

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.

SPECIAL WARRANTY DEED

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

THAT, SPRING CYPRESS INVESTMENTS, L.P., a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by TRAILS OF CYPRESS LAKE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these present does GRANT, BARGAIN, SELL AND CONVEY unto Grantee that certain real property described as:

- Reserve A, Block 2 of Trails of Cypress Lake, Section 3, a Harris County subdivision according to the map or plat thereof filed under Film Code No. 663104 in the Map Records of Harris County, Texas;
- Reserve B, Block 1 of Trails of Cypress Lake, Section 3, a Harris County subdivision according to the map or plat thereof filed under Film Code No. 663104 in the Map Records of Harris County, Texas;
- Reserve D, Block 1 of Trails of Cypress Lake, Section 3, a Harris County subdivision according to the map or plat thereof filed under Film Code No. 663104 in the Map Records of Harris County, Texas;
- Restricted Reserve E of Trails of Cypress Lake, Section 3, a Harris County subdivision according to the map or plat thereof filed under Film Code No. 663104 in the Map Records of Harris County, Texas;
- Restricted Reserve F of Trails of Cypress Lake, Section 3, a Harris County subdivision according to the map or plat thereof filed under Film Code No. 663104 in the Map Records of Harris County, Texas;

(The above described real property is hereinafter referred to as the "Property").

RP-2016-92041

[Faint signature or stamp]

This conveyance and the warranty made herein are made and accepted subject to:

- (1) All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described Property;
- (2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interests and transfers of interest of any character, in the oil, gas or minerals of record pertaining to any portion(s) of the herein described Property, but all surface rights have been waived;
- (3) All existing and future restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances, maps or plats and other items of record pertaining to any portion(s) of the herein described Property, but only to the extent that same are still in effect;
- (4) All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;
- (5) Ad valorem taxes and assessments as well as municipal utility district, public utility district or other taxing authority's taxes, fees (including standby fees and the lien securing same) and maintenance assessments or charges, if any, for subsequent years the payment of which Grantee assumes; and subsequent assessments for this and prior years due to change(s) in land usage, ownership, or both; all taxes assessed against the Property for the year 2015 have been prorated as of the date hereof and assumed by Grantee;
- (6) Any right(s) to reimbursement from any municipal utility district, public utility district or other governmental entity for improvements to the Property heretofore performed, to be performed, and/or paid for by Grantor or any of Grantor's predecessors in interest; said rights retained exclusively by Grantor herein; and
- (7) GRANTOR RESERVES unto itself and successors and assigns all of the oil, gas and other minerals that Grantor owns that may be produced in, on, or under the Property.

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions hereinafter set forth, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor hereby binds it and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through and under Grantor, but not otherwise.

This conveyance is made and accepted subject only to restrictions, rights-of-way, mineral and royalty reservations, maintenance charges and the liens securing the same, zoning laws,

ordinances of municipal and/or governmental authorities, conditions and covenants, if any, applicable to and enforceable against the Property, of record in the Official Public Records of Real Property of Harris County, Texas to the extent that the same are valid, enforceable and in effect at this time (the "Permitted Exceptions").

WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY, OR THE IMPROVEMENTS LOCATED THEREON (IF ANY), INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTOR HEREBY FURTHER SPECIFICALLY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING THE NATURE AND CONDITION OF THE WATER, SOIL AND GEOLOGY OF THE PROPERTY AND THE EXISTENCE OF ANY ENVIRONMENTAL HAZARDS, SUBSTANCES OR CONDITIONS THEREOF (INCLUDING THE PRESENCE OF ASBESTOS).

GRANTEE HAS CAREFULLY INSPECTED THE PROPERTY, AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" IN ITS PRESENT CONDITION.

EXECUTED effective the 17th day of February, 2016.

SPRING CYPRESS INVESTMENTS, L.P.,
A Texas limited partnership

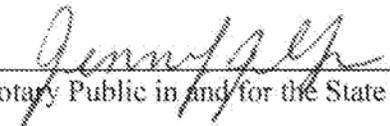
By: EKGP Holdings, LLC, its general partner

By: 
Edward Kalikow, Managing Member

THE STATE OF NEW YORK §
 §
COUNTY OF Nassau §

BEFORE ME, the undersigned notary public, on this 18th day of February, 2016 personally appeared Edward Kalikow, Managing Member of EKGP Holdings, LLC, general partner of Spring Cypress Investments, L.P., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same or the purpose and in the capacity therein expressed.

JENNIFER J. GRIM
Notary Public State Of New York
No. 01GR6323464
Qualified in Nassau County
Commission Expires April 20, 2019


Notary Public in and for the State of New York

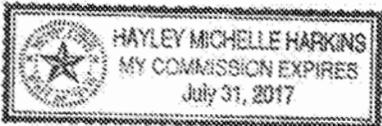
RP-2016-92041

TRAILS OF CYPRESS LAKE COMMUNITY ASSOCIATION, INC.

By: [Signature]
Print Name: David Cordill
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 1st day of ~~February~~ March, 2016 personally appeared David Cordill, the President of Trails of Cypress Lake Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same or the purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

Return to:
Patrick O. Hayes
Andrews Myers, P.C.
3900 Essex Lane, Suite 800
Houston, TX 77027

4840-6206-1091, v. 4

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Pages 5
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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

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