

**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 WITH VENDOR'S LIEN**

STATE OF TEXAS                               §  
   §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF MONTGOMERY               §

THAT **MARA MOJA HOLDINGS, LTD.**, a Texas limited partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration paid by **BCS MONTGOMERY LLC**, a Texas limited liability company ("Grantee"), whose mailing address is 1940 Fountain View Drive, Suite 220, Houston, Texas 77057, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Montgomery County, Texas, as more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes, together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "Property").

All or a portion of the consideration was advanced by Grantor at the special instance and request of Grantee, which amount constitutes all or a portion of the proceeds of a loan from Grantor to Grantee evidenced by that certain Promissory Note dated of even date herewith in the original principal sum stated therein (the "Note"). The Note is secured by the vendor's lien and superior title herein retained by Grantor and by the lien created by that certain Deed of Trust dated of even date herewith executed by Grantee in favor of Hilliary Dumas, Trustee for the benefit of Grantor, covering the Property hereby conveyed.

This conveyance is being made by Grantor and accepted by Grantee subject only to those certain title exceptions set forth in Exhibit "B" attached hereto and incorporated herein by this reference (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, existing, and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's heirs, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the Permitted Exceptions.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS, and CONVEYS, without warranty express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property.


Ad valorem taxes for the year of this deed have been prorated; accordingly, by its acceptance of this deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for such year and all subsequent years.

But it is expressly agreed and stipulated that the vendor's lien retained against the above-described Property, shall remain until the above-described Note, and all interest thereon, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

EXECUTED effective as of the 15<sup>th</sup> day of April, 2025.

MARA MOJA HOLDINGS, LTD.,  
a Texas limited partnership

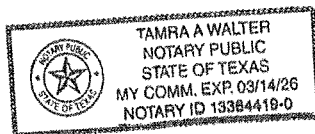
By: Mara Moja Management, LLC,  
its general partner

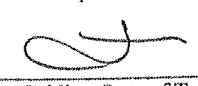
By:   
Philip LeFevre, President

THE STATE OF TEXAS       §  
  §  
COUNTY OF MONTGOMERY   §

This instrument was acknowledged before me on the 15 day of APRIL, 2025  
by Philip LeFevre, President of Mara Moja Management, LLC, which is the general partner of Mara Moja Holdings, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[Seal]



  
Notary Public—State of Texas

**EXHIBIT "A"**

County:           Montgomery  
Project: 20500 Eva St Montgomery  
M&B No:         24-226(r)  
CS Job No:       24222

**METES AND BOUNDS DESCRIPTION OF A 32.409 ACRE TRACT**

Being a tract of land containing 32.409 acres, located in the John Corner Survey, Abstract Number 9, in Montgomery County, Texas; Said 32.409 acres being out of a called 84.10 acre tract of land recorded in the name of Mara Moja Holdings, LLC in Montgomery County Clerk's File (M.C.C.F.) Number 2004110206 and being out of Restricted Reserve "B" of Mara Mojaville, a subdivision recorded in Cabinet "Z", Sheet 1624, of the Montgomery County Map Records (M.C.M.R.); Said 32.409 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, Central Zone):

**BEGINNING**, at a 5/8-inch iron rod found at the north corner of Restricted Reserve "A" of said Mara Mojaville on the southeast Right-of-Way (R.O.W.) line of C.B. Stewart Drive (width varies per Cabinet "Y", Sheet 51, of the M.C.M.R.);

**THENCE**, with the southeast R.O.W. line of said C.B. Stewart Drive the following three (3) courses:

1. 205.87 feet along the arc of a curve to the right, having a radius of 610.00 feet, a central angle of  $19^{\circ} 20' 11''$ , and a chord that bears North  $38^{\circ} 16' 00''$  East, a distance of 204.89 feet to a 5/8-inch iron rod found for a point of tangency;
2. North  $47^{\circ} 56' 06''$  East, a distance of 396.03 feet to a 5/8-inch iron rod found for an angle point;
3. North  $54^{\circ} 32' 00''$  East, a distance of 71.22 feet to a 5/8-inch iron rod found for the west corner of a transition line from the southeast R.O.W. line of said C.B. Stewart Drive to the southwest R.O.W. line of Buffalo Springs Drive (width varies per Cabinet "Y", Sheet 51, of the M.C.M.R.);

**THENCE**, South  $89^{\circ} 13' 47''$  East, with said transition line, a distance of 16.46 feet to a 5/8-inch iron rod found for the east corner of said transition line;

**THENCE**, with the southwest and west R.O.W. lines of said Buffalo Springs Drive the following six (6) courses:

1. South  $52^{\circ} 59' 33''$  East, a distance of 95.45 feet to a 5/8-inch iron rod found for an angle point;
2. South  $47^{\circ} 27' 18''$  East, a distance of 545.16 feet to a 5/8-inch iron rod found for the beginning of a curve to the right;
3. 689.43 feet along the arc of a curve to the right, having a radius of 710.00 feet, a central angle of  $55^{\circ} 38' 08''$ , and a chord that bears South  $19^{\circ} 38' 14''$  East, a distance of 662.66 feet to a 5/8-inch capped iron rod set for a point of tangency;
4. South  $08^{\circ} 10' 49''$  West, a distance of 285.23 feet to a 5/8-inch capped iron rod found for an angle point;

5. South 11° 32' 49" West, a distance of 340.59 feet to a 5/8-inch iron rod found for an angle point;
6. South 08° 10' 49" West, a distance of 146.53 feet to a 5/8-inch capped iron rod set at the northwest intersection of said Buffalo Springs Drive and State Highway 105 (width varies) on the south line of said 84.10 acre tract;

**THENCE**, North 81° 56' 46" West, with south line of said 84.10 acre tract and the north R.O.W. line of said State Highway 105, a distance of 793.09 feet to a 5/8-inch capped iron rod found for the southeast corner of a called 6.59 acre tract of land recorded in the name of AMJJ, LLC in M.C.C.F. Number 2013017790, from which a Texas Department of Transportation monument found for an angle point in the north line of said State Highway 105 bears North 81° 56' 46" West, a distance of 288.26 feet;

**THENCE**, North 01° 53' 11" East, through and across said 84.10 acre tract and said Restricted Reserve "B" and with the east line of said 6.59 acre tract, a distance of 776.31 feet to a 5/8-inch capped iron rod found for the northeast corner of said 6.59 acre tract;

**THENCE**, North 89° 22' 41" West, continuing through and across said 84.10 acre tract and said Restricted Reserve "B" and with the north line of said 6.59 acre tract, a distance of 388.34 feet to a 5/8-inch capped iron rod found for the northwest corner of said 6.59 acre tract on the southeast R.O.W. line of aforesaid C.B. Stewart Drive;

**THENCE**, North 02° 24' 12" East, with the west line of said Restricted Reserve "B" and the southeast R.O.W. line of said C.B. Stewart Drive, a distance of 30.01 feet to a 5/8-inch capped iron rod set at the northwest corner of said Restricted Reserve "B" and the southwest corner of Restricted Reserve "A" of said Mara Mojaville;

**THENCE**, South 89° 23' 37" East, with a line common to said Restricted Reserve "B" and said Restricted Reserve "A", a distance of 339.00 feet to a 5/8-inch capped iron rod set for an angle point;

**THENCE**, through and across said Restricted Reserve "B", the following two (2) courses:

1. North 04° 42' 11" West, a distance of 116.44 feet to a 5/8-inch capped iron rod set for an angle point;
2. North 34° 33' 56" West, a distance of 140.83 feet to a 5/8-inch capped iron rod set on the east line of said Restricted Reserve "A";

**THENCE**, with the lines common to said Restricted Reserve "A" and "B", the following two (2) courses:

1. North 02° 13' 14" West, a distance of 106.54 feet to a 5/8-inch iron rod found for the northeast corner of said Restricted Reserve "A";

**THENCE**, North 61° 57' 37" West, with the north line of said Restricted Reserve "A", a distance of 186.90 feet to the **POINT OF BEGINNING** and containing 32.409 acres of land.

**EXHIBIT "B"**

1. The restrictive covenants set forth in Cabinet Z, Sheet 1624 of the Map Records of Montgomery County, Texas.
2. 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 whether listed in this Exhibit B or not.
3. All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not.
4. A utility easement granted to Mid-South Electric Cooperative Association as set forth in instrument recorded under Montgomery County Clerk's File No. 9212040.
5. A utility easement granted to Gulf States Utilities Company as set forth in instrument recorded in Montgomery County Clerk's File No. 9637970, as shown on ALTA/NSPS Land Title Survey dated February 5, 2025, last revised April 10, 2025, prepared by Michael Hall, RPLS No. 5765, of Civil-Surv Land Surveying, LLC, Project No. CS 24222.
6. A utility easement granted to James Clifton Rampy, et al., as set forth in instrument recorded in Montgomery County Clerk's File No. 2004-110201, as shown on ALTA/NSPS Land Title Survey dated February 5, 2025, last revised April 10, 2025, prepared by Michael Hall, RPLS No. 5765, of Civil-Surv Land Surveying, LLC, Project No. CS 24222.
7. Terms, provisions, and easements contained in Mutual Reciprocal Easement Agreement for Utilities recorded under Montgomery County Clerk's File No. 2004-110202, as shown on ALTA/NSPS Land Title Survey dated February 5, 2025, last revised April 10, 2025, prepared by Michael Hall, RPLS No. 5765, of Civil-Surv Land Surveying, LLC, Project No. CS 24222.
8. A right of way easement granted to AMJJ, LLC as set forth in Montgomery County Clerk's File No. 2013017792, as shown on ALTA/NSPS Land Title Survey dated February 5, 2025, last revised April 10, 2025, prepared by Michael Hall, RPLS No. 5765, of Civil-Surv Land Surveying, LLC, Project No. CS 24222.
9. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals, and all other rights in connection with same as set forth in Volume 225, Page 627 of the Deed Records of Montgomery County, Texas.
10. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals, and all other rights in connection with same as set forth in Montgomery County Clerk's File No. 8524156.
11. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals, and all other rights in connection with same as set forth in Montgomery County Clerk's File No. 2004-105796.

12. All the oil, gas and other minerals, and all other elements not considered a part of the surface estate, the royalties, bonuses, rentals, and all other rights in connection with same as set forth in Montgomery County Clerk's File No. 2004-110206.
13. Waiver of Surface Rights contained in instrument recorded in Volume 880, Page 134 of the Deed Records of Montgomery County, Texas.
14. Oil, Gas and Mineral Lease(s) granted to Carlton D. Speed, Jr. in instrument recorded in Volume 307, Page 339 of the Deed Records of Montgomery County, Texas.
15. A right-of-way easement granted to AMJJ, LLC as set forth in instrument recorded in Montgomery County Clerk's File No. 2013017793, as shown on ALTA/NSPS Land Title Survey dated February 5, 2025, last revised April 10, 2025, prepared by Michael Hall, RPLS No. 5765, of Civil-Surv Land Surveying, LLC, Project No. CS 24222.
16. Building lines and easements as set forth in plat recorded in Cabinet Z, Sheet 1624 of the Map Records of Montgomery County, Texas, as shown on ALTA/NSPS Land Title Survey dated February 5, 2025, last revised April 10, 2025, prepared by Michael Hall, RPLS No. 5765, of Civil-Surv Land Surveying, LLC, Project No. CS 24222.

**E-FILED FOR RECORD**

**04/16/2025 09:04AM**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number  
sequence on the date and time stamped herein  
by me and was duly e-RECORDED in the Official Public  
Records of Montgomery County, Texas.

**04/16/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas