

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 WITH VENDOR'S LIEN

Date: March ____, 2019

Grantor: HOLLISTER ROAD PARTNERS, LP, a Texas limited partnership

Grantee: LONE STAR GLOBAL INVESTMENTS, LLC, a Texas limited liability company

Grantee's Mailing Address: 4315 Clark Road, Houston, TX 77040

Consideration:

\$10.00 and other valuable consideration including a Promissory Note of even date, executed by Grantee and payable to the order of JP MORGAN CHASE BANK, N.A. ("Lender"). The Note is secured by a vendor's lien retained in favor of Lender in this Deed and by a Deed of Trust of even date from Grantee to RANDALL B. DURANT, Trustee.

Property (including any improvements):

1.850 acres of land situated in the William C. Wallace Survey, Abstract Number 848, City of Houston, Harris County, Texas, being a portion of that certain called 3.295 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20060119026 and being a portion of that certain Unrestricted Reserve "A" of Hollister Road Partners, a subdivision as shown on map or plat recorded under Film Code Number 657181 of the Map Records of Harris County, Texas, said 1.850 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with cap found at the intersection of the Northwesterly right-of-way line of Proposed Hollister Road (100 foot right-of-way) as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number Z448434 with the Easterly line of that certain Restricted Reserve "A" of Furrow Addition, a subdivision as shown on map or plat recorded under Volume 326, Page 17 of the Map Records of Harris County, Texas, for the Southerly corner of said 3.295 acre tract and the Southerly corner of said Unrestricted Reserve "A" of Hollister Road Partners, from which a found 5/8 inch iron rod bears N 78°00'21" W, 0.91 feet and from which a found 5/8 inch iron rod bears S 57°05'16" W, 1.84 feet;

Thence, N 02°11'45" W, along the Easterly line of said Restricted Reserve "A" of Furrow Addition, a distance of 617.73 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of that certain called 1.445 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20140267254;

Thence, N 87°43'12" E, along the Southerly line of said 1.445 acre tract, a distance of 221.55 feet to a 5/8 inch iron rod with cap found in the Westerly right-of-way line of said Proposed Hollister Road;

Thence, S 08°31'25" W, along the Westerly right-of-way line of said Proposed Hollister Road, a distance of 23.92 feet to a point of curvature to the right;

Thence, in a Southwesterly direction, continuing along the Westerly right-of-way line of said Proposed Hollister Road, with said curve to the right, having a central angle of 18°40'50", a radius of 1,950.00 feet, an arc length of 635.77 feet, a chord bearing of S 17°51'50" W and a chord length of 632.96 feet to the POINT OF BEGINNING and containing 1.850 acres of land.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; 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, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and taxes for 2019, the payment of which Grantee assumes and agrees to pay on a prorated basis, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes as of the date first above written.

Grantor, for the Consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor, but not otherwise.

Lender, at Grantee's request, has paid in cash to Grantor a portion of the purchase price of the Property evidenced by the note referenced above. The vendor's lien against and superior title to the Property are retained for the benefit of the Lender until the note described above is fully paid according to its terms, at which time this Deed shall become absolute, and are transferred and assigned to Lender without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

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SIGNATURE PAGE TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

EXECUTED EFFECTIVE AS OF THE DATE FIRST WRITTEN ABOVE.

HOLLISTER ROAD PARTNERS, LP, a Texas
limited partnership

By: Capital Real Estate Investments, LLC, a Texas
limited liability company, its General Partner

By: _____
Richard C. Rolland, Manager

STATE OF TEXAS §
 §
COUNTY OF _____§

This instrument was acknowledged before me on _____,
2019, by Richard C. Rolland, Manager of Capital Real Estate Investments, LLC, a Texas limited
liability company, in its capacity as General Partner, for and on behalf of HOLLISTER ROAD
PARTNERS, LP, a Texas LIMITED partnership, on this the _____ day of March, 2019.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Harry Klein
Veritas Title Partners, L.P.
11 Greenway Plaza, Suite 3170
Houston, TX 77046
G. F. No. 19005799