

GF#2544157

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.

General Warranty Deed

Date: June 20, 2025

Grantor: FB Reality Holdings, LLC, a Texas limited liability company

Grantor's Mailing Address:

FB Reality Holdings, LLC
21175 Tomball Pkwy. #370
Houston, Harris County, TX 77070

Grantee: 2S & Z Investments LLC, a Texas limited liability company

Grantee's Mailing Address:

2S & Z Investments LLC
15110 Mintz Ln.
Houston, Harris County, TX 77014

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

Being a portion of Tomball Outlot 477 in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, as recorded in Volume 2, Page 65 of the Harris County Map Records, and being more particularly described by metes and bounds as follows:

COMMENCING at the original Northwest corner of said Outlot 477, said point being the Northwest corner of a 10 foot strip of land deeded to Harris County to widen Huffsmith-Kohrville Road;

THENCE South 89° 35' 00" East along the north line of said 10 foot strip, a distance of 10.00 feet to a point, said point being the point of intersection of the east right-of-way line of Huffsmith-Kohrville Road as it now exists, and the south right-of-way line of a 30 foot public road as it now exists, said point also being the northwest corner and POINT OF BEGINNING of herein described Tract 1;

THENCE South 89° 35' 00" East along the south right-of-way line of said 30 foot public road, a distance of 252.18 feet to a point, said point being the northeast corner

STEWART TITLE /48/ JMV

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of said Outlot 477 and herein described Tract 1;

THENCE South 00° 16' 02" East along the east line of said Outlot 477, a distance of 179.59 feet to a point said point being the southeast corner of herein described Tract 1;

THENCE North 89° 35' 00" West a distance of 255.86 feet to a point in the west line of said Outlot 477 and the east right-of-way line of Huffsmith-Kohrville Road as it now exists, said point also being the southwest corner of herein described Tract 1;

THENCE North 00° 54' 30" East along the east right-of-way line of Huffsmith-Kohrville Road as it now exists and the west line of said Outlot 477, a distance of 179.59 feet to the POINT OF BEGINNING and containing 1.047 acres of land, more or less;

together with (i) any and all appurtenances belonging or appertaining thereto; (ii) any and all improvements located thereon; (iii) any and all appurtenant easements or rights of way affecting the Property and any of Grantor's rights to use same; (iv) any and all rights of ingress and egress to and from the Property and any of Grantor's rights to use same; (v) any and all mineral rights and interests of Grantor relating to the Property (present or reversionary); (vi) any and all rights to the present or future use of wastewater, wastewater capacity, drainage, water or other utility facilities to the extent same pertain to or benefit the Property or the improvements located thereon, including without limitation, all reservations of or commitments or letters covering any such use in the future, whether now owned or hereafter acquired; (vii) any and all rights and interests of Grantor in and to any leases covering all or any portion of the Property; and (viii) all right, title and interest of Grantor, if any, in and to (a) any and all roads, streets, alleys and ways (open or proposed) affecting, crossing, fronting or bounding the Property, including any awards made or to be made relating thereto including, without limitation, any unpaid awards or damages payable by reason of damages thereto or by reason of a widening of or changing of the grade with respect to same, (b) any and all strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to the Property (whether owned or claimed by deed, limitations or otherwise), (c) any and all air rights relating to the Property and (d) any and all reversionary interests in and to the Property. Notwithstanding anything contained herein to the contrary, however, with respect to the rights and interests described in (iv), (vi) and (viii) directly above, Grantor is hereby only granting, selling and conveying any of Grantor's right, title and interest in and to same without warranty (whether statutory, express or implied).

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

All of the matters listed or contained in Exhibit "A" labelled "Permitted Encumbrances" which is attached hereto, incorporated herein and made a part hereof for all purposes, to the full extent same are valid and subsisting and affect the Property. Property taxes for 2025 have been prorated between the parties and Grantee assumes and agrees to pay same.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, **GRANTS, SELLS and CONVEYS** to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to **WARRANT AND FOREVER DEFEND** all and singular the Property to Grantee and Grantee's successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

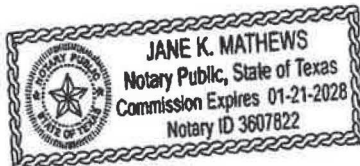
FB REALITY HOLDINGS, LLC, a Texas limited liability company

By: *Floyd F. Belcher, Jr.*
Floyd F. Belcher, Jr., Member

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on June 20, 2025, by Floyd F. Belcher, Jr., Member of FB Reality Holdings, LLC, a Texas limited liability company, on behalf of said limited liability company.



Jane Mathews
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE OFFICE OF:
Anthony T. Sortino, Attorney
500 W. Main Street
Tomball, Texas 77375

Exhibit A
Permitted Encumbrances

1. Easement, Right of Way and/or Agreement dedicated to the City of Tomball for public utility purposes by instrument dated October 25, 2002, filed October 28, 2002, recorded in/under County Clerk's File No. W177412 of the Official Public Records of Harris County, Texas and shown on survey dated February 24, 2025, prepared by Henry M. Santos R.P.L.S No. 5450.
2. Easement, Right of Way and/or Agreement granted to the County of Harris, by instrument dated August 01, 2016, filed September 29, 2016, recorded in/under County Clerk's File No. RP-2016-439475 of the Official Public Records of Harris County, Texas and shown on survey dated February 24, 2025, prepared by Henry M. Santos R.P.L.S No. 5450.
3. 1/2 of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted as the same are set forth in instrument recorded in/under Volume 971, Page 495 of the Deed Records of Harris County, Texas. Surface rights not waived therein. There may be leases, grants, exceptions or reservations of interests that are not listed.
4. 1/4th of all the oil, gas and other minerals, the royalties, bonuses, rentals and all other rights in connection with same are excepted as the same are set forth in instrument recorded in/under Volume 1440, Page 439 of the Deed Records of Harris County, Texas. Surface rights not waived therein. There may be leases, grants, exceptions or reservations of interests that are not listed.
5. Oil, gas and mineral lease dated April 12, 1933, recorded in/under Volume 226, Page 84 of the Contract Records of Harris County, Texas in favor of R. B. Wherry, and assigned to Humble Oil & Refining Company by instrument dated May 5, 1933 and recorded in/under Volume 226, Page 83 of the Contract Records of Harris County, Texas.
6. Oil, gas and mineral lease dated March 28, 1953, recorded in/under Volume 741, Page 583 of the Contract Records of Harris County, Texas in favor of Chas. B. Mahaffey.
7. Any and all Zoning Ordinances or proposed ordinances including those by the City of Tomball, Texas.
8. 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 as a Permitted Encumbrance or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.
9. All leases, grants, exceptions or reservations of the 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 as a Permitted Encumbrance or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.
10. Any rights, easements, interests or claims which may exist by reason of encroachments and/or protrusions, as reflected on survey drawing made by Henry M. Santos R.P.L.S No. 5450, dated February 24, 2025, in Job No. 0213772-25-01:
 - i. Encroachment of curb and ditch into 20' wide utility easement

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Pages 5
06/23/2025 08:23 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-238354

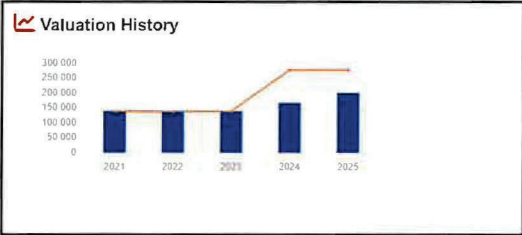


Powered by Esri

Click on any property on the map to view values and property information.

10 HUFSMITH KOHRVILLE RD
TOMBALL, TX 77375
Commercial

Account: 0352960000507
Owner: AROTTO PROPERTIES LTD
Mailing Address: C/O ALFRED OTTOLIND
7225 HUFSMITH KOHRVILLE RD TOMBALL, TX 77375-8368



Valuations **Certified**

Land: \$277,566

Improvement: \$0

Market: \$277,566

Appraised: \$199,846

[File a protest](#)

[Value Notice](#)

Compare Valuations

Jurisdictions/Exemptions				
District	Jurisdictions	Exemption Value	2024 Rate	2025 Rate
117	KLEIN ISD		1.011900	0.000000
140	HARRIS COUNTY		0.385290	0.000000
141	HARRIS CO FLOOD CNTRL		0.048970	0.000000
142	PORT OF HOUSTON AUTHY		0.006150	0.000000
143	HARRIS CO HOSP DIST		0.163480	0.000000
144	HARRIS CO EDUC DEPT		0.004799	0.000000
145	LONE STAR COLLEGE SYS		0.107600	0.000000
165	HC ESD 15		0.048810	0.000000
179	HC EMERG SERV DIST 8		0.097754	0.000000
Exemption Type : None				

Property Details

Legal Description: TR 477C TOMBALL OUTLOTS

Land Area: 46,261 SF

Building Area: 0 SF

Building Class:

Units: 0

Net Rentable Area: 0

Fiduciary: None

Status

Value Notice Date: Apr 21, 2025

Deadline to file a protest: May 21, 2025

ARB Status: Certified - Aug 22, 2025

Location	State Class Code	Neighborhood	Neighborhood Name	Market Area	Map Facet	Key Map
	C2 -- Real, Vacant Commercial	9521.08	FM 2978 Interior Tracts	320 -- ISD 17 - Klein ISD	4871C	289K

- Additional Links
- [Same Street Name](#)
- [Appraisal Review Board \(ARB\) Status](#)
- [Property Owners Website](#)
- [Property Tax Database](#)

Line and Details											
Line	Land Use	Unit type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
Market Value Land											
1	8001 -- Land Neighborhood Section 1 4300 -- General Commercial Vacant	SF	46,261	1.00	1.00	1.00	--	1.00	6.00	6.00	277,566

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Warranty Deed

Date: June 24, 2025

Grantor: AROTO PROPERTIES, LTD., a Texas limited partnership

Grantor's Mailing Address:

17510 Colony Creek Dr.
Spring, TX 77379

Grantee: 2S & Z Investments, LLC, a Texas limited liability company

Grantee's Mailing Address:

15110 Mintz Ln.
Houston, TX 77014

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

1.062 acres of land, more or less, out of a portion of Lot Four Hundred Seventy-Seven (477), TOMBALL TOWNSITE, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 2, Page 65, Map Records, Harris County, Texas, being out of the Jesse Pruitt Survey, Abstract No. 629, Harris County, Texas, being that same property conveyed in General Warranty Deed to JAMM Properties, Ltd. dated October 15, 2007, recorded under Clerk's File No. 20070630699, Official Public Records, Harris County, Texas,; subject property being more particularly described by a metes and bonds description in Exhibit "A" attached hereto and made a part hereof

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or

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not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

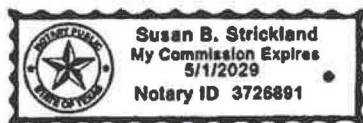
AROTTO PROPERTIES, LTD., a Texas limited partnership
By: RAAA Management, Inc., a Texas corporation,
Its General Partner

By: Angela Cassidy, President
Angela Cassidy, President

STATE OF TEXAS)

COUNTY OF HARRIS)

This instrument was acknowledged before me on June 24, 2025, by Angela Cassidy, President of RAAA Management, Inc., a Texas corporation, General Partner of Arotto Properties, Ltd., a Texas limited partnership.



Susan B. Strickland
Notary Public, State of Texas

Independence Title/GF# 2443970 ^{HLAF} ~~MMHD~~ ₁₀₅

Exhibit "A"

C & C Surveying, Inc.

7424 F.M. 1488, Suite A
Magnolia, Texas 77354

Office: 281-259-4377 Metro: 281-356-5172 Metro Fax: 281-356-1935

Metes and Bounds

1.062 Acres

Out of and part of Lot 477, of TOMBALL TOWNSITE
Jesse Pruitt Survey, Abstract Number 629
Harris County, Texas

Being a 1.062 acre tract of land situated in the Jesse Pruitt Survey, Abstract Number 629, of Harris County, Texas, and being the same land described in deed recorded in Clerk's File Number G-151313, of the Real Property Records of Harris County, Texas, and being out of and part of Lot 477, of TOMBALL TOWNSITE, a subdivision in Harris County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 65, of the Map Records of Harris County, Texas; said 1.062 acres being more particularly described as follows with all bearings based on the recorded deed;

BEGINNING at a 5/8 inch iron rod, found for the Northeast corner of the herein described tract, common with the Southeast corner of a called 1.047 acre tract described in Clerk's File Number W-716867, of said Real Property Records, same being in the East line of said Lot 477, the West line of Lot 478, of said TOMBALL TOWNSITE, and the West line of a called 2.117 acre tract described in Clerk's File Number 2007-0259762, of said Real Property Records, and proceeding;

THENCE S 00°16'02" E, a distance of 179.39 feet, along the East line of the herein described tract, common with the East line of Lot 477, the West line of Lot 478, and the West line of the 2.117 acre tract, to a point for the Southeast corner of the herein described tract, common with the Southwest corner of the 2.117 acre tract, the Northeast corner of a called 1.078 acre tract described in deed recorded in Clerk's File Number J-878418, and the Northwest corner of a called 2.611 acre tract described in deed recorded in Clerk's File Number G-075793, both of said Real Property Records, and from which a 3/8 inch iron rod, found for reference, bears N 46°43'06" E, 0.96 feet;

THENCE N 89°35'00" W, a distance of 259.54 feet, along the South line of the herein described tract, common with North line of the 1.078 acre tract and severing Lot 477, to an iron rod with survey cap, set for the Southwest corner of the herein described tract, common with the Northwest corner of the 1.078 acre tract, same being in the East right-of-way line of Hufsmith Kolrville Road;

THENCE N 00°54'30" E, a distance of 179.39 feet, along the West line of the herein described tract, common with the East right-of-way line of Hufsmith Kolrville Road, to an iron rod with survey cap, set for the Northwest corner of the herein described tract, common with the Southwest corner of the 1.047 acre tract;

THENCE S 89°35'00" E, a distance of 255.86 feet, along the North line of the herein described tract, common with the South line of the 1.047 acre tract, back to the POINT OF BEGINNING and containing 1.062 acres of land as computed based on the survey and plat prepared by C & C Surveying, Inc., dated October 4, 2007.

Steven L. Crews, Registered Professional Land Surveyor, Number 4141
07-4519
10/04/07



RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ANY INSTRUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DISCLOSED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.
THIS STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in the number Sequence on the date and at the place shown by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas on

OCT 18 2007



County Clerk
HARRIS COUNTY, TEXAS

RP-2025-244581

Pages 4

06/25/2025 04:04 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2025-244581

CALLED 9.575 ACRE
 LUCILLE E. LEWIS
 H.C.C.F. NO.
 RP-2017-572840

**TOMBALL
CITY LIMITS**

LOT 1, BLOCK 1
HUFFSMITH-KOHRVILLE
PLAZA
F.C. NO. 704215 H.C.M.R.

RESTRICTED RESERVE "A",
BLOCK 2
PERSIMMON PROPERTIES
F.C. NO. 679815 H.C.M.R.

LOT 1, BLOCK 1
HUFFSMITH-2978 REPLAT
NO. 1;
E C NO 693798 H.C.M.R.

HUFFSMITH - KOHRVILLE ROAD
(WIDTH VARIES)
H.C.C.F. NO. W749580
H.C.C.F. NO. 2016-362075
H.C.C.F. NO. 2016-439475
FILM CODE NO. 620122
H.C.M.R.
N0005134 W 268.04'

SET 1/2 C.I.R
(ADVANCE SURVEY)

CALLED 1.000 ACRES
 FB REALITY HOLDINGS, LLC
 H.C.C.F. NO.
 RP-2020-8465

CALLED 2.993 ACRES
 GABRIEL AGUIRRE
 H.C.C.F. NO. U535286

WEIRICH LANE
(30' R.O.W.)
VOL. 2 PG. 65 H.C.M.

SET 1/2 C.I.R.
(ADVANCE SURVEY)

SET 1/2 C.I.R
(ADVANCE SURVEY)

CALLED 1.047 ACRES
 2S & Z INVESTMENTS, LLC
 H.C.C.F. NO.
 RP-2025-238354

1.9756 ACRES
(86,058 SQ. FT.)

CALLED 1.062 ACRES
 2S & Z INVESTMENTS, LLC
 H.C.C.F. NO.
 RP-2025-244581

CALLED 2.117 ACRES
 FLOYD D. BELCHER JR.
 H.C.C.F. NO. 20080592656

587°29'35"W 247.63'

CALLED 1.078 ACRE
 RODOLFO DE LA GARZA
 AND WIFE
 SAN JUANA DE LA GARZA
 H.C.C.F. NO. J878418

FND. 1/2" I.R.
C.M.

CALLED 2.611 ACRE
 RODOLFO DE LA GARZA
 AND WIFE
 SAN JUANA DE LA GARZA
 UCCF NO G075793

ANNEXATION OWNERSHIP
TRACT 1: CALLED 1.047 ACRES
FB REALTY HOLDINGS, LLC
TO
2S & Z INVESTMENTS LLC
15110 MINTZ LN
HOUSTON, TEXAS 77014

TRACT 2: CALLED 1.062 ACRES
AROTO PROPERTIES, LTD.,
A TEXAS LIMITED PARTNERSHIP
TO
2S & Z INVESTMENTS LLC
15110 MINTZ LN
HOUSTON, TEXAS 77014

NOTE: THIS EXHIBIT WAS PREPARED USING RECORDED SUBDIVISION MAPS AND RECORDED DEEDS AND DOES NOT REPRESENT AN ON THE GROUND SURVEY.

EXHIBIT
CITY OF TOMBALL, TEXAS

PROPOSED ANNEXATION OF
1.9756 ACRES
WITHIN HARRIS COUNTY
GENERAL LOCATION
NORTH OF MCHAFFEE RD
EAST OF HUFFSMITH-KOHRVILLE
SOUTH OF WEIRICH RD
HARRIS COUNTY, TEXAS

JOB NO.: 0714040-25-01	DATE: 09-03-2025	SCALE: 1"=60'
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ADVANCE SURVEYING, INC.	10518 KIPP WAY SUITE A-2	HOUSTON, TEXAS 77099	FIRM NO. 10099200
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