

RP-2018-459998  
# Pages 3  
10/08/2018 09:45 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$20.00

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

RP-2018-459998

## SPECIAL WARRANTY DEED

RP-2018-307587  
07/09/2018 RP1 \$28.00

STATE OF TEXAS )

COUNTY OF BRAZOS )

KNOW ALL BY THESE PRESENTS:

VISTA2016, LLC, a Texas limited liability company ("Grantor"), whose address is 1700 George Bush Drive East, Ste. 160, College Station, Brazos County, TX 77840, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by TXMV2017, LLC, a Texas limited liability company ("Grantee"), whose current address is 1700 George Bush Drive East, Ste. 160, College Station, Brazos County, TX 77840, the payment and sufficiency whereof are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee all of that certain real property situated in the City of Houston, Harris County, Texas, more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with all buildings, improvements and fixtures located thereon, and all rights, ways, privileges and appurtenances pertaining thereto (the "Property").

TO HAVE AND TO HOLD, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, Grantee's heirs, 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, unto Grantee, Grantee's heirs, 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.

Effective as of this 12<sup>th</sup> day of January, 2018.

## GRANTOR: VISTA2016, LLC,

a Texas limited liability company

By: \_\_\_\_\_

Name: Fercan Kalkan

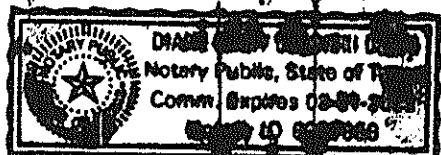
Title: Sole Member/Manager

STATE OF TEXAS )

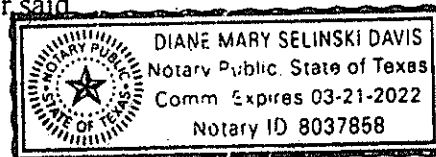
COUNTY OF BRAZOS )

On January 12, 2018, before me, the undersigned personally appeared Fercan Kalkan, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



*Diane Mary Selinski Davis*  
Notary Public in and for said  
County and State



Upon filing, return to:

TXMV 2017, LLC - Attn: Diane Davis

1700 George Bush Dr. E., Ste. 160, College Station, Tx. 77840

**EXHIBIT A**

**Legal Description of Real Property**

BEING A 20.2150 ACRE TRACT OF LAND SITUATED IN THE HARVEY WHITING SURVEY, ABSTRACT 840 IN HARRIS COUNTY, TEXAS; BEING ALL OF TRACT-1: 10.7674 ACRES; TRACT-2: 7.6209 ACRES AND TRACT-3: 1.8265 ACRE, CONVEYED TO LAGUNA AZUL APARTMENTS LLC IN A WARRANTY DEED RECORDED IN H.C.C.F. NO. 20080560611 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS SAID 20.2150 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEARINGS ARE REFERENCED TO THE RECORDED DEED OF THE SAID 10.7674 ACRE TRACT;

BEGINNING AT A 5/8 INCH IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWOOD DRIVE (60 FEET WIDE) ON THE WEST LINE OF WOODWAY DRIVE A 50-FOOT WIDE ROADWAY EASEMENT CONVEYED TO THE CITY OF BAYTOWN IN AN INSTRUMENT RECORDED IN HARRIS COUNTY UNDER COUNTY CLERK'S FILE NO. E410580; SAME POINT ALSO MARKING THE SOUTHEAST CORNER OF TRACT 1, AND THE MOST SOUTHERLY NORTHEAST CORNER OF TRACT-3;

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF NORTHWOOD DRIVE, AND ALONG THE MOST EASTERLY LINE OF TRACT-3, SOUTH 00 DEG 33 MIN 00 SEC EAST, A DISTANCE OF 50.50 FEET TO A "X" IN CONC SET AT THE COMMON SOUTHEAST CORNER OF TRACT-3 AND THE 20.2150 ACRE TRACT HEREIN DESCRIBED;

THENCE, NORTH 89 DEG 26 MIN 00 SEC WEST, A DISTANCE OF 690.74 FEET TO A POINT ON THE MOST EASTERLY LINE OF TRACT-2, SAME ALSO MARKING THE SOUTHWEST CORNER OF TRACT-3, AND FROM WHICH A FOUND "X" OUT IN CONCRETE BEARS: NORTH 14 DEG 17 MIN 33 SEC EAST A DISTANCE OF 0.66 FEET;

THENCE, SOUTH 01 DEG 38 MIN 00 SEC WEST, A DISTANCE OF 9.50 FEET TO THE SOUTHEAST CORNER OF TRACT-2, TO A POINT FROM WHICH A FOUND "X" CUT IN CONCRETE BEARS: NORTH 29 DEG 44 MIN 11 SEC EAST A DISTANCE OF 0.68 FEET;

THENCE ALONG THE SOUTH LINE OF TRACT-2, NORTH 89 DEG 26 MIN 00 SEC WEST, A DISTANCE OF 473.13 FEET TO A POINT ON THE CENTERLINE OF GOOSE CREEK; ON THE NORTH LINE OF A 100-FOOT FEE STRIP CONVEYED TO THE CITY OF BAYTOWN AND RECORDED UNDER CLERK'S FILE NO. D596854 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, ALONG THE NORTH LINE OF SAID FEE STRIP, NORTH 25 DEG 33 MIN 19 SEC WEST, A DISTANCE OF 55.34 FEET TO A POINT FOR CORNER;

THENCE, NORTH 51 DEG 31 MIN 39 SEC WEST, A DISTANCE OF 93.62 FEET TO A POINT ON THE MOST SOUTHERLY EAST LINE OF A 49.892 ACRE TRACT CONVEYED TO BCHPW DEVELOPMENT, LP IN A GENERAL WARRANTY DEED RECORDED

D

RP-ZUL8-3U/581  
RP-2017-76882

UNDER COUNTY CLERKS FILE NO. Y723684, FOR THE SOUTHWEST CORNER OF THE 20.2150 ACRE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE EAST LINE OF SAID 49.892 ACRE TRACT, NORTH 11 DEG 40 MIN 31 SEC EAST, A DISTANCE OF 645.58 FEET, TO A 5/8 INCH IRON ROD SET AT THE NORTHWEST CORNER OF THE 20.2150 ACRE TRACT HEREIN DESCRIBED;

THENCE EASTERLY CONTINUING ALONG THE NORTH LINE OF THE HEREIN DESCRIBED ADJOINING SAID 49.892 ACRE TRACT, SOUTH 89 DEG 16 MIN 26 SEC EAST, AT 355.88 FEET PASSING A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF TRACT-2 AND THE NORTHWEST CORNER OF TRACT-1, FOR TOTAL DISTANCE OF 1,136.88 FEET, TO A 5/8 INCH IRON ROD SET AT THE NORTHWEST CORNER OF UNRESTRICTED RESERVE "A" OF AAP-8101 SUBDIVISION AS RECORDED IN FILM CODE NO. 615020 OF THE MAP AND/OR PLAT RECORDS OR HARRIS COUNTY, FOR THE NORTHEAST CORNER OF THE 20.2150 ACRE TRACT HEREIN DESCRIBED;

THENCE, ALONG THE WEST LINE OF SAID UNRESTRICTED RESERVE, AND ALONG THE WEST LINE OF THE AFOREMENTIONED 50-FOOT ROADWAY EASEMENT CONVEYED TO THE CITY OF BAYTOWN, SOUTH 00 DEG 29 MIN 00 SEC WEST, A DISTANCE OF 677.62 FEET TO THE POINT OF BEGINNING CONTAINING 20.2150 ACRES (880,564 SQFT) OF LAND.

RP-2018-307581

RP-2017-76882

RP-2017-76882

# Pages 6

02/23/2017 11:00 AM

e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees \$32.00

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

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was  
found to be inadequate for the best photographic  
reproduction because of illegibility, carbon or  
photo copy, discolored paper, etc. All blockouts,  
additions and changes were present at the time  
the instrument was filed and recorded.

RP-2017-307581

RP-2017-76882

FILED FOR RECORD

2:54:43 PM

Monday, July 9, 2018

*Stan Stewart*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, July 9, 2018



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2018-307587

CORRECTION AFFIDAVIT

THE STATE OF TEXAS

COUNTY OF SAN JACINTO

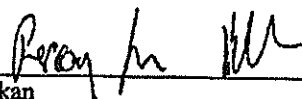
§  
§

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned notary public, personally appeared the Affiant(s) named below, who, after being by me duly sworn, stated as follows:

1. My name is Fercan Kalkan. I am over the age of 18 years, have personal knowledge of the facts herein, and am fully competent to make this affidavit.
2. In January 12, 2018, I executed and recorded a Special Warranty Deed from Vista2016, LLC to TXMV2017, LLC for the Real Property described in Exhibit "A" attached hereto and made a part hereof.
3. The Special Warranty Deed was recorded in the Official Public Records of Harris County, Texas on July 9, 2018 under County Clerks File No. RP-2018-307587 and attached an Exhibit A with incorrect metes and bounds legal description. The correct Exhibit A is attached hereto corrected and incorporated herein for all purposes of this transaction.
4. This document is being recorded as a Correction Instrument pursuant to Texas Property Code §5.028.

AFFIANT:

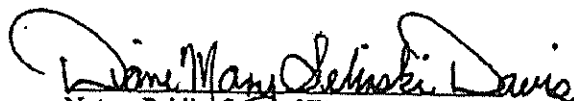
  
Fercan Kalkan

THE STATE OF TEXAS

COUNTY OF ~~HARRIS~~ Brazos

§  
§  
§

SUBSCRIBED AND SWORN TO before me the 5th day of October, 2018, by Fercan Kalkan.

  
Notary Public, State of Texas



RP-2018-459998

**EXHIBIT A**

BEING all that tract of land in the City of Houston, Harris County, Texas, out of the B.B.B. & C.R.R. Survey, A-174, and being all of that called 9.820 acres described in a deed to KAMCO LA COSTA, LTD. Recorded under Clerk's File No. 20070477967 of the Deed Records of Harris County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod found on the Southwest line of Northborough Drive (60' right of way), being the most Northerly corner of said 9.820 acres;

THENCE South 03 degrees 14 minutes 35 seconds East, 18.24 feet along Northborough Drive to a 5/8 inch steel rod found at a point of curve;

THENCE Southeasterly, 238.98 feet along a curve to the left in Northborough Drive having a radius of 507.96 feet and a central angle of 26 degrees 57 minutes 21 seconds (chord bears South 16 degrees 43 minutes 19 seconds East, 236.78 feet) to a 5/8 inch steel rod found at the point of tangency;

THENCE South 30 degrees 11 minutes 59 seconds East, 334.33 feet to a 5/8 inch steel rod found at a point of curve;

THENCE Southeasterly, 268.78 feet along a curve to the right in Northborough Drive having a radius of 573.11 feet and a central angle of 26 degrees 52 minutes 15 seconds (chord bears South 16 degrees 45 minutes 52 seconds East) 266.32 feet to a 5/8 inch steel rod found at the point of tangency;

THENCE South 03 degrees 19 minutes 45 seconds East, 59.92 feet to a 5/8 inch steel rod found at a cut back in the transition to the North line of Oakhurst Green Drive (60' right of way);

THENCE South 41 degrees 40 minutes 15 seconds West, 14.14 feet to a 5/8 inch steel rod found on the North line of Oakhurst Green Drive;

THENCE South 86 degrees 37 minutes 23 seconds West, 659.21 feet along Oakhurst Green Drive to a 5/8 inch steel rod found at the Southwest corner of said 9.820 acres;

THENCE North 03 degrees 25 minutes 28 seconds West, 592.48 feet to a 1/2 inch steel rod found at the Northwest corner of said 9.820 acres;

THENCE North 47 degrees 12 minutes 46 seconds East, 430.37 feet to a 5/8 inch steel rod found for corner;

THENCE North 78 degrees 17 minutes 12 seconds East, 70.86 feet to the Point of Beginning, containing 9.845 acres of land.

KP-2018-459998



Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation  
Limited Liability Company**

Filed in the Office of the  
Secretary of State of Texas  
Filing #: 802997793 04/24/2018  
Document #: 809426770004  
Image Generated Electronically  
for Web Filing

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**TXMV2017 LLC**

**Article 2 – Registered Agent and Registered Office**

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

**OR**

☒ B. The initial registered agent is an individual resident of the state whose name is set forth below:

**Name:**

**Fercan E Kalkan**

C. The business address of the registered agent and the registered office address is:

**Street Address:**

**1700 George Bush Drive E., Ste. 160 College Station TX 77840-77845**

**Consent of Registered Agent**

☐ A. A copy of the consent of registered agent is attached.

**OR**

☒ B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

☒ A. The limited liability company is to be managed by managers.

**OR**

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members. The names and addresses of the governing persons are set forth below:

Manager 1: **Fercan E Kalkan**

Title: **Manager**

Address: **1700 George Bush Drive E., Ste. 160 College Station TX, US 77840-77845**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

[The attached addendum, if any, is incorporated herein by reference.]

**Organizer**

The name and address of the organizer are set forth below.

**Fercan E Kalkan**      **1700 George Bush Drive E., Ste. 160, College Station, TX 77840**

**Effectiveness of Filing**

☒ A. This document becomes effective when the document is filed by the secretary of state.

**OR**

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**Fercan E Kalkan**

\_\_\_\_\_  
Signature of Organizer

**FILING OFFICE COPY**