

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  
COUNTY OF HARRIS

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KNOW ALL MEN BY THESE PRESENTS:

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# 2168570

RP-2024-1893

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: *John Chiang*  
Name: John Chiang  
Title: Executive Vice President

STATE OF TEXAS

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COUNTY OF HARRIS

This instrument was acknowledged before me on this the 10<sup>th</sup> 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*

RP-2024-1893

**EXHIBIT A**

**PROPERTY DESCRIPTION**

**PARCEL A: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 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.**

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Restrictive Covenants of record in/under Film Code No. 675522 of the Map Records of Harris County, Texas; and County Clerk's File No. 2014-50566, County Clerk's File No. 2014-44130, County Clerk's File No. 2014-318107, County Clerk's File No. 2014-318108, County Clerk's File No. 2014-318109, County Clerk's File No. 2014-318110, County Clerk's File No. 2014-318111, County Clerk's File No. 2014-318112, County Clerk's File No. 2014-318113, County Clerk's File No. 2014-318114, County Clerk's File No. 2014-318115, County Clerk's File No. 2014-396126, County Clerk's File No. 2015-235045, County Clerk's File No. RP-2016-99372, County Clerk's File No. RP-2017-97622, County Clerk's File No. RP-2018-57959, County Clerk's File No. RP-2018-57960, County Clerk's File No. RP-2019-397210, County Clerk's File No. RP-2021-540811, County Clerk's File No. RP-2016-98120, County Clerks File No. RP-2016-98121, County Clerk's File No. RP-2016-98131, County Clerk's File No. RP-2016-98143, County Clerk's File No. RP-2016-98152, County Clerk's File No. RP-2016-98155, County Clerk's File No. RP-2016-98157, County Clerk's File No. RP-2016-98186, County Clerk's File No. RP-2016-98188, County Clerk's File No. RP-2016-98200, County Clerk's File No. RP-2016-98207, County Clerk's File No. RP-2017-97623 of the Official Public Records of Harris County, Texas.
2. Private Road Access as shown on plat recorded in/under Film Code No. 675522 of the Map Records of Harris County, Texas.
3. Easement granted to Southwestern Bell Telephone Company, a Delaware corporation, by instrument recorded in/under County Clerk's File No. RP-2016-459163 of the Public Records of Harris County, Texas.
4. Access and Landscaping Easement Agreement granted to the Homeowners Association of Parkway at Eldridge, as more fully set forth in the instrument recorded in/under County Clerk's File No. RP-2016-344690 of the Official Public Records of Harris County, Texas.
5. An easement 5 feet wide along the rear property line granted to CenterPoint Energy Houston Electric, LLC and CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Texas Gas Operations by instrument recorded in/under County Clerk's File No. RP-2016-496510 of the Official Public Records of Harris County, Texas.
6. Agreement for the installation, operation and maintenance of an underground/overhead electrical service distribution system, as set forth in instrument recorded in/under County Clerk's File No. RP-2016-368014 of the Official Public Records of Harris County, Texas.
7. Storm Water Quality Management Plan as evidenced by instrument recorded in/under County Clerk's File No. 2013-200532 of the Official Public Records of Harris County, Texas.
8. Letter of Commitment to Construct Water and Wastewater Lines recorded in/under County Clerk's File No. 2013-438394 of the Official Public Records of Harris County, Texas.
9. Waiver of Special Appraisal recorded in/under County Clerk's File No. 2015-301266 of the Official Public Records of Harris County, Texas.
10. The existence of an On-Site Sewage Facility together with the terms and conditions in regard to maintenance, as set out in the affidavit recorded in/under County Clerk's File No. 2013-304659 of the Official Public Records of Harris County, Texas.
11. Third Amendment to Protective Covenants for Parkway at Eldridge, Section One (1) recorded in/under Clerk's File No. RP-2017-97623 of the Official Public Records of Harris County, Texas.

12. All terms, conditions, and provisions of that certain Dedicatory Instrument by the Homeowners Association of Parkway at Eldridge, recorded in/under County Clerk's File No. 2014-50566 of the Official Public Records of Harris County, Texas.
13. All terms, conditions, and provisions of that certain Certificate of Adoption of Records Production and Copying Policy recorded in/under County Clerk's File No. RP-2016-98131 of the Official Public Records of Harris County, Texas.
14. All terms, conditions, and provisions of that certain Certificate of Adoption of Religious Display Guidelines recorded in/under County Clerk's File No. RP-2016-98120 of the Official Public Records of Harris County, Texas.
15. All terms, conditions, and provisions of that certain Certificate of Adoption of United States, State of Texas and United States Armed Forces Flag Display Guidelines recorded in/under County Clerk's File No. RP-2016-98152 of the Official Public Records of Harris County, Texas.
16. All terms, conditions, and provisions of that certain Certificate of Adoption of Adjacent Lot Use Guidelines recorded in/under County Clerk's File No. RP-2016-98121 of the Official Public Records of Harris County, Texas.
17. All terms, conditions, and provisions of that certain Certificate of Adoption of Rainwater Harvesting System Guidelines recorded in/under County Clerk's File No. RP-2016-98143 of the Official Public Records of Harris County, Texas.
18. All terms, conditions, and provisions of that certain Certificate of Adoption of Document Retention Policy recorded in/under County Clerk's File No. RP-2016-98155 of the Official Public Records of Harris County, Texas.
19. All terms, conditions, and provisions of that certain Certificate of Adoption of Priority of Payments and Alternative Payment Schedule Guidelines recorded in/under County Clerk's File No. RP-2016-98157 of the Official Public Records of Harris County, Texas.
20. All terms, conditions, and provisions of that certain Certificate of Adoption of Solar Energy Devices Guidelines recorded in/under County Clerk's File No. RP-2016-98188 of the Official Public Records of Harris County, Texas.
21. All terms, conditions, and provisions of that certain Certificate of Adoption of Standby Electric Generator Guidelines recorded in/under County Clerk's File No. RP-2016-98207 of the Official Public Records of Harris County, Texas.
22. All terms, conditions, and provisions of that certain Certificate of Adoption of Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines recorded in/under County Clerk's File No. RP-2016-98186 of the Official Public Records of Harris County, Texas.
23. All terms, conditions, and provisions of that certain Certificate of Adoption of Shingle Criteria recorded in/under County Clerk's File No. RP-2016-98200 of the Official Public Records of Harris County, Texas.
24. All terms, conditions, and provisions of that certain Common Area Agreement, recorded in/under County Clerk's File No. RP-2017-111232 of the Official Public Records of Harris County, Texas.
25. All charges, liens, and assessments payable to the Homeowners Association of Parkway at Eldridge, including that lien to secure the payment thereof, recorded in/under County Clerk's File No. 2014-44130, County Clerk's File No. 2014-396126 and County Clerk's File No. RP-2016-99372 of the Official Public Records, Harris County, Texas, together with all supplements and/or amendments thereto, if any.

26. **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.**

RP-2024-1893

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# Pages 7  
01/03/2024 08:12 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$45.00

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

RP-2024-1893