ER 074-47-1766

SPECIAL WARRANTY DEED

STATE OF TEXAS)	KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF HARRIS)	

THAT, OU LAND ACQUISITION, L.P., a Texas limited partnership (herein referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to Grantor by SM PLACE FL-1, L.P., a Delaware limited partnership (herein referred to as "Grantee"), whose mailing address is 1301 Municipal Way, Suite 200, Grapevine, Texas 76051, and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, has GRANTED, SOLD, and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto Grantee the real property situated in Harris County, Texas described on Exhibit A attached hereto and made a part hereof for all purposes (herein referred to as the "Land"), together with (i) any and all rights, privileges, and appurtenances belonging or pertaining to the Land; (ii) any and all improvements, structures, and fixtures located on, over, and under the Land; (iii) any and all easements or rights-of-way affecting the Land and any of Grantor's rights to use the same; (iv) any and all rights of ingress and egress to and from the Land and any of Grantor's rights to use the same; (v) any and all reimbursements to be received from any municipal utility district and/or other applicable governmental entity for construction of streets, utilities, and related development improvements within or related to the Land; and (vi) all right, title, and interest of Grantor, if any, in and to any and all (a) air rights, water rights, claims, and permits relating to the Land, (b) reversionary interests in and to the Land, and (c) permits, approvals, utilities and rights to servicing of utilities, privileges and entitlements appurtenant to the Land (the Land, together with any and all of the related improvements, rights, privileges, appurtenances, and interests referenced in items (i) through (vi) above, are herein collectively referred to as the "Property").

The conveyance of the Property by this Special Warranty Deed is being made and accepted subject only to (i) taxes and assessments by any taxing authority for the year 2015 and subsequent years, (ii) matters shown of record in the office of the County Clerk of Harris County, Texas, and (iii) matters that an accurate survey or inspection of the Property would disclose.

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

GRANTEE SPECIFICALLY ACKNOWLEDGES AND AGREES THAT GRANTOR IS CONVEYING THE PROPERTY TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS."

[Signature page follows]

37104.208/443795v1 Special Warranty Deed – South Meadow Place Section One

Landtitle Texas, L.L.C. GF No. 15001560

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EXECUTED this *W* day of September, 2015.

GRANTOR:

OU LAND ACQUISITION, L.P.,

a Texas limited partnership

OU Development, LLC, By:

a Texas limited liability company

Its: General Partner

> United Development Funding, L.P., By:

a Delaware limited partnership

Its: Managing Manager

> United Development Funding, Inc., By:

> > a Delaware corporation

Its: General Partner

By:

Name:

Executive Vice President

STATE OF TEXAS

COUNTY OF Tamant

instrument was acknowledged before me this 22nd day of September, 2015, by , the Ex. viu President of United Development Funding, Inc., a Delaware corporation, which is the general partner of United Development Funding, L.P., a Delaware limited partnership, which is the managing member of OU Development, LLC, a Texas limited liability company, which is the general partner of OU Land Acquisition, L.P., a Texas limited partnership, on behalf of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of September, 2015.

JESSICA L. GRAY Notary Public, State of Texas My Commission Expires May 29, 2017

nmission Expires:

Print name of Notary

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EXHIBIT A

LEGAL DESCRIPTION

Being a 60.42 acre tract of land in the WILLIAM J. LOVETT SURVEY, A-526, Harris County, Texas, being the remainder of a called 61.31 acre tract recorded under Harris County Clerk's File Number 20060093328, said 60.42 acre tract of land being more particularly described as follows:

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BEGINNING at a 5/8-inch iron rod with cap stamped "Rods Surveying Inc." found lying in the North right-of-way line of Fuqua Street (width varies) as recorded in Volume 2, Page 57 of the Harris County Map Records and under Harris County Clerk File Numbers 20070187940 and 20080034633 being the Southwest corner of the remainder of said called 61.31 acre tract same being the Southeast corner of the remainder of Lot 190 of Minnetex Place, a subdivision recorded in Volume 2, Page 57 of the Harris County Map Records;

THENCE, North 01 degrees 30 minutes 08 seconds West, a distance of 1,532.52 feet along the West line of said 61.31 acre tract to a 5/8-inch iron rod found for the Northwest corner of the herein described tract lying in the South right-of-way line of Allison Road (called 60 foot wide) as recorded in Volume 2, Page 57 of the Harris County Map Records also being the Northwest corner of the herein described tract;

THENCE, North 88 degrees 20 minutes 35 seconds East, 1,508.17 feet along the South right-of-way line of said Allison Road to a disturbed 1-inch iron pipe found for the Northeast corner of the herein described tract and lying in the West right-of-way line of Mykawa Road (called 60 foot wide);

THENCE, South 16 degrees 27 minutes 11 seconds East, along the West right-of-way line of said Mykawa Road a distance of 1,588.10 feet to a 5/8-inch iron rod with cap stamped "Rods Surveying Inc." found for the Southeast corner of the herein described tract and Northwest intersection of said Mykawa Road and said Fuqua Street;

THENCE, along the North right-of-way line of said Fuqua Street the following courses and distances: South 88 degrees 34 minutes 47 seconds West, a distance of 60.60 feet to a 5/8-inch iron rod with cap stamped "Rods Surveying, Inc." found for corner;

South 01 degrees 25 minutes 13 seconds East, a distance of 5.00 feet to a 5/8-inch iron rod with cap stamped "Rods Surveying Inc." found for corner;

South 88 degrees 34 minutes 47 seconds West, a distance of 1,857.28 feet to the POINT OF BEGINNING and containing 60.42 acre (2,631,940 square feet) of land.

SAVE & EXCEPT those certain Director's Lots Numbered 1, 2, 3, 4 and 5, conveyed to Josh J. Kahn, Trustee by Special Warranty Deed dated June 15, 2006, filed April 25, 2007 under Clerk's File No. 20070247768, Real Property Records, Harris County, Texas.



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Pages 4
09/25/2015 12:28 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

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.

OF HARRIS COUNTY, INTERPRETATION & INTERPRETATION & INTERPRETATION OF THE PROPERTY OF THE PROP

COUNTY CLERK
HARRIS COUNTY, TEXAS

Stan Stanart