

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

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

THAT SUEBA 350 LP, a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to it in hand paid by WB PARKWAY ELDRIDGE HOME BUILDING LLC, a Texas limited liability company ("Grantee"), whose mailing address is 11750 Katy Freeway, Suite 1400, Houston, Texas 77079, the receipt and sufficiency of which consideration are hereby acknowledged; has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY, unto Grantee all those certain tracts or parcels of land located in Harris County, Texas, described in Exhibit A attached hereto and incorporated herein, together with all improvements thereon (the "Property"), and all of Grantor's right, title and interest appurtenant thereto, to any and all (i) rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of above, over, under, through or adjoining the Property and in and to any strips or gores of real estate adjoining the Land, (ii) oil, gas and other minerals in and under and that may be produced from the Property and (iii) air rights and water and riparian rights appurtenant to the Property.

The Property is conveyed to Grantee subject to matters that would be disclosed by an accurate and current ALTA/NSPS survey or inspection of the Property, non-delinquent real property taxes and assessments, and the matters set forth on Exhibit B attached hereto and incorporated herein (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and Grantor does hereby bind itself and its 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, subject to the Permitted Exceptions.

Executed as of December 29, 2023

[Signature Page Follows]

GF # 2168 2031

RP-2024-1841

Signature Page to Special Warranty Deed

GRANTOR:

SUEBA 350 LP,
a Texas limited partnership

By: **NOBA 350 LLC,**
a Texas limited liability company,
its General Partner

By: *[Signature]*
Name: John Chiang
Title: Executive Vice President

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on this the 10th day of December, 2023, by John Chiang, Executive Vice President of NOBA 350 LLC, a Texas limited liability company, general partner of Sueba 350 LP, a Texas limited partnership, on behalf of said company and partnership.



Rachel L. Schoen
Notary Public in and for the State of Texas
Printed Name: Rachel L. Schoen
My Commission Expires: 07-01-2024

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EXHIBIT A

PROPERTY DESCRIPTION

PARCEL B1: LOTS 15, 16 AND 17 IN BLOCK 1 OF PARKWAY AT ELDRIDGE, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 675522 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

PARCEL B2: 21, 22, 23 AND 24 IN BLOCK 2 OF PARKWAY AT ELDRIDGE, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 675522 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS; AND

PARCEL B3: LOTS 5, 6, 7, 8, AND 9 IN BLOCK 2 OF PARKWAY AT ELDRIDGE, SECTION 4, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER FILM CODE NO. 675522 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Restrictive Covenants of record in/under Film Code No. 675522 of the Map Records, and under Clerk File Nos. 2014-44130, 2014-50566, 2014-318107, 2014-318108, 2014-318109, 2014-318110, 2014-318111, 2014-318112, 2014-318113, 2014-318114, 2014-318115, 2014-396126, 2015-235045, and annexed under Clerk's File No. RP-2016-99372, RP-2017-97622, RP-2016-98120, RP-2016-98121, RP-2016-98131, RP-2016-98143, RP-2016-98152, RP-2016-98157, RP-2016-98186, RP-2016-98188, RP-2016-98155, RP-2016-98200, RP-2016-98207, RP-2017-97623, RP-2018-57959, RP-2018-7960, RP-2019-397210 of the Real Property Records of Harris County, Texas.
2. Easements granted to CenterPoint Energy Houston Electric, LLC, et al by instrument recorded in/under Clerk's File No. RP-2016-496510 of the Real Property Records of Harris County, Texas.
3. Regulations concerning on-site sewage facilities as evidenced by instrument recorded under Clerk's File No. 2013-304659 of the Real Property Records of Harris County, Texas.
4. Letter of Commitment to Construct Water and Wastewater Lines recorded under Clerk's File No. 2013-438394 of the Real Property Records of Harris County, Texas.
5. Waiver of Special Appraisal recorded under Clerk's File No. 2015-301266 of the Real Property Records of Harris County, Texas.
6. All charges, liens, and assessments payable to the Homeowners Association of Parkway at Eldridge, including that lien to secure the payment thereof, recorded under Clerk's File No. 2014-44130 and amended by 2014-396126, and annexed under Clerk's File No. RP-2016-99372, of the Real Property of Harris County, Texas.
7. Fifth Amendment to Protective Covenants for Parkway at Eldridge, Section One (1) recorded of even date herewith in the Official Public Records of Harris County, Texas.

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Pages 5
01/02/2024 03:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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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