

**DEED WITHOUT WARRANTY**

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.

That, HZ INVESTMENTS LP, a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration this day paid by EAGLE SPRINGS COMMERCIAL PROPERTY ASSOCIATION, INC., a Texas non-profit corporation ("Grantee"), whose mailing address is c/o Crest Management, 17171 Park Row, Suite 310, Houston, Texas 77084, the receipt and sufficiency of which consideration are hereby confessed and acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY, **WITHOUT WARRANTY, EITHER EXPRESS OR IMPLIED**, unto Grantee, on an "AS IS WHERE IS WITH ALL FAULTS" basis, all of Grantor's right, title and interest in and to that certain real property more particularly described on Exhibit A attached hereto ("Subject Property").

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; **HOWEVER, THIS CONVEYANCE IS MADE WITHOUT ANY REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED**, and is subject to all of those easements, restrictions, reservations and other matters of record with the Office of the County Clerk of Harris County, Texas, to the extent such matters are valid, subsisting and affect the Subject Property, including but not limited to that certain Declaration of Easements and Covenants filed for Record under Harris County Clerk's File No. X16552, at Clerk's File No. 20060198470, and that certain Declaration of Easements and Covenants filed for Record under Harris County Clerk's File No. V904632.

**THIS DEED IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING - WITHOUT LIMITATION - ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE.**

EXECUTED to be effective as of the 30<sup>th</sup> day of June, 2017.

**GRANTOR:**

HZ INVESTMENTS L.P., a Texas limited partnership  
By: HZ Management, L.L.C., a Texas limited liability  
company, its General Partner

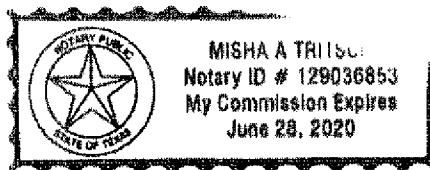
By:   
Name/Title: PAUL E. HUFF, MANAGER

RP-2018-549651

THE STATE OF TEXAS

COUNTY OF COLLIN

§  
§  
§  
§



This instrument was acknowledged before me this 2nd day of January, 2018 by PAUL E. HUFF, MANAGER, HZ Management, L.L.C., a Texas limited liability company, General Partner of **HZ INVESTMENTS LP.**, a Texas limited partnership, on behalf of said limited liability company and limited partnership.

Misha A. Trilisa  
NOTARY PUBLIC, STATE OF TEXAS

**EXHIBIT A**

Access Easement

Metes and Bounds Description  
0.1471 Acre (6,408 Square Feet)  
W.M. Vickins Survey, A-822  
Harris County, Texas

Being 0.1471 of an acre (6,408 square feet) of land situated in the W.M. Vickins Survey, A-822 in Harris County, Texas, and being a portion Restricted Reserve "A" of Eagle Springs Commercial Reserves Sec. 1 recorded under Film Code Number 518126 of the Harris County Map Records (H.C.M.R.) and a portion of a called 1.290 acre tract as recorded under File Number Z226070 of the Harris County Official Records of Real Property. Said 0.1471 of an acre being more particularly described by metes and bounds as follows, with all bearings referenced to the Texas Coordinate System of 1983 (1986 adjustment), South Central Zone:

COMMENCING at an "X" in concrete found for the northwesterly corner of Eagle Springs Sec. 10 as recorded under Film Code Number 518137 of said H.C.M.R. and on the easterly right-of-way line of Timber Forest Drive (100 foot wide) as recorded under Volume 344, Page 35 of the Harris County Map Records (H.C.M.R.);

THENCE, North 22°49'46" West, along said easterly right-of-way line a distance 204.66 feet to the southwesterly corner of the herein described tract, same being the POINT OF BEGINNING and the southwesterly corner of said 1.290 acre tract;

THENCE, North 22°49'46" West, along said easterly right-of-way line, a distance of 25.00 feet to a point for the northwesterly corner of the herein described tract;

THENCE, North 67°10'14" East, departing said easterly right-of-way line, a distance of 60.01 feet to a point for the beginning of a tangent curve to the left;

THENCE, northeasterly 20.02 feet along the arc of said curve to the left (Central Angle = 15°17'28"; Radius = 75.00 feet; Chord Bearing and Distance = North 59°31'30" East, 19.96 feet) to a point of tangency;

THENCE, North 51°52'46" East, a distance of 48.99 feet to a point for the beginning of a tangent curve to the right;

THENCE, northeasterly 33.36 feet along the arc of said curve to the right (Central Angle = 15°17'28"; Radius = 125.00 feet; Chord Bearing and Distance = North 59°31'30" East, 33.26 feet) to a point of tangency;

THENCE, North 67°10'14" East, a distance of 93.89 feet to a point for the northeasterly corner of the herein described tract and on the easterly line of said 1.290 acre tract;

Exhibit "A"

RP-2018-549651

THENCE, South 22°49'27" East, along said easterly line, a distance of 25.00 feet to a point for the southeasterly corner of the herein described tract;

THENCE, South 67°10'14" West, a distance of 93.87 feet to a point for the beginning of a tangent curve to the left;

THENCE, southwesterly 26.69 feet along the arc of said curve to the left (Central Angle = 15°17'28"; Radius = 100.00 feet; Chord Bearing and Distance = South 59°31'30" West, 26.61 feet) to a point of tangency;

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THENCE, South 67°10'14" West, a distance of 60.01 feet to the POINT OF BEGINNING and containing within its bounds a computed area of 0.1471 of an acre (6,408 square feet) of land.

Prepared by:  
McKim & Creed, Inc.  
9960 West Sam Houston Parkway South, Suite 200  
Houston, Texas 77099  
(713) 659-0021  
Job No. 02710-0010  
July 14, 2014

Exhibit "A"

RP-2018-549651

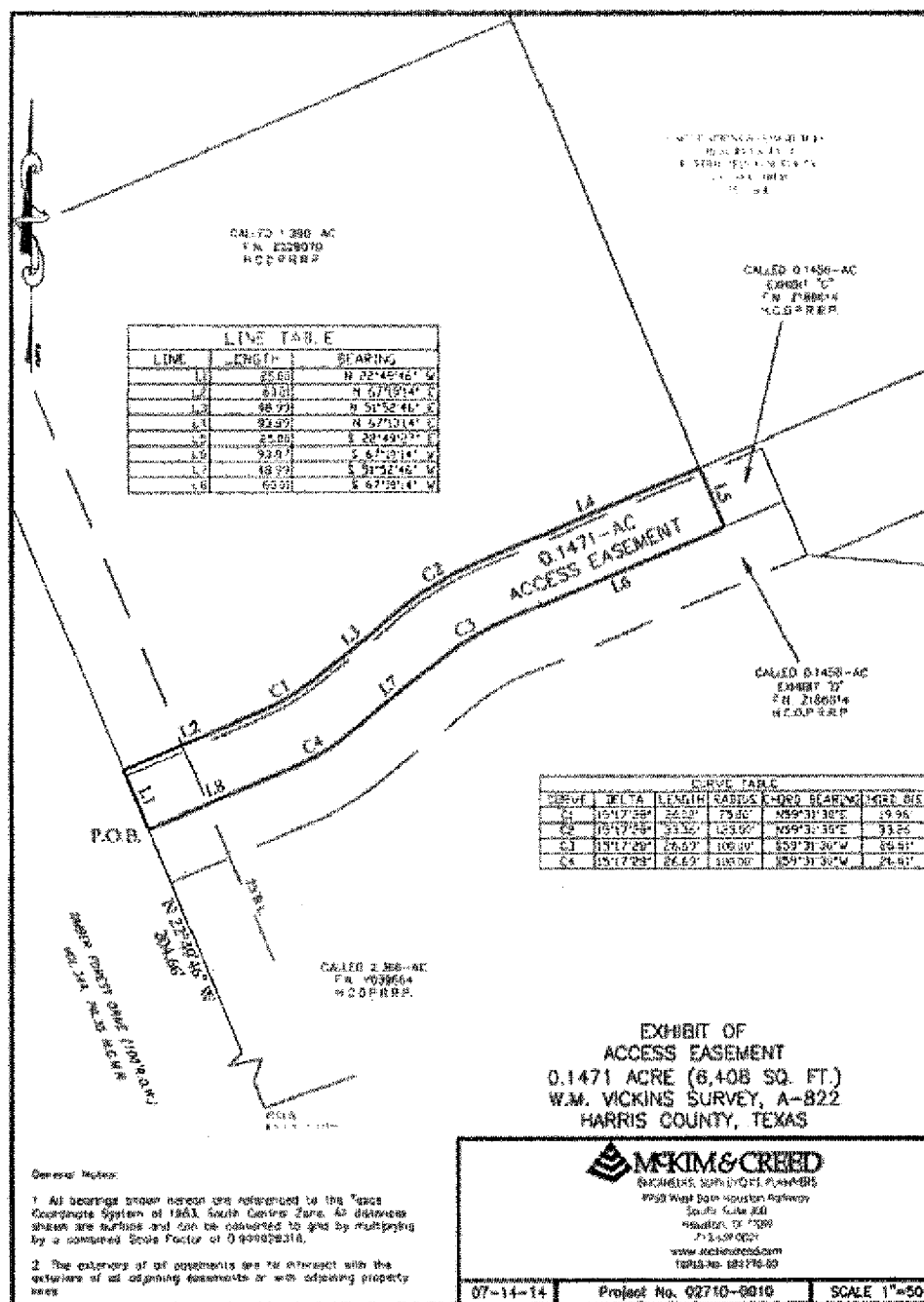


Exhibit "A"

RP-2018-549651  
# Pages 6  
12/07/2018 01:28 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$32.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2018-549651

When recorded, return to:

Compass Bank  
P.O. Box 797808  
Dallas, TX 75379-7808  
Attn: Sheryl Haugen

**PARTIAL RELEASE OF LIEN**

STATE OF TEXAS           §  
                                  §       KNOW ALL MEN BY THESE PRESENTS THAT:  
COUNTY OF HARRIS     §

WHEREAS, Compass Bank, a \_\_\_\_\_ ("Lender"),  
is the legal and equitable owner and holder of that certain Promissory Note (the "Note") in the  
original principal sum of Seven Million Sixty Five Thousand AND NO/100 DOLLARS  
(\$ 7,065,000.00 ), dated December 15, 2015, executed by  
HZ Investments, LP, a Texas limited partnership ("Borrower"), payable to the  
order of Lender, secured by one certain Deed of Trust ("Deed of Trust") dated  
December 15, 2015, executed by Borrower to Ben Hayes Riggs,  
TRUSTEE, for the benefit of Lender, recorded [in Volume \_\_\_\_\_, Page \_\_\_\_\_,] [under  
County Clerk File No. 20150565783, Film Code No. \_\_\_\_\_,] of the Official Public  
Records of Real Property of Harris County, Texas, covering, among other property, the real  
property ("Property") described in Exhibit A attached hereto and incorporated herein by  
reference, the Note being additionally secured by that certain Assignment of Leases and Rents  
("Assignment") dated December 15, 2015 executed by Borrower and recorded in  
[Volume \_\_\_\_\_, Page \_\_\_\_\_,] [under County Clerk File No. 2015056785, Film Code  
No. \_\_\_\_\_,] of the Official Public Records of Real Property of Harris County, Texas.

NOW, THEREFORE, for and in consideration of TEN AND NO/100 DOLLARS  
(\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are  
hereby acknowledged and confessed, Lender hereby RELEASES and DISCHARGES the  
Property, but only the Property, from all liens, rights, titles, interests, assignments and security  
interests covering such Property, but only the Property, held by Lender by virtue of the Deed of  
Trust, the Assignment, the Note and any and all other documents pertaining to the indebtedness  
evidenced by the Note. All real and personal property covered by the Deed of Trust and  
Assignment, except for the Property, shall remain subject to the liens and security interests of the  
Deed of Trust and Assignment and shall not be affected hereby.

*[Remainder of Page Intentionally Left Blank]*

RP-2018-549685

EXECUTED as of the 26th day of December, 2017.

LENDER:

Compass Bank

a \_\_\_\_\_

By: \_\_\_\_\_

Name: Sheryl Haugen

Title: Vice President

STATE OF TEXAS

§

§

COUNTY OF Dallas

§

This instrument was ACKNOWLEDGED before me on December 26, 2017, by  
Sheryl Haugen, the Vice President of  
Compass Bank, a \_\_\_\_\_, on behalf of  
said \_\_\_\_\_.

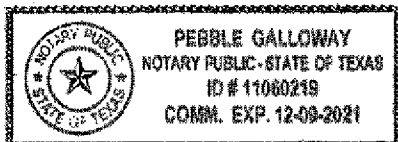
[SEAL]

My Commission Expires:

12-9-21

Pebble Galloway  
Notary Public, State of Texas

PEBBLE GALLO'WAY  
Printed Name of Notary Public





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**Harris County, Texas**

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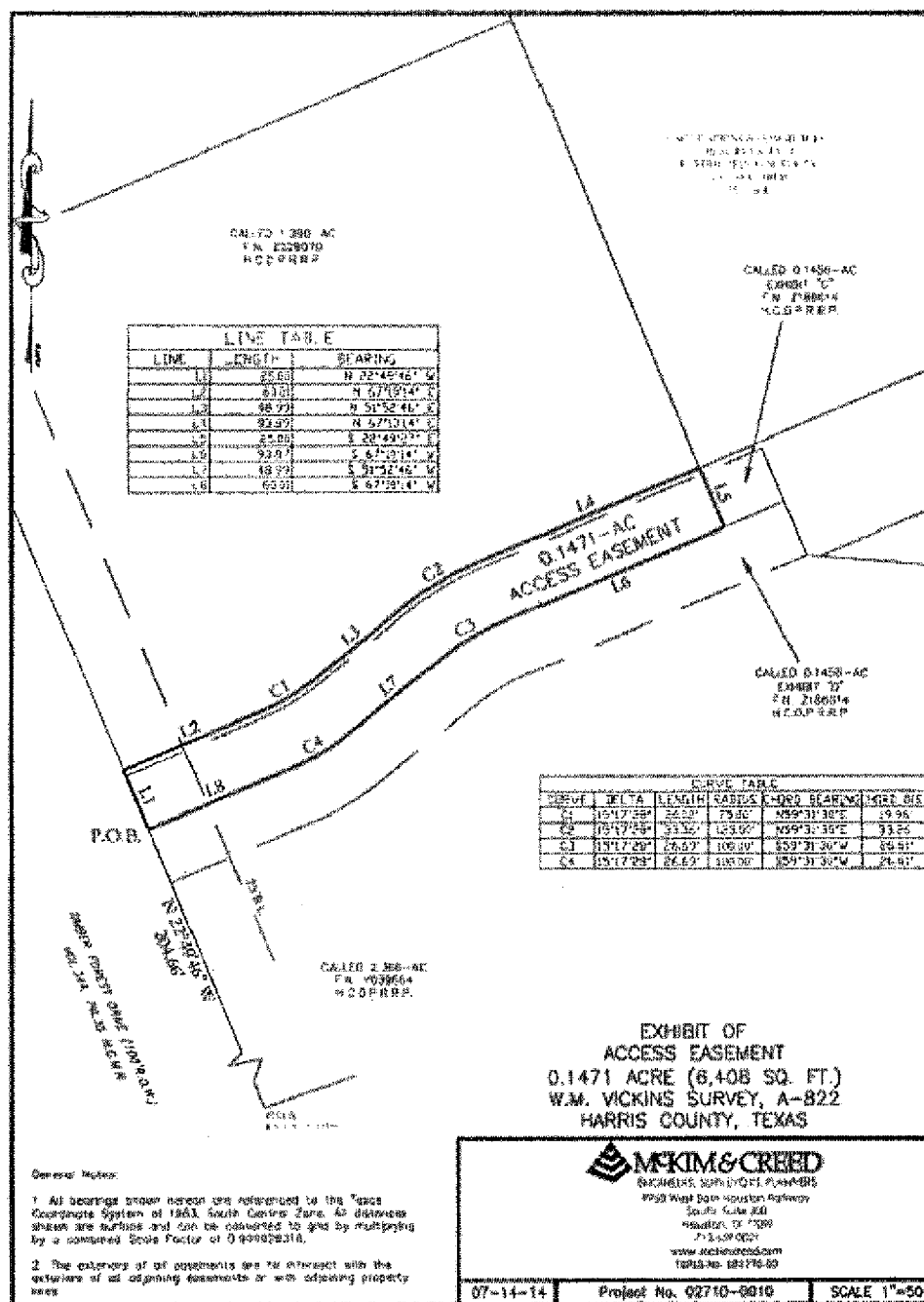


Exhibit "A"

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*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2018-549685