Michigan 48197-2767

Grantee: SP PARTNERS HEIGHTS HOLDINGS, LLC, a Texas limited liability company

Grantee's Mailing Address: 9811 Katy Freeway, Suite 925, Houston, Texas 77024

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration

Property (including any improvements):

15,675 square feet, more or less, as further described and depicted on Exhibit A attached hereto and incorporated herein by reference.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

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

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[Signature Page]

Carter C. Good
CARTER C. GOOD

STATE OF Michigan
COUNTY OF Washtenaw

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§
§

This instrument was acknowledged before me on this 25 day of January, 2019, by
Carter C. Good.

(Notary Seal)

[Signature]
Notary Public, State of Michigan

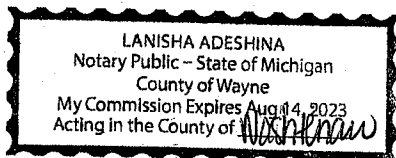


EXHIBIT "A" TO QUITCLAIM

LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY



3000 Wilcrest Drive, Suite 210 - Houston, Texas 77042 - (713) 993-0327 - FAX (713) 993-8231

**METES AND BOUNDS DESCRIPTION
0.3598 ACRE (15,675 SQUARE FEET)
JOHN AUSTIN SURVEY, ABSTRACT NUMBER 1
HARRIS COUNTY, TEXAS**

Being a tract or parcel containing 0.3598 acre (15,675 square feet) of land situated in the John Austin Survey, Abstract Number 1, Harris County, Texas; being a portion of the 38-foot wide Alley in Block 34, Houston Heights a plat of subdivision recorded in Volume 1, Page 114 Harris County Map Records (H.C.M.R.), lying between Lots 8 through 24 and Lots 25 through 40 of said Block 34; said 0.3598 acre tract being more particularly described as follows (Bearing shown hereon are referenced to the record information contained in the recorded plat of Restricted Reserve "A" (1.2781 Acres), Block 1, Shady Acres Church of Christ recorded at Film Code Number 570149 of the Harris County Map Records):

COMMENCING for reference at a 1/2-inch iron rod found marking the intersection of the east right-of-way (R.O.W.) line of Durham Drive (70-foot wide R.O.W.) with the south R.O.W. line of West 26th Street (70-foot wide R.O.W.) both recorded in Volume 1, Page 114 H.C.M.R., said iron rod marking the northwest corner of Restricted Reserve "A" (1.2781 Acres), Block 1, Shady Acres Church of Christ and the northwest corner of Lot 24 of said Houston Heights;

THENCE, South 02°36'34" East, along the east R.O.W. line of Durham Drive and along the west line of said Restricted Reserve "A" (1.2781 Acres) and said Lot 24, a distance of 131.00 feet to a 1/2-inch iron rod found marking the southwest corner of said Restricted Reserve "A" (1.2781 Acres) and the southwest corner of Lot 24, said iron rod marking the northwest corner of said 38-foot wide Alley and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 87°23'26" East, along the south line of said Lots 24 through 8 and the north line of said 38-foot wide Alley, a distance of 425.00 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southwest corner of Lot 7, Block 34, of said Houston Heights and marking the southeast corner of Lot 8 and said Restricted Reserve "A" (1.2781 Acres) and marking the northeast corner of the herein described tract;

THENCE, South 02°36'34" East, crossing into said 38-foot wide Alley, a distance of 19.00 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the centerline of said 38-foot wide Alley and marking an angle point in the east line of the herein described tract;

THENCE, South 87°23'26" West, along the centerline of said 38-foot wide Alley, a distance of 25.00 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking an angle point in the east line of the herein described tract;

THENCE, South 02°36'34" East, a distance of 19.00 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the south line of said 38-foot wide Alley, marking the northwest corner of Restricted Reserve "A" (0.6018 Acres), Texas Ambulatory Surgical Center, Sec. 1, a plat of subdivision recorded at Film Code Number 589283 H.C.M.R., marking the northeast corner of the aforesaid Lot 40, Block 34, of said Houston Heights and marking the southeast corner of the herein described tract,

METES AND BOUNDS DESCRIPTION
0.3598 ACRE
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THENCE, South 87°23'26" West, along the north line of Lots 40 through 25 and along the south line of said 38-foot wide Alley, a distance of 400.00 feet to a point in the aforesaid east R.O.W. line of Durham Drive for the northwest corner of Restricted Reserve "A" (0.4511 Acres), Block 1, Shady Acres Church Grove a plat of subdivision recorded at Film Code Number 634269 H.C.M.R. and the northwest corner of said Lot 25, Block 34, of said Houston Heights and being the southwest corner of the herein described tract, from which a found 1/2-inch iron pipe bears South 25°37'10" East, 0.77 feet;

THENCE, North 02°36'34" West, along the east R.O.W. line of Durham Drive, and along the west line of said 38-foot wide Alley, a distance of 38.00 feet to the **POINT OF BEGINNING** and containing 0.3598 acre (15,675 square feet) of land. This description is based on the Alta/Nsps Land Title Survey and plat made by Terra Surveying Company, Inc. dated July 6, 2018, Project Number 1617-1823-S.

Compiled by: Robert J. Gabler R.P.L.S.
Terra Surveying Company, Inc.
3000 Wilcrest Dr., Suite 210
Houston, Texas 77042
July 18, 2018
Project Number 1617-1823-S
1617-1807 38-Alley MB 0.3598 Ac.doc



NO.	DATE	REVISION
DRAWN BY: RJG	SCALE: 1" = 60'	FB NO. 18-28
APPROV BY: RJG	DATE: 1-23-2019	JOB NO. 1817-1823

AN EXHIBIT OF A 38' ALLEY
0.3598 ACRE (15,675 SQ. FT.)
OUT OF BLOCK 34, HOUSTON HEIGHTS
JOHN AUSTIN SURVEY, ABSTRACT NO. 1
HOUSTON, HARRIS COUNTY, TEXAS

TERPA

SURVEYING CO., INC.
3000 WILCREST DR., SUITE 210
HOUSTON, TEXAS 77042 (713) 893-0327
- FAX (713) 993-9231
T.B.P.L.S. NO. 10943860