

HARRIS COUNTY APPRAISAL DISTRICT
REAL PROPERTY ACCOUNT INFORMATION

Tax Year: 2020

0450890020010

Print

★ See attached deed regarding ownership transfer

Owner and Property Information										
Owner Name & Mailing Address:					Legal Description:					
KENSINGER PROPERTIES LIMITED KDCO HOLDINGS LLC 3300 CHIMNEY ROCK RD STE 301 HOUSTON TX 77056-6617					TR 10J ABST 785 E B COGSWELL Property Address: 1001 ANTOINE DR HOUSTON TX 77024					
State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map ^{1/2}
F1 -- Real, Commercial	8002 -- Land Neighborhood Section 2	E	0	18,269 SF	9,000	0	9854.1	6006 -- Near West	5158A	491B

Value Status Information

Value Status	Shared CAD
All Values Pending	No

Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2019 Rate	2020 Rate
None	025	SPRING BRANCH ISD	Pending	Pending	1.320980	
	040	HARRIS COUNTY	Pending	Pending	0.407130	
	041	HARRIS CO FLOOD CNTRL	Pending	Pending	0.027920	
	042	PORT OF HOUSTON AUTHY	Pending	Pending	0.010740	
	043	HARRIS CO HOSP DIST	Pending	Pending	0.165910	
	044	HARRIS CO EDUC DEPT	Pending	Pending	0.005000	
	061	CITY OF HOUSTON	Pending	Pending	0.567920	
	793	SPRING BRANCH MGT DIST	Pending	Pending	0.100000	

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

Valuations

Value as of January 1, 2019			Value as of January 1, 2020		
	Market	Appraised		Market	Appraised
Land	913,450		Land		
Improvement	121,640		Improvement		
Total	1,035,090	1,035,090	Total	Pending	Pending

Land

Market Value Land												
Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8002 -- Land Neighborhood Section 2	4399	SF	18,269	1.00	1.00	1.00	Corner or Alley	1.00	Pending	Pending	Pending

Building

Building	Year Built	Type	Style	Quality	Impr Sq Ft	Building Details
1	1978	Warehouse - Metallic	Shell, Industrial	Average	9,000	Displayed

Building Details (1)

Building Data	
Element	Detail
Cooling Type	None
Functional Utility	Avg/Normal

Building Areas	
Description	Area
BASE AREA PRI	9,000
	3,100

Heating Type	Unit Heaters
Partition Type	Below Normal
Physical Condition	Avg/Normal
Plumbing Type	Adequate
Sprinkler Type	None
Exterior Wall	Metal, Light
Economic Obsolescence	Poor
Market Index Adjustment	104% Market Adjustment
Element	Units
Wall Height	14
Office Warehouse Ratio	0.34
OH Door: Wood / Mtl	3
Interior Finish Percent	0

CNPY ROOF W/ SLAB -C	440
TRUCK TRAIN WELLS -C	480
CNPY ROOF W/ SLAB -C	60

Extra Features

Line	Description	Quality	Condition	Units	Year Built
1	Paving - Asphalt	Average	Average	5,500.00	1974
2	Enclosure, Retail	Good	Average	3,100.00	1978
3	Truck - Train Wells	Average	Average	540.00	1978

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.

DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

GRANTING CLAUSE

KENSINGER PROPERTIES LIMITED, a Texas limited partnership, the owner of an 60% tenant in common interest in the Property (hereinafter defined), and KDCO HOLDINGS LLC, a Texas limited liability company, the owner of a 40% tenant in common interest in the Property (collectively herein referred to as "Grantor"), collectively the 100% owners of fee simple title to the Property, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by I-10 ANTOINE LLC, a Texas limited liability company (herein referred to as "Grantee") whose mailing address is 3300 Chimney Rock, Suite 301, Houston, Texas 77056, and other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee all of their respective right, title and interest in and to that certain real property located in Harris County, Texas more particularly described on Exhibit A attached hereto, incorporated herein and made a part hereof for all purposes (the "Land"), together with all of Grantor's interest in and to (i) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances therein or in anywise appertaining to the Land, (ii) all buildings, improvements and fixtures located thereon, (iii) all rights, privileges, and appurtenances pertaining to the Land, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way, open or proposed, adjoining the Land, and (iv) all air, water, riparian and solar rights related thereto (the Land, together with any and all of the related improvements, appurtenances, rights and interests referenced in items (i) through (iv) above are herein collectively referred to as the "Property").

SPECIAL WARRANTY OF TITLE

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its successors and assigns forever, subject to the matters herein stated; and except as otherwise expressly set forth hereinbelow Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property together with all and singular the rights and appurtenances thereto unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through and under Grantor but not otherwise, subject to any and all matters listed or contained in Exhibit B labeled "Permitted Encumbrances" which is attached hereto, incorporated herein and made a part hereof for all purposes, to the full extent same are valid and subsisting and affect the Property.

I-10 Antoine

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LIMITED GENERAL WARRANTY OF TITLE

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its successors and assigns forever, subject to the matters herein stated. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND the Property together with all and singular the rights and appurtenances thereto unto Grantee (but not Grantee's successors and assigns or any future owner of the Property or any part thereof or any interest therein other than Grantee) against every person whomsoever lawfully claiming or to claim the same or any part thereof; provided that this conveyance and the contractual general warranty of title of Grantor set forth in this paragraph are subject to any and all matters listed or contained in Exhibit B labeled "Permitted Encumbrances" which is attached hereto, incorporated herein and made a part hereof for all purposes, to the full extent same are valid and subsisting and affect the Property. The contractual general warranty of title contained in this paragraph shall inure to the benefit of the Grantee named herein only and no other person or entity (including, without limitation, Grantee's successors or assigns or any future owner of the Property or any part thereof or any interest therein other than Grantee) may enforce, benefit from or be protected by the contractual general warranty of title contained in this paragraph. Upon any transfer or conveyance of all or any portion of the Property (or any interest therein) by Grantee, the contractual general warranty of title contained in this paragraph shall automatically terminate and be of no further force and effect with respect to such portion of the Property (or interest therein) so transferred or conveyed. The contractual general warranty of title contained in this paragraph insofar as it benefits Grantee only is in addition to, and cumulative of, the contractual special warranty of title contained in the immediately preceding paragraph of this Deed.

DISCLAIMER CONCERNING TITLE WARRANTIES

Except for the contractual warranties of title expressly set forth in this Deed, Grantor hereby expressly disclaims and excludes all covenants and warranties of title of every nature whatsoever (express, implied, statutory or otherwise) arising out of or relating to the conveyance to Grantee pursuant to this Deed.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

EXECUTED on the date of the acknowledgments set forth below to be EFFECTIVE for all purposes as of the 1st day of January, 2020.

"Grantor"

KENSINGER PROPERTIES LIMITED,
a Texas limited partnership

By: POSHK, INC., a Texas corporation
its general partner

By: [Signature]
FRANK DONNELLY, III, President

KDCO HOLDINGS LLC,
a Texas limited liability company

By: [Signature]
FRANK DONNELLY, III, President

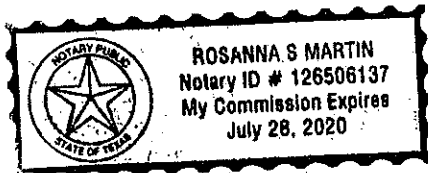
"Grantee"

I-10 ANTOINE LLC,
a Texas limited liability company

By: [Signature]
FRANK DONNELLY, III, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 19th day of December, 2019, by FRANK DONNELLY, III, President of POSHK, Inc., a Texas corporation, general partner of KENSINGER PROPERTIES LIMITED, a Texas limited partnership, on behalf of said corporation and said limited partnership.



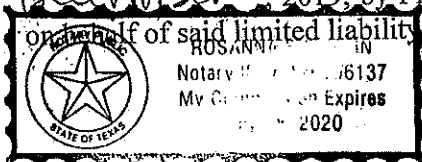
Notary Public for the State of Texas

[Signature]

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STATE OF TEXAS §
 §
COUNTY OF HARRIS §

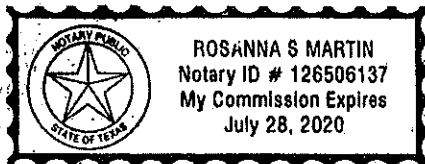
The foregoing instrument was acknowledged before me this 19th day of December, 2019, by FRANK DONNELLY III, as President of KDCO Holdings LLC, on behalf of said limited liability company.



Notary Public for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 19th day of December, 2019, by FRANK DONNELLY III, as President of I-10 Antoine LLC, on behalf of said limited liability company.



Notary Public for the State of Texas

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EXHIBIT A
LEGAL DESCRIPTION

Tract I

0.819 acres out of a 1.183 acres (51,545 square feet) of land situated in the E B Cogswell survey, abstract number 785, Harris County, Texas, and being part of and out of that certain called 1.6169 acres, described in deed to Louise E Stahlman, as recorded in volume 5754, page 49, deed records of Harris County, Texas (HCDR), said 1.183 acre tract being more particularly described as follows (bearings herein are oriented to the bearing base reflected in the deed of said 1.6169 acre tract):

Beginning at a 3/4-inch iron pipe found marking the west common corner of said 1.6169 acre tract and that certain called 0.083 of One acre, described in deed to City of Houston, as recorded in volume 5616, page 138, HCDR, said common corner also being the southwest corner of Afton Village, a plat of subdivision recorded in volume 46, page 54, map records of Harris County, Texas, said iron pipe also being in the east line of the remainder of that certain called 108.83 acres, described in deed to Woodlawn Cemetery Association, as recorded in volume 1038, page 205, HCDR, said iron pipe also marking the northwest corner of the herein described tract;

Thence, south 89°34'37" east (called east), with the common line of said 1.6169 acre tract, said 0.083 of One acre tract, and said Afton Village, a distance of 36.97 feet (called 37.08 feet) to a 1/2-inch iron rod found in the curved west right-of-way (row) line of Antoine drive, based on a varying width as delineated on said plat of Afton Village, said iron rod also marking the east common corner of said 1.6169 acre tract and said 0.083 of one acre tract, and marking the northeast corner of the herein described tract;

Thence, southerly with the east lines of said 1.6169 acre tract and the west row lines of said Antoine Drive, the following courses:

Southerly with a non-tangent curve to the left having a radius of 1,185.92 feet, an arc length of 129.98 feet (called 129.96 feet), a central angle of 06°16'48", and a Chord which bears south 16°22'48" east, 129.92 feet to a 1/2-inch iron rod found marking a point of Tangency;

South 19°31'11" east (called south 19°28' east), a distance of 85.32 feet to a 5/8-inch iron rod with plastic cap set marking the beginning of a tangent curve;

Southerly, with a curve to the right having a radius of 894.73 feet, an arc length of 259.15 feet, and a central angle of 16°35'4-4" to a 1/2 inch iron rod found marking the northeast corner of that certain called 19,036 square feet, described in deed to Mutage joint venture, as recorded under Harris County clerk's file number L780763, official public records of real property of Harris County, Texas, said iron rod also marking the southeast corner of the herein described tract;

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Thence, north $88^{\circ}46'58''$ west (called north $88^{\circ}09'07''$ west), with the north the line of said 19,036 square foot tract, a distance of 170.58 feet (called 170.24 feet) to a 1/2-inch iron rod found in the common line of said 1.6169 acre tract and the aforesaid 108.83 acre tract, said iron rod also marking the northwest corner of said 19,036 square foot tract and the southwest corner of the herein described tract;

Thence, north $02^{\circ}17'13''$ east, with said common line, a distance of 455.39 feet to the point of beginning and containing 1.183 acres (51,545 square feet)

Save and except all that portion of land referenced in County clerk's file no. S030744 in official public records of Harris County, Texas

Tract II

19,036 square feet of land out of the E. B. Cogswell survey, A-785, in Harris County, Texas, and being the same tract of land called 18,974 square feet of land by instrument recorded in film code no. 172-23-1773 of the Harris County real property records, said 19,036 square feet of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found on the north line of railroad marking the southwest corner of said 18,974 square feet tract of land and the southwest corner of that certain 1.6169 acre tract of land described by instrument recorded in vol. 5754 pg. 49 of the Harris County deed records, same being the southwest corner of the tract of land herein described;

Thence N. $02^{\circ}17'13''$ E., with the west line of said 1.6169 acre tract of land, and the west line of said 18,974 square feet tract of land, a distance of 115.53 feet to a 1/2 inch iron rod found marking the northwest corner of the tract of land herein described;

Thence S. $88^{\circ}09'07''$ E., 170.24 feet to a 1/2 inch iron rod found on the west line of Antoine Drive (100 feet wide) marking the northeast corner of the tract of land herein described;

Thence in a southerly direction with said west line and curve to the right, having a radius of 894.73 feet, a chord bearing S. $01^{\circ}02'03''$ E., 69.81 feet, a length of 69.83 feet to a 5/8 inch iron rod set marking the end of said curve, same being a corner of the tract of land herein described;

Thence S. $01^{\circ}49'48''$ W., continuing with the west line of Antoine Drive, a distance of 33.48 feet to a 5/8 inch iron rod set on the north line of the H.K.&T. Railroad marking the southeast corner of the tract of land herein described;

Thence with the north line of said railroad and curve to the right, having a radius of 5679.65 feet, a chord bearing S. $87^{\circ}48'40''$ S., 175.08 feet, a length of 175.09 feet to the place of beginning and containing 19,036 square feet of land, more or less.

Save and except all that portion of land referenced in County Clerk's file no. Y580017 in official public records of Harris County, Texas.

Said Tracts I and II above are also described as follows:

**METES AND BOUNDS DESCRIPTION
1.245 ACRES (54,229 SQUARE FEET)
E. B. COGSWELL SURVEY, A-785
HARRIS COUNTY, TEXAS**

Being a tract or parcel containing 1.245 acres (54,229 square feet) of land situated in the E. B. Cogswell Survey, Abstract Number 785, Harris County, Texas; being out all of the remainder of a called 1.183 acre tract conveyed to I-10 Antoine Trust as described in deed recorded under Harris County Clerk's File (H.C.C.F.) Number (No.) R908070 and all of a called 19,036 square feet tract of land conveyed to I-10 Antoine Trust as described in deed recorded under H.C.C.F. No. T026247; said 1.245 acre tract being more particularly described as follows (bearings herein are based on a called 0.0156 acre tract conveyed to the State of Texas for Right-of-Way of Interstate Highway 10 as recorded under Harris County Clerk's File Number Y580017):

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the south end of a Right-of-Way (R.O.W.) cut-back line at the intersection of the west R.O.W. line of Antoine Road (Width Varies) with the curved north R.O.W. line of Interstate Highway 10 (Also known As Katy Freeway) (Width Varies) and marking the most southerly southeast corner of the herein described tract and marking the beginning of a curve to the right, from which a found Brass Disk stamped "TxDot" bears North 33°04' West, 1.99 feet;

THENCE, Westerly, an arc distance of 150.09 feet, along said north R.O.W. line and said curve to the right, having a radius of 5,679.65 feet, a central angle of 01°30'51" and a chord which bears South 84°41'37" West, 150.09 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set in the east line of Woodlawn Garden of Memories, a subdivision plat of record in Volume 28, Page 70 of the Harris County Map Records and marking the southwest corner of the herein described tract;

THENCE, North 00°27'13" West, departing said north R.O.W. line and along the east line of said Woodlawn Garden of Memories, a distance of 358.63 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the southwest corner of a called 0.3578 acre tract conveyed to City of Houston recorded under H.C.C.F. No. S030744 and the northwest corner of the herein described tract;

THENCE, North 88°46'38" East, departing said east line, a distance of 113.50 feet (Called 113.93) to a found 1/2-inch iron rod in the west R.O.W. line of the aforesaid Antoine Road marking the southeast corner of said called 0.3578 acre tract and the northeast corner of the herein described tract and the beginning of a curve to the right;

THENCE, Southerly, an arc distance of 223.71 feet, along said curve to the right, having a radius of 894.73 feet, a central angle of 14°19'32" and a chord which bears South 14° 28'54" East, 223.13 feet to a found brass disk stamped "TxDot" marking the most easterly corner of the herein described tract, same marking a point of compound curvature;

THENCE, Southerly, an arc distance of 19.35 feet, along said curve to the right, having a radius of 490.00 feet, a central angle of 2°15'44" and a chord which bears South 01°06'58" East, 19.35 feet to a 5/8-inch iron rod with plastic cap stamped "Terra Surveying" set marking the end of said curve;

THENCE, South 00°00'55" West, a distance of 37.72 feet to a found brass disk stamped "TxDot" marking an angle point of the herein described tract;

THENCE, South 04°10'52" East, a distance of 50.06 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the north end of the aforesaid R.O.W. cut-back line and the most easterly southeast corner of the herein described tract from which a found Brass Disk stamped "TxDot" bears South 39°15' West, 1.98 feet;

THENCE, South 41°02'04" West, along said cut-back line, a distance of 32.00 feet to the **POINT OF BEGINNING** and containing 1.245 acres (54, 229 square feet) of land. This description is based on an ALTA/NSPS Land Title Survey prepared by Terra Surveying Co., Inc., dated August 11, 2016, TSC Project Number 1611-1601, latest revision dated August 24, 2016.

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EXHIBIT B

Permitted Encumbrances

1. The following restrictive covenants of record itemized below:

See Item 2 (a) below.

2. The following matters and all terms of the documents creating or offering evidence of the matters:

- a. Item No. 1, Schedule B, is hereby deleted. (as to tract I and II)
- b. This item has been intentionally deleted.
- c. This item has been intentionally deleted.
- d. This item has been intentionally deleted.
- e. Rights of tenants, as tenants only, under certain written unrecorded leases or rental agreements, as more particularly described on the attached schedule of leases. (as to Tracts I and II)
- f. This item has been intentionally deleted.
- g. Easement:
Purpose: sanitary sewer
Recorded: October 29, 1957 in Volume 3415, Page 721, of the Deed records, of Harris County, Texas. (as to Tract II)
- h. Easement:
Purpose: sanitary sewer
Recorded: June 18, 1964 in Volume 5558 Page 43, of the Deed records, of Harris County, Texas. (as to tract I)
- i. Easement:
Purpose: sanitary sewer lines
Recorded: June 18, 1964 in Volume 5558 Page 366, of the official public records, of Harris County, Texas. (as to tract II)
- j. Easement:
Purpose: Aerial Easement
Recorded: October 3, 1968 in County Clerk's file no. C788904, of the official public records, of Harris County, Texas. (as to tract II)

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- k. Easement:
 Purpose: Aerial Easement
 Recorded: May 29, 1991 in County Clerk's file no. N154078, of the official public records, of Harris County, Texas. (as to tract II)
- l. Terms, conditions and stipulations contained in Agreement: (as to tract II)
 Recorded: August 01, 1988, County Clerk's file no. L780782, official public Records, Harris County, Texas.
 Type: Consent to Encroachment
- m. Terms, conditions and stipulations contained in Agreement: (as to tract II)
 Recorded: February 07, 1991, County Clerk's file no. N008535, official public Records, Harris County, Texas.
 Type: Permission to Build Over City Easement
- n. Terms, conditions and stipulations contained in Agreement:(as to tract I)
 Recorded: April 30, 1999, County Clerk's file# T692040, supplemented by County Clerk's file# Y524640, and amended by County Clerk's file # 20130143893, official public Records, Harris County, Texas.
 Type: Memorandum of PCS site Agreement
- o. Leasehold Deed of Trust to secure a Note: (as to tract I)
 Grantor: Global Signal Acquisitions II LLC
 Trustee: William Z. Fairbanks, Jr.
 Beneficiary: Morgan Stanley Asset Funding Inc.
 Dated: July 19, 2005
 Recorded: July 26, 2005, in County Clerk's file no. Y639221, re-recorded by County Clerk's file no. 2314463, of the official public records, of Harris County, Texas.
 Amount: as shown therein
- p. Inclusion within Spring Branch Management District. (as to tract I and II)
- q. The property covered herein is subject to the terms, conditions, provisions and stipulations of Ordinance #1999-262, of the City of Houston, passed March 24, 1999, and amendments, pertaining to the platting and replatting of real property and the establishment of building set back lines along major thoroughfares within such boundaries. (as to tract I and II)
- r. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. (as to tract I and II)

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Pages 10
01/03/2020 11:26 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$48.00

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS