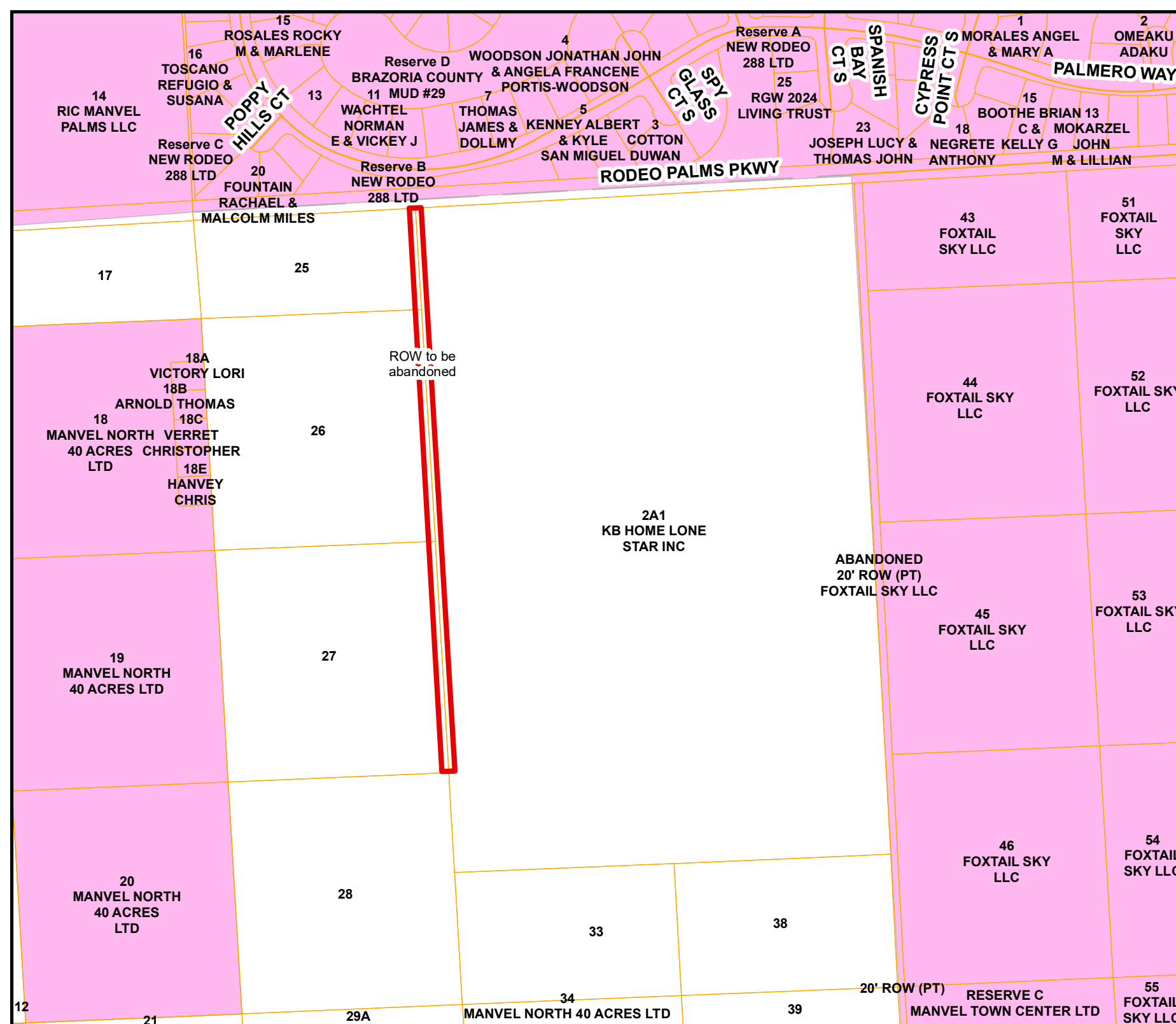




 MANVEL

5/13/2025





February 15, 2023

Brazoria County Commissioners  
111 E. Locust Street  
Angleton, Texas 77515

RE: A Twenty-Foot-Wide Unimproved Roadway in Brazoria County, to be abandoned  
(a portion of a Forty-Foot-Wide Roadway Dedicated by Emigration  
Land Company Subdivision, Volume 2, Page 81, B.C.P.R.)

Dear Brazoria County Commissioners:

We, KB Home Lone Star Inc., are the Owner of property immediately adjacent to a 20' wide portion of a 40' wide roadway. Said 20' wide portion is shown on the attachment (West 20' Roadway). The original 40' wide roadway was dedicated by the plat of "Emigration Land Company Subdivision".

It is our desire to vacate and abandon the 20' portion of the original 40' platted roadway shown on the attachment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Marc Tindall', written over a faint, larger signature.

KB Home Lone Star Inc.  
Marc Tindall  
Executive Vice President

Attachment: West 20' Roadway



April 4, 2025

Brazoria County Commissioners  
111 E. Locust Street  
Angleton, Texas 77515

RE: Varying Widths of Unimproved Roadways in Brazoria County, to be abandoned  
(Forty-Foot-Wide Roadways Dedicated by Emigration  
Land Company Subdivision, Volume 2, Page 81, B.C.P.R.)

Dear Brazoria County Commissioners:

We, KL LB BUY 5 LLC, are the Owner of property immediately adjacent to the 40' wide roadways. Said portions are shown on the following attachments (Road Abandon #1 1.2036 Acres, Road Abandon #3 1.6214 Acres, and Road Abandon #5 0.6451 Acres). The original 40' wide roadways are dedicated by the plat of "Emigration Land Company Subdivision".

It is our desire to vacate and abandon these portions of the original 40' platted roadways shown on the attachments due to the proposed single-family development depicted in Attachment 'A'.

Sincerely,

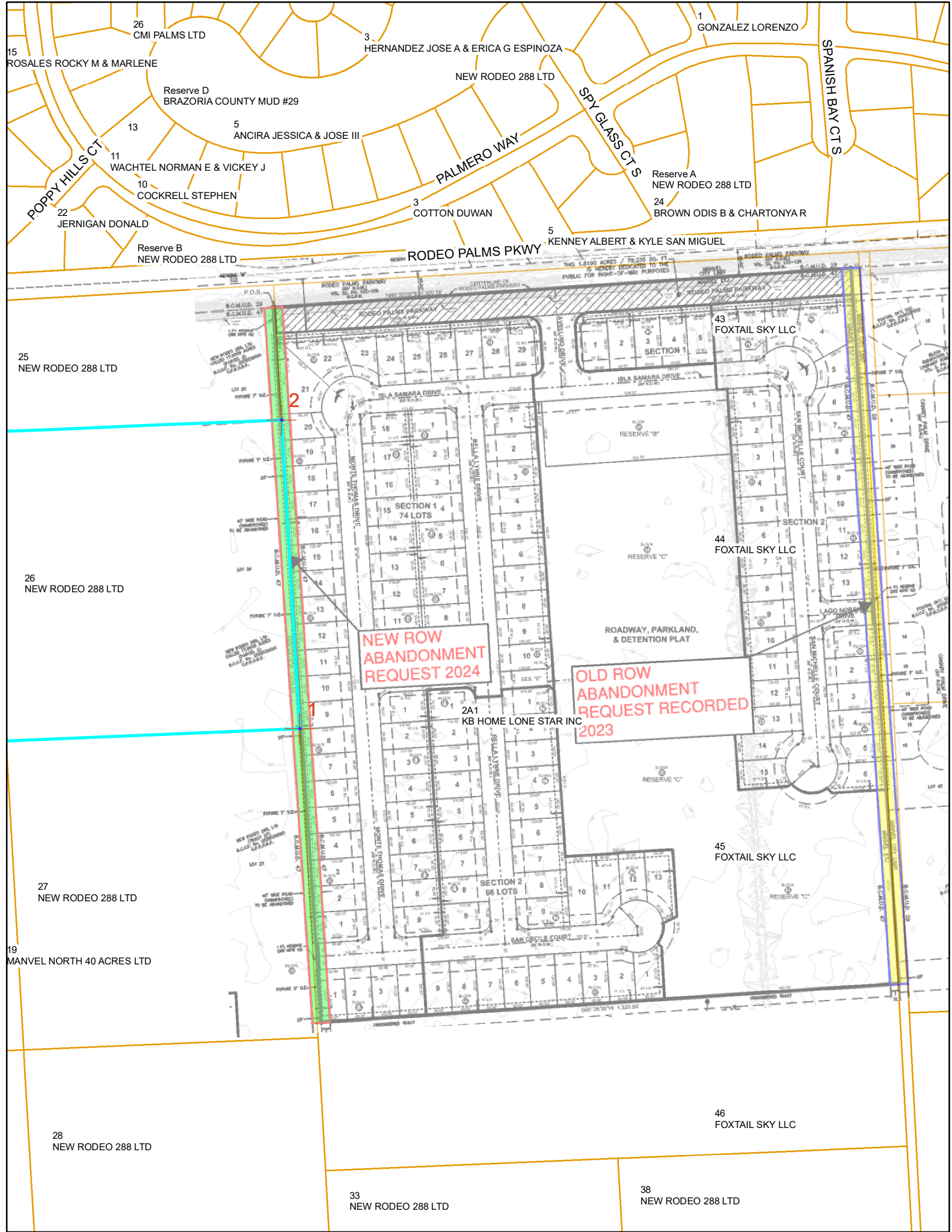
A handwritten signature in blue ink, appearing to read 'Ed Hadley'.

KL LB BUY 5 LLC

Ed Hadley  
Authorized Signatory

Attachments:

Attachment 'A' : Abandonment Map  
Road Abandon #1 1.2036 Acres  
Road Abandon #3 1.6214 Acres  
Road Abandon #5 0.6451 Acres



26 CMI PALMS LTD  
15 ROSALES ROCKY M & MARLENE

3 HERNANDEZ JOSE A & ERICA G ESPINOZA

1 GONZALEZ LORENZO

Reserve D  
BRAZORIA COUNTY MUD #29

NEW RODEO 288 LTD

13  
11 WACHTEL NORMAN E & VICKIE J  
10 COCKRELL STEPHEN

5 ANCIRA JESSICA & JOSE III

PALMERO WAY

SPY GLASS CT S

SPANISH BAY CT S

3 COTTON DUWAN

Reserve A  
NEW RODEO 288 LTD  
24 BROWN ODIS B & CHARTONYA R

Reserve B  
NEW RODEO 288 LTD

RODEO PALMS PKWY

5 KENNEY ALBERT & KYLE SAN MIGUEL

25  
NEW RODEO 288 LTD

43  
FOXTAIL SKY LLC

26  
NEW RODEO 288 LTD

44  
FOXTAIL SKY LLC

NEW ROW  
ABANDONMENT  
REQUEST 2024

OLD ROW  
ABANDONMENT  
REQUEST RECORDED  
2023

2A1  
KB HOME LONE STAR INC

ROADWAY, PARKLAND,  
& DETENTION PLAT

45  
FOXTAIL SKY LLC

27  
NEW RODEO 288 LTD

19  
MANVEL NORTH 40 ACRES LTD

28  
NEW RODEO 288 LTD

46  
FOXTAIL SKY LLC

33  
NEW RODEO 288 LTD

38  
NEW RODEO 288 LTD



TBPE No. F-726  
TBPLS No. 10092300

## ***0.7506 OF ONE ACRE***

0.7506 of one acre tract of land situated in the H.T. & B. Railroad Co. Survey, Section 71, Abstract No. 291, Brazoria County, Texas; being out of and part of a 40 foot wide roadway as recorded in Volume 2, Page 81 of the Brazoria County Plat Records (B.C.P.R.); said 0.7506 of one acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99986920382.

**BEGINNING** at the Northwest corner of a called 90.1733 acre tract (Parcel 5) as conveyed to New Rodeo 288, LTD and recorded in B.C.C.F. No. 2005039091, in the Easterly line of said 40 foot wide roadway and in the Southerly right-of-way line of Rodeo Palms Parkway (60 feet wide) as recorded in Volume 22, Page 133-138 B.C.P.R.

- 1) **THENCE** S 03°23'15" E, along the Westerly line of said 90.1733 acre tract, a distance of 1,634.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the Southwest corner of that certain called 46.31 acre tract conveyed to KB Home Lone Star, Inc. and recorded in B.C.C.F. NO. 2020010166;
- 2) **THENCE** S 86°38'35" W, a distance of 20.00 feet to a point in the centerline of said 40 foot wide roadway;
- 3) **THENCE** N 03°23'15" W, with the centerline of said Roadway, a distance of 1,634.83 feet to the to a point in the Southerly right-of-way line of said Rodeo Palms Parkway;
- 4) **THENCE** N 86°35'55" E, with the Southerly right-of-way line of Rodeo Palms Parkway, a distance of 20.00 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 0.7506 of one acre (32,697 square feet) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

A handwritten signature in blue ink, appearing to read "Charles Kennedy, Jr.", is positioned above the printed name.

Charles Kennedy, Jr.  
Texas Registration No. 5708  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500



Date: April 17, 2024

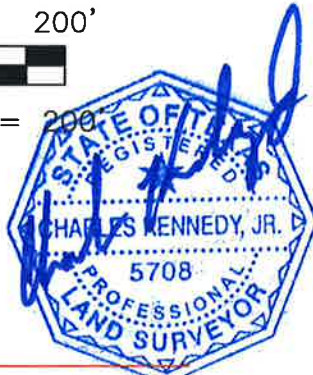
Job No: 201-020-01

File No: R:\2020\201-020-01\Docs\Description\Exhibit\201-020-01\_20FTAband1\_Desc.docx





SCALE: 1" = 200'



### LEGEND

B.C.C.F. No.	Brazoria County Clerk's File Number
B.C.P.R.	Brazoria County Plat Records
FND.	Found
O.P.R.O.R.P.	Official Public Records of Real Property
POB	Point of Beginning
Vol., Pg.	Volume, Page

### NOTES:

All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances.  
Scale factor = 0.99986920382.



ENGINEERING THE FUTURE  
SINCE 1936

10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCO.COM  
TBPE No. F-726  
TBPLS No. 10092300

Partial Roadway Abandonment  
out of the  
H.T. & B. R.R. Survey,  
Section 71, A-291 out of  
Brazoria County, Texas.

DATE: July 1, 2021 SCALE: 1" = 200' JOB NO.: 201-020-01

DWG. NAME: R:\2020\201-020-01\Drawing\Exhibit\Road abandonment\ROAD ABANDON1.dwg

RODEO PALMS PARKWAY  
(60' R.O.W.)  
VOL. 22, PG. 133-138  
B.C.P.R.

N86°35'55"E  
20.00'

NEW RODEO 288, LTD  
CALLED 17.9508 ACRES  
(PARCEL 2)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

LOT 25

### POB

FND 5/8" IRON ROD  
WITH CAP STAMPED  
"E.H.R.A. 713-784-4500"

NEW RODEO 288, LTD  
CALLED 90.1733 ACRES  
(PARCEL 5)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

H.T. & B. R.R. CO.  
SURVEY, SECTION 71  
A-291

UN-NUMBERED TRACT

### 20' PROPOSED ROADWAY ABANDONMENT

0.7506 ACRES  
(32,697 SQ. FT.)

EMIGRATION LAND  
COMPANY SUBDIVISION  
Vol. 2, Pg. 81  
B.C.P.R.

40' WIDE ROAD  
(UNIMPROVED)  
VOL. 2, PG. 81 B.C.P.R.

LOT 27

TRACT 27  
NEW RODEO 288, LTD  
B.C.C.F. No. 2008039090  
O.P.R.O.R.P.

CALLLED 46.31 ACRES  
KB HOME LONE STAR INC  
B.C.C.F. No. 2020010166  
O.P.R.O.R.P.

NEW RODEO 288, LTD  
CALLED 90.1733 ACRES  
(PARCEL 5)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

FND 5/8" IRON ROD  
WITH CAP STAMPED  
"E.H.R.A. 713-784-4500"

UNNUMBERED TRACT

LOT 28

CALLLED 10.3214 ACRES  
PARCEL 4  
NEW RODEO 288, LTD  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

EMIGRATION LAND  
COMPANY SUBDIVISION  
Vol. 2, Pg. 81  
B.C.P.R.

NEW RODEO 288, LTD  
CALLED 90.1733 ACRES  
(PARCEL 5)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

S86°38'35"W  
20.00'

LOT 33



TBPE No. F-726  
TBPLS No. 10092300

## ***0.7506 OF ONE ACRE***

0.7506 of one acre tract of land situated in the H.T. & B. Railroad Co. Survey, Section 71, Abstract No. 291, Brazoria County, Texas; being out of and part of a 40 foot wide roadway as recorded in Volume 2, Page 81 of the Brazoria County Plat Records (B.C.P.R.); said 0.7506 of one acre of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99986920382.

**BEGINNING** at the Northeast corner of a called 17.9508 acre tract (Parcel 2) as conveyed to New Rodeo 288, LTD and recorded in B.C.C.F. No. 2005039091, in the Westerly line of said 40 foot wide roadway and in the Southerly right-of-way line of Rodeo Palms Parkway (60 feet wide) as recorded in Volume 22, Page 133-138 B.C.P.R.

- 1) **THENCE** N 86°36'55" E, along the Southerly right-of-way line of said Rodeo Palms Parkway a distance of 20.00 feet to a point in the centerline of said 40 foot wide roadway from which 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the Easterly line of said 40 foot wide roadway bears N 86°35'55" E a distance of 20.00 feet;
- 2) **THENCE** S 03°23'15" E, with the centerline of said 40 foot wide roadway a distance of 1,634.83 feet to a point for corner;
- 3) **THENCE** S 86°38'35" W, a distance of 20.00 to a point in the Westerly line of said 40 foot wide roadway and in the Easterly line of Lot 27 as conveyed to New Rodeo 288, LTD and recorded in B.C.C.F. No. 2008039090;
- 4) **THENCE** N 03°23'15" W, along the Westerly line of said 40 foot wide roadway a distance of 1,654.82 feet to the **PLACE OF BEGINNING**; containing within said boundaries a calculated area of 0.7506 of one acre (32,696 square feet) of land.

**EDMINSTER, HINSHAW, RUSS & ASSOCIATES, INC. d/b/a/ EHRA**

A handwritten signature in blue ink, appearing to read "Charles Kennedy, Jr.", is positioned above the printed name and contact information.

Charles Kennedy, Jr.  
Texas Registration No. 5708  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500



Date: April 17, 2024

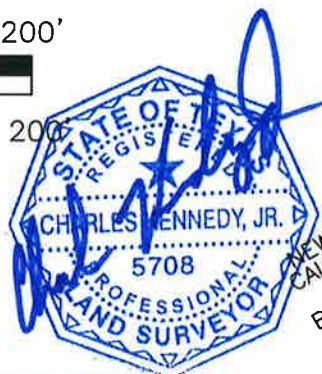
Job No: 201-020-01

File No: R:\2020\201-020-01\Docs\Description\Exhibit\201-020-01\_20FTAband2\_Desc.docx

EHRA

0' 200'

SCALE: 1" = 200'



### LEGEND

B.C.C.F. No.	Brazoria County Clerk's File Number
B.C.P.R.	Brazoria County Plat Records
FND.	Found
O.P.R.O.R.P.	Official Public Records of Real Property
POB	Point of Beginning
Vol., Pg.	Volume, Page

### NOTES:

All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances.  
Scale factor = 0.99986920382.



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
WWW.EHRAINCCOM  
TBPE No. F-726  
TBPLS No. 10092300

Partial Roadway  
Abandonment out of the  
H.T. & B. R.R. Survey,  
Section 71, A-291 out of  
Brazoria County, Texas.

DATE: July 1, 2021 SCALE: 1" = 200' JOB NO.: 201-020-01

DWG. NAME: R:\2020\201-020-01\Drawing\Exhibit\Road abandonment\ROAD ABANDON2.dwg

RODEO PALMS PARKWAY  
(60' R.O.W.)  
VOL. 22, PG. 133-138  
B.C.P.R.

POB

N86°35'55"E  
20.00'

NEW RODEO 288, LTD  
CALLED 17.9508 ACRES  
(PARCEL 2)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

LOT 25

FND 5/8" IRON ROD  
WITH CAP STAMPED  
"E.H.R.A. 713-784-4500"  
N86°35'55"E-20.00'

NEW RODEO 288, LTD  
CALLED 90.1733 ACRES  
(PARCEL 5)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

H.T. & B. R.R. CO.  
SURVEY, SECTION 71  
A-291

UN-NUMBERED TRACT

**20' PROPOSED  
ROADWAY  
ABANDONMENT**

0.7506 ACRES  
(32,696 SQ. FT.)

EMIGRATION LAND  
COMPANY SUBDIVISION  
Vol. 2, Pg. 81  
B.C.P.R.

40' WIDE ROAD  
(UNIMPROVED)  
VOL. 2, PG. 81 B.C.P.R.

LOT 26

N03°23'15"W  
1,634.82'

S03°23'15"E  
1,634.83'

CALLLED 46.31 ACRES  
KB HOME LONE STAR INC  
B.C.C.F. No. 2020010166  
O.P.R.O.R.P.

LOT 27

TRACT 27  
NEW RODEO 288, LTD  
CALLED 90.1733 ACRES  
(PARCEL 5)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

NEW RODEO 288, LTD  
CALLED 90.1733 ACRES  
(PARCEL 5)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

FND 5/8" IRON ROD  
WITH CAP STAMPED  
"E.H.R.A. 713-784-4500"  
N86°38'35"E-20.00'

UNNUMBERED TRACT

LOT 28

CALLLED 10.3214 ACRES  
PARCEL 4  
NEW RODEO 288, LTD  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

EMIGRATION LAND  
COMPANY SUBDIVISION  
Vol. 2, Pg. 81  
B.C.P.R.

NEW RODEO 288, LTD  
CALLED 90.1733 ACRES  
(PARCEL 5)  
B.C.C.F. No. 2005039091  
O.P.R.O.R.P.

LOT 33

S86°38'35"W  
20.00'



(NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED**

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

THAT, **NEW RODEO 288, Ltd.** a Texas limited partnership ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by **KB HOME Lone Star Inc.**, a Texas corporation ("Grantee"), whose address is 11314 Richmond Avenue, Houston, Texas, 77082, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, WITHOUT ANY REPRESENTATION OR WARRANTY (except for the limited warranty of title expressly set forth in this Deed and the representations and warranties expressly set forth in the Agreement for Purchase and Sale of Real Property between Grantor, as Seller, and Grantee, as Purchaser, dated effective August 29, 2019, as amended,) that certain real property situated in Brazoria County, Texas, and described in Exhibit "A" attached hereto and made a part hereof for all purposes (the "Land"), together with all improvements and fixtures, if any, located on the Land, and all and singular the rights, privileges, hereditaments and appurtenances pertaining to such real property (all of such real property, rights and appurtenances herein referred to collectively as the "Property").

This conveyance is made by Grantor and accepted by Grantee subject only to the easements, restrictions and other matters described in Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property and the Easement Interest (as defined below), together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property and the Easement Interest unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

In addition to the foregoing, Grantor does GRANT, BARGAIN, SELL and CONVEY unto Grantee, WITHOUT ANY REPRESENTATION OR WARRANTY (except for the limited warranty of title expressly set forth in this Deed and the representations and warranties expressly set forth in the Agreement for Purchase and Sale of Real Property between Grantor, as Seller, and Grantee, as Purchaser, dated effective August 29, 2019, as amended) a non-exclusive

undivided interest (the "Easement Interest") in and to the Right of Way Access and Drainage Easement dated July 16, 2018 and recorded as Instrument No. 2018035715, Official Public Records, Brazoria County, Texas (the "Easement"), which Easement Interest is with respect to and for the benefit of the Property, it being agreed that the Property is part of the "New Rodeo Property" as defined in the Easement, and that Grantor reserves all right, title and interests in the Easement as to the balance of the New Rodeo Property. For avoidance of doubt, the Easement Interest includes all rights arising under the Easement that benefit the Property.

EXECUTED to be effective the 24<sup>th</sup> day of February, 2020.

GRANTOR:

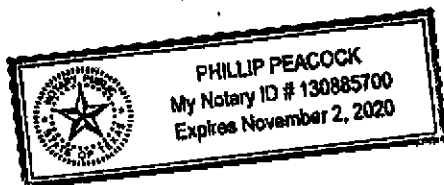
NEW RODEO 288, Ltd. a Texas limited partnership

By: New RP, Inc., a Texas corporation,  
its General Partner

By: [Signature]  
Name: C.F. Wong  
Title: PRESIDENT

THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

This instrument was acknowledged before me on February 24<sup>th</sup>, 2020, by Clinton Wong, as the President of New RP, Inc., a Texas corporation, the general partner of NEW RODEO 288, Ltd. a Texas limited partnership, on behalf of said corporation.



[Signature]  
Notary Public, State of Texas

[Official Notary Stamp]

After Recording, Return to:  
KB Home Lone Star Inc.  
Attn: Marc Tindall  
11314 Richmond Avenue  
Houston, TX 77082

EXHIBIT "A" TO DEEDLegal Description of the Land

A 46.31 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. RAILROAD CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING OUT OF AN UN-NUMBERED TRACT, BLOCK 71 OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND DESCRIBED IN DEED TO NEW RODEO 288, LTD, RECORDED UNDER DOCUMENT NUMBER 2005039091 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY (O.R.O.B.C.); SAID 46.31 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON RODEO PALMS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 22, PAGES 133 TO 136 OF BRAZORIA COUNTY PLAT RECORDS):

**BEGINNING** at a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found in the east right-of-way line of a 40 feet wide road dedicated by said Emigration Land Company Subdivision, and marking the southwest corner of the herein described tract, from which a 5/8-inch iron rod with cap stamped 'E.H.R.A. 713-784-4500' found at the common west corner of Lot 33 and Lot 34 of said Emigration Land Company Subdivision bears South 03°23'15" East, 730.52 feet;

- (1) **THENCE** North 03°23'15" West, along the east right-of-way line of said 40 feet wide road, a distance of 1,574.85 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set in the proposed southerly right-of-way line of Rodeo Palms Parkway (120 feet wide) in the north 60 feet recorded in Volume 2, Page 81 B.C.P.R., being the northwest corner of the herein described tract;
- (2) **THENCE** North 86°35'55" East, along the proposed southerly right-of-way line of Rodeo Palms Parkway, a distance of 1,280.59 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set in the west right-of-way line of a 40 feet wide road as dedicated by said Emigration Land Company Subdivision, being the northeast corner of the herein described tract from which a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found at the northwest corner of a 40 feet wide road as dedicated by said Emigration Land Company Subdivision bears North 03°23'15" West, 60.00 feet;
- (3) **THENCE** South 03°23'15" East, along the west right-of-way line of said 40 feet wide road, a distance of 1,575.84 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" found for the southeast corner of the herein described tract;
- (4) **THENCE** South 86°38'35" West, a distance of 1,280.59 feet to the **POINT OF BEGINNING** and containing 46.31 acres of land. This description accompanies a Land Title Survey, prepared by Edminster, Hinshaw, Russ and Associates, Inc. d/b/a EHRA and dated November 20, 2019,

EXHIBIT "B" TO DEED

Permitted Exceptions

1. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years.
2. Mineral and/or royalty interest:  
Recorded: July 11, 2005 in County Clerk's File No. 2005039091, of the Official Public records, of Brazoria County, Texas. Surface rights waived therein.
3. Inclusion within Brazoria County Drainage District No. 4 (Pearland).
4. All matters disclosed on survey performed by Charles Kennedy, Jr., RPLS No. 5708, dated October 22, 2019, revised November 20, 2019 under Job No. 171-045-00: (i) Ditch crossing central portion of subject property.
5. 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 Official Public records of Brazoria County, Texas whether listed this Exhibit "B" or not.
6. As to the Easement Interest only:

Vendor's Lien retained in Deed:

Grantor: New Rodeo 288, Ltd., a Texas limited partnership

Grantee: JNC Development, Inc., a Texas corporation

Dated: July 12, 2018

Recorded: July 16, 2018 in County Clerk's File No. 2018035714, of the Official Public records, of Brazoria County, Texas

When Recorded Return To:  
First American Title Insurance Company  
National Commercial Services  
601 Travis, Suite 1875  
Houston, TX 77002  
File No: NCS 977170



## FILED and RECORDED

Instrument Number: 2020010166

Filing and Recording Date: 02/25/2020 03:46:15 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, which appears to read "Joyce Hudman".

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-april

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

**SPECIAL WARRANTY DEED**

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

THAT **NEW RODEO 288, LTD.** a Texas limited partnership (together, “**Grantor**”), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **KL LB BUY 5 LLC**, a Delaware limited liability company (“**Grantee**”), whose address is c/o KL Servicers, LLC, 6900 E. Camelback Road, Suite 1090, Scottsdale, Arizona 85251, the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration, the sufficiency of which consideration is hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto said Grantee, its successors, legal representatives and assigns, subject to the Permitted Exceptions (as defined below), the following (collectively, the “**Property**”): Those three (3) certain tracts of land located in Brazoria County, Texas more particularly described in **Exhibit A** attached hereto and made a part hereof (the “**Land**”), together with all improvements thereon and all rights, privileges, easements, appurtenances, permits, approvals, escrows and other rights appertaining to the Land, and together with all rights, titles and interests of Grantor in and to all groundwater and geothermal energy located thereunder or thereon.

**Notwithstanding anything herein to the contrary**, Grantor reserves all rights, titles and interests of Grantor in and to (a) all oil, gas and other minerals located in, on, or under or that may be produced from the Land, provided that Grantor, for itself, its successors, legal representatives and assigns, waives all rights to come on to or use the surface of the Land (including in such waiver the right to enter into or use the Land between the surface of the Land and a depth of 400 feet below the surface of the Land), and (b) the rights to receive reimbursements for any dedications made or costs or fees paid by Grantor (but not by Grantee, its successors or assigns) relating to the Land, including but not limited to reimbursement from the Brazoria County Municipal Utility District #47 for improvements to the Land (including costs or fees paid by Grantor) made by Grantor at its expense (but not by Grantee, its successors or assigns). This reservation is referred to herein as the “**Reservation**”.

This conveyance is expressly made and accepted subject to the Reservation and those matters set forth on **Exhibit B** attached hereto and made a part hereof, to the extent that the same are valid, existing and affect the Land (the “**Permitted Exceptions**”).

**THIS CONVEYANCE IS MADE ON AN AS-IS-WHERE-IS BASIS, EXCEPT FOR GRANTOR’S EXPRESS WARRANTIES AND REPRESENTATIONS IN THE LAND PURCHASE AGREEMENT DATED JUNE 12, 2024, AS AMENDED (THE “LAND”**

**PURCHASE AGREEMENT**”), REGARDING THE PROPERTY BETWEEN GRANTOR AND BEAZER HOMES, TEXAS, L.P., (GRANTEE’S PREDECESSOR-IN-INTEREST WITH RESPECT TO SUCH LAND PURCHASE AGREEMENT), IN THIS DEED AND/OR IN THE OTHER CLOSING DOCUMENTS EXECUTED AND DELIVERED BY GRANTOR OF EVEN DATE HERewith (COLLECTIVELY, **“GRANTOR’S EXPRESS WARRANTIES”**). EXCEPT FOR GRANTOR’S EXPRESS WARRANTIES, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND OR TYPE WITH RESPECT TO THE PROPERTY, INCLUDING, WITHOUT LIMITATION, WITH RESPECT TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY, THE AVAILABILITY OF UTILITIES TO THE PROPERTY, THE DEVELOPMENT OF THE PROPERTY, OR THE PROFITABILITY, HABITABILITY, MARKETABILITY OR SUITABILITY OF THE PROPERTY FOR ANY PARTICULAR PURPOSE.

BY ITS ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR GRANTOR’S EXPRESS WARRANTIES, (A) GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF ANY INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, (B) GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE OR OTHER PERSON, AND (C) THE PROPERTY IS CONVEYED TO AND ACCEPTED BY GRANTEE IN ITS PRESENT CONDITION AS IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, OTHER THAN GRANTOR’S EXPRESS WARRANTIES. GRANTOR WILL HAVE NO OBLIGATION OR LIABILITY IF GRANTEE IS UNABLE TO OBTAIN NECESSARY AGREEMENTS FROM THIRD PARTIES TO FACILITATE DEVELOPMENT OF THE PROPERTY.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors, legal representatives and assigns forever; and subject to the above described Permitted Exceptions, Grantor does hereby bind itself and its successors and legal representatives to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

[Signature page follows]

EXECUTED effective as of October 25, 2024.

**GRANTOR:**

**NEW RODEO 288, LTD.,**  
a Texas limited partnership

By: New RP, Inc., a Texas corporation,  
Its General Partner

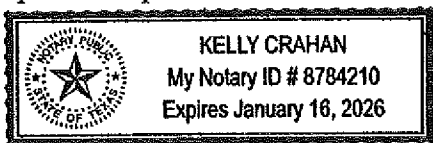
By:   
Name: Randall Wong  
Its: Vice-President


STATE OF TEXAS

COUNTY OF HARRIS

§  
§  
§

This instrument was acknowledged before me, the undersigned notary, on October 25 2024, by Randall Wong, Vice-President of New RP, Inc., a Texas corporation, general partner of **NEW RODEO 288, LTD**, a Texas limited partnership, on behalf of said corporation and limited partnership.



  
Notary Public in and for the State of Texas

Send tax bills to, and after recording return to:

Beazer Homes Texas, L.P.  
13430 Northwest Freeway, Suite 900  
Houston, Texas 77040  
Attn: Shannon Wiesepape



Exhibit A

**METES AND BOUNDS DESCRIPTION**  
**TRACT 1**  
**60.223 ACRES IN THE**  
**H.T. & B. RAILROAD CO., SURVEY, SECTION 71**  
**ABSTRACT NUMBER 291**  
**BRAZORIA COUNTY, TEXAS**

60.223 ACRES OF LAND SITUATED IN THE H.T. & B. RAILROAD CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 4, 10, 11 AND 12 AND A PORTION OF LOTS 2, 5 and 9, OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 34.83 AND 30.9642 ACRE TRACTS OF LAND AS DESCRIBED IN DOC. NOS. 2005032505 AND 2005039091 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.) AND ALL OF THOSE TRACTS RECORDED IN DOC. NOS. 2024037725, 2024037727, 2024037729, 2024037731, 2024038424 AND 2024037733 OF THE O.P.R.B.C., SAID 60.223 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON RODEO PALMS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 22, PAGES 133 TO 138 OF BRAZORIA COUNTY PLAT RECORDS):

**BEGINNING** at a 5/8 inch iron rod found at the southwest corner of that certain called 3.2743 acres as described in DOC. No. 2016021980 of the O.P.R.B.C., being in the east right-of-way line of County Road 48 (Old Airline Road, 150 feet wide);

- (1) THENCE North 87°15'09" East, with the south line of said 3.2743 acres, a distance of 542.37 feet to a 5/8 inch iron rod with cap stamped EHRA set for corner, from which a found 1/2 inch iron pipe bears S 52°20' E, 4.36 feet and a 3/8 inch iron rod bears N 04°38" W, 10.70 feet;
- (2) THENCE North 03°23'15" West, with the east line of 3.2743 acres, a distance of 267.16 feet to a 5/8-inch iron rod found in the south line of that certain called 56.4682 acre tract recorded under document no. 2021044638;
- (3) THENCE North 86°35'55" East, along the south line of said called 56.4682 acre tract, a distance of 639.84 feet to a 5/8-inch iron rod found in the west line of a 40-feet wide road dedicated by said subdivision plat and the east line of said Lot 9;
- (4) THENCE South 03°23'15" East, along the west line of said 40-feet wide road, at a distance of 257.15 feet passing a 3/8-inch iron rod found at the southeast corner of said Lot 9, at a distance of 959.53 feet passing a 3/8-inch iron rod with cap found at the southeast corner of Lot 10, continuing a total distance of 2,364.33 feet to a 1/2 inch iron pipe stamped "S. Adams RPLS 3666" found at the southeast corner of Lot 12;
- (5) THENCE South 86°38'32" West, along the common line of Lots 12 and 13, a distance of 639.84 feet to a 1/2-inch iron rod found at the common corner of lots 4, 5, 12 and 13;

- (6) THENCE South 03°23'15" East, along the common line of lots 5 and 13, a distance of 702.50 feet to a 1/2 inch iron rod found at the common corner of lots 5, 6, 13 and 14;
- (7) THENCE South 86°38'32" West, along the common line of lots 5 and 6, a distance of 258.14 feet to a 5/8 inch iron rod with cap stamped EHRA set in the northeast line of a 20 foot LGS Renewables Easement recorded in document no. 2008044366;
- (8) THENCE North 55°18'37" West, along northeast line of said easement, a distance of 365.45 feet to a 5/8 inch iron rod with cap stamped EHRA set in the east right-of-way line of County Road 48;
- (9) THENCE North 03°18'37" West along the east right-of-way line of said County Road 48, a distance of 1,179.76 feet to a point in the common line of Lots 3 and Lot 4, from which a found 5/8 inch iron rod bears N 29°36' W, 0.3 feet;
- (10) THENCE North 86°38'32" East, along the common line of Lots 3 and 4, a distance of 544.22 feet to a 3/8-inch iron rod found at the common corner of Lots 3, 4, 11 and 12;
- (11) THENCE North 03°23'15" West along the common line of Lots 3 and 11, a distance of 702.30 feet to a 3/8-inch iron rod found at the common corner of lots 2, 3, 10 and 11;
- (12) THENCE South 86°38'32" West, along the common line of said Lots 2 and 3, a distance of 543.28 feet to a 5/8 inch iron rod found in the east right-of-way line of said Country Road 48;
- (13) THENCE North 03°18'37" West, along the east right-of-way line of said County Road 48, a distance of 697.66 feet to the **POINT OF BEGINNING** and containing 60.223 acres of land.

**METES AND BOUNDS DESCRIPTION**  
**TRACT 2**  
**57.427 ACRES IN THE**  
**H.T. & B. RAILROAD CO., SURVEY, SECTION 71, ABSTRACT NUMBER 291**  
**BRAZORIA COUNTY, TEXAS**

57.427 ACRES OF LAND SITUATED IN THE H.T. & B. RAILROAD SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 21, 26, 27 AND 28 AND OUT OF A PORTION OF LOTS 17, 25 AND 29 OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING ALL OF THOSE CERTAIN CALLED 17.9508, 10.3214 AND 10.3214 ACRE TRACTS AS DESCRIBED IN DOC NOS. 2005039091, ALL OF THAT CERTAIN CALLED 8.6848 ACRE TRACT DESCRIBED IN DOC NO. 2006043836 AND LOT 27 AS DESCRIBED IN DOC. NO. 2005039090 OF THE O.P.R.B.C., SAID 57.427 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON RODEO PALMS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 22, PAGES 133 TO 138 OF BRAZORIA COUNTY PLAT RECORDS):

**BEGINNING** at 5/8-inch iron with cap stamped EHRA found at the southwest corner of said Lot 21 of said subdivision plat, being in the east right-of-way line of a 40-foot wide road, as shown on said Emigration Land Company Subdivision;

- (1) THENCE North 03°23'15" West, along the east right-of-way line of a 40-foot wide road, a distance of 702.50 feet to the common corner of said Lot 21 and Lot 20 of said subdivision plat, from which a found 1/2-inch iron pipe bears N 16°16' W, 0.3 feet;
- (2) THENCE North 86°38'32" East, along the common line of said Lots 20 and 21, a distance of 639.69 feet to the common corner of lots 20, 21, 28 and 29, from which a 1/2-inch iron pipe with cap stamped "S. Adams RPLS 3666" bears North 49°25' West, 0.7 feet;
- (3) THENCE North 03°23'15" West, along the common line of Lots 20 and 28, at a distance of 702.50 feet passing a 1/2 inch iron pipe found at the common corner of lots 19, 20, 27 and 28, continuing along the common line of Lots 19 and 27, at 1404.80 feet passing the common corner of lots 18, 19, 26 and 27, from which an 1/2 iron pipe bears South 62°41' East, 1.0 feet, continuing along the common line of Lots 18 and Lot 26 for a total distance of 2,107.18 feet to the common corner of lots 17, 18, 25 and 26, from which a found 1/2 inch iron pipe bears N 46°32' E, 0.7 feet;
- (4) THENCE South 86°38'32" West, along the common line of said Lots 17 and 18, a distance of 639.69 feet to a point in the east right-of-way line of said 40-foot wide road, from which a 1/2-inch iron pipe stamped "S Adams RPLS 3666", bears N 77°05' East, 0.7 feet;
- (5) THENCE North 03°23'15" West, along the east right-of-way line of said 40-foot wide road, a distance of 257.18 feet to 5/8-inch iron rod with cap stamped EHRA found in the south line of that certain called 56.4682 acre tract recorded under document no. 2021044638;
- (6) THENCE North 86°35'55" East along the south line of said called 56.4682 acre tract, at 642.76 feet passing southwest end of Rodeo Palms Parkway, dedicated by Rodeo Palms Subdivision, Section 1, plat recorded under Volume 22, Page 133 to 138 of Brazoria County Plat Records, continuing a

total distance of 1,278.22 feet to a 5/8 inch iron rod with cap stamped EHRA found in the west line of a 40 foot right-of-way;

- (7) THENCE South 03°23'15" East, along the west line of said 40 foot right-of-way, a distance of 2,800.84 feet to a 5/8-inch iron rod with cap stamped EHRA set at the northeast corner of that certain called 1.6366 acre tract recorded in document no. 2020042539;
- (8) THENCE South 86°38'32" West, along the north line of said 1.6366 acre tract, a distance of 267.00 feet to a 5/8 inch iron rod with cap stamped EHRA set for corner;
- (9) THENCE South 03°23'15" East, along the west line of said called 1.6366 acre tract, a distance of 267.00 feet to a 5/8 inch iron rod with cap stamped EHRA set in the north line of lot 30;
- (10) THENCE South 86°38'32" West, along the common line of lot 29 and 30, at a distance of 371.53 feet pass the common corner of lots 21, 22, 29 and 30, continuing a total distance of 1,011.22 feet to the **POINT OF BEGINNING** and containing 57.427 acres of land.



**METES AND BOUNDS DESCRIPTION**  
**TRACT 3**  
**52.788 ACRES IN THE**  
**H.T. & B. RAILROAD CO., SURVEY, SECTION 71**  
**ABSTRACT NUMBER 291**  
**BRAZORIA COUNTY, TEXAS**

52.788 ACRES OF LAND SITUATED IN THE H.T. & B. RAILROAD CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOTS 33, 35, 38, 39 AND 40, OF THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING A PORTION OF THE CALLED 90.1733 ACRE TRACT DESCRIBED IN DEED TO NEW RODEO 288, LTD, RECORDED UNDER DOCUMENT NUMBER 2005039091 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY (O.R.O.B.C.), ALSO BEING PART OF A 40 FOOT RIGHT-OF-WAY ABANDONED AND RECORDED IN DOCUMENT NUMBER 2023018228 OF THE O.R.O.B.C., SAID 52.788 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON RODEO PALMS SUBDIVISION, SECTION 1, RECORDED IN VOLUME 22, PAGES 133 TO 138 OF BRAZORIA COUNTY PLAT RECORDS):

**BEGINNING** at an "X" in concrete found at the southwest corner of said Lot 35, being at the east right-of-way line of a 40-foot wide road dedicated by said subdivision, being in the north right-of-way line of Kirby Drive (120' right-of-way) as recorded in plat number 2022037379 of the Brazoria County Plat Records;

- (1) THENCE North 03°23'15" West, along the common line of said Lot 35 and said east right-of-way line, a distance of 702.50 feet to a 5/8 inch iron rod with cap stamped EHRA set for an interior corner of the herein described tract;
- (2) THENCE North 86°38'32" East, along the common line of Lots 34 and 35, a distance of 640.37 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found at the southeast corner of Lot 34, same being an interior corner of the herein described tract;
- (3) THENCE North 03°23'15" West, along the common line of Lots 34 and 39, a distance of 702.50 feet, to the common corner of Lots 33, 34, 38 and 39, from which a 1/2-inch iron pipe with cap stamped "Brown & Gay" bears North 85°41' East, 0.7 feet;
- (4) THENCE South 86°38'32" West, along the common line of Lots 33 and 34, a distance of 640.37 feet, to a 5/8-inch iron rod with cap stamped EHRA found in the east right-of-way line of said 40-foot road;
- (5) THENCE North 03°23'15" West, along east line of said 40-foot road, a distance of 730.52 feet to a 5/8-inch iron rod with cap stamped EHRA found at the southwest corner of that certain called 46.31 acre tract as recorded under document number 2020010166 of the O.R.O.B.C.;
- (6) THENCE North 86°38'35" East, along the south line of said called 46.31 acre tract, at a distance of 1,280.59 feet pass a 5/8-inch iron rod found in the west right-of-way line of a 40-foot wide road, as dedicated by said Emigration Land Company Subdivision, continuing a total distance of 1,300.59 feet to the centerline of said 40 foot road;

- (7) THENCE South 03°23'15" East, along said centerline of abandoned right-of-way, a distance of 730.51 feet to a 5/8 inch iron rod with cap stamped EHRA set for corner;
- (8) THENCE, South 86°38'32" West, a distance of 20.00 feet to a 5/8 inch iron rod with cap stamped EHRA set at the common corner of Lots 38 and 39, being in the west line of said 40 foot right-of-way;
- (9) THENCE South 03°23'15" East, along west line of said 40 foot right-of-way, a distance of 1,405.00 feet to the southeast corner of Lot 40, being in the north line of Manvel Town Center, Section One recorded in Plat Number 2022042761 of the B.C.P.R.
- (10) THENCE South 86°38'32" West, along the north line of Manvel Town Center, Section One, a distance of 1,280.59 feet to the **POINT OF BEGINNING** and containing 52.788 acres of land.

Exhibit B

1. The Land is located within Brazoria County Drainage District No. 4.
2. The following apply to Tract 1 (Specific Lots):

Mineral and/or royalty interest:

Recorded: March 4, 1969 in Volume 1025, Page 900 of the Deed Records of Brazoria County, Texas. As to Lot 2, 9, 10 and 11.

Mineral and/or royalty interest:

Recorded: March 20, 1981 in Volume 1560, Page 321 of the Deed Records of Brazoria County, Texas. As to Lot 2, 9, 10 and 11.

Mineral and/or royalty interest:

Recorded: March 20, 1981 in Volume 1560, Page 325 of the Deed Records of Brazoria County, Texas. As to Lot 2, 9, 10 and 11.

Mineral and/or royalty interest:

Recorded: July 9, 1956 in Volume 659, Page 196 of the Deed Records of Brazoria County, Texas. As to Lot 5.

Royalty interest:

Recorded: September 19, 1963 in Volume 860, Page 709 of the Deed Records of Brazoria County, Texas. As to Lot 4.

3. The following apply to Tract 2 (Specific Lots):

Royalty interest:

Recorded: October 22, 1965 in Volume 923, Page 731 of the Deed Records of Brazoria County, Texas. All Lots in Tract 2.

Mineral and/or royalty interest:

Recorded: June 23, 1956 in Volume 658, Page 144 of the Deed Records of Brazoria County, Texas. As to Lot 28.

Mineral and/or royalty interest:

Recorded: November 21, 1946 in Volume 408, Page 560 of the Deed Records of Brazoria County, Texas. As to Lots 17, 25, 26, and 40.

Mineral and/or royalty interest:

Recorded: July 27, 1938 in Volume 307, Page 112 of the Deed Records of Brazoria County, Texas. As to Lot 28.

Mineral and/or royalty interest:

Recorded: April 18, 1938 in Volume 303, Page 392 of the Deed Records of Brazoria County, Texas. As to Lot 28.

Mineral and/or royalty interest:

Recorded: February 10, 1938 in Volume 301, Page 66 of the Deed Records of Brazoria County, Texas. As to Lots 25 and 26.

Mineral and/or royalty interest:

Recorded: April 14, 1937 in Volume 287, Page 391 of the Deed Records of Brazoria County, Texas. As to Lots 25 and 26.

Mineral and/or royalty interest:

Recorded: July 9, 1956 in Volume 659, Page 196 of the Deed Records of Brazoria County, Texas. As to Lot 21.

Mineral and/or royalty interest:

Recorded: July 13, 1955 in Volume 627, Page 36 of the Deed Records of Brazoria County, Texas. As to Lot 17.

Mineral and/or royalty interest:

Recorded: April 14, 1937 in Volume 287, Page 395 of the Deed Records of Brazoria County, Texas. As to Lot 17.

4. The following apply to Tract 3 (Specific Lots):

Any easements, building lines, and conditions, covenants, and restrictions as set forth in plat recorded under Volume 2, Page 81 & 82 of the Plat of Brazoria County, Texas.

Easement: Roadway Location Agreement

Recorded: February 25, 2020 in County Clerks File No. 2020-10172, of the Official Public Records, Brazoria County, Texas. As to an un-numbered tract.

Royalty interest:

Recorded: June 17, 1948 in Volume 432, Page 151 of the Deed Records of Brazoria County, Texas. As to All Lots in Tract 3.

Royalty interest:

Recorded: October 22, 1965 in Volume 923, Page 731 of the Deed Records of Brazoria County, Texas. As to all Lots in Tract 3.

Mineral and/or royalty interest:

Recorded: November 27, 1961 in Volume 806, Page 544 of the Deed Records of Brazoria County, Texas. As to Lot 39.

Mineral and/or royalty interest:

Recorded: May 21, 1956 in Volume 655, Page 153 of the Deed Records of Brazoria County, Texas. As to Lots 33 and 38.



Easement: Dedication of Unobstructed Dry Public Utility Easements

Recorded: May 21, 2024 in County Clerks File No. 2024021693, of the Official Public Records, Brazoria County, Texas.

5. Matters disclosed on the ALTA/NSPS Land Title Survey by Charles Kennedy, Jr., of EHRA, Inc., dated October 22, 2024, Job No. 241-068-00.
6. Real property taxes with respect to the Land for the year 2025 and subsequent years, subject to and without waiver of Grantor's obligations regarding such taxes as set forth in the Land Purchase Agreement.

Please record at the request of:  
First American Title  
NCS 1223166  
Attn: KP

## FILED and RECORDED

Instrument Number: 2024046753

Filing and Recording Date: 10/29/2024 12:15:08 PM Pages: 13 Recording Fee: \$69.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-sierra