

SPECIAL WARRANTY DEED

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.

Date: January 10, 2019

Grantor: NATIONAL OILWELL VARCO, L.P., a Delaware Limited Partnership

Grantor's Mailing Address:

7909 Parkwood Circle Drive
Houston, Texas 77036

Grantee: IGMG, LLC, a Texas Limited Liability Company

Grantee's Mailing Address:

9805 Katy Freeway, Suite 800
Houston, Texas 77024

Consideration: TEN AND NO/100 (\$10.00) Dollars and other valuable consideration.

Property: The real property described in the attached Exhibit "A" (the "Land") together with any improvements thereon and all rights and appurtenances thereto belonging and any right, title and interest of Grantor in and to any easements, adjacent streets, alleys and rights of way, and any right, title and interest of Grantor in and to any utilities availability, drainage facilities, water and sewage rights, air rights and development rights available to, which serve, or which will serve the Land (the Land and all of the foregoing matters being herein collectively referred to as the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the matters described in the attached Exhibit "B", to the extent the same are validly existing and applicable to the Property.

FILED BY
ALAMO TITLE COMPANY
18023728

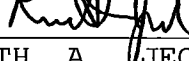
RP-2019-15025

Grantor, for the consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Except as to the reservations from and exceptions to conveyance and warranty, Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when such claim is by, through, or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

NATIONAL OILWELL VARCO, L.P., a
Delaware Limited Partnership

BY: NOW OILFIELD SERVICES, LLC, a
Delaware Limited Liability Company,
Sole General Partner

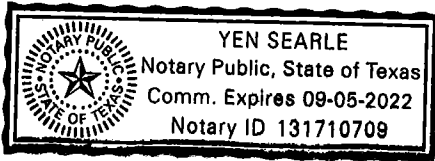
BY: 
KENNETH A. JECK, Vice President-
Risk Management

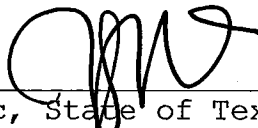
(Acknowledgment)

STATE OF TEXAS

COUNTY OF Harris

This instrument was acknowledged before me on the 10th day of January 2019, by KENNETH A. JECK, Vice President-Risk Management of NOW OILFIELD SERVICES, LLC, a Delaware Limited Liability Company, Sole General Partner of NATIONAL OILWELL VARCO, L.P., a Delaware Limited Partnership, on behalf of said entity.





Notary Public, State of Texas
Notary's name (printed):
YEN SEARLE

Notary's commission expires:
09-05-2022

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Exhibit "A"

Legal Description of the Land

Being a tract or parcel of land containing 1.5904 acres of land or 69,280 square feet, located in the Richard & Robert Vince Survey, Abstract 76, Harris County, Texas, Said 1.5904 acre tract of record the name of National Oilwell Varco, L.P., in Harris County Clerk's File (H.C.C.F.) Number RP-2016-476306; Said 1.5904 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone NAD 83):

BEGINNING at an "X" cut in concrete set for the northwest corner of the herein described tract and the northeast corner of a called 3.019 acre tract of record in the name of Kaja Enterprises, Inc., in H.C.C.F. Number P413684, being on the south line of a called 19.591 acre tract of record in the name of RLF Schneider SPE, LLC in H.C.C.F. Number 20130446446 and in the centerline of Talcott Avenue (private road) (60 feet wide);

THENCE, coincident the north line of the herein described tract and the south line of aforesaid 19.591 acre tract, North 86 Degrees 41 Minutes 38 Seconds East, a distance of 160.00 feet to an "X" cut in concrete set for the northeast corner of the herein described tract and the northwest corner of a called 8.379 acre tract of record in the name of HARSCO Services Group, LLC in H.C.C.F. Number 20130016403, being on the south line of Reserve "C" in Jacintoport Section One, a subdivision duly of record in Volume 339, Page 40 in the Map Records of Harris County (H.C.M.R.) and in the centerline of aforesaid Talcott Avenue;

THENCE, coincident the east line of the herein described tract and the west line of aforesaid 8.379 acre tract, South 03 Degrees 18 Minutes 22 Seconds East, a distance of 433.00 feet to an "X" cut in concrete set for the southeast corner of the herein described tract and the southwest corner of said 8.379 acre tract, being on the north line of a called 9,673 square foot tract of record in the name of American Plating Company in H.C.C.F. Number G581667;

THENCE, coincident the south line of the herein described tract and the north line of aforesaid 9,673 square foot tract, South 86 Degrees 41 Minutes 38 Seconds West, a distance of 160.00 feet to an "X" cut in concrete set for the southwest corner of the herein described tract, being on the east line of aforesaid 3.019 acre tract;

THENCE, coincident the west line of the herein described tract and the east line of aforesaid 3.019 acre tract, North 03 Degrees 18 Minutes 22 Seconds West, a distance of 433.00 feet to the **POINT OF BEGINNING** and containing 1.5904 acres of land.

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Exhibit "B"

Permitted Exceptions

1. The restrictive covenants set forth in instruments recorded in Volume 392, Page 100 and Volume 6107, Page 496 (Clerk's File No. C180118) of the Deed Records of Harris County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 2019 and subsequent years
3. Terms and conditions set forth in instrument recorded under Volume 4245, Page 527 (Clerk's File No. B278990) of the Deed Records of Harris County, Texas.
4. Easement and right-of-way in, to, over and across the North thirty (301) of the subject property reserved by Grantor, its successors and assigns, for the use of public and private roads and for the use of public utilities: reserved in Deed dated October 14, 1965, recorded in Vol. 6107, Pg. 496 (Clerk's File No. C180118) of the Deed Records of Harris County, Texas.
5. A 20-foot wide private road easement, the center line of which is along the South, East and West boundary lines of said property, to be used jointly and in common with the owners of the property on which a portion or portions of said private road easement is located and jointly with JACINTOPOINT, INC., its successors and assigns and subject to the other conditions and agreements which are set out in deed form from JACINTOPOINT, INC. to grantee therein, recorded in Volume 6107, Pages 496 (Clerk's File No. C180118) of the Deed Records of Harris County, Texas.
6. Reservation by Grantor of the right and option, to dedicate for the use of the public those portion of Talcott Avenue and West Main Street as set forth and described in instrument recorded Vol. 6107, Pg. 496 (Clerk's File No. C180118) of the Deed Records of Harris County, Texas.
7. Building setback lines 25 feet in width along any street boundary and 10 feet in width along any common interior property line as set Volume 6107 Page 496 (Clerk's File No. C180118) of the Deed Records of Harris County, Texas.
8. Ownership of an eight inch (8") water main located on the

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subject property retained by Grantor in instrument recorded in Vol. 6107, Pg. 496 (Clerk's File No. C180118) Harris County Deed Records, together with an underground easement and right-of-way reserve by Grantor for the purposes of operating, maintaining, repairing, replacing, changing the size of and removing said water main, and for ingress and egress thereto, said easement being five (5') feet in width, the center line of which is the centerline of the existing eight (8") inch water line.

9. Easement to construct, maintain, inspect, operate, repair, replace, change the size of, and move one water line and appurtenances thereto, for the transportation of water, across, under and through the land granted to Industrial Utilities Services, Inc. in instrument recorded under Clerk's File No. M859905 of the Deed Records of Harris County, Texas.
10. Assumption of risk and indemnification as same are set forth in instrument recorded in Volume 5679, Page 176 (Clerk's File No. B966767) of the Deed Records of Harris County, Texas.
11. A 1/8th of all the oil, gas and other minerals on, in, under or that may be produced from the subject property reserved by Houston Bank & Trust Company in deed dated June 4, 1920, recorded in Vol. 451, Pg. 615 of the Deed Records of Harris County, Texas.
12. A 1/16th non-participating royalty interest in and to all of the oil, gas and other minerals on, in, under or that may be produced from the subject property reserved by the Estate of R. E. Brooks, Deceased, in deed dated October 31, 1941, recorded in Vol. 1215, Pg. 699 of the Deed Records of Harris County, Texas.
13. All of the remaining oil, gas and other minerals on, in, under or that may be produced from the subject property reserved by the United States of America in deed dated October 8, 1965, recorded in Vol. 6106, Pg. 621 (Clerk's File No. C179553), and re-recorded in Vol. 6107, Pg. 508 (Clerk's File No. C180119), Deed Records, Harris County, Texas, the surface rights released as to all of the subject property by instrument recorded in Vol. 5679, Pg. 176 (Clerk's File No. B966767) of the Deed Records of Harris County, Texas.
14. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the survey dated November 15, 2018 by Kenneth A. Gruller, RPLS 5476, DWG. No. 45-18159, including but not limited to the

following:

- a. Private Road easement located along the boundary lines of the subject property as shown on survey. Overhead sign located partially within the boundaries of the private road easement located along the Northern property line.
- b. Power pole and overhead electrical lines traversing subject property as shown on survey.
- c. Manhole located in the Northeastern portion of subject property as shown on survey.

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Pages 8
01/14/2019 08:50 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

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