

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, 2920 VENTURE, LTD., a Texas limited partnership ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by Inverness Houston Property Owners Association, Inc. ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain real property situated in Harris County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Lots"), together with all improvements located on the Lots and all and singular the rights, privileges, hereditaments and appurtenances pertaining to such real property, including, but not limited to, all right, title and interest of Grantor, if any, in and to (1) any strips and gores, if any, between the Lots and any abutting properties, whether owned or claimed by deed, limitations or otherwise; and (2) streets, alleys, easements and rights of way, open or proposed, in, across, abutting or adjacent to the Lots (all of such real property, rights and appurtenances herein referred to collectively as the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to the terms, conditions, and provisions hereof and further subject to all applicable easements, conditions, restrictions, covenants, mineral or royalty interest and mineral reservations, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record and validly existing and affecting the Property.

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's 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, however, to the exceptions and reservations aforesaid.

RP-2019-537647

Grantee hereby agrees to pay all taxes assessed against the property for the year 2019 and future years.

EXECUTED to be effective the 26th day of November, 2019.

GRANTOR:

2920 VENTURE, LTD.  
a Texas limited partnership

By: GAC Management Co., Ltd.  
a Texas limited partnership,  
General Partner

By: GA Companies, LLC  
a Texas limited liability company  
its Sole General Partner

By:   
Israel Fogiel, President

THE STATE OF TEXAS §

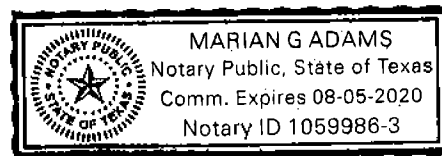
COUNTY OF BEXAR §

This instrument was acknowledged before me on November 26, 2019 by Israel Fogiel, President of GA Companies, LLC, a Texas limited liability company, General Partner of GAC Management Ltd., a Texas limited partnership, General Partner of 2920 VENTURE, LTD., a Texas limited partnership, on behalf of said limited partnership.



Notary Public, State of Texas

[Seal]



After Recording, Return to:  
2920 Venture, Ltd.  
10003 NW Military Hwy, Suite 2201  
San Antonio, TX 78231

RP-2019-537647

Harris County MUD 401  
Director Lot 1  
625 Square Feet

Elizabeth Smith Survey  
Abstract No. 70

STATE OF TEXAS           §

COUNTY OF HARRIS       §

A **METES AND BOUNDS** description of a certain 625 square feet tract of land located in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, being a portion of a called 285.84 acre tract conveyed to 2920 Venture, LTD. by Special Warranty Deed recorded under Clerk's File No. W387907 of the Harris County Official Public Records of Real Property; said 625 square feet being more particularly described as follows with all bearings based on North 47°09'05" East along the northwest line of Inverness Estates Lake Reserve as recorded under Film Code Number 575075 of the Harris County Map Records;

**COMMENCING** at a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the north corner of Restricted Reserve "A" of said Inverness Estates Lake Reserve;

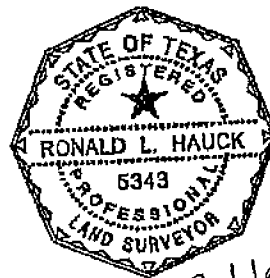
**THENCE**, South 47°09'05" West, 10.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") along the northwest line of said Restricted Reserve "A" for the **POINT OF BEGINNING** and the east corner of the herein described tract from which a 3/4-inch iron rod (with cap stamped "Cotton Surveying") found for the west corner of said Restricted Reserve "A" bears South 47°09'05" West, 240.98 feet;

**THENCE**, South 47°09'05" West, 25.00 feet along the southeast line of the herein described tract and the northwest line of said Restricted Reserve "A" to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the south corner of the herein described tract;

**THENCE**, North 42°50'55" West, 25.00 feet departing said northwest line of Restricted Reserve "A" over and across said 285.84 acre tract to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the west corner of the herein described tract;

**THENCE**, North 47°09'05" East, 25.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the north corner of the herein described tract;

**THENCE**, South 42°50'55" East, 25.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 625 square feet of land in Harris County, Texas.



No exhibit was prepared with this metes and bounds.

*Ron L. Hauck*  
2/18/07

RP-2019-537647

Harris County MUD 401  
Director Lot 2  
625 Square Feet

Elizabeth Smith Survey  
Abstract No. 70

STATE OF TEXAS           §

COUNTY OF HARRIS       §

A **METES AND BOUNDS** description of a certain 625 square feet tract of land located in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, being a portion of a called 285.84 acre tract conveyed to 2920 Venture, LTD. by Special Warranty Deed recorded under Clerk's File No. W387907 of the Harris County Official Public Records of Real Property; said 625 square feet being more particularly described as follows with all bearings based on North 47°09'05" East along the northwest line of Inverness Estates Lake Reserve as recorded under Film Code Number 575075 of the Harris County Map Records;

**COMMENCING** at a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the north corner of Restricted Reserve "A" of said Inverness Estates Lake Reserve;

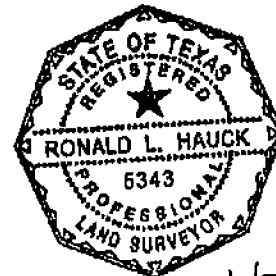
**THENCE**, South 47°09'05" West, 35.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") along the northwest line of said Restricted Reserve "A" for the **POINT OF BEGINNING** and the east corner of the herein described tract from which a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the west corner of said Restricted Reserve "A" bears S 47° 09' 05" West, 215.98 feet;

**THENCE**, South 47°09'05" West, 25.00 feet along the southeast line of the herein described tract and the northwest line of said Restricted Reserve "A" to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the south corner of the herein described tract;

**THENCE**, North 42°50'55" West, 25.00 feet departing said northwest line of Restricted Reserve "A" over and across said 285.84 acre tract to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the west corner of the herein described tract;

**THENCE**, North 47°09'05" East, 25.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the north corner of the herein described tract;

**THENCE**, South 42°50'55" East, 25.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 625 square feet of land in Harris County, Texas.



*Ron L. Hauck*  
7/18/07

**EXHIBIT "A"**

RP-2019-537647

Harris County MUD 401  
Director Lot 3  
625 Square Feet

Elizabeth Smith Survey  
Abstract No. 70

STATE OF TEXAS           §

COUNTY OF HARRIS       §

A **METES AND BOUNDS** description of a certain 625 square feet tract of land located in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, being a portion of a called 285.84 acre tract conveyed to 2920 Venture, LTD. by Special Warranty Deed recorded under Clerk's File No. W387907 of the Harris County Official Public Records of Real Property; said 625 square feet being more particularly described as follows with all bearings based on North 47°09'05" along the northwest line of Inverness Estates Lake Reserve as recorded under Film Code Number 575075 of the Harris County Map Records:

**COMMENCING** at a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the north corner of Restricted Reserve "A" of said Inverness Estates Lake Reserve;

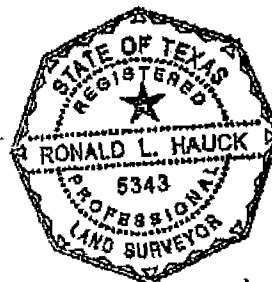
**THENCE**, South 47°09'05" West, 60.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") along the northwest line of said Restricted Reserve "A" for the **POINT OF BEGINNING** and the east corner of the herein described tract from which a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the west corner of said Restricted Reserve "A" bears S 47° 09' 05" West, 190.98 feet;

**THENCE**, South 47°09'05" West, 25.00 feet along the southeast line of the herein described tract and the northwest line of said Restricted Reserve "A" to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the south corner of the herein described tract;

**THENCE**, North 42°50'55" West, 25.00 feet departing said northwest line of Restricted Reserve "A" over and across said 285.84 acre tract to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the west corner of the herein described tract;

**THENCE**, North 47°09'05" East, 25.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the north corner of the herein described tract;

**THENCE**, South 42°50'55" East, 25.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 625 square feet of land in Harris County, Texas.



No exhibit was prepared with this metes and bounds.

*Ron L. Hauck*  
7/18/07

Harris County MUD 401  
Director Lot 4  
625 Square Feet

Elizabeth Smith Survey  
Abstract No. 70

STATE OF TEXAS           §

COUNTY OF HARRIS       §

A **METES AND BOUNDS** description of a certain 625 square feet tract of land located in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, being a portion of a called 285.84 acre tract conveyed to 2920 Venture, LTD. by Special Warranty Deed recorded under Clerk's File No. W387907 of the Harris County Official Public Records of Real Property; said 625 square feet being more particularly described as follows with all bearings based on North 47°09'05" along the northwest line of Inverness Estates Lake Reserve as recorded under Film Code Number 575075 of the Harris County Map Records;

**COMMENCING** at a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the north corner of Restricted Reserve "A" of said Inverness Estates Lake Reserve;

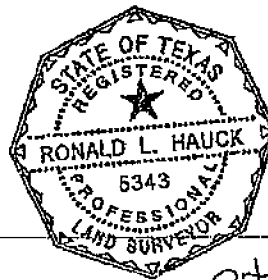
**THENCE**, South 47°09'05" West, 110.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") along the northwest line of said Restricted Reserve "A" for the **POINT OF BEGINNING** and the east corner of the herein described tract from which a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the west corner of said Restricted Reserve "A" bears S 47° 09' 05" West, 165.98 feet;

**THENCE**, South 47°09'05" West, 25.00 feet along the southeast line of the herein described tract and the northwest line of said Restricted Reserve "A" to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the south corner of the herein described tract;

**THENCE**, North 42°50'55" West, 25.00 feet departing said northwest line of Restricted Reserve "A" over and across said 285.84 acre tract to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the west corner of the herein described tract;

**THENCE**, North 47°09'05" East, 25.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the north corner of the herein described tract;

**THENCE**, South 42°50'55" East, 25.00 feet to the **POINT OF BEGINNING** and **CONTAINING** 625 square feet of land in Harris County, Texas.



No exhibit was prepared with this metes and bounds.

*Ron E.H.*  
*7/18/07*

RP-2019-537647

Harris County MUD 401  
Director Lot 5  
625 Square Feet

Elizabeth Smith Survey  
Abstract No. 70

STATE OF TEXAS §

COUNTY OF HARRIS §

A METES AND BOUNDS description of a certain 625 square feet tract of land located in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, being a portion of a called 285.84 acre tract conveyed to 2920 Venture, LTD. by Special Warranty Deed recorded under Clerk's File No. W387907 of the Harris County Official Public Records of Real Property; said 625 square feet being more particularly described as follows with all bearings based on North 47°09'05" East along the northwest line of Inverness Estates Lake Reserve as recorded under Film Code Number 575075 of the Harris County Map Records;

COMMENCING at a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the north corner of Restricted Reserve "A" of said Inverness Estates Lake Reserve;

THENCE, South 47°09'05" West, 110.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") along the northwest line of said Restricted Reserve "A" from which a 3/4-inch iron rod found (with cap stamped "Cotton Surveying") for the west corner of said Restricted Reserve "A" bears S 47° 09' 05" West, 140.98 feet;

THENCE, North 42°50'55" West, 25.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") departing the said northwest line of Restricted Reserve "A" over and across said 285.84 acre tract for the POINT OF BEGINNING and the south corner of the herein described

THENCE, North 42°50'55" West, 25.00 feet departing to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the west corner of the herein described tract;

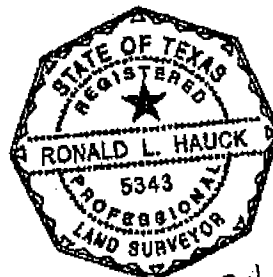
THENCE, North 47°09'05" East, 25.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the north corner of the herein described tract;

THENCE, South 42°50'55" East, at 25.00 feet to a 5/8-inch iron rod set (with cap stamped "Cotton Surveying") for the east corner of the herein described tract;

THENCE, South 47°09'05" West, 25.00 feet to the POINT OF BEGINNING and containing 625 square feet of land in Harris County, Texas.

No exhibit was prepared with this metes and bounds.

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Rm ELL  
7/12/07

EXHIBIT "A"

RP-2019-537647

RP-2019-537647  
# Pages 8  
12/05/2019 11:05 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$40.00

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2019-537647