

### Special Warranty Deed

**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.

**Date:** March 12, 2021

**Grantor:** JOHN PATRICK QUINLAN

**Grantor's Mailing Address:** 22310 Grand Corner Drive, Suite 140, Katy, Texas 77494

**Grantee:** SANDROCK GARDENS LLC, a Texas limited liability company

**Grantee's Mailing Address:** 2900 North Braeswood Blvd, Unit 3406, Houston, Harris County, Texas 77025

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):** See Exhibit A

**Reservations from Conveyance:** None

**Exceptions to Conveyance and Warranty:** See Exhibit B

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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 the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

[SIGNATURE PAGE TO FOLLOW]

**Riverway Title**  
**GF 210107-AW**

RP-2021-129945

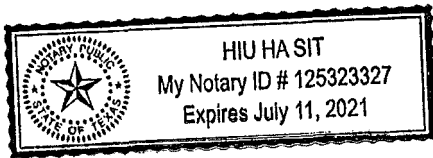
GRANTOR:


  
JOHN PATRICK QUINLAN

THE STATE OF TEXAS §

COUNTY OF Harris §

This instrument was executed and acknowledged before me on this 12 day of March 2021, by John Patrick Quinlan.



  
Notary Public in and for  
The State of Texas

RP-2021-129945

## EXHIBIT A

### Property Description

Being a tract of land containing 8.2188 acres (358,010 square feet), situated in the Thomas Tobin Survey, Abstract 774, Harris County, Texas, being all of a tract of land conveyed unto Robecco INC. by deed recorded under County Clerk's File No. P004227 of the Official Public Records of Harris County, Texas, being out of South Park Village, Section 3, a subdivision recorded in Volume 182, Page 1 of the Map Records of Harris County, Texas. Said 8.2188-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at the southeast corner of said South Park Village, Section 3;

THENCE South  $88^{\circ}58'24''$  West, along the south line of Park Village Lane (60.00 feet wide), a distance of 535.00 feet to the southwest corner of the said tract herein described;

THENCE North  $01^{\circ}01'35''$  West, passing a found 5/8-inch iron rod in the north right-of-way line of Park Village Drive (60.00 feet wide) and continuing for a total distance of 240.67 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of curvature in the west line of the said tract herein described;

THENCE following a curve to the left, having a radius of 315.00 feet, an arc length 78.26 feet, chord bearing North  $08^{\circ}08'37''$  West and chord distance 78.06 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of tangency in the west line of the said tract herein described;

THENCE North  $15^{\circ}15'40''$  West, a distance of 109.82 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of curvature in the west line of the said tract herein described;

THENCE following a curve to the right, having a radius of 315.00 feet, an arc length 78.26 feet, chord bearing North  $08^{\circ}08'38''$  West and chord distance 78.06 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of tangency in the west line of the said tract herein described;

THENCE North  $01^{\circ}01'35''$  West, a distance of 205.66 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northwest corner of the said tract herein described;

THENCE North  $89^{\circ}20'40''$  East, a distance of 451.99 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an angle point in the north line of the said tract herein described;

THENCE North  $85^{\circ}55'10''$  East, a distance of 129.54 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northeast corner of the said tract herein described;

THENCE South  $01^{\circ}01'36''$  East, a distance of 373.34 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for the northerly southeast corner of the said tract herein described;

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THENCE South  $88^{\circ}58'24''$  West, a distance of 138.86 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE South  $08^{\circ}47'31''$  East, a distance of 34.73 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of curvature in the east line of the said tract herein described;

THENCE following a curve to the left, having a radius of 1000 feet, an arc length 135.53 feet, chord bearing South  $04^{\circ}54'33''$  East and chord distance 135.43 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for a point of tangency in the east line of the said tract herein described;

THENCE South  $01^{\circ}01'35''$  East, a distance of 108.80 feet to a set 1/2-inch iron rod with cap marked "SURVEY 1" for an interior corner of the said tract herein described;

THENCE North  $88^{\circ}58'24''$  East, a distance of 125.00 feet to a set 1/2 marked "SURVEY 1" for the southerly northeast corner of the said tract herein described;

THENCE South  $01^{\circ}01'36''$  East, a distance of 60.00 feet to the POINT OF BEGINNING and containing 8.2188 acres (358,010 square feet), more or less.

## **EXHIBIT B**

### **Permitted Exceptions**

1. The restrictive covenants set forth in instrument filed for record in Volume 182, Page 1, Map Records of Harris County, Texas.
2. The following, as set forth on plat recorded in Volume 182, Page 1, Map Records of Harris County, Texas:

Utility Easement 5 feet in width along the Northern property line.

Guy Easement 3 feet by 15 feet located on the Northern property line in the Northeastern portion of the subject property.

Paved Private Street 28 feet in width over and across the subject property.

Fire Hydrant Easement 10 feet by 10 feet located throughout the subject property.

Water Line Easement 10 feet in width over and across the subject property.

20 foot Building Line along the Western and Southern property line(s).

Public Street Easement 60 feet in width along the Southern property line.

3. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594509, and being described and located therein.
4. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594510, and being described and located therein.
5. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594511, and being described and located therein.
6. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594512, and being described and located therein.
7. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594513, and being described and located therein.
8. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594514, and being described and located therein.
9. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594515, and being described and located therein.

10. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594516, and being described and located therein.
11. Easement granted to the City of Houston as set forth in instrument filed for record under Harris County Clerk's File No. D594517, and being described and located therein.
12. Easement granted to Houston Lighting & Power Company as set forth in instrument filed for record under Harris County Clerk's File No. H628255, and being described and located therein.
13. Terms, conditions, stipulations, and provisions contained in Permission to Build Over City Easement as set out in instrument filed for record under Harris County Clerk's File No. D474058.

**After Recording Return To:**  
**Riverway Title**  
**5 Riverway, Suite 300**  
**Houston, Texas 77056**  
210107-AW

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# Pages 7  
03/12/2021 01:31 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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