

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

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

THAT **ASIAN PACIFIC TEXAS, LLC**, a Texas limited liability company, hereinafter referred to as "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **GALA AT MACGREGOR, LP**, a Texas limited partnership, hereinafter referred to as "Grantee", the receipt and sufficiency of which are hereby acknowledged and confessed;

And Grantor has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, unto said Grantee, the real property more fully described on EXHIBIT "A" and attached hereto and incorporated herein for all purposes (the "Land"), *together with:*

- (a) any and all improvements, buildings, structures, fixtures, and open parking areas located on the Land (the "Improvements");
- (b) any and all privileges and appurtenances pertaining thereto (the "Appurtenances");
- (c) all of Grantors' right, title, and interest, if any, in and to:
 - (i) all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Land (whether owned or claimed by deed, limitations, or otherwise);
 - (ii) any and all appurtenant easements or rights of way affecting the Land and any of Grantors' rights to use the same;
 - (iii) any and all licenses and permits related to the Land; and
 - (iv) all water, waste-water and other utility capacities, if any, pertaining to the Land (the "Utility Rights").

The Land, Improvements, Appurtenances, and all of Grantors' right, title, and interest, if any, in and to the Land, licenses and permits, reversionary interests, and Utility Rights are collectively referred to as the "Property".

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anyway belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind itself, its successors, and its assigns to warrant and forever defend, all and singular the Land 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 Grantors, but not otherwise.

OTHER THAN THE WARRANTY OF TITLE CONTAINED IN THIS DEED AND THOSE CONTAINED IN THE EARNEST MONEY CONTRACT BETWEEN GRANTOR AND GRANTEE, THE PROPERTY IS CONVEYED AND TRANSFERRED "AS IS", WHERE IS, WITH ALL FAULTS, AND BY ACCEPTING THIS DEED GRANTEE WAIVES ALL WARRANTIES AND REPRESENTATIONS PERTAINING TO THE CONDITION OF THE PROPERTY, INCLUDING ITS STATUS WITH ANY GOVERNMENTAL AGENCY AND/OR THE STATUS OF ANY APPROVAL, PERMIT, OR ACTION OR INACTION OF ANY GOVERNMENTAL AGENCY, WHETHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE.

Prorated as of the date hereof, ad valorem taxes and assessments for the current calendar year have been assumed by the Grantee, up to the date of this conveyance, and Grantee assumes and agrees to pay the same prior to delinquency.

[Remainder of page intentionally blank with signature page to follow]

DATED the 9 day of October, 2020.

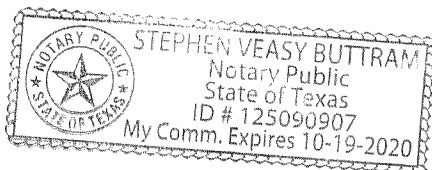
ASIAN PACIFIC TEXAS, LLC,
a Texas limited liability company

By: [Signature]
Name: John McDougall
Title: Managing Member

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on this the 9 day of October, 2020 by John McDougall, the Managing Member of ASIAN PACIFIC TEXAS, LLC, a Texas limited liability company, on behalf of such limited liability company.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Grantee's Mailing Address:
4803 South National Avenue
Suite 200
Springfield, MO 65810
Attn: Mandi Paswaters

RETURN ORIGINAL TO:

Capital Title of Texas, LLC
/ Stewart Title Guaranty Company
5023 Washington Avenue, Suite 200
Houston, TX 77007
Attn: Stephen Buttram, Attorney at Law

EXHIBIT "A"

LEGAL DESCRIPTION

RP-2020-486122

EXHIBIT "A"

BEING A PART OF LOT THREE (3) AND ALL OF LOTS 4, 5, 6, 7, 8, AND 9 IN BLOCK THIRTY-SIX (36) OF RIVERSIDE TERRACE, SECTION SIX (6), AN ADDITION TO THE CITY OF HOUSTON IN HARRIS COUNTY, TEXAS, ACCORDING TO THE AMENDED PLAT THEREOF RECORDED IN VOLUME 9, PAGE 75 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; BEING MORE FULLY DESCRIBED AS FOLLOWS: (BASIS BEARING IS THE WEST RIGHT-OF-WAY LINE OF CARSON COURT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 288, BEING SOUTH 01 DEGREES 38 MINUTES 37 SECONDS WEST);

BEGINNING AT A 5/8 INCH CAPPED IRON ROD STAMPED "SOUTH TEXAS SURVEYING" FOUND IN THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288), BASED ON A WIDTH OF 60.00 FEET, SAID POINT BEING THE NORTHEAST CORNER OF LOT TEN (10) AND SOUTHEAST CORNER OF LOT NINE (9), BLOCK THIRTY-SIX (36) OF RIVERSIDE TERRACE, SECTION SIX (6);

THENCE NORTH 88 DEGREES 21 MINUTES 23 SECONDS WEST, ALONG THE COMMON LINE OF LOTS 9 AND 10 A DISTANCE OF 165.87 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF THE OLD CHANNEL OF BRAYS BAYOU, SAME BEING THE EAST LINE OF RESERVE "A", BLOCK 1, FIFTY NINE-TWENTY FIVE ALMEDA, ACCORDING TO THE PLAT RECORDED IN FILM CODE NO. 581125 OF THE HARRIS COUNTY MAP RECORDS, SAID POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE ALONG THE CENTER LINE OF OLD CHANNEL OF BRAYS BAYOU, SAME BEING THE EAST LINE OF SAID RESERVE "A" THE FOLLOWING SEVEN (7) CALLS AND DISTANCES:

NORTH 03 DEGREES 08 MINUTES 50 SECONDS EAST, A DISTANCE OF 44.45 FEET TO A POINT FOR CORNER;

NORTH 16 DEGREES 51 MINUTES 32 SECONDS EAST, A DISTANCE OF 155.53 FEET TO A POINT FOR CORNER;

NORTH 06 DEGREES 20 MINUTES 25 SECONDS WEST, A DISTANCE OF 23.06 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 09 MINUTES 16 SECONDS WEST, A DISTANCE OF 45.26 FEET TO A POINT FOR CORNER;

NORTH 36 DEGREES 19 MINUTES 01 SECONDS WEST, A DISTANCE OF 33.67 FEET TO A POINT FOR CORNER;

RP-2020-486122

NORTH 47 DEGREES 24 MINUTES 49 SECONDS WEST, A DISTANCE OF 27.70 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 57 MINUTES 01 SECONDS WEST, A DISTANCE OF 1.85 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 68 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 190.31 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS SOUTH 88 DEGREES 00 MINUTES WEST, 0.74 FEET, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288) AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE IN A SOUTHERLY DIRECTION ALONG A CURVE TO THE RIGHT BEING THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288), HAVING A RADIUS OF 242.55 FEET, A CENTRAL ANGLE OF 17 DEGREES 18 MINUTES 15 SECONDS, A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 00 MINUTES 30 SECONDS EAST, 72.98 FEET AND AN ARC LENGTH OF 73.25 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;

THENCE SOUTH 01 DEGREES 38 MINUTES 37 SECONDS WEST, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF CARSON COURT (AKA STATE HIGHWAY 288) A DISTANCE OF 307.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1958 ACRES (52,087 SQUARE FEET) OF LAND, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.

RP-2020-486122
Pages 7
10/12/2020 07:59 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
CHRIS HOLLINS
COUNTY CLERK
Fees \$38.00

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.



COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-486122