



January 25, 2019

James Stokes  
City Manager  
City of Deer Park  
710 E. San Augustine  
Deer Park, TX 77536

RE: Request for Annexation of +/- 49.0166 acres of Undeveloped Tracts Located along the west side of Independence Pkwy and North of State Highway 225

Dear Mr. Stokes:

Molto Properties Fund III LLC, the developer, on behalf of GEO Specialty Chemicals and RBD Warehouse, the property owners, is submitting this petition as a formal request to voluntarily have the above referenced property annexed into the City of Deer Park for commercial development purposes. As we have discussed in earlier meetings, the anticipated development consists of multiple industrial/distribution warehouse buildings with an estimated total square footage of approximately 775,000 square feet.

We, the developer, are aware that the costs associated with the extension of city water and sanitary sewer service to the site will be our responsibility up to the point deemed appropriate by the City of Deer Park.

The size of the tract under consideration is approximately 49 acres and is reflected on the attached plan shown as "Exhibit A". Further, the site is described as attached in "Exhibit B".

Attached as "Exhibit C" please find formal petitions executed by the property owners, including boundary exhibits the metes and bounds for each annexation tract.

Attached as "Exhibit D" please find recorded copies of the "fee strips" that were acquired by GEO Specialty Chemical on January 24, 2019. These deeds indicate the ownership interest by GEO Specialty Chemical of a contiguous fee simple interest from the GEO Specialty Chemical property to the RBD Warehouse parcel. RBD Warehouse is adjoining this petition alongside GEO Specialty Chemical. It is the intent of the parties to transfer title of the GEO Specialty Chemical annexation tract and the RBD Warehouse annexation tract to an entity wholly owned by Molto Properties Fund III LLC after the acceptance of the annexation petition by the City of Deer Park, but before the finalization of the annexation proceedings. At such time, Molto Properties Fund III LLC, or its affiliate, will own fee simple interest to a contiguous property touching the existing City Limit of the City of Deer Park.

Please consider and advise if you need further information in order to process this request. We look forward to working with the City of Deer Park on this exciting project.

Sincerely,

A handwritten signature in black ink, reading "Chad Parrish". The signature is fluid and cursive, with the first name "Chad" and last name "Parrish" clearly distinguishable.

Chad Parrish  
Vice President  
Molto Properties LLC



## Exhibit B

### METES AND BOUNDS DESCRIPTION 49.0166 ACRES OUT OF THE GEORGE ROSS SURVEY, A-646 HARRIS COUNTY, TEXAS

All that certain 49.0166 acre tract of land out of the George Ross Survey, A- 646 being a portion of that certain 108.499 acre tract of land described in a deed dated 11-01-2005 from Hampshire Chemical Corp. to GEO Specialty Chemicals, Inc. filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number Y871006 and a portion of those certain 6.356 and 19.381 acre tracts of land described in a deed dated 12-21-2006 from Trans Gulf Transportation, Inc. to BKTT Developments LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20060286457 and a portion of that certain 16.088 acre tract of land described in a deed dated 04-02-2015 from BKTT Developments LLC to Independence Business Park, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20150140199 and a portion of that certain 12.095 acre tract of land described in a deed dated 03-18-2013 from Pro Equipment Leasing, LTD to Dream 7 Equities, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20130125105 and a portion of Unrestricted Reserve "A", RBD Warehouse according to the plat thereof filed at Film Code Number 674607, Harris County Map Records and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a found 5/8" iron rod with cap in the west right-of-way line of Independence Parkway (120' wide) marking the northeast corner of said 108.499 acre tract having grid coordinates of Y=13829792.78, X=3209369.15;

THENCE S 02°24'59" E – 2022.70', with said west right-of-way line to a found 5/8" iron rod with cap marking a point on a curve to the right, having a central angle of 03°51'38", a radius of 1090.60', a chord which bears S 00°37'54" E-73.47';

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 73.49' to a found 5/8" iron rod, marking a point on a curve to the right, having a central angle of 15°45'32", a radius of 1090.60', a chord which bears S 09°07'06" W-299.02';

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 299.96' to a found 5/8" iron rod with cap for angle point;

THENCE S 17°11'38" W - 494.50', continuing with said west right-of-way line to a set 5/8" iron rod for angle point;

THENCE S 17°08'52" W - 121.92', continuing with said west right-of-way line to a set 5/8" iron rod for angle point;

THENCE S 17°11'17" W - 649.34', continuing with said west right-of-way line to a found 5/8" iron rod for angle point;

THENCE S 17°10'31" W - 15.02', continuing with said west right-of-way line to a set "X" in concrete for angle point;

THENCE S 17°15'25" W - 67.73', continuing with said west right-of-way line to a set 5/8" iron rod for corner;

THENCE N 72°44'35" W - 1.00' with the north line of an 11.500 acre tract of land conveyed to Loves Travel Stops & Country Stores, Inc. described in a deed filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20120162613 to a set 5/8" iron rod with cap for corner;

THENCE N 17°15'25" E - 67.73' to a set "X" in concrete for angle point;

THENCE N 17°10'31" E - 14.67' to a set 5/8" iron rod for angle point;

THENCE N 17°11'17" E - 649.69' to a set 5/8" iron rod for angle point;

THENCE N 17°08'52" E - 121.55' to a set 5/8" iron rod for angle point;

THENCE N 17°11'38" E - 494.86' to a set 5/8" iron rod with cap marking a point on a curve to the left, having a central angle of 15°45'19", a radius of 1089.60', a chord which bears N 09°07'12" E-298.67';

THENCE with said curve for an arc distance of 299.62' to a set 5/8" iron rod for corner;

THENCE S 87°13'47" W - 652.39', with the north line of the aforementioned 6.356 acre tract to a found 5/8" iron rod with cap for corner;

THENCE S 02°46'13" E - 657.64', with the west line of said 6.356 acre tract to a found 5/8" iron rod with cap for corner;



THENCE S 87°10'33" W - 1250.57', with the north line of BKTT Development Park Replat No. 1 according the plat thereof filed a Film Code Number 671094, Harris County Map Records to a set 5/8" iron rod with cap for corner;

THENCE N 02°51'06" W - 826.61', with the east line of a called 2.2559 acre tract of land acquired by Houston Pipeline Company described in a deed filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number G318905 to a set 5/8" iron rod with cap for corner;

THENCE N 87°38'17" E - 766.07', with the south line of a called 13.6700 acre tract of land acquired by Houston Pipeline Company described in a deed filed at Volume 3348, Page 153 Harris County Deed Records to a found 1 1/2" iron pipe for corner;

HENCE N 02°50'41" W - 368.64', with the east line of said 13.6700 acre tract to a set 5/8" iron rod with cap for corner;

THENCE N 87°09'17" E - 481.65' to a found 5/8" iron rod for corner;

THENCE N 02°56'05" W - 200.80' to a found 5/8" iron rod for corner;

THENCE N 87°08'03" E - 261.52' to a found 5/8" iron rod for corner;

THENCE S 02°32'05" E - 200.90' to a set 5/8" iron rod for corner;

THENCE N 87°09'17" E - 402.37' to a set 5/8" iron rod for corner

THENCE N 02°24'59" W - 709.90' to a set 5/8" iron rod for corner;

THENCE S 87°16'46" W - 153.87' to a set 5/8" iron rod for corner;

THENCE S 02°39'37" E - 120.07' to a set 5/8" iron rod for corner;

THENCE S 87°15'31" W - 323.08' to a set 5/8" iron rod for corner;

THENCE N 02°51'50" W - 206.39' to a set 5/8" iron rod for corner;

THENCE N 47°51'31" W - 149.57' to a set 5/8" iron rod for corner;

THENCE N 02°24'59" W - 593.19' to a set 5/8" iron rod for corner;

THENCE N 34°11'00" E - 88.56' to a set 5/8" iron rod for corner;

THENCE N 87°29'30" E - 532.81', with the north line of the aforementioned 108.499 acre tract to the POINT OF BEGINNING containing 49.0166 acres, (2,135,161 square feet) of land more or less.  
Compiled from survey by:

**PREJEAN & COMPANY, INC.**  
Surveying / Mapping  
01-25-2019



Exhibit C

PETITION FOR VOLUNTARY ANNEXATION

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF DEER PARK, TX

The undersigned owners of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your honorable body to extend the present municipal limits so as to include and annex as a part of the City of Deer Park, Texas, the property described by metes and bounds on the attached Exhibit "A", which is incorporated herein for all purposes. We certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an interest in any part thereof.

GEO SPECIALTY CHEMICALS, INC.,  
an Ohio corporation

By: \_\_\_\_\_

Randy Lay

Title: \_\_\_\_\_

EVP + CFO

360 Central Avenue, Suite 873  
Saint Petersburg, Florida 33701

STATE OF VIRGINIA §  
§  
COUNTY OF CHESAPEAKE §

This instrument was acknowledged before me by Randy Lay, the CFO of  
Geo Specialty Chemicals, Inc., an Ohio corporation, on the 25 day of January, 2019.

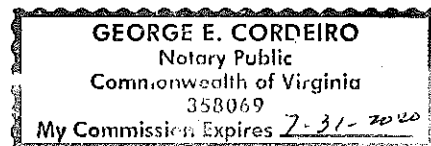
Notary Public, State of \_\_\_\_\_

Virginia

George E. Cordeiro

My commission expires \_\_\_\_\_

July 31, 2020



**Exhibit “A”**

**{See attached}**

METES AND BOUNDS DESCRIPTION  
36.9983 ACRES OUT OF THE  
GEORGE ROSS SURVEY, A-646  
HARRIS COUNTY, TEXAS

All that certain 36.9983 acre tract of land out of the George Ross Survey, A- 646 being a portion of that certain 108.499 acre tract of land described in a deed dated 11-01-2005 from Hampshire Chemical Corp. to GEO Specialty Chemicals, Inc. filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number Y871006 and a portion of those certain 6.356 and 19.381 acre tracts of land described in a deed dated 12-21-2006 from Trans Gulf Transportation, Inc. to BKTT Developments LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20060286457 and a portion of that certain 16.088 acre tract of land described in a deed dated 04-02-2015 from BKTT Developments LLC to Independence Business Park, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20150140199 and a portion of that certain 12.095 acre tract of land described in a deed dated 03-18-2013 from Pro Equipment Leasing, LTD to Dream 7 Equities, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20130125105, and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

COMMENCING at a found 5/8" iron rod with cap in the west right-of-way line of Independence Parkway (120' wide) marking the northeast corner of said 108.499 acre tract having grid coordinates of Y=13829792.78, X=3209369.15; THENCE S 02°24'59" E – 1563.64', with said west right-of-way line to a found 5/8" iron rod with cap marking the POINT OF BEGINNING of the herein described tract.

THENCE S 02°24'59" E – 459.06', continuing with said west right-of-way line to a found 5/8" iron rod with cap marking a point on a curve to the right, having a central angle of 03°51'38", a radius of 1090.60', a chord which bears S 00°37'54" E-73.47';

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 73.49' to a found 5/8" iron rod, marking a point on a curve to the right, having a central angle of 15°45'32", a radius of 1090.60', a chord which bears S 09°07'06" W-299.02';

THENCE with said curve, continuing with said west right-of-way line for an arc distance of 299.96' to a found 5/8" iron rod with cap for angle point;

THENCE S 17°11'38" W - 494.50', continuing with said west right-of-way line to a set 5/8" iron rod for angle point;

THENCE S 17°08'52" W - 121.92', continuing with said west right-of-way line to a set 5/8" iron rod for angle point;

THENCE S 17°11'17" W - 649.34', continuing with said west right-of-way line to a found 5/8" iron rod for angle point;

THENCE S 87°57'59" W - 1.06', with the north line of Unrestricted Reserve "A", RBD Warehouse according to the plat thereof filed at Film Code No. 674607 to a set 5/8" iron rod with cap for corner;

THENCE N 17°11'17" E - 649.69' to a set 5/8" iron rod for angle point;

THENCE N 17°08'52" E - 121.55' to a set 5/8" iron rod for angle point;

THENCE N 17°11'38" E - 494.86' to a set 5/8" iron rod with cap marking a point on a curve to the left, having a central angle of 15°45'19", a radius of 1089.60', a chord which bears N 09°07'12" E-298.67';

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HENCE N 02°50'41" W - 368.64', with the east line of said 13.6700 acre tract to a set 5/8" iron rod with cap for corner;

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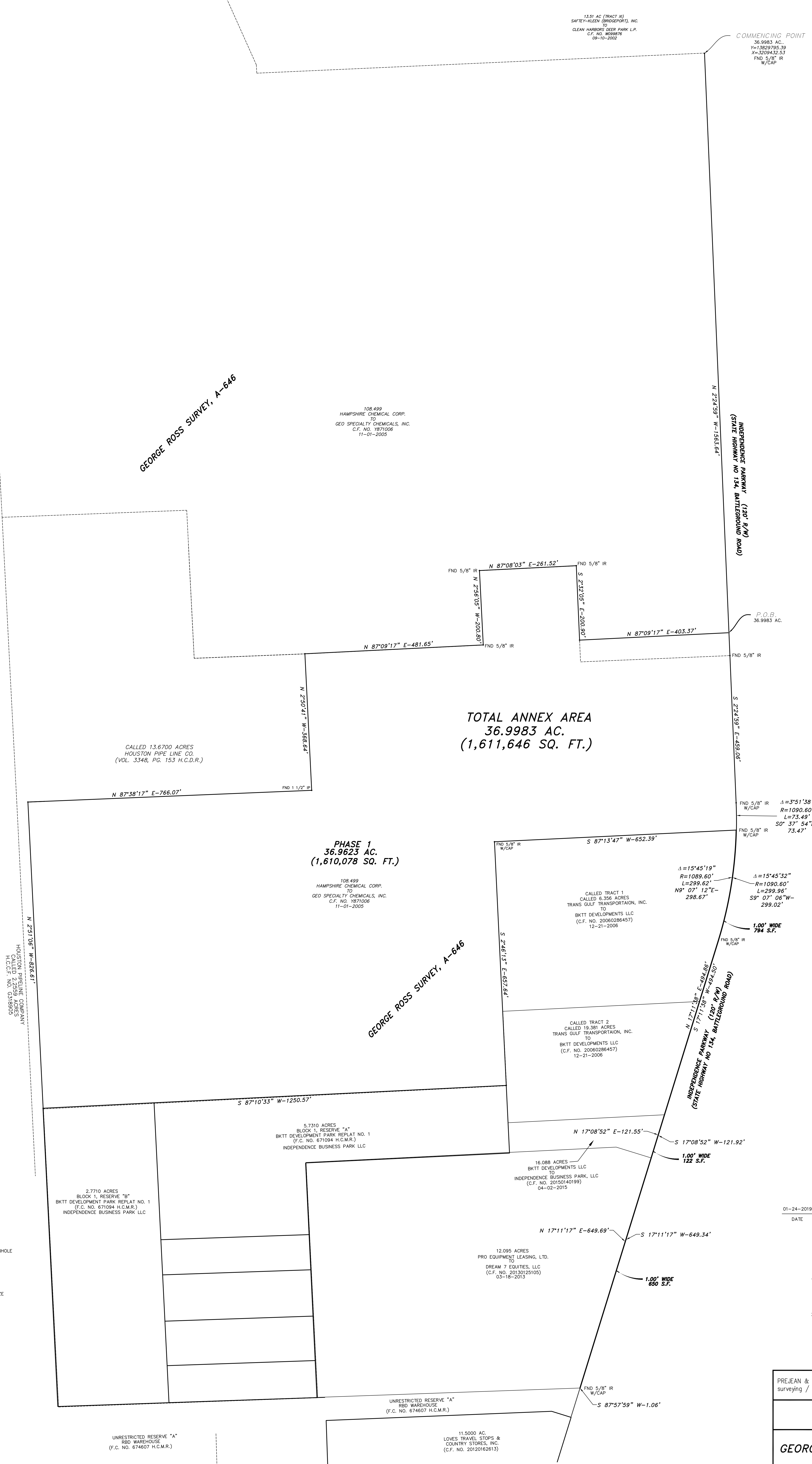
THENCE N 87°09'17" E - 403.37' to the POINT OF BEGINNING containing 36.9983 acres, (1,611,646 square feet) of land more or less.

Compiled from survey by:

**PREJEAN & COMPANY, INC.**  
Surveying / Mapping  
01-24-2019







13.51 AC (TRACT X)  
SAFETY-ALEEN (BRIDGEPORT), INC.  
TO  
CLEAN HARBOR DEEP PARK L.P.  
C.F. NO. W099876  
09-10-2002

COMMENCING POINT  
36.9983 AC.  
Y=13829795.39  
X=3229432.53  
FND 5/8" IR  
W/CAP

108.499  
HAMPSHIRE CHEMICAL CORP.  
TO  
GEO SPECIALTY CHEMICALS, INC.  
C.F. NO. Y871009  
11-01-2005

GEORGE ROSS SURVEY, A-646

INDEPENDENCE PARKWAY (120' R/W)  
(STATE HIGHWAY NO 134, BATTLEGROUND ROAD)

N 87°08'03" E-261.52'  
FND 5/8" IR  
N 2°56'05" W-200.80'  
FND 5/8" IR  
S 2°52'05" E-200.80'  
FND 5/8" IR  
N 87°09'17" E-403.37'

P.O.B.  
36.9983 AC.

CALLLED 13.6700 ACRES  
HOUSTON PIPE LINE CO.  
(VOL. 3348, PG. 153 H.C.D.R.)

PHASE 1  
36.9623 AC.  
(1,610,078 SQ. FT.)

108.499  
HAMPSHIRE CHEMICAL CORP.  
TO  
GEO SPECIALTY CHEMICALS, INC.  
C.F. NO. Y871006  
11-01-2005

GEORGE ROSS SURVEY, A-646

CALLLED TRACT 1  
CALLLED 18.358 ACRES  
TRANS GULF TRANSPORTAION, INC.  
TO  
BKTT DEVELOPMENTS LLC  
(C.F. NO. 20060286457)  
12-21-2006

CALLLED TRACT 2  
CALLLED 19.381 ACRES  
TRANS GULF TRANSPORTAION, INC.  
TO  
BKTT DEVELOPMENTS LLC  
(C.F. NO. 20060286457)  
12-21-2006

5.7310 ACRES  
BLOCK 1, RESERVE "A"  
BKTT DEVELOPMENT PARK REPLAT NO. 1  
(F.C. NO. 671094 H.C.M.R.)  
INDEPENDENCE BUSINESS PARK LLC

16.088 ACRES  
BKTT DEVELOPMENTS LLC  
TO  
INDEPENDENCE BUSINESS PARK, LLC  
(C.F. NO. 20150140199)  
04-02-2015

12.095 ACRES  
PRO EQUIPMENT LEASING, LTD.  
TO  
DREAM 7 EQUITIES, LLC  
(C.F. NO. 20130125105)  
03-18-2013

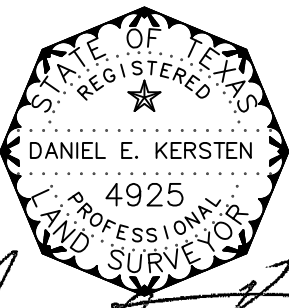
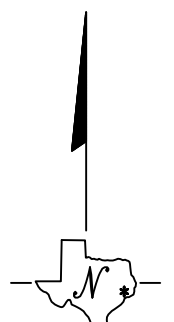
UNRESTRICTED RESERVE "A"  
RBD WAREHOUSE  
(F.C. NO. 674607 H.C.M.R.)

11.5000 AC.  
LOVES TRAVEL STOPS &  
COUNTRY STORES, INC.  
(C.F. NO. 20120162613)

UNRESTRICTED RESERVE "A"  
RBD WAREHOUSE  
(F.C. NO. 674607 H.C.M.R.)

LEGEND

- TRAFFIC SIGN
- COMMUNICATIONS MANHOLE
- TELEPHONE ENCLOSURE
- CHAIN LINK FENCE
- WOOD FENCE
- POWER POLE
- POWER POLE W/DOWN GUY
- STREET/AREA LIGHT
- GAS VALVE
- GAS METER
- STORM/SAN/CHILLWATER MANHOLE
- ROOF OVERHANG
- ELEC MANHOLE
- OVERHEAD ELECTRIC LINE
- 12" RCP STORM SEWER WITH SIZE
- 2" BURIED GAS LINE WITH SIZE
- 12" BURIED WATER LINE WITH SIZE
- CHAIN LINK FENCE
- CMP CORRUGATED METAL PIPE
- IP IRON PIPE
- IR IRON ROD
- € CENTERLINE
- PTP PINCH TOP PIPE
- PULL BOX
- NO PARKING SIGN
- CURB INLET
- SQUARE INLET
- TRAFFIC SIGNAL POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY CLEAN OUT
- JUNCTION BOX
- GAS MANHOLE
- HANDICAP PARKING
- TELEPHONE
- SAMPLE WELL
- YD-YARD DRAIN



01-24-2019  
DATE  
DANIEL E. KERSTEN  
R.P.L.S. NO. 4925

I HEREBY CERTIFY THAT THIS PLAT  
CORRECTLY REPRESENTS THE ACTUAL  
CONDITIONS FOUND ON THE GROUND  
AT THE TIME OF THE SURVEY.

GENERAL NOTES

- ALL BEARINGS AND COORDINATES SHOWN  
ARE BASED ON THE TEXAS COORDINATE  
SYSTEM OF 1983. COORDINATES REFLECT  
GRID VALUES AND MAY BE CONVERTED TO  
SURFACE VALUES BY APPLYING A SCALE  
FACTOR OF 0.99988797257.
- UNLESS OTHERWISE NOTED ALL CORNERS  
MARKED WITH SET 5/8" IRON ROD W/CAP.

PREJEAN & COMPANY, INC.  
surveying / mapping  
HOUSTON, TX 77055  
713-467-4455  
9324 WESTVIEW DRIVE

BOUNDARY EXHIBIT

36.9983 AC. OUT OF THE  
GEORGE ROSS SURVEY, A-646  
HARRIS COUNTY, TEXAS

01-24-2019 1"=100' JOB NO. 342-15

PETITION FOR VOLUNTARY ANNEXATION

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF DEER PARK, TX

The undersigned owners of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside. hereby petition your honorable body to extend the present municipal limits so as to include and annex as a part of the City of Deer Park, Texas, the property described by metes and bounds on the attached Exhibit "A", which is incorporated herein for all purposes. We certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an interest in any part thereof.

GEO SPECIALTY CHEMICALS, INC.,  
an Ohio corporation

By: [Signature]  
Randy Lay  
Title: CEO

360 Central Avenue, Suite 873  
Saint Petersburg, Florida 33701

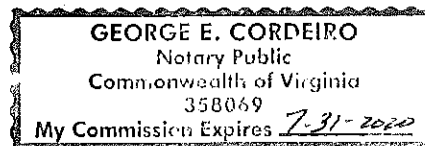
STATE OF Virginia §  
§  
COUNTY OF Chesapeake §

This instrument was acknowledged before me by Randy Lay, the CEO of  
Geo Specialty Chemicals, Inc., an Ohio corporation, on the 25 day of January, 2019.

Notary Public, State of Virginia

George E. Cordeiro

My commission expires July 31, 2020



**Exhibit “A”**

**{See attached}**

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12.0163 ACRES OUT OF THE  
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HARRIS COUNTY, TEXAS

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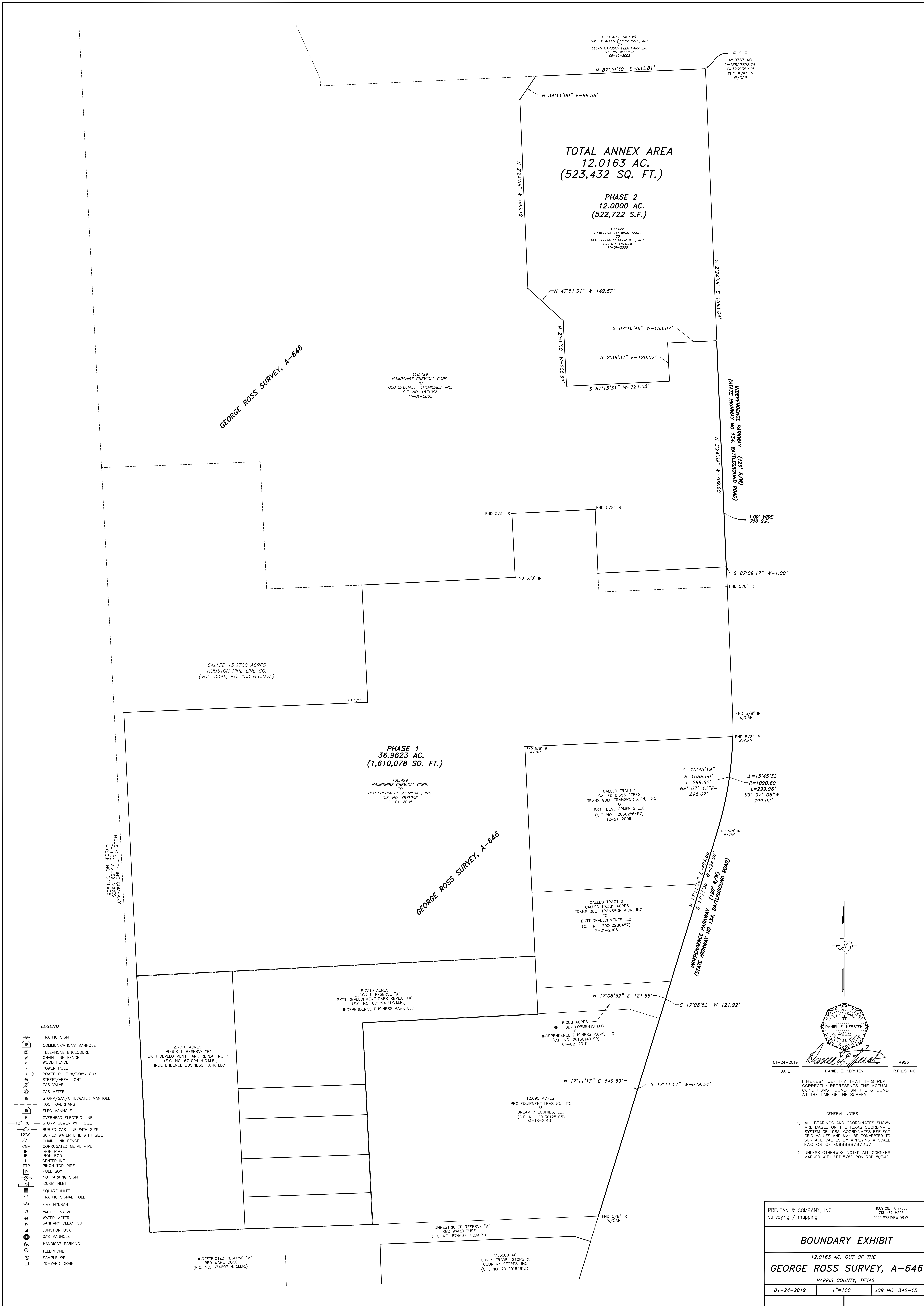
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Compiled from survey by:

**PREJEAN & COMPANY, INC.**  
Surveying / Mapping  
01-24-2019







PETITION FOR VOLUNTARY ANNEXATION

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF DEER PARK, TX

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This Petition is being submitted in connection with the proposed purchase of property by 739 Independence LLC (a wholly owned subsidiary of Molto Properties Fund III, LLC ("Molto") from Geo Specialty Chemicals, Inc., and other Petitions for Voluntary Annexation are being submitted by or on behalf of Molto. If the purchase from Geo is not consummated by 739 Independence LLC (or another assignee of Molto), then this Petition for Voluntary Annexation may be withdrawn by the undersigned, provided that such withdrawal occurs prior to the passage of the annexation ordinance by the Deer Park City Council

RBD Development, L.L.C.

a Texas limited liability company

By: Bernard Reingold

Name: Bernard Reingold

Title: Member

11643 Wallisville Road #A

Houston, Texas 77013-3439

Attention: Mr. Bernie Reingold

STATE OF TEXAS §

§

COUNTY OF HARRIS §

This instrument was acknowledged before me by Bernard Reingold, a member of RBD Development L.L.C., a Texas limited liability company, on behalf of said limited liability company, on the 24th day of January, 2019.

Sandra Renee Crawford  
Notary Public, State of Texas

My commission expires JANUARY 17, 2021



Exhibit "A"

METES AND BOUNDS DESCRIPTION  
83 SQUARE FEET OUT OF  
UNRESTRICTED RESERVE "A"  
RBD WAREHOUSE  
HARRIS COUNTY, TEXAS

All that certain 83 square feet tract of land out of Unrestricted Reserve "A", RBD Warehouse according to the plat thereof filed at Film Code Number 674607, Harris County Map Records and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a found 5/8" iron rod with cap in the west right-of-way line of State Highway No. 134 (120' wide) marking the northeast corner of said Unrestricted Reserve "A", having, coordinates of Y=13826193.93, X=3209033.85;

THENCE S 17°10'31" W - 15.02', with said west right-of-way line to a point for corner;

THENCE S 17°15'25" W - 67.73', continuing with said west right-of-way line to a point for corner;

THENCE N 72°44'35" W - 1.00', with the north line of an 11.500 acre tract of land conveyed to Loves Travel Stops & Country Stores, Inc. described in a deed filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20120162613 to a set 5/8" iron rod with cap for corner.

THENCE N 17°15'25" E - 67.73' to a set "X" in concrete for corner;

THENCE N 17°10'31" E - 14.67' to a set 5/8" iron rod with cap for corner;

THENCE N 87°57'59" E - 1.06', with the north line of the aforementioned Unrestricted Reserve "A" to the POINT OF BEGINNING containing 83 square feet (0.0019 acres) of land more or less.

Compiled from survey by:

PREJEAN AND COMPANY, INC.  
Surveying / Mapping  
12/13/2018





RBD Warehouse – 83 Square Feet

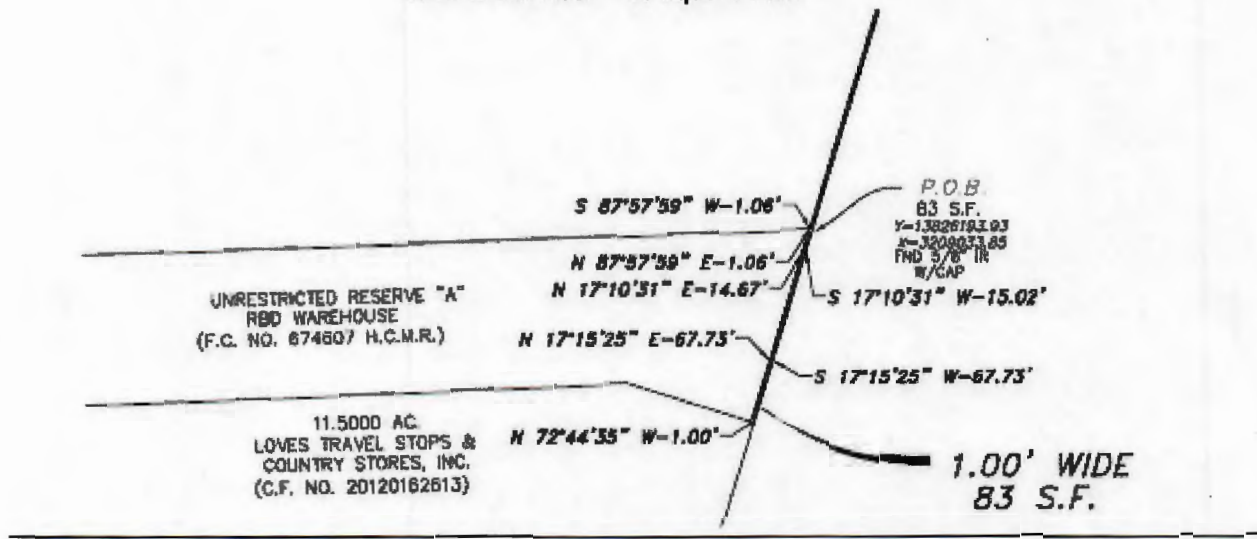


Exhibit D

**SPECIAL WARRANTY DEED WITH EASEMENT RESERVATION**

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

This Deed is by and between **DREAM 7 EQUITIES, LLC**, a Texas limited liability company, having an address of 1431 Greenway Drive, Suite 300, Irving, Texas 75038 ("Grantor") and **GEO SPECIALTY CHEMICALS, INC.**, an Ohio corporation, having an address of 401 South Earl Avenue, Suite 3A, Lafayette, Indiana 47904 ("Grantee").

**WITNESSETH:**

Grantor, for and in consideration of the sum of SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$6,500.00), and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does hereby BARGAIN, GRANT, SELL AND CONVEY unto Grantee, its successors and assigns forever, all of Grantor's right, title and interest, if any, in and to that certain approximately one (1) foot wide strip of land located along the eastern most property line of the real estate commonly known as Harris County Appraisal District Account #: 0440990000127, such strip of land being more particularly described to wit (the "Property"):

**SEE EXHIBIT "A".**

Together with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Property to the centerlines thereof, plus all the estate and rights of Grantor in and to any easements, rights, privileges, appurtenances and other hereditaments appurtenant to the Property.

This conveyance is made by Grantor and accepted by Grantee subject to the matters of record affecting the Property described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and, subject to the reservations herein made, Grantor will warrant and defend the title against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise. The preceding sentence is for the benefit of Grantee and the successors in title to Grantee.

Grantor reserves for Grantor and Grantor's successors and assigns a free, uninterrupted, perpetual easement on, over, across and under the Property hereby conveyed for vehicular and pedestrian ingress and egress to and from Grantor's land adjoining the Property described on **EXHIBIT "D"** attached hereto (hereinafter "Grantor's Property") and the public right of way adjoining the Property, for the maintenance, installation and repair of utilities serving Grantor's Property. The aforesaid easement shall include the use by Grantor and Grantor's successors and assigns of the surface and subsurface of the Property and the right to maintain, construct, install and



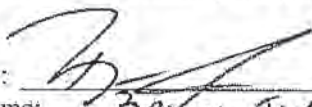
replace improvements such as driveways or sidewalks on the surface of the Property (but Grantor shall not construct any buildings or other material structures upon the Property) and utility lines and drainage or other facilities in the subsurface of the Property in connection therewith the aforesaid uses. Grantor and Grantor's successors and assigns shall also have a free, perpetual easement and right to use the surface of the Property for the maintenance of lawns and other landscaping. The easements reserved unto Grantor and Grantor's successors and assigns herein are appurtenant to and run with Grantor's Property and all portions of it, whether the easement is referenced in any conveyance of Grantor's Property or any portion of it. The easement binds and inures to the benefit of Grantor and the Grantor's successors and assigns. Grantor and Grantor's successors and assigns shall have the right to convey to others from time to time the right to use all or part of the easements reserved herein in conjunction with Grantor so long as such further conveyance is subject to the terms set forth herein. The easements reserved herein may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or benefited hereby; provided, however, that the act of obtaining an injunction or restraining order will not be deemed an election of remedies or a waiver of any other rights or remedies available at law or in equity. If Grantor or Grantor's successors or assigns retain an attorney to enforce the terms of the easements reserved herein, they shall be entitled to recover reasonable attorneys' fees and court and other costs.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS SPECIAL WARRANTY DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS SPECIAL WARRANTY DEED.

This conveyance is further subject to the reservation set forth on Exhibit "C" attached hereto and incorporated herein by this reference.

EXECUTED: January 11, 2019.

GRANTOR:  
DREAM 7 EQUITIES, LLC,  
a Texas limited liability company

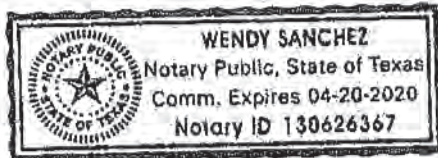
By:   
Name: Bryan J. Davis  
Title: President



STATE OF TEXAS

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on January 10, 2019, by Brian Jarvis, the President of DREAM 7 EQUITIES, LLC, a Texas limited liability company, on behalf of said company.



WITNESS my hand and official seal.

Wendy Sanchez  
Notary's Signature

Recorded at the request of and return to:

First American

ATTN: \_\_\_\_\_ (NCS \_\_\_\_\_)

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY HEREBY CONVEYED

METES AND BOUNDS DESCRIPTION  
650 SQUARE FEET OUT OF THE  
GEORGE ROSS SURVEY, A-646  
HARRIS COUNTY, TEXAS

All that certain 650 square feet tract of land out of the George Ross Survey, A- 646 being a portion of that certain 12.095 acre tract of land described in a deed dated 03-18-2013 from Pro Equipment Leasing, LTD to Dream 7 Equities, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20130125105 and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a found 5/8" iron rod with cap in the west right-of-way line of State Highway No. 134 (120 wide) marking the northeast corner of said 12.095 acre tract having grid coordinates of Y=13826814.27, X=3209225.73;

THENCE S 17°11'17" W - 649.34', with said west right-of-way line to a found 5/8" iron rod with cap for corner;

THENCE S 87°57'59" W - 1.06', with the north line of Unrestricted Reserve "A", RBD Warehouse according to the plat thereof filed at Film Code Number 674607, Harris County Map Records to a set 5/8" iron rod with cap for corner;

THENCE N 17°11'17" E - 649.69' to a set 5/8" iron rod with cap for corner;

THENCE S 72°48'46" E - 1.00', with the north line of the aforementioned 12.095 acre tract to the POINT OF BEGINNING containing 650 square feet (0.0149 acres) of land more or less.

Compiled from survey by:

PREJEAN AND COMPANY, INC.  
Surveying / Mapping  
12/13/2018



**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

Non-delinquent standby fees, taxes and assessments by any taxing authority for year 2018 and subsequent years.

Easements and covenants of record affecting the land.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the public records.

## EXHIBIT "C"

### RESERVATION OF MINERAL RIGHTS

The Grantor hereby reserves all of the Mineral Estate (as hereinafter defined) in the Property owned by Grantor. As used herein, "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate includes water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, and the use of the surface of the Property or the use of surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.



EXHIBIT "D"

GRANTOR'S PROPERTY

8.000 acres of land situated in the George Ross Survey, Abstract Number 646, Harris County, Texas, being a portion of that certain called 12.095 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20060286455, said 8.000 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch aluminum disk in concrete found in the Westerly right-of-way line of State Highway No. 134 (Independence Parkway) (120 foot right-of-way) for the Southeasterly corner of that certain called 13.51 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number W099876 and the most Easterly Northeast corner of that certain called 108.499 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number Y871006;

Thence, S 02°28'30" E, along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), a distance of 2022.30 feet to a 5/8 inch iron rod with cap found for a point of non-tangent curvature to the right;

Thence, in a Southwesterly direction, continuing along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), with said non-tangent curve to the right, having a central angle of 19°39'37", a radius of 1090.60 feet, an arc length of 374.23 feet, a chord bearing of S 07°12'26" W and a chord distance of 372.39 feet to a 5/8 inch iron rod with cap found for a point of non-tangency;

Thence, S 17°08'52" W, continuing along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), a distance of 906.74 feet to a 5/8 inch iron rod with cap set for the POINT OF BEGINNING of the herein described tract of land;

Thence, S 17°08'52" W, continuing along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), a distance of 359.21 feet to a 5/8 inch iron rod with cap found for the Southeasterly corner of said 12.095 acre tract;

Thence, S 87°57'59" W, along the Southerly line of said 12.095 acre tract, a distance of 709.00 feet to a 5/8 inch iron rod with cap found for the Southwesterly corner of said 12.095 acre tract;

Thence, N 02°49'44" W, along the Southerly line of said 12.095 acre tract, a distance of 634.39 feet to a 5/8 inch iron rod with cap found for the Northwesterly corner of said 12.094 acre tract;

Thence, N 87°10'16" E, along the Northerly line of said 12.095 acre tract, a distance of 293.21 feet to a 5/8 inch iron rod with cap set for an angle point;

Thence, S 02°49'44" E, a distance of 299.16 feet to a 5/8 inch iron rod with cap set for corner;

Thence, N 87°57'59" E, a distance of 538.49 feet to the POINT OF BEGINNING and containing 8.000 acres of land.

LESS AND EXCEPT THE APPROXIMATELY 1' WIDE STRIP OF LAND CONVEYED BY THIS DEED TO GEO SPECIALTY CHEMICALS, INC. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

{See legal description of excepted parcel on next page}



{Exception Parcel}

All that certain 650 square feet tract of land out of the George Ross Survey, A- 646 being a portion of that certain 12.095 acre tract of land described in a deed dated 03-18-2013 from Pro Equipment Leasing, LTD to Dream 7 Equities, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20130125105 and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a found 5/8" iron rod with cap in the west right-of-way line of State Highway No. 134 (120 wide) marking the northeast corner of said 12.095 acre tract having grid coordinates of Y=13826814.27, X=3209225.73;

THENCE S 17°11'17" W - 649.34', with said west right-of-way line to a found 5/8" iron rod with cap for corner;

THENCE S 87°57'59" W - 1.06', with the north line of Unrestricted Reserve "A", RBD Warehouse according to the plat thereof filed at Film Code Number 674607, Harris County Map Records to a set 5/8" iron rod with cap for corner;

THENCE N 17°11'17" E - 649.69' to a set 5/8" iron rod with cap for corner;

THENCE S 72°48'46" E - 1.00', with the north line of the aforementioned 12.095 acre tract to the POINT OF BEGINNING containing 650 square feet (0.0149 acres) of land more or less.



RP-2019-29583  
# Pages 9  
01/24/2019 08:43 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$44.00

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-2019-29583

**SPECIAL WARRANTY DEED WITH EASEMENT RESERVATION**

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

This Deed is by and between **BKTT DEVELOPMENTS LLC**, a Texas limited liability company, having an address of 437 Independence Parkway S., La Porte, Texas 77571 ("Grantor") and **GEO SPECIALTY CHEMICALS, INC.**, an Ohio Corporation, having an address of 401 South Earl Avenue, Suite 3A, Lafayette, Indiana 47904 ("Grantee").

**W I T N E S S E T H:**

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does hereby BARGAIN, GRANT, SELL AND CONVEY unto Grantee, its successors and assigns forever, all of Grantor's right, title and interest, if any, in and to that certain approximately one (1') foot wide strip of land located along the westerly right of way line of Independence Parkway in Harris County Texas, such strip of land being more particularly described as to wit (the "Property"):

**SEE EXHIBIT "A".**

Together with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Property to the centerlines thereof, plus all the estate and rights of Grantor in and to any easements, rights, privileges, appurtenances and other hereditaments appurtenant to the Property.

This conveyance is made by Grantor and accepted by Grantee subject to the matters of record affecting the Property described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and, subject to the reservations herein made, Grantor will warrant and defend the title against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise. The preceding sentence is for the benefit of Grantee and the successors in title to Grantee.

Grantor reserves for Grantor and Grantor's successors and assigns a free, uninterrupted, perpetual easement on, over, across and under the Property hereby conveyed for vehicular and pedestrian ingress and egress to and from Grantor's land adjoining the Property described on **EXHIBIT "D"** attached hereto (hereinafter "Grantor's Property") and the public right of way adjoining the Property, for the maintenance, installation and repair of utilities serving Grantor's Property. The aforesaid easement shall include the use by Grantor and Grantor's successors and assigns of the surface and subsurface of the Property and the right to maintain, construct, install and replace improvements such as driveways or sidewalks on the surface of the Property (but



Grantor shall not construct any buildings or other material structures upon the Property) and utility lines and drainage or other facilities in the subsurface of the Property in connection therewith the aforesaid uses. Grantor and Grantor's successors and assigns shall also have a free, perpetual easement and right to use the surface of the Property for the maintenance of lawns and other landscaping. The easements reserved unto Grantor and Grantor's successors and assigns herein are appurtenant to and run with Grantor's Property and all portions of it, whether the easement is referenced in any conveyance of Grantor's Property or any portion of it. The easement binds and inures to the benefit of Grantor and the Grantor's successors and assigns. Grantor and Grantor's successors and assigns shall have the right to convey to others from time to time the right to use all or part of the easements reserved herein in conjunction with Grantor so long as such further conveyance is subject to the terms set forth herein. The easements reserved herein may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or benefited hereby; provided, however, that the act of obtaining an injunction or restraining order will not be deemed an election of remedies or a waiver of any other rights or remedies available at law or in equity. If Grantor or Grantor's successors or assigns retain an attorney to enforce the terms of the easements reserved herein, they shall be entitled to recover reasonable attorneys' fees and court and other costs.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS SPECIAL WARRANTY DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS SPECIAL WARRANTY DEED.

This conveyance is further subject to the reservation set forth on Exhibit "C" attached hereto and incorporated herein by this reference.

EXECUTED: January 22 2019.

GRANTOR:

**BKTT DEVELOPMENTS LLC,**  
a Texas limited liability company

By: 

Name: William W. Iles

Title: PRESIDENT + MANAGER

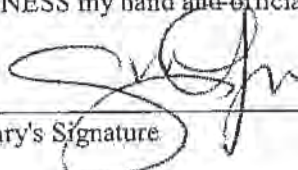
STATE OF TEXAS

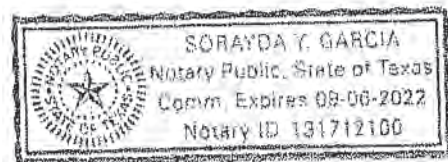
§  
§  
§

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on January 22, 2019, by William W. Lyons, the ~~President~~ Manager of BKTT Developments LLC, a Texas limited liability company, on behalf of said company.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary's Signature



Recorded at the request of and return to:

Alamo Title Company

ATTN: \_\_\_\_\_ (NCS \_\_\_\_\_)



EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY HEREBY CONVEYED

METES AND BOUNDS DESCRIPTION  
794 SQUARE FEET OUT OF THE  
GEORGE ROSS SURVEY, A-646  
HARRIS COUNTY, TEXAS

All that certain 794 square feet tract of land out of the George Ross Survey, A- 646 being a portion of those certain 6.356 and 19.381 acre tracts of land described in a deed dated 12-21-2006 from Trans Gulf Transportation, Inc. to BKT Development LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20060286457 and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a found 5/8" iron rod with cap in the west right-of-way line of State Highway No. 134 (120' wide) marking the northeast corner of said 6.356 acre tract being a point on a curve to the left, having a central angle of 15°45'32", a radius of 1090.60', a chord which bears S 09°07'06" W - 299.02' having grid coordinates of Y=13827698.41, X=3209455.24;

THENCE with said curve and with said west right-of-way line for an arc distance of 299.96' to found 5/8" iron rod with cap for angle point;

THENCE S 17°11'38" W - 494.50', continuing with said west right-of-way line to a set 5/8" iron rod with cap for corner;

THENCE S 87°05'03" W - 1.06' with the north line of a 16.088 acre tract of land described in a deed dated 04-02-2015 from BKT Development LLC to Independence Business Park, LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20150140199 to a set 5/8" iron rod with cap for corner;

THENCE N 17°11'38" E - 494.86' to a set 5/8" iron rod with cap on a curve to the right, having a central angle of 15°45'19", a radius of 1089.60', a chord which bears N 09°07'12" E - 298.67'

THENCE with said curve for an arc distance of 299.62' to a set 5/8" iron rod with cap for corner;

THENCE N 87°13'47" E - 1.00', with the north line of the aforementioned 6.356 acre tract to the POINT OF BEGINNING of the herein described tract containing 794 square feet (0.0182 acres) of land more or less.  
Compiled from survey by:

PREJEAN & COMPANY, INC.  
Surveying / Mapping  
12/13/2018





## **EXHIBIT "B"**

### **PERMITTED EXCEPTIONS**

Non-delinquent standby fees, taxes and assessments by any taxing authority for year 2018 and subsequent years.

Easements and covenants of record affecting the land.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the public records.

## **EXHIBIT "C"**

### **RESERVATION OF MINERAL RIGHTS**

The Grantor hereby reserves all of the Mineral Estate (as hereinafter defined) in the Property owned by Grantor. As used herein, "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate includes water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, and the use of the surface of the Property or the use of surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.

EXHIBIT "D"

GRANTOR'S PROPERTY

Tract 1 of Grantor's Property

6.356 acres of land situated in the George Ross Survey, Abstract Number 646, Harris County, Texas, being a portion of that certain called 103.943 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number R743842, said 6.356 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch aluminum disk in concrete found in the Westerly right-of-way line of State Highway No. 134 (Battleground Road) (120 foot right-of-way) for the Southeasterly corner of that certain called 13.51 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number W099876 and the most Easterly-Northeast corner of that certain called 108.499 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number Y871006;

Thence, S 02°28'30" E, along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road), a distance of 2022.30 feet to a 5/8 inch iron rod with cap found for a point of non-tangent curvature to the right;

Thence, in a Southerly direction, continuing along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road), with said non-tangent curve to the right, having a central angle of 03°51'39", a radius of 1090.60 feet, an arc length of 73.49 feet, a chord bearing of S 00°41'33" E and a chord distance of 73.47 feet to a 5/8 inch iron rod with cap found for the most Easterly Southeast corner of said 108.499 acre tract and the POINT OF BEGINNING of the herein described tract of land;

Thence, in a Southwesterly direction, continuing along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road) and said non-tangent curve to the right, having a central angle of 15°47'58", a radius of 1090.60 feet, an arc length of 300.74 feet, a chord bearing of S 09°08'15" W and a chord length of 299.78 feet to a 5/8 inch iron rod with cap found for a point of non-tangency;

Thence, S 17°08'52" W, continuing along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road), a distance of 174.90 feet to a 5/8 inch iron rod with cap set for corner

Thence, S 87°10'16" W, a distance of 531.49 feet to a 5/8 inch iron rod with cap set in an Easterly line of said 108.499 acre tract;

Thence, N 02°49'44" W, along an Easterly line of said 108.499 acre tract, a distance of 457.64 feet to a 5/8 inch iron rod with cap found for an interior corner of said 108.499 acre tract;

Thence, N 87°10'16" E, along a Southerly line of said 108.499 acre tract, a distance of 653.39 feet to the POINT OF BEGINNING and containing 6.356 acres of land.

BEARING ORIENTATION BASED ON S 17°13'47" W BEING A WESTERLY LINE OF STATE HIGHWAY NO. 134 AS DESCRIBED IN THAT CERTAIN 103.943 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER R743842.

TRACT BEING SHOWN ON MAP (SEE HSC 01164-E-3)

{legal description continued on next page}



Tract 2 of Grantor's Property

6.356 acres of land situated in the George Ross Survey, Abstract Number 646, Harris County, Texas, being a portion of that certain called 103.943 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number R743842, said 6.356 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch aluminum disk in concrete found in the Westerly right-of-way line of State Highway No. 134 (Battleground Road) (120 foot right-of-way) for the Southeasterly corner of that certain called 13.51 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number W099876 and the most Easterly/Northeast corner of that certain called 108.499 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number Y871006;

Thence, S 02°28'30" E, along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road), a distance of 2022.30 feet to a 5/8 inch iron rod with cap found for a point of non-tangent curvature to the right;

Thence, in a Southerly direction, continuing along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road), with said non-tangent curve to the right, having a central angle of 03°51'39", a radius of 1090.60 feet, an arc length of 73.49 feet, a chord bearing of S 00°41'33" E and a chord distance of 73.47 feet to a 5/8 inch iron rod with cap found for the most Easterly Southeast corner of said 108.499 acre tract and the POINT OF BEGINNING of the herein described tract of land;

Thence, in a Southwesterly direction, continuing along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road) and said non-tangent curve to the right, having a central angle of 15°47'58", a radius of 1090.60 feet, an arc length of 300.74 feet, a chord bearing of S 09°08'15" W and a chord length of 299.78 feet to a 5/8 inch iron rod with cap found for a point of non-tangency;

Thence, S 17°08'52" W, continuing along the Westerly right-of-way line of said State Highway No. 134 (Battleground Road), a distance of 174.90 feet to a 5/8 inch iron rod with cap set for corner

Thence, S 87°10'16" W, a distance of 531.49 feet to a 5/8 inch iron rod with cap set in an Easterly line of said 108.499 acre tract;

Thence, N 02°49'44" W, along an Easterly line of said 108.499 acre tract, a distance of 457.64 feet to a 5/8 inch iron rod with cap found for an interior corner of said 108.499 acre tract;

Thence, N 87°10'16" E, along a Southerly line of said 108.499 acre tract, a distance of 653.39 feet to the POINT OF BEGINNING and containing 6.356 acres of land.

BEARING ORIENTATION BASED ON S 17°13'47" W BEING A WESTERLY LINE OF STATE HIGHWAY NO. 134 AS DESCRIBED IN THAT CERTAIN 103.943 ACRE TRACT RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER R743842.

TRACT BEING SHOWN ON MAP (SEE HSC 01164-E-3)

LESS AND EXCEPT FROM SAID TRACT 2 THAT CERTAIN 16.088 ACRE TRACT OF LAND CONVEYED BY BKTT DEVELOPMENTS LLC TO



EXHIBIT "D"

GRANTOR'S PROPERTY

INDEPENDENCE BUSINESS PARK, LLC BY DEED DATED APRIL 2, 2014  
AND RECORDED IN OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY  
TEXAS ON APRIL 7, 2015 AS DOCUMENT NO. 20150140199

AND ALSO LESS AND EXCEPT FROM THE ABOVE DESCRIBED LAND THE  
APPROXIMATELY 1' WIDE STRIP OF LAND CONVEYED BY THIS DEED  
TO Geo Specialty Chemicals, Inc. AND MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:

{Exception Parcel}

All that certain 794 square feet tract of land out of the George Ross Survey, A- 646 being a portion of those certain 6.356 and 19.381 acre tracts of land described in a deed dated 12-21-2006 from Trans Gulf Transportation, Inc. to BKTT Developments LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20060286457 and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a found 5/8" iron rod with cap in the west right-of-way line of State Highway No. 134 (120 wide) marking the northeast corner of said 6.356 acre tract being a point on a curve to the left, having a central angle of 15°45'32", a radius of 1090.60', a chord which bears S 09°07'06" W - 299.02' having grid coordinates of Y=13827698.41, X=3209455.24;

THENCE with said curve and with said west right-of-way line for an arc distance of 299.96' to found 5/8" iron rod with cap for angle point;

THENCE S 17°11'38" W - 494.50', continuing with said west right-of-way line to a set 5/8" iron rod with cap for corner;

THENCE S 87°05'03" W - 1.06' with the north line of a 16.088 acre tract of land described in a deed dated 04-02-2015 from BKTT Developments, LLC to Independence Business Park, LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20150140199 to a set 5/8" iron rod with cap for corner;

THENCE N 17°11'38" E - 494.86' to a set 5/8" iron rod with cap on a curve to the right, having a central angle of 15°45'19", a radius of 1089.60', a chord which bears N 09°07'12" E - 298.67'

THENCE with said curve for an arc distance of 299.62' to a set 5/8" iron rod with cap for corner;

THENCE N 87°13'47" E - 1.00', with the north line of the aforementioned 6.356 acre tract to the POINT OF BEGINNING of the herein described tract containing 794 square feet (0.0182 acres) of land more or less.

RP-2019-29581  
# Pages 10  
01/24/2019 08:43 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$48.00

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-2019-29581



**SPECIAL WARRANTY DEED WITH EASEMENT RESERVATION**

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

This Deed is by and between **INDEPENDENCE BUSINESS PARK, LLC**, a Texas limited liability company, having an address of 207 Blue Point Road, Clear Lake Shores, Texas 77565 ("Grantor") and **GEO SPECIALTY CHEMICALS, INC.**, an Ohio corporation, having an address of 401 South Earl Avenue, Suite 3A, Lafayette, Indiana 47904 ("Grantee").

**WITNESSETH:**

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does hereby BARGAIN, GRANT, SELL AND CONVEY unto Grantee, its successors and assigns forever, all of Grantor's right, title and interest, if any, in and to that certain approximately one (1') foot wide strip of land located along the westerly right of way line of Independence Parkway in Harris County Texas, such strip of land being more particularly described as to wit (the "Property"):

**SEE EXHIBIT "A".**

Together with all right, title and interest, if any, of Grantor in and to any streets and roads abutting the Property to the centerlines thereof, plus all the estate and rights of Grantor in and to any easements, rights, privileges, appurtenances and other hereditaments appurtenant to the Property.

This conveyance is made by Grantor and accepted by Grantee subject to the matters of record affecting the Property described on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and, subject to the reservations herein made, Grantor will warrant and defend the title against the lawful claim of all persons claiming by, through or under Grantor, but not otherwise. The preceding sentence is for the benefit of Grantee and the successors in title to Grantee.

Grantor reserves for Grantor and Grantor's successors and assigns a free, uninterrupted, perpetual easement on, over, across and under the Property hereby conveyed for vehicular and pedestrian ingress and egress to and from Grantor's land adjoining the Property described on **EXHIBIT "D"** attached hereto (hereinafter "Grantor's Property") and the public right of way adjoining the Property, for the maintenance, installation and repair of utilities serving Grantor's Property. The aforesaid easement shall include the use by Grantor and Grantor's successors and assigns of the surface and subsurface of the Property and the right to maintain, construct, install and replace improvements such as driveways or sidewalks on the surface of the Property (but



Grantor shall not construct any buildings or other material structures upon the Property) and utility lines and drainage or other facilities in the subsurface of the Property in connection therewith the aforesaid uses. Grantor and Grantor's successors and assigns shall also have a free, perpetual easement and right to use the surface of the Property for the maintenance of lawns and other landscaping. The easements reserved unto Grantor and Grantor's successors and assigns herein are appurtenant to and run with Grantor's Property and all portions of it, whether the easement is referenced in any conveyance of Grantor's Property or any portion of it. The easement binds and inures to the benefit of Grantor and the Grantor's successors and assigns. Grantor and Grantor's successors and assigns shall have the right to convey to others from time to time the right to use all or part of the easements reserved herein in conjunction with Grantor so long as such further conveyance is subject to the terms set forth herein. The easements reserved herein may be enforced by restraining orders and injunctions (temporary or permanent) prohibiting interference and commanding compliance. Restraining orders and injunctions will be obtainable on proof of the existence of interference or threatened interference, without the necessity of proof of inadequacy of legal remedies or irreparable harm, and will be obtainable only by the parties to or benefited hereby; provided, however, that the act of obtaining an injunction or restraining order will not be deemed an election of remedies or a waiver of any other rights or remedies available at law or in equity. If Grantor or Grantor's successors or assigns retain an attorney to enforce the terms of the easements reserved herein, they shall be entitled to recover reasonable attorneys' fees and court and other costs.

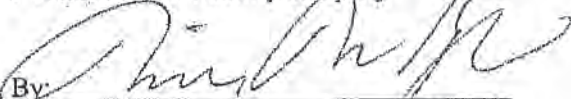
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT THOSE CONTAINED IN THIS SPECIAL WARRANTY DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS SPECIAL WARRANTY DEED.

This conveyance is further subject to the reservation set forth on Exhibit "C" attached hereto and incorporated herein by this reference.

EXECUTED: January, 2019.

**GRANTOR:**

**INDEPENDENCE BUSINESS PARK, LLC,**  
a Texas limited liability company

By:   
Name: William W. Kay  
Title: PRESIDENT + MANAGER

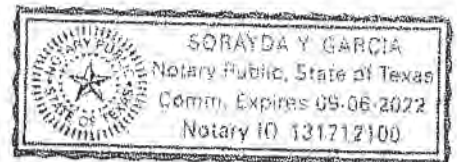
STATE OF TEXAS

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on January 22, 2019, by William W. Kays, the ~~President~~ Manager of Independence Business Park, LLC, a Texas limited liability company, on behalf of said company.

WITNESS my hand and official seal.

Notary's Signature



Recorded at the request of and return to:  
Alamo Title Company  
ATTN: \_\_\_\_\_ (NCS \_\_\_\_\_)



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF THE PROPERTY HEREBY CONVEYED**

**METES AND BOUNDS DESCRIPTION  
122 SQUARE FEET OUT OF THE  
GEORGE ROSS SURVEY, A-646  
HARRIS COUNTY, TEXAS**

All that certain 122 square feet tract of land out of the George Ross Survey, A- 646 being a portion of that certain 16.088 acre tract of land described in a deed dated 04-02-2015 from BKTT Developments LLC to Independence Business Park, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20150140199 and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a set 5/8" iron rod with cap in the west right-of-way line of State Highway No. 134 (120 wide) marking the northeast corner of said 16.0881 acre tract having grid coordinates of Y=13826930.77, X=3209261.68;

THENCE S 17°08'52" W - 121.92', with said west right-of-way line to a found 5/8" iron rod with cap for corner;

THENCE N 72°48'46" W - 1.00', with the north line of a 12.095 acre tract of land described in a deed dated 03-18-2013 from Pro Equipment Leasing, LTD. To Dream 7 Equities, LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20130125105 to a set 5/8" iron rod with cap for corner;

THENCE N 17°08'52" E - 121.55' to a set 5/8" iron rod with cap for corner;

THENCE N 87°05'03" E - 1.06', with the north line of the aforementioned 16.088 acre tract to the POINT OF BEGINNING containing, 122 square feet (0.0028 acres) of land more or less.

Compiled from survey by:

**PREJEAN AND COMPANY, INC.**  
Surveying / Mapping  
12/13/2018





## **EXHIBIT "B"**

### **PERMITTED EXCEPTIONS**

Non-delinquent standby fees, taxes and assessments by any taxing authority for year 2018 and subsequent years.

Easements and covenants of record affecting the land.

All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the public records.

## EXHIBIT "C"

### RESERVATION OF MINERAL RIGHTS

The Grantor hereby reserves all of the Mineral Estate (as hereinafter defined) in the Property owned by Grantor. As used herein, "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate includes water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, and the use of the surface of the Property or the use of surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property.

EXHIBIT "D"

GRANTOR'S PROPERTY

16.088 acres of land situated in the George Ross Survey, Abstract Number 646, Harris County, Texas, being a portion of that certain called 19.381 acres of land as described in deed and recorded in the Official Public Records of Harris County, Texas, under County Clerk's File Number 20060286457, said 16.088 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch aluminum disk in concrete found in the Westerly right-of-way line of State Highway No. 134 (Independence Parkway) (120 foot right-of-way) for the Southeast corner of that certain called 13.51 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number W099876 and the most Easterly Northeast corner of that certain called 108.499 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number Y871006;

Thence, S 02°28'30" E, along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), a distance of 2022.30 feet to a 5/8 inch iron rod with cap found for a point of non-tangent curvature to the right;

Thence, in a Southerly direction, continuing along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), with said non-tangent curve to the right, having a central angle of 19°39'37"; a radius of 1090.60 feet, an arc length of 374.23 feet, a chord bearing of S 07°12'26" W and a chord distance of 372.39 feet to a 5/8 inch iron rod with cap found for a point of non-tangency;

Thence, S 17°08'52" W, continuing along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), a distance of 494.62 feet to the POINT OF BEGINNING of the herein described tract of land;

Thence, S 17°08'52" W, continuing along the Westerly right-of-way line of said State Highway No. 134 (Independence Parkway), a distance of 121.92 feet to a 5/8 inch iron rod with cap found for the Northeast corner of that certain called 12.095 acres of land as described in deed and recorded in the Official Public Records of Harris County, Texas, under County Clerk's File Number 2012601102;

Thence, N 72°51'08" W, along the Northerly line of said 12.095 acre tract, a distance of 99.22 feet to a 5/8 inch iron rod with cap found for an angle point;

Thence, S 87°10'16" W, continuing along the Northerly line of said 12.095 acre tract, a distance of 837.54 feet to a 5/8 inch iron rod with cap found for the Northwestern corner of said 12.095 acre tract;

{legal description continued on next page}



Thence, S 02°49'44" E, along the Westerly line of said 12.095 acre tract, a distance of 634.39 feet to a 5/8 inch iron with cap found in the Northerly line of that certain called 29.699 acres of land described in deed and recorded in the Official Public Records of Harris County, Texas, under County Clerk's File Number 20060286459, for the Southwesterly corner of said 12.095 acre tract;

Thence, S 87°57'59" W, along the Northerly line of said 29.699 acre tract, a distance of 699.30 feet to the Easterly line of that certain called 2,2559 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number G318905, for the Northwesterly corner of said 29.699 acre tract and the Southwesterly corner of said 19.381 acre tract;

Thence, N 02°54'37" W, along the Westerly line of said 19.381 acre tract, a distance of 894.67 feet to a 5/8 inch iron rod with cap found for the most Southerly Southwest corner of said 108.499 acre tract;

Thence, N 87°07'02" E, along the Southerly line of said 108.499 acre tract, a distance of 1250.57 feet to a 5/8 inch iron rod with cap found for the most Southerly Southeast corner of said 108.499 acre tract;

Thence, S 02°49'44" E, a distance of 101.12 feet to a point for corner;

Thence, N 87°05'03" E, a distance of 422.25 feet to the POINT OF BEGINNING and containing 16.088 acres of land.

LESS AND EXCEPT THE APPROXIMATELY 1' WIDE STRIP OF LAND  
CONVEYED BY THIS DEED TO Geo Specialty Chemicals, Inc. AND  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

{See legal description of excepted parcel on next  
page}

**EXHIBIT "D"**

**GRANTOR'S PROPERTY**

{Exception Parcel}

All that certain 122 square feet tract of land out of the George Ross Survey, A-646 being a portion of that certain 16.088 acre tract of land described in a deed dated 04-02-2015 from BKTT Developments LLC to Independence Business Park, LLC, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20150140199 and being more particularly described by metes and bounds as follows. All coordinates and bearings being referenced to the Texas Coordinate System of 1983. All coordinates reflect grid values and may be converted to surface values by applying a scale factor of 0.99988797257.

BEGINNING at a set 5/8" iron rod with cap in the west right-of-way line of State Highway No. 134 (120 wide) marking the northeast corner of said 16.0881 acre tract having grid coordinates of Y=13826930.77, X=3209261.68;

THENCE S 17°08'52" W - 121.92', with said west right-of-way line to a found 5/8" iron rod with cap for corner;

THENCE N 72°48'46" W - 1.00', with the north line of a 12.095 acre tract of land described in a deed dated 03-18-2013 from Pro Equipment Leasing, LTD. To Dream 7 Equities, LLC filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File Number 20130125105 to a set 5/8" iron rod with cap for corner;

THENCE N 17°08'52" E - 121.55' to a set 5/8" iron rod with cap for corner;

THENCE N 87°05'03" E - 1.06', with the north line of the aforementioned 16.088 acre tract to the POINT OF BEGINNING containing, 122 square feet (0.0028 acres) of land more or less.

RP-2019-29582  
# Pages 10  
01/24/2019 08:43 AM  
e-Filed & e-Recorded in the  
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DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$48.00

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-2019-29582