

Electronically Recorded

County: HARRIS

Date: 10/9/17

Recording information: RP-2017-442668

SPECIAL 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.

Date:

October 6, 2017

Grantor:

MILO STRICKLAND aka MILO L. STRICKLAND, JANYTH E. STRICKLAND, and MJ PARTNERS, LTD., a Texas limited partnership (collectively "Grantor")

Grantor's Mailing Address:

113 Bayridge Rd.
LaPorte, TX 77571

Grantee:

THE PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, TEXAS ("Grantee")

Grantee's Mailing Address:

111 East Loop North, Houston, Texas 77029
(Attention; Ricky Kunz, Chief Commercial Officer)

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Real property located in Harris County, Texas and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with (i) all buildings, improvements, and fixtures located thereon (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to such real property, and (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining such real property (said land, Improvements, rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances, rights, titles, and interests being hereinafter sometimes referred to collectively as the "Property").

Conveyance and Warranty:

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, when the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

AS IS – WHERE IS. Grantee accepts the Property in an AS IS – WHERE IS condition as provided in that certain Commercial Contract – Improved Property dated May 19, 2017 between Grantor, as seller, and Grantee as buyer.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's 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.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Subject to all those matters set forth in Exhibit B attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions"); and further subject to validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and, if applicable, described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements;; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

DATED effective as of the 6th day of October, 2017.

MJ PARTNERS, LTD.,
a Texas limited partnership

By: JM Ventures, L.L.C.,
a Texas limited liability company
Its: General Partner

By: Milo L. Strickland
Name: Milo L. Strickland, Manager

By: Janyth E. Strickland
Name: Janyth E. Strickland, Manager

Milo L. Strickland
Milo Strickland aka Milo L. Strickland

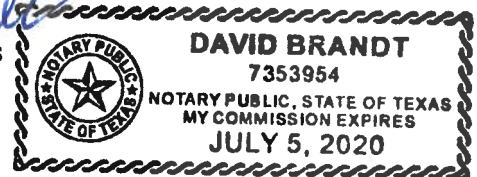
Janyth E. Strickland
Janyth E. Strickland

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on October 6, 2017, by Milo L. Strickland, Manager of JM Ventures, L.L.C., a Texas limited liability company, on behalf of MJ Partners, Ltd., a Texas limited partnership, on behalf of said limited liability company and partnership.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

David Brandt
Notary Public, State of Texas



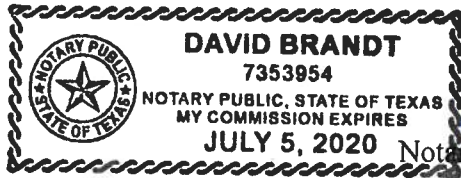
This instrument was acknowledged before me on October 6, 2017, by Janyth E. Strickland, Manager of JM Ventures, L.L.C., a Texas limited liability company, on behalf of MJ Partners, Ltd., a Texas limited partnership, on behalf of said limited liability company and partnership.



Terry Conroy
Notary Public, State of Texas

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

This instrument was acknowledged before me on October 6, 2017, by Milo Strickland aka Milo L. Strickland.



David Brandt
Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on October 6, 2017, by Janyth E. Strickland.



Terry Conroy
Notary Public, State of Texas

GRANTEE'S ADDRESS FOR TAX NOTICES:

111 East Loop North
Houston, Texas 77029
Attn: Ricky Kunz, Chief Commercial Officer

When recorded, return to:
Port of Houston Authority
111 East Loop North
Houston, Texas 77029
Attn: Ricky Kunz, Chief Commercial Officer

EXHIBIT A

Property

Being a tract of land containing 10.402 acres (453,137 square feet), located in the John Brown Survey, Abstract Number (No.) 8 in Harris County, Texas; said 10.402 acres being all of Mississippi Park, a subdivision plat of record in Volume 230, Page 11, in the Harris County Map Records (H.C.M.R.) said subdivision recorded in the name of Milo L. Strickland and Janyth E Strickland (Tract 1 called 7.366 acres in Harris County Clerk's File Number (H.C.C.F. No.) E963801 and a portion of Unrestricted Reserve "A" of Turning Basin Industrial District Section Six, a subdivision plat of record in Film Code Number (F.C. No.) 357143 in the H.C.M.R., said subdivision recorded in the name of Milo Strickland in H.C.C.F. No. N090998; said 10.402 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System of 1983 (NAD83), South Central Zone, per GPS observations):

BEGINNING at a 5/8-inch iron rod found at the northwest corner of said Unrestricted Reserve "A", Mississippi Park and being on the southerly Right-Of-Way (R.O.W.) line of Mississippi Street (100 feet wide right-of way (R.O.W.)) for a beginning of a curve to the right;

Thence, with the southerly R.O.W. of said Mississippi Street and the north lines of said Mississippi Park the following two (2) courses:

1. 309.95 feet along the arc of said curve to the right, having a radius of 2033.48 feet, a central angle of 08 degrees 44 minutes 00 seconds and a chord that bears South 88 degrees 45 minutes 46 seconds East, a distance of 309.65 feet to a 5/8-inch iron rod with a Miller Survey Group (MSG) cap set at the point of tangency;

2. South 84 degrees 23 minutes 46 seconds East, a distance of 62.22 feet to a 5/8-inch iron rod with MSG cap set on the westerly R.O.W. line of Interstate 610 (East Loop Freeway) (width varies) for the northeast corner of the herein described tract;

Thence, with the westerly R.O.W. line of said Interstate 610 and the east lines of said Mississippi Park the following two (2) courses:

1. South 03 degrees 05 minutes 01 seconds East, a distance of 849.71 feet to a 5/8-inch iron rod found for the easterly southeast corner of Mississippi Park, from which a 1/2-inch iron found bears South 68 degrees 28 minutes East, a distance of 3.6 feet;

2. South 35 degrees 55 minutes 15 seconds West, a distance of 201.47 feet to a 5/8-inch iron rod with MSG cap set at the southerly southeast corner of said Mississippi Park and being the east corner of said Unrestricted Reserve "A", Turning Basin Industrial District Section Six, for the southerly southeast corner of the herein described tract

Thence, with the lines common to said Mississippi Park and said Turning Basin Industrial District Section Six the following two (2) courses:

1. South 87 degrees 18 minutes 14 seconds West, a distance of 48.19 feet to a cut "X" set for a southerly corner of the herein described tract;

2. North 03 degrees 05 minutes 01 seconds West, a distance of 90.14 feet to a 5/8-inch iron rod with EIC cap found at the northeast corner of a called 2.3321 acre tract recorded in the name of Global New Millennium Partners, LTD. in H.C.C.F. No. 20070378830 for an angle point;

Thence, with the north line of said 2.3321 acre tract, South 86 degrees 41 minutes 47 seconds West, a distance of 403.20 feet to a 5/8-inch iron rod with MSG cap set on the east R.O.W. line of Teal Street (width varies) same being the west lines of said Turning Basin Industrial District Section Six;

Thence, with the lines common to said Teal Street and said Turning Basin Industrial District Section Six, the following six (6) courses:

1. North 03 degrees 06 minutes 11 seconds West, a distance of 228.55 feet to a 5/8-inch iron rod with a MSG cap set at the beginning of a curve to the right;

2. 102.40 feet along the arc of said curve to the right, having a radius of 270.00 feet, a central angle of 21 degrees 43 minutes 48 seconds and a chord that bears North 07 degrees 45 minutes 43 seconds East, a distance of 101.79 feet to a 5/8-inch iron rod with a MSG cap set at a point of tangency;

3. North 18 degrees 37 minutes 39 seconds East, a distance of 55.22 feet to a 5/8-inch iron rod with a MSG cap set at the beginning of a curve to the left;

4. 39.91 feet along the arc of said curve to the left, having a radius of 330.00 feet, a central angle of 06 degrees 55 minutes 47 seconds and a chord that bears North 15 degrees 09 minutes 46 seconds East, a distance of 39.89 feet to a 5/8-inch iron rod with a MSG cap set at the point of reverse curvature;

5. 33.49 feet along the arc of said curve to the right, having a radius of 25.00 feet, a central angle of 76 degrees 44 minutes 34 seconds and a chord that bears North 50 degrees 04 minutes 09 seconds East, a distance of 31.04 feet to a 5/8-inch iron rod with a MSG cap set at a point of tangency;

6. North 88 degrees 26 minutes 46 seconds East, a distance of 35.28 feet to a 5/8-inch iron with MSG cap set at the north corner of said Turning Basin Industrial District Section Six and being on the west line of said Mississippi Park for an angle point;

Thence, with the west line of said Mississippi Park, North 03 degrees 07 minutes 46 seconds West, a distance of 61.39 feet to a 1/2-inch iron rod found for the beginning of a non-tangent curve to the left;

Thence, with the lines common to said Mississippi Park and the Clintonview Subdivision Section One, a subdivision plat of record in Vol. 37, Page 65, of the H.C.M.R., the following two (2) courses:

1. 304.55 feet along the arc of said curve to the left, having a radius of 465.00 feet, a central angle of 37 degrees 31 minutes 32 seconds and a chord that bears North 15 degrees 38 minutes 02 seconds East, a distance of 299.14 feet to a 5/8-inch iron rod with a MSG cap set at a point of tangency;

2. North 03 degrees 07 minutes 46 seconds West, a distance of 170.00 feet to the POINT OF BEGINNING and containing 10.402 acres (453,137 square feet) of land.

EXHIBIT B

Permitted Exceptions

1. The following, all according to plat recorded in Film Code No. 357143, of the Map Records of HARRIS County, Texas:

- Building set back line 10 feet in width along the West and northern most North property line.
- A sanitary sewer easement 20 feet wide, in the Easterly portion of subject property.
- A water line easement 10 feet wide along the Southeasterly property line.
- Building set back line 25 feet in width along the Southeasterly property line(s).
- An easement for electric distribution facilities 10 feet wide, together with unobstructed aerial easements 10 feet wide, beginning at a plane 16 feet above the ground level and extending upwards, located on both sides of and adjoining said 10 foot wide easement, as granted to Houston Lighting and Power Company by instruments recorded under Harris County Clerk's File No(s). N154076 and N154077.
- Fire hydrant easement containing 302.8 square feet, located in the westerly portion of subject property as granted to The City of Houston by instrument recorded under Harris County Clerk's File No(s). N987598.

2. Subject to the rights, if any, of the public and or utility companies in and to the use of Turning Basin Drive, Wallace Street, and the alleyways lying within subject property, as shown on the plat of Brunsville, as recorded in Volume 67, Page 229 of the Deed Records of Harris County, Texas.

3. The following, all according to plat recorded in Volume 230, Page 11, of the Map Records of HARRIS County, Texas:

- Utility easement, Ten (10) feet in width and a 15 foot aerial easement adjoining thereto traversing subject property in a north and south direction.
- Sanitary sewer easement, Twenty (20) feet in width traversing subject property in a north and south direction.
- Ten (10) foot building line along the north, east, south and part of the most southerly west property line(s).

- Five feet by 392 feet strip dedicated for the widening of Turning Basin Drive.
4. Encroachment of adjoining property concrete improvement as reflected on survey dated July 26, 2017, prepared by Anthony R. Peacock, RPLS No. 5047.
 5. Fences do not follow property lines as reflected on survey dated July 26, 2017, prepared by Anthony R. Peacock, RPLS No. 5047.