

DRP TX 4, LLC
520 Madison Ave. 21st Floor
New York, NY 10022-4336

March 4th, 2026

Matt Hanks, County Engineer
451 N. Velasco, Suite 230
Angleton, TX 77515

RE: Cardon Tract- ROW Abandonment Request

Dear Mr. Hanks,

I, Brian Clauson, am an authorized representative of DRP TX 4, LLC, the current property owners of six (6) parcels totaling approximately ±1,550.60 acres of land located within the Warren DC Hall Survey, Abstract No. 69 and H.T. & B. R.R. Co. Survey, Abstract No. 69 and as recorded in the County Clerks' File No's 2024-053676.


I would like to formally request the abandonment of the following easements described. My properties contained road easements and are outlined in green on the attached survey/exhibit.

With the introduction of newly proposed roadways within the development, the removal of the identified easements will not negatively impact the surrounding area. The proposed changes will not adversely affect the functionality of the overall street network, which will continue to operate effectively in serving nearby residential lots. I would like to petition the county to abandon the road easements.

I can be reached by phone at 212-751-6130 or e-mail at brian.clauson@domainrealestatepartners.com.

Thank you,

DRP TX 4, LLC
a Delaware limited liability company,
its general partner

Signed by:
BY 
0616EF1A672D465...
Brian Clauson
Authorized Signatory

Cardon 982/568
2450 Fondren, Ste. 210
Houston, TX 77063

March 4th, 2026

Matt Hanks, County Engineer
451 N. Velasco, Suite 230
Angleton, TX 77515

RE: Cardon Tract- ROW Abandonment Request

Dear Mr. Hanks,

We, Melanie Ohl and Harrison Bibb, are authorized representatives of Cardon 982/568, the current developer of the property owners by DRH TX 4, LLC, which consist of six (6) parcels totaling approximately ±1,550.60 acres of land located within the Warren DC hall Survey, Abstract No. 69 and H.T. & B. R.R. Co. Survey, Abstract No. 69 and as recorded in the County Clerks' File No's 2024-053676.

We would like to formally request the abandonment of the following easements described. The properties contained road easements and are outlined in green on the attached survey/exhibit. In addition to the road easements, we own several existing drill sites located adjacent to the easements. These drill sites are situated within the tract as recorded in the County Clerk's File No's 2024-053677.

With the introduction of newly proposed roadways within the development, the removal of the identified easements will not negatively impact the surrounding area. The proposed changes will not adversely affect the functionality of the overall street network, which will continue to operate effectively in serving nearby residential lots. We would like to petition the county to abandon the road easements.

We can be reached by phone at 713-783-6702 or e-mail at mohl@landtejas.com.

Thank you,

CARDON 982/568 GP, LLC
a Texas limited liability company

Signed by:
By: Melanie Ohl
Melanie Ohl
Co-Manager

Signed by:
By: Harrison Bibb
Harrison Bibb
Co-Manager

SPECIAL WARRANTY DEED

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

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

THAT BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, and RIO CLARO, INC., an Arizona corporation (collectively, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by DRP TX 4, LLC, a Delaware limited liability company ("Grantee"), whose mailing address is: 520 Madison Avenue, 21st Floor, New York, NY 10022, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, unto Grantee all that certain tract or parcel of land more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all rights and appurtenances thereto in anywise belonging to Grantor, including but not limited to, all rights, titles and interests, if any, of Grantor in: (a) any land lying in or under the bed of any highway, avenue, street, road, alley, open or proposed, in, on, across, abutting or adjacent to the Property, and (b) all rights, titles and interests of Grantor, if any, in and to any awards made, or to be made in lieu thereof, for damage by reason of change in grade of any such highway, avenue, street, road or alley, and all of Seller's right, title and interest in and to all utility rights, land use entitlements, permits, licenses, bonds, easements, strips and gores and other appurtenances relating to or in any way benefiting the Property, together with all of the water, oil, gas, hydrocarbons and other minerals (the "Minerals") owned by Grantor, if any, in, upon and under or which may be produced from the real property described on Exhibit "A" (all of said property and interest being collectively referred to herein as the "Property").

THIS CONVEYANCE is made and accepted subject to the matters listed and/or referred to on Exhibit "B" attached hereto and made a part hereof for all purposes, to the extent, but only to the extent, the same are now in force and effect and relate to the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT and FOREVER DEFEND all and singular the Property unto 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 from and after the date Grantor last acquired title to the Property, but not otherwise, subject however to the Permitted Exceptions.

AD VALOREM TAXES with respect to the Property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

Except as otherwise expressly set forth in the Purchase and Sale Agreement dated February 12, 2024 between Grantor and Glenmont Development, Ltd., as amended, and assigned to Grantee (the "Agreement"), GRANTOR HAS EXECUTED and delivered this Special Warranty Deed and has granted, bargained, sold, and conveyed the Property, and Grantee has received and accepted this Special Warranty Deed and has purchased the Property, **AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY REVOKE, RELEASE, NEGATE, AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES EXCEPT FOR THOSE EXPRESSLY SET FORTH IN THE AGREEMENT AND THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO: (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN, OR ENGINEERING OF THE IMPROVEMENTS; (iii) THE QUALITY OF THE LABOR OR MATERIALS INCLUDED IN THE IMPROVEMENTS; (iv) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (v) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, CASH FLOW, OR OTHERWISE; (vi) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vii) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTOR WHATSOEVER.**

[Signature page follows]

EXECUTED effective as of the 10th day of December, 2024.

GRANTOR:


BOA SORTE LIMITED PARTNERSHIP,
an Arizona limited partnership

By: Boa Sorte, LLC,
an Arizona limited liability company,
its General Partner

By: 
Patrick Cardon, Manager

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

On this 5 day of December, 2024, before me personally appeared Patrick Cardon, Manager of Boa Sorte, LLC, an Arizona limited liability company, General Partner of BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above/attached document.


Notary Public

[seal]



EXECUTED to be effective as of the date first above written.

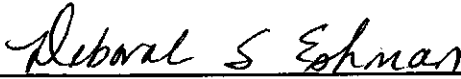
GRANTOR: (continued)

RIO CLARO, INC.,
an Arizona corporation

By: 
Patrick Cardon, President

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

On this 5 day of December, 2024, before me personally appeared Patrick Cardon, President of RIO CLARO, INC., an Arizona corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above/attached document.


Notary Public

[seal]



EXHIBIT "A" to SPECIAL WARRANTY DEED

**TRACT 1
METES AND BOUNDS DESCRIPTION
OF 28.694 ACRES OF LAND
IN THE C. M. HAYES SURVEY, ABSTRACT NUMBER 534
IN BRAZORIA COUNTY, TEXAS**

BEING 28.694 acres of land in the C. M. Hayes Survey, Abstract Number 534 in Brazoria County, Texas, being all of "Tract 5: Roark Tract – Parcel B" as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, said 28.694 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a 5/8-inch iron rod found for the southeast corner of a called 2.7475 acre tract described in the deed from Randolph M. Henry and wife, Janis F. Henry to Kurjee Enterprises, Inc. recorded under File No. 1998035620 of the Official Public Records of Brazoria County, Texas, and the most easterly northeast corner of the herein described tract, in the westerly right-of-way line of State Highway 288 (R.O.W. Varies);

THENCE South 09° 08' 29" East - 884.01 feet to the northeast corner of a called 8.58 acre tract described in the deed to Chocolate Bayou Water Company recorded under File No. 2001032189 of the Official Public Records of Brazoria County, Texas, and the southeast corner of the herein described tract from which a 1/2-inch iron rod bears North 12° 42' 50" West – 29.71 feet;

THENCE South 86° 37' 58" West – 1,218.42 feet, with the northern line of said called 8.58 acre tract, to the southeast corner of a called 16.405 acre tract described in the deed from Jesse Lee Smith and wife, Helon G. Smith to Linda Ruth Clark recorded under Volume 1320, Page 752 of the Deed Records of Brazoria County, Texas, and the southwest corner of the herein described tract, from which a 3/4-inch iron rod bears North 05° 26' 31" West – 28.83 feet;

THENCE North 04° 28' 40" West – 1,241.27 feet, partially with the east line of said called 16.405 acre tract, to a 5/8-inch iron rod found for the northeast corner of a called 1.75 acre tract described in the deed from Linda Smith Clark to Bobby D. Porche and Ann C. Porche recorded under File No. 1993038470 of the Official Public Records of Brazoria County, Texas, and the northwest corner of the herein described tract, in the southerly right-of-way line of F. M. 1462 (100' R.O.W.);

THENCE North 86° 56' 55" East - 714.33 feet, with the southerly right-of-way line of said F. M. 1462, to the most northerly northeast corner of the herein described tract;

THENCE South 03° 11' 33" East - 357.17 feet, partially with the westerly line of the said called 2.7475 acre tract, to the southwest corner of said called 2.7475 acre tract and an interior corner of the herein described tract, from which a found 1/2-inch iron rod bears North 89° 33' 30" East – 0.83 feet;

THENCE North 86° 41' 09" East - 440.31 feet to the **POINT OF BEGINNING** of the herein described tract and containing 29.740 acres of land.

SAVE AND EXCEPT a 1.046 acre tract described in the deed from Kevin V. G. Henry and Michael E. Henry to Randolph M. Henry recorded under File No. 2019049469 of the Official Public Records of Brazoria County, Texas.

**TRACT 2
METES AND BOUNDS DESCRIPTION
OF 37.257 ACRES OF LAND
IN THE H. T. & B. R.R. CO. SURVEY, ABSTRACT NUMBER 238
IN BRAZORIA COUNTY, TEXAS**

BEING 37.257 acres of land in the H. T. & B. R.R. CO. Survey, Section 9, Abstract Number 238 in Brazoria County, Texas, being all of "Tract 7: BMW Tract – Parcel B" as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lots 28, 29 and 30 of the C. W. PALMER SUBDIVISION according to the plat thereof recorded under Vol. 2, Pg. 29 of the Plat Records of Brazoria County, Texas, said 37.257 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at an aluminum cap on top of a 5/8-inch iron rod in concrete found for the northeast corner of STONERIDGE LAKES SECTION 1 according to the plat thereof, recorded under Vol. 23, Pg. 355 of the Plat Records of Brazoria County, Texas, and an interior corner of a called 8.58 acre tract described in the deed to Chocolate Bayou Water Company recorded under File No. 2001032189 of the Official Public Records of Brazoria County, Texas;

THENCE South 87° 03' 22" West – 29.00 feet, with a northerly line of said STONERIDGE LAKES SECTION 1 and a westerly line of said called 8.58 acre tract, to a 5/8-inch iron rod with cap stamped "IDS" set for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 87° 03' 22" West – 2,393.62 feet, continuing with the north line of said STONERIDGE LAKE SECTION 1, to the southwest corner of the herein described tract, from which an aluminum cap on top of a 5/8-inch iron rod in concrete bears South 29° 57' 30" West 0.47 feet;

THENCE North 02° 14' 29" West, at 11.08 feet pass an aluminum cap on top of a 5/8-inch iron rod in concrete found for an angle corner of said STONERIDGE LAKE SECTION 1, a total distance of 675.48 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northwest corner of the herein described tract, from which a bent 5/8-inch iron rod bears South 00° 19' 06" East – 16.60 feet;

THENCE North 86° 52' 37" East – 1,321.37 feet to a 5/8-inch iron rod with cap stamped "IDS" set for an angle corner of the herein described tract;

THENCE North 86° 39' 18" East – 1,094.29 feet to a 5/8-inch iron rod with cap stamped "IDS" set for the northeast corner of the herein described tract, in the westerly line of said called 8.58 acre tract;

THENCE South 00° 25' 13" East - 687.89 feet, with the westerly line of said called 8.58 to the **POINT OF BEGINNING** of the herein described tract and containing 37.544 acres of land.

SAVE AND EXCEPT Brazoria County Municipal Utility District No. 63A's Director's Lots:

Director's Lot #1 - 2,500 square foot tract recorded under File No. 2021069132 of the Official Public Records of Brazoria County, Texas.

Director's Lot #2 - 2,500 square foot tract recorded under File No. 2023001037 of the Official Public Records of Brazoria County, Texas.

Director's Lot #3 - 2,500 square foot tract recorded under File No. 2023004014 of the Official Public Records of Brazoria County, Texas.

Director's Lot #4 - 2,500 square foot tract recorded under File No. 2021069141 of the Official Public Records of Brazoria County, Texas.

Director's Lot #5 - 2,500 square foot tract recorded under File No. 2021069144 of the Official Public Records of Brazoria County, Texas.

**TRACT 3
METES AND BOUNDS DESCRIPTION
OF 423.936 ACRES OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69,
THE H. T. & B. R.R. CO. SURVEY, ABSTRACT NUMBER 238,
AND THE C. M. HAYS SURVEY, ABSTRACT NUMBER 534
IN BRAZORIA COUNTY, TEXAS**

BEING 423.936 acres of land in the Warren D. C. Hall League Survey, Abstract Number 69, the H. T. & B. R.R. CO. Survey, Abstract Number 238, and the C. M. Hays Survey, Abstract Number 534 in Brazoria County, Texas, being all of "Tract 1: Hamill Tract – Parcel B", "Tract 4: Roark Tract – Parcel A", "Tract 6: Roark Tract – Parcel C", and "Tract 7: BMW Tract – Parcel A" as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lots 4-7 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, and being out of Lots 47-50 and Lots 57-60 of the C. W. PALMER SUBDIVISION according to the plat thereof recorded under Vol. 2, Pg. 29 of the Plat Records of Brazoria County, Texas, said 423.936 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at the most easterly southeast corner of STONERIDGE LAKES SECTION 1 according to the plat thereof, recorded under Vol. 23, Pg. 355 of the Plat Records of Brazoria County, Texas, the northeast corner of said "Tract 6: Roark Tract – Parcel C" and being in the west line of a called 8.58 acre tract described in the deed to Chocolate Bayou Water Company recorded under File No. 2001032189 of the Official Public Records of Brazoria County, Texas, from which a brass disk in concrete bears North 43° 50' 36" West - 0.60 feet;

THENCE South 02° 15' 09" East – 1507.87 feet, with the westerly line of said called 8.58 acre tract, to the southwest corner of said 8.58 acre tract, the southeast corner of said "Tract 4: Roark Tract – Parcel A" and an interior corner of the herein described tract, from which a 3/4-inch iron pipe bears South 85° 14' 30" West – 22.77 feet;

THENCE North 87° 57' 36" East - 80.00 feet, with a southerly line of said called 8.58 acre tract, to the most southerly southeast corner of said called 8.58 acre tract, the southwest corner of said "Tract 7: BMW Tract – Parcel A" and an interior corner of the herein described tract, from which a 5/8-inch iron rod bears North 19° 19' 33" East – 0.46 feet;

THENCE, with the common lines of 8.85 acre tract and said, "Tract 7: BMW Tract – Parcel A", the following courses and distances:

North 01° 56' 23" West – 1,673.38 feet to a 1/2-inch iron rod with cap stamped "S ADAMS" found for an angle corner of the herein described tract;

North 04° 56' 11" West - 263.30 feet to a 1/2-inch iron rod with cap stamped "S ADAMS" found for an angle corner of the herein described tract;

North 01° 19' 27" East - 550.12 feet to a 1/2-inch iron rod with cap found for an angle corner of the herein described tract;

North 34° 00' 14" East - 99.38 feet to a 1/2-inch iron rod with cap found for an angle corner of the herein described tract;

North 86° 55' 44" East – 1,108.80 feet to a disturbed concrete monument found for the most easterly southeast corner of said called 8.85 acre tract, the northeast corner of said "Tract 7: BMW Tract – Parcel A" and the northeast corner of the herein described tract, in the westerly right-of-way line of said State Highway – 288 (R.O.W. Varies)

THENCE, with the westerly right-of-way line of said State Highway – 288, the following courses, and distances:

South 05° 15' 46" East – 1,947.71 feet to an angle corner of the herein described tract and being the beginning of a curve to the right, from which a found concrete monument bears North 48° 16' 40" East – 1.11 feet, and a 5/8-inch iron rod bears South 03° 59' 06" West – 1.95 feet;

in a southerly direction, with said curve to the right, having a radius of 11,249.16 feet, a central angle of 02° 17' 57", a chord bearing and distance of South 04° 06' 48" East - 451.38 feet, and an arc distance of 451.41 feet, to the end of said curve, from which a 3/4-inch iron rod bears North 37° 52' 36" West – 0.66 feet, and a concrete monument bears North 08° 56' 58" East – 2.69 feet;

South 02° 59' 10" East – 2,797.54 feet the southeast corner of said "Tract 1: Hamill Tract – Parcel B" and the southeast corner of the herein described tract, in the northerly right-of-way line of Adams Road/County Road 841 (unimproved) (60' R.O.W.)

THENCE South 86° 58' 35" West – 4,360.65 feet, with the northerly right-of-way line of said Adams Road/County Road 841, to the southwest corner of said "Tract 1: Hamill Tract – Parcel B" and the southwest corner of the herein described tract and being the northeast corner at the intersection of Adams Road/County Road 841 and Airline Road/County Road 48 (60' R.O.W.);

THENCE, with the easterly right-of-way line of said Airline Road/County Road 48, the following courses, and distances:

North 03° 01' 10" West – 2,648.50 feet, to the northwest corner of said "Tract 1: Hamill Tract – Parcel B" and an angle corner of the herein described tract;

South 87° 18' 26" West - 22.80 feet to the southwest corner of said "Tract 4: Roark Tract – Parcel A" and an angle corner of the herein described tract;

North 08° 31' 54" West - 440.19 feet to an angle corner of the herein described tract;

North 03° 05' 34" West – 749.58 feet to the southwest corner of said STONERIDGE LAKES SECTION 1, the most westerly northwest corner of "Tract 6: Roark Tract – Parcel C" and the most westerly northwest corner of the herein described tract;

THENCE, with the southerly lines of said STONERIDGE LAKES SECTION 1, the following courses, and distances:

North 87° 03' 22" East - 540.09 feet to a brass disk in concrete found for an interior corner of the herein described tract;

North 02° 56' 38" West - 67.02 feet to a brass disk in concrete found for the most northerly northwest corner of "Tract 6: Roark Tract – Parcel C" and an angle corner of the herein described tract;

North 87° 03' 22" East – 1,092.26 feet to a brass disk in concrete found for an angle corner of the herein described tract and being the beginning of a curve to the right;

in a southeasterly direction, with said curve to the right, having a radius of 235.00 feet, a central angle of 81° 37' 24", a chord bearing and distance of South 52° 07' 59" East - 307.18 feet, and an arc distance of 334.78 feet, to a brass disk in concrete found for an angle corner of the herein described tract and the end of said curve;

North 87° 03' 22" East, at 55.76 feet pass a 5/8-inch iron rod with cap, at 185.75 feet pass a second 5/8-inch iron rod with cap, at 241.52 feet pass a 5/8-inch iron rod with cap stamped "1943-4349", a total distance of 715.35 feet to a brass disk in concrete found for an angle corner of the herein described tract;

North 02° 56' 38" West - 440.76 feet to an angle corner of the herein described tract;

North 87° 03' 22" East - 470.04 feet to the **POINT OF BEGINNING** of the herein described tract and containing 423.936 acres of land.

**TRACT 4
METES AND BOUNDS DESCRIPTION
OF 242.776 ACRES OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
IN BRAZORIA COUNTY, TEXAS**

BEING 242.776 acres of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being all of "Tract 1: Hamill Tract – Parcel A" as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lots 1, 2, and 3 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 243.063 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a broken concrete monument found for the south corner of a called 77.83 acre tract described in the deed to Salomon Schein recorded under File No. 1997028780 of the Official Public Records of Brazoria County, Texas, in the northeasterly right-of-way line of F.M. 521 (100' R.O.W.);

THENCE North 03° 15' 17" West – 2,258.39 feet, with the easterly line of said called 77.83 acre tract, to the southwest corner and **POINT OF BEGINNING** of the herein described tract, in the northerly right-of-way line of Adams Road/County Road 841 (unimproved) (60' R.O.W.);

THENCE North 03° 15' 17" West – 2,639.63 feet, continuing with the easterly line of said called 77.83 acre tract, to the northwest corner of the herein described tract, in the southerly line of GRASSLANDS SUBDIVISION, an unrecorded subdivision in Brazoria County, Texas;

THENCE North 87° 01' 51" East, with the southerly line of said GRASSLANDS SUBDIVISION, at 4,006.11 feet pass a found 5/8-inch iron rod, a total distance of 4024.20 feet to the northeast corner of the herein described tract, in the westerly right-of-way line of Airline Road/County Road 48 (60' R.O.W.);

THENCE South 03° 01' 10" East – 2,635.79 feet, with the westerly right-of-way line of said Airline Road/County Road 48, to the southeast corner of the herein described tract, and being the northwest corner of the intersection of Airline Road/County Road 48 and Adams Road/County Road 841;

THENCE South 86° 58' 35" West – 4,013.37 feet, with the northerly right-of-way line of said Adams Road/County Road 841, to the **POINT OF BEGINNING** of the herein described tract and containing 243.350 acres of land.

SAVE AND EXCEPT Brazoria County Water Control and Improvement District No. 10's Director's Lots:

Director's Lot #1 - 2,500 square foot tract recorded under File No. 2022009578 of the Official Public Records of Brazoria County, Texas.

Director's Lot #2 - 2,500 square foot tract recorded under File No. 2022009588 of the Official Public Records of Brazoria County, Texas.

Director's Lot #3 - 2,500 square foot tract recorded under File No. 2022009605 of the Official Public Records of Brazoria County, Texas.

Director's Lot #4 - 2,500 square foot tract recorded under File No. 2022009610 of the Official Public Records of Brazoria County, Texas.

Director's Lot #5 - 2,500 square foot tract recorded under File No. 2022035743 of the Official Public Records of Brazoria County, Texas.

SAVE AND EXCEPT Brazoria County Municipal Utility District No. 63B's Director's Lots:

Director's Lot #1 - 2,500 square foot tract recorded under File No. 2024005765 of the Official Public Records of Brazoria County, Texas.

Director's Lot #2 - 2,500 square foot tract recorded under File No. 2024005768 of the Official Public Records of Brazoria County, Texas.

Director's Lot #3 - 2,500 square foot tract recorded under File No. 2024005771 of the Official Public Records of Brazoria County, Texas.

Director's Lot #4 - 2,500 square foot tract recorded under File No. 2024005774 of the Official Public Records of Brazoria County, Texas.

Director's Lot #5 - 2,500 square foot tract recorded under File No. 2024005777 of the Official Public Records of Brazoria County, Texas.

TRACT 5
METES AND BOUNDS DESCRIPTION
OF 492.007 ACRES OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69,
IN BRAZORIA COUNTY, TEXAS

BEING 492.007 acres of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being all of "Tract 1: Hamill Tract – Parcel C" and all of "Tract 2: Buffett and Cannon Tract – Parcel A" as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lots 8-11 and 19-21 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 492.007 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a concrete monument found for an interior corner of the herein described tract, in the northerly right-of-way line of County Road 51 (R.O.W. Varies);

THENCE South $01^{\circ} 32' 14''$ East - 28.37 feet, with the northerly right-of-way line of said County Road 51, to an angle corner of the herein described tract, from which a disturbed concrete monument bears North $85^{\circ} 12' 28''$ East – 0.36 feet;

THENCE South $87^{\circ} 01' 23''$ West – 2,083.02 feet, continuing with the northerly right-of-way line of said County Road 51, to the southeast corner of a called 5 acre tract described in the deed from W. M. Garrett and wife, Hattie Mae Garrett to Manuel Cantu and wife, Rosa Cantu recorded under Volume 1477, Page 99 of the Deed Records of Brazoria County, Texas, the most southerly southwest corner of "Tract 2: Buffett and Cannon Tract – Parcel A" and the most southerly southwest corner of the herein described tract, from which a 1-inch iron pipe bears North $05^{\circ} 20' 17''$ East – 0.62 feet;

THENCE North $02^{\circ} 52' 02''$ West - 3424.56 feet to an interior corner of the herein described tract;

THENCE South $87^{\circ} 08' 05''$ West – 1,331.49 feet to the most westerly southwest corner of the herein described tract, in the easterly right-of-way line of Airline Road/County Road 48 (60' R.O.W.);

THENCE North $03^{\circ} 01' 10''$ West – 2,643.69 feet, with the easterly right-of-way line of said Airline Road/County Road 48, to the northwest corner of the herein described tract, at the southeast corner of the intersection of Airline Road/County Road 48 and Adams Road/County Road 841 (unimproved) (60' R.O.W.), from which a 1-inch iron pipe bears North $86^{\circ} 07' 06''$ West - 3.30 feet;

THENCE North $86^{\circ} 58' 35''$ East – 4,358.34 feet, with the southerly right-of-way line of said Adams Road/ County Road 841, to the northeasterly corner of the herein described tract, in the westerly right-of-way line of State Highway – 288 (R.O.W. Varies);

THENCE, with the westerly right-of-way line of said State Highway – 288, the following courses and distances;

South $03^{\circ} 01' 00''$ East – 4,278.57 feet to a concrete monument found for an angle corner;

South $00^{\circ} 52' 35''$ West - 543.00 feet to an angle corner of the herein described tract and the beginning of a curve to the right, from which a found concrete monument bears North $11^{\circ} 31' 51''$ West – 0.45 feet;

in a southwesterly direction, with said curve to the right, having a radius of 1041.74 feet, a central angle of $46^{\circ} 30' 03''$, a chord bearing and distance of South $24^{\circ} 17' 15''$ West - 822.46 feet, and an arc distance of 845.47 feet, to a concrete monument found for an angle corner of the herein described tract;

South $47^{\circ} 31' 08''$ West - 140.58 feet to a disturbed concrete monument found for an angle corner of the herein described tract and the beginning of a curve to the left;

in a southerly direction, with said curve to the left, having a radius of 525.01 feet, a central angle of $47^{\circ} 40' 29''$, a chord bearing and distance of South $23^{\circ} 36' 51''$ West - 424.35 feet, and an arc distance of 436.85 feet, to a disturbed concrete monument found for the north end of the cutback line at the intersection of State Highway – 288 and County Road 51;

THENCE South $43^{\circ} 06' 17''$ West - 36.75 feet to the west end of the cutback line at the intersection of State Highway – 288 and County Road 51, from which a disturbed concrete monument bears South $08^{\circ} 32' 34''$ East – 0.34 feet;

THENCE South $86^{\circ} 58' 10''$ West - 212.53 feet to the **POINT OF BEGINNING** of the herein described tract and containing 492.581 acres of land.

SAVE AND EXCEPT Brazoria County Municipal Utility District No. 65's Director's Lots:

Director's Lot #1 - 2,500 square foot tract recorded under File No. 2021068466 of the Official Public Records of Brazoria County, Texas.

Director's Lot #2 - 2,500 square foot tract recorded under File No. 2021068469 of the Official Public Records of Brazoria County, Texas.

Director's Lot #3 - 2,500 square foot tract recorded under File No. 2021068472 of the Official Public Records of Brazoria County, Texas.

Director's Lot #4 - 2,500 square foot tract recorded under File No. 2021068475 of the Official Public Records of Brazoria County, Texas.

Director's Lot #5 - 2,500 square foot tract recorded under File No. 2021068478 of the Official Public Records of Brazoria County, Texas.

SAVE AND EXCEPT Brazoria County Municipal Utility District No. 80's Director's Lots:

Director's Lot #1 - 2,500 square foot tract recorded under File No. 2022009672 of the Official Public Records of Brazoria County, Texas.

Director's Lot #2 - 2,500 square foot tract recorded under File No. 2022009675 of the Official Public Records of Brazoria County, Texas.

Director's Lot #3 - 2,500 square foot tract recorded under File No. 2022009682 of the Official Public Records of Brazoria County, Texas.

Director's Lot #4 - 2,500 square foot tract recorded under File No. 2022035551 of the Official Public Records of Brazoria County, Texas.

Director's Lot #5 - 2,500 square foot tract recorded under File No. 2022035545 of the Official Public Records of Brazoria County, Texas.

**TRACT 6
METES AND BOUNDS DESCRIPTION
OF 325.818 ACRES OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69,
IN BRAZORIA COUNTY, TEXAS**

BEING 325.818 acres of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being all of "Tract 2: Buffett and Cannon Tract – Parcel B" as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lots 12-17 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 325.818 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

BEGINNING at a broken concrete monument found for the south corner of a called 77.83 acre tract described in the deed to Salomon Schein recorded under File No. 1997028780 of the Official Public Records of Brazoria County, Texas, in the northeasterly right-of way line of F.M. 521 (100' R.O.W.);

THENCE North 03° 15' 17" West, with the easterly line of said 77.83 acre tract, at 2,137.30 feet pass a 1/2-inch iron rod, a total distance of 2,198.39 feet to the northwest corner of the herein described tract, in the southerly right-of-way line of Adams Road/County Road 841 (unimproved) (60' R.O.W.);

THENCE North 86° 58' 35" East - 1,341.76 feet, with the southerly right-of-way line of said Adams Road/County Road 841, to an angle corner of the herein described tract, from which a 1/2-inch iron pipe bears North 86° 58' 35" East 30.05 feet;

THENCE South 03° 05' 00" East - 659.90 feet to an interior corner of the herein described tract;

THENCE North 86° 59' 00" East, at 30.03 feet pass a 1-1/4-inch iron pipe, at 2009.56 feet pass a 1-inch iron pipe, a total distance of 2009.93 feet to an angle corner of the herein described tract, in the westerly line of a called 15 acre tract described in the deed to Allen W. Gibson and Diane M. Siva-Gibson to Yingcong Hang recorded under File No. 2018032237 of the Official Public Records of Brazoria County, Texas;

THENCE South 03° 03' 18" East - 329.95 feet to a 1-1/4-inch iron pipe found for the southeast corner of said called 15 acre tract and an angle corner of the herein described tract;

THENCE North 86° 57' 17" East - 660.50 feet to a 1/2-inch iron rod found for the southeast corner of said called 15 acre tract and an angle corner of the herein described tract, in the

westerly right-of-way line of Airline Road/County Road 48 (60' R.O.W.);

THENCE South 03° 01' 10" East - 329.89 feet, with the westerly right-of-way line of said of Airline Road/County Road 48, to the northeast corner of a called 10 acre tract described in the deed to Melissa Spring Doggett recorded under File No. 2023002213 of the Official Public Records of Brazoria County, Texas;

THENCE South 86° 56' 40" West - 1,318.76 feet, with the northerly line of said called 10 acre tract, to a 3-inch iron pipe found for the northwest corner of said 10 acre tract, and an angle corner of the herein described tract;

THENCE South 02° 56' 27" East - 330.30 feet, with the westerly line of said 10 acre tract, to a 3-inch iron pipe found for the southwest corner of said 10 acre tract, and an angle corner of the herein described tract;

THENCE North 86° 56' 40" East, with the southerly line of said 10-acre tract, at 1,312.27 feet pass a 1-inch iron pipe, a total distance of 1,319.21 feet to the westerly right-of-way line of said Airline Road/County Road 48;

THENCE South 03° 01' 10" East – 2,749.26 feet, with the westerly right-of-way line of said Airline Road/County Road 48, to the most easterly southeast corner of the herein described tract, from which a 1/2-inch iron pipe bears North 17° 06' 34" East – 2.73 feet;

THENCE South 87° 03' 29" West – 1,316.01 feet to a 1-1/4-inch iron rod found for an angle corner of the herein described tract;

THENCE South 04° 01' 28" East - 306.18 feet to a 3-inch iron pipe found for the northeast corner of a called 32.20 acre tract, described in the deed from George Cannon and Wife, Claranne Cannon to Stephen Coleman and Wife, Mary Margaret Coleman recorded under File No. 1998011886 of the Official Public Records of Brazoria County, Texas, and the most southerly southeast corner of the herein described tract;

THENCE South 87° 08' 29" West - 1329.32 feet, with the northerly line of said 32.20 acre tract, to a 2-inch iron pipe found for the most southerly southwest corner of the herein described tract;

THENCE North 02° 42' 20" West – 661.35 feet to a 1-1/4-inch iron pipe found for an angle corner of the herein described tract;

THENCE North 03° 07' 32" West - 484.85 feet to an interior corner of the herein described tract, from which a 1/2-inch iron rod bears North 08° 04' 37" West – 0.39 feet;

THENCE South 86° 56' 48" West, at 59.98 feet pass a 1-2-inch iron rod, a total distance of 983.63

feet to a 1/2-inch iron rod found for the most westerly southwest corner of the herein described tract, in the northeasterly right-of-way line of F.M. 521;

THENCE North 18° 48' 20" West - 1408.77 feet, with the northeasterly right-of-way line of F. M. 521, to the **POINT OF BEGINNING** of the herein described tract and containing 325.818 acres of land.

**SAVE AND EXCEPT FROM TRACTS 1-6 ABOVE
THE FOLLOWING TRACT 7**

TRACT 7 CONSISTS OF DRILL SITE DESCRIPTIONS 1-5

DRILL SITE 1

METES AND BOUNDS DESCRIPTION OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69 IN BRAZORIA COUNTY, TEXAS

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of "Tract 1: Hamill Tract – Parcel C" called 227.632 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 20 of the BOGART & TAYLOR SUBDIVISION, according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a concrete monument found in the east line of said 227.632-acre tract, and the westerly right-of-way line of State Highway 288 (R.O.W. Varies), from which a found concrete monument (disturbed) bears South 00° 53' 12" West – 542.56 feet;

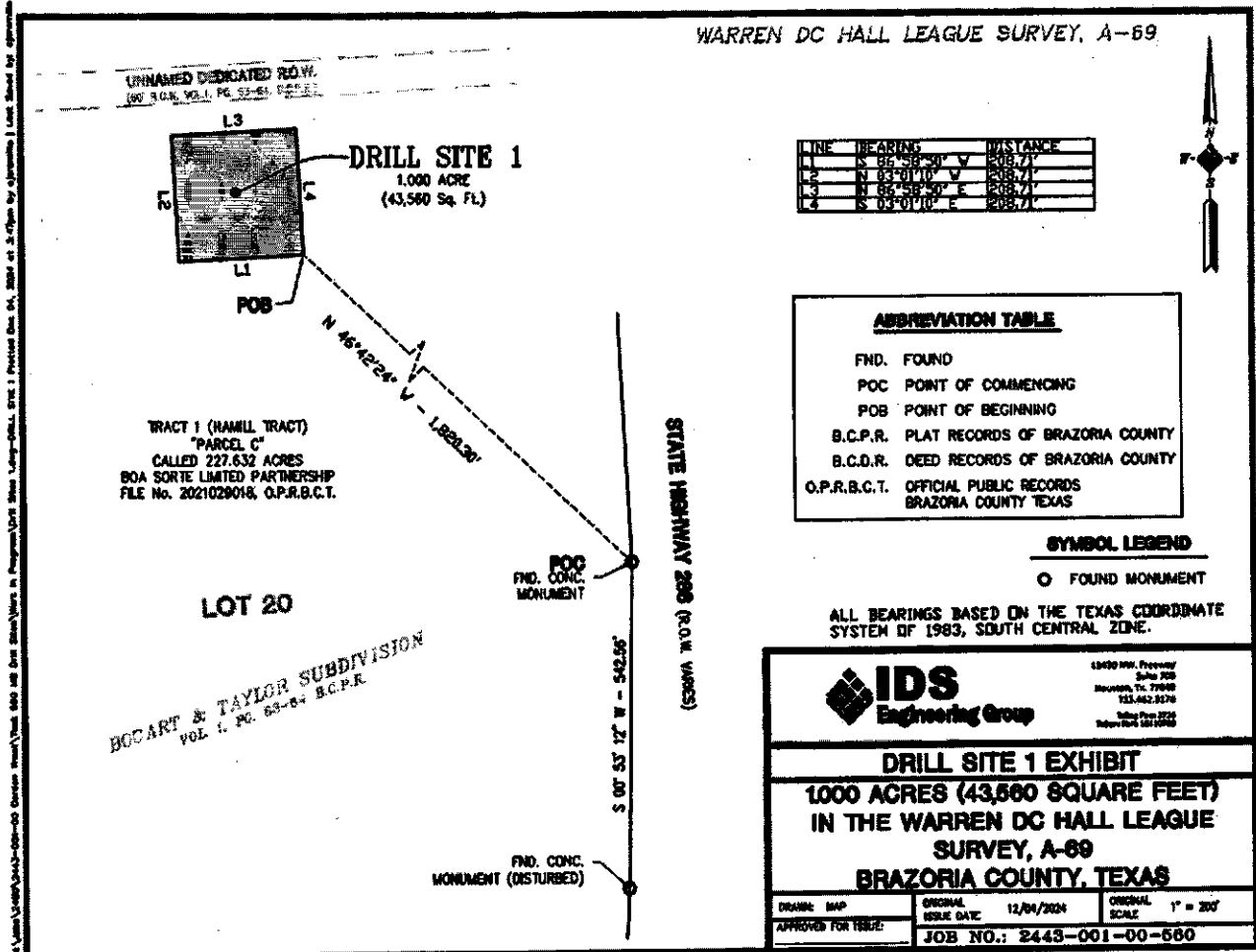
THENCE North 46° 42' 24" West – 1,820.30 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the southwest corner of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.000 acre (43,560 square feet) of land.



DRILL SITE 2

**METES AND BOUNDS DESCRIPTION
OF 2.322 ACRES (101,149 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
IN BRAZORIA COUNTY, TEXAS**

BEING 2.322 acres (101,149 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of "Tract 2: Buffett and Cannon Tract – Parcel A" called 264.533 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 9 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 2.322 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a concrete monument found in the east line of "Tract 1: Hamill Tract – Parcel C" called 227.632 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and in the westerly right-of way line of State Highway 288 (R.O.W. Varies), from which a found concrete monument (disturbed) bears South 00° 53' 12" West – 542.56 feet;

THENCE North 43° 08' 54" West – 2,142.65 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the most southerly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said BOGART & TAYLOR SUBDIVISION, the following courses and distances:

South 86° 58' 50" West – 275.64 feet to the southwest corner of the herein described tract;

North 03° 01' 10" West – 209.44 feet to the most westerly northwest corner of the herein described tract;

North 87° 14' 06" East – 165.21 feet to an angle corner of the herein described tract;

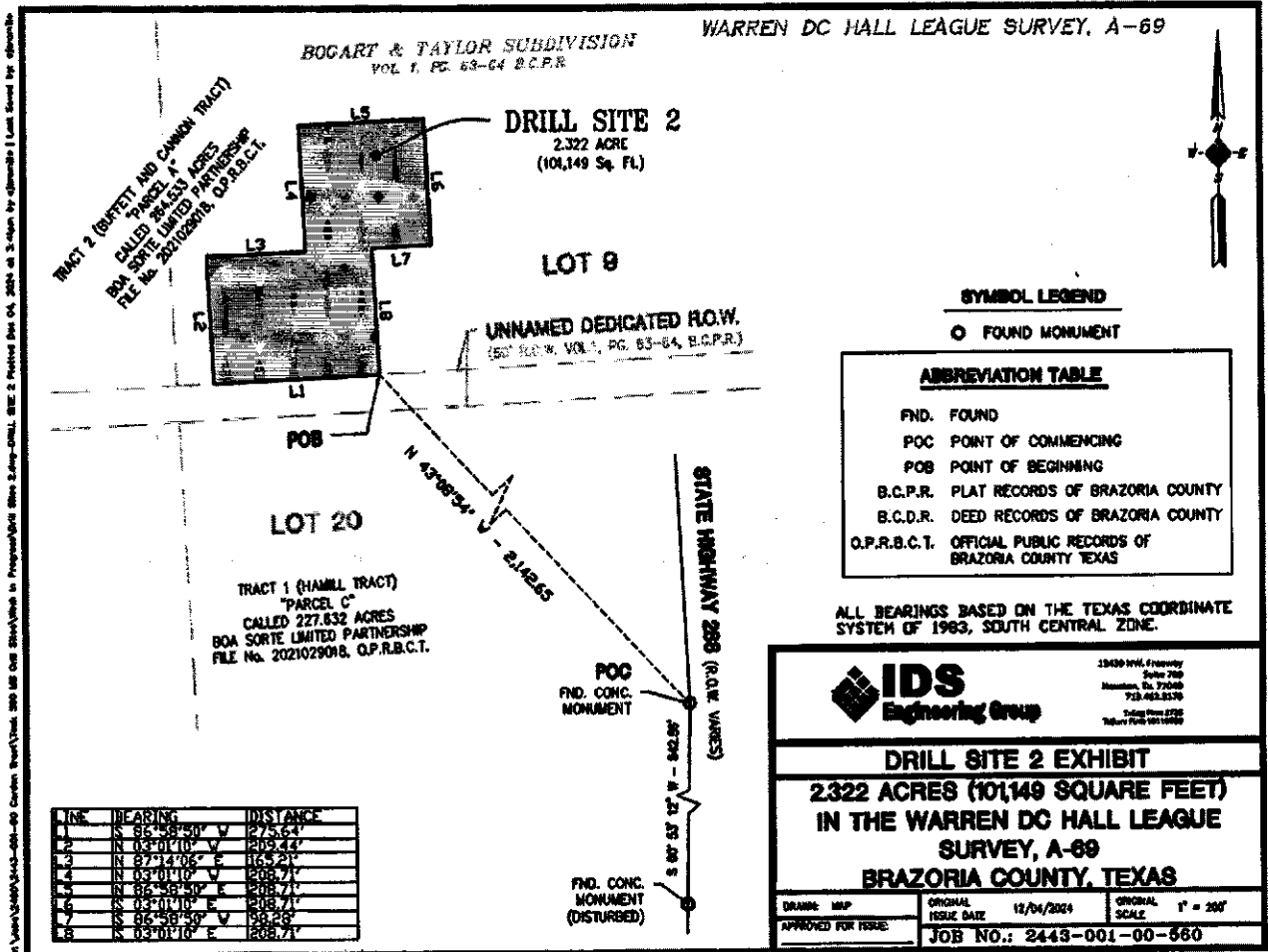
North 03° 01' 10" West – 208.71 feet to the most northerly northwest corner of the herein described tract;

North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

South 03° 01' 10" East – 208.71 feet to the most easterly southeast corner of the herein described tract;

South 86° 58' 50" West – 98.28 feet to an angle corner of the herein described tract;

South 03° 01' 10" East – 208.71 feet to the POINT OF BEGINNING of the herein described tract and containing 2.322 acres (101,149 square feet) of land.



DRILL SITE 3

**METES AND BOUNDS DESCRIPTION
OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
IN BRAZORIA COUNTY, TEXAS**

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of "Tract 2: Buffett and Cannon Tract – Parcel A" called 264.533 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 10 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a concrete monument found in the east line of "Tract 1: Hamill Tract – Parcel C" called 227.632 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and in the westerly right-of way line of State Highway 288 (R.O.W. Varies), from which a found concrete monument (disturbed) bears South 00° 53' 12" West – 542.56 feet;

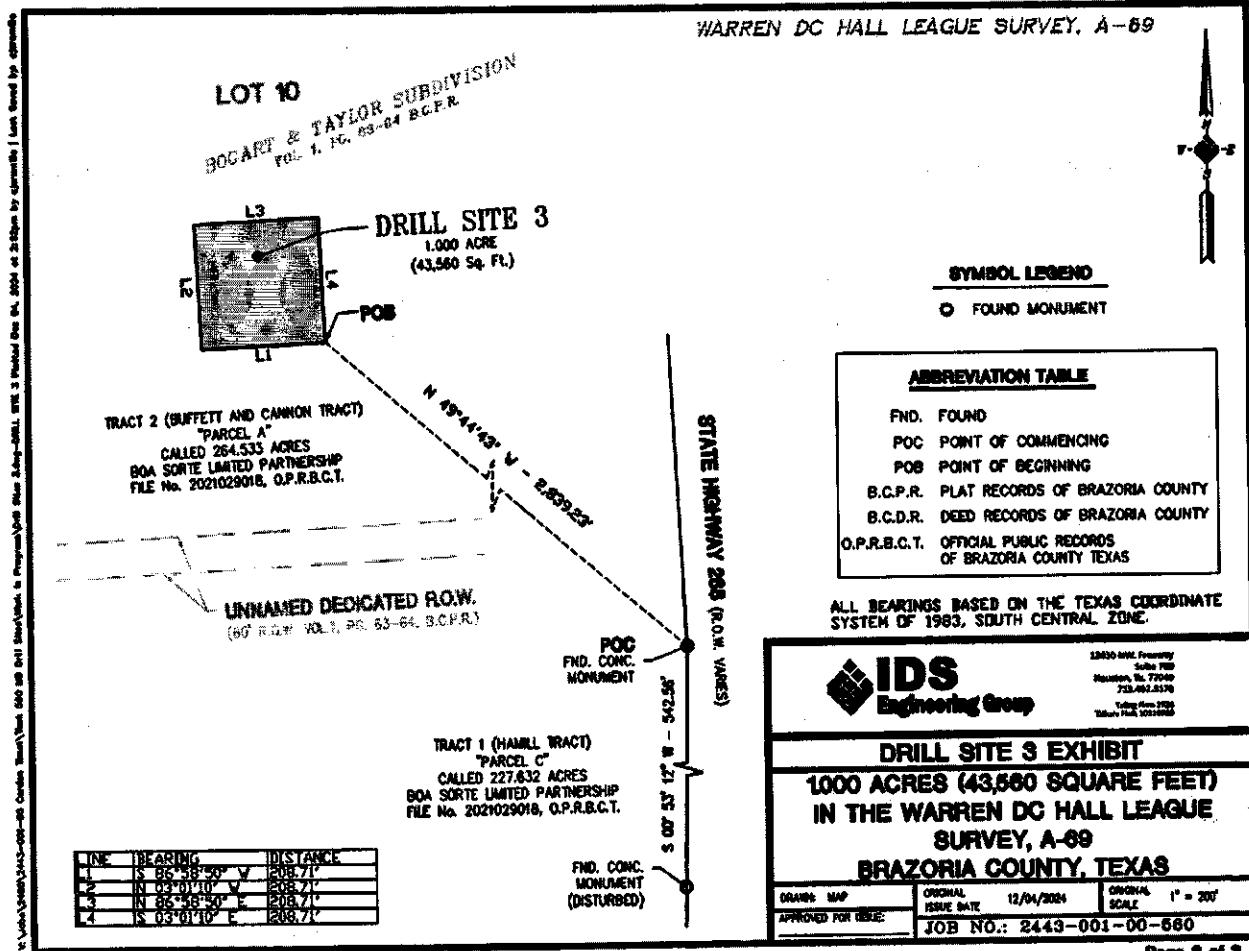
THENCE North 49° 44' 43" West – 2,839.23 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the southwest corner of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.000 acre (43,560 square feet) of land.



DRILL SITE 4

**METES AND BOUNDS DESCRIPTION
OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
BRAZORIA COUNTY, TEXAS**

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of a called 243.807 acre tract described as Tract 1 (Hamill Tract) – “Parcel A” in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 2 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2-inch iron pipe found for the northwest corner of a called 5-acre tract described in the deed from Jimmy Dale Wootton and Wife, Barbara Byrd Wootton to Ronny Dumesnil recorded under Volume 1237, Page 638 of the Official Public Records of Brazoria County, Texas, in the south right-of-way line of County Road 841 – Adams Road (60' R.O.W.);

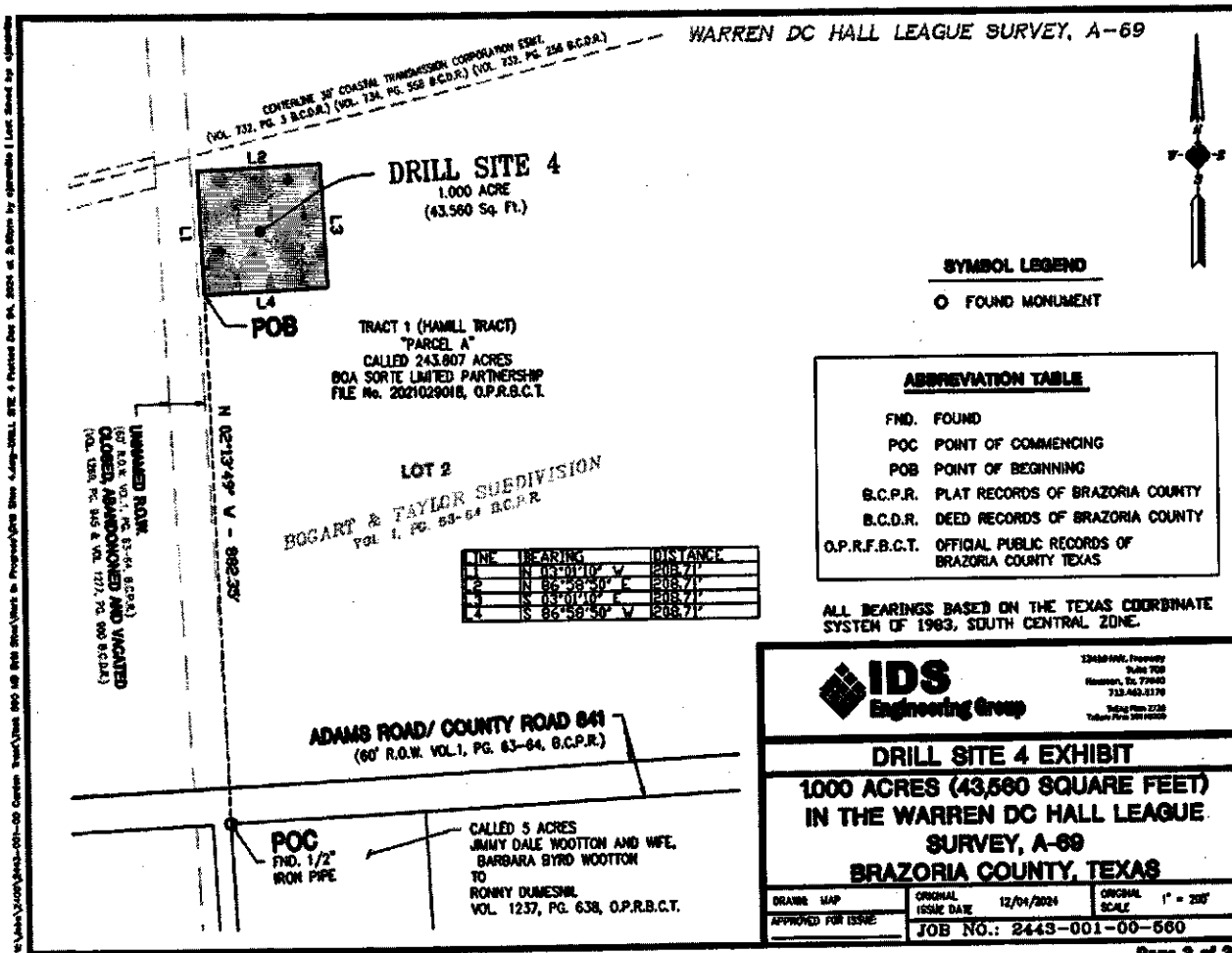
THENCE North 02° 13' 49" West – 882.35 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the southeast corner of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.000 acre (43,560 square feet) of land.



DRILL SITE 5

**METES AND BOUNDS DESCRIPTION
OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
BRAZORIA COUNTY, TEXAS**

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of a called 325.54 acre tract described as Tract 2 (Buffett and Cannon Tract) – “Parcel B” in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 16 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at the northeast corner of a called 20-acre tract described in the deed from David Mark Mandell and Wife, Ember Michelle Mandell, Et Al. to Ravindra Mohan Bhagat recorded under File Number 2003057601 of the Official Public Records of Brazoria County, Texas, from which a found 1/2-inch iron rod bears North 08° 04' 37" West – 0.39 feet and an additional found 1/2-inch iron rod bears South 86° 56' 48" West – 59.98 feet;

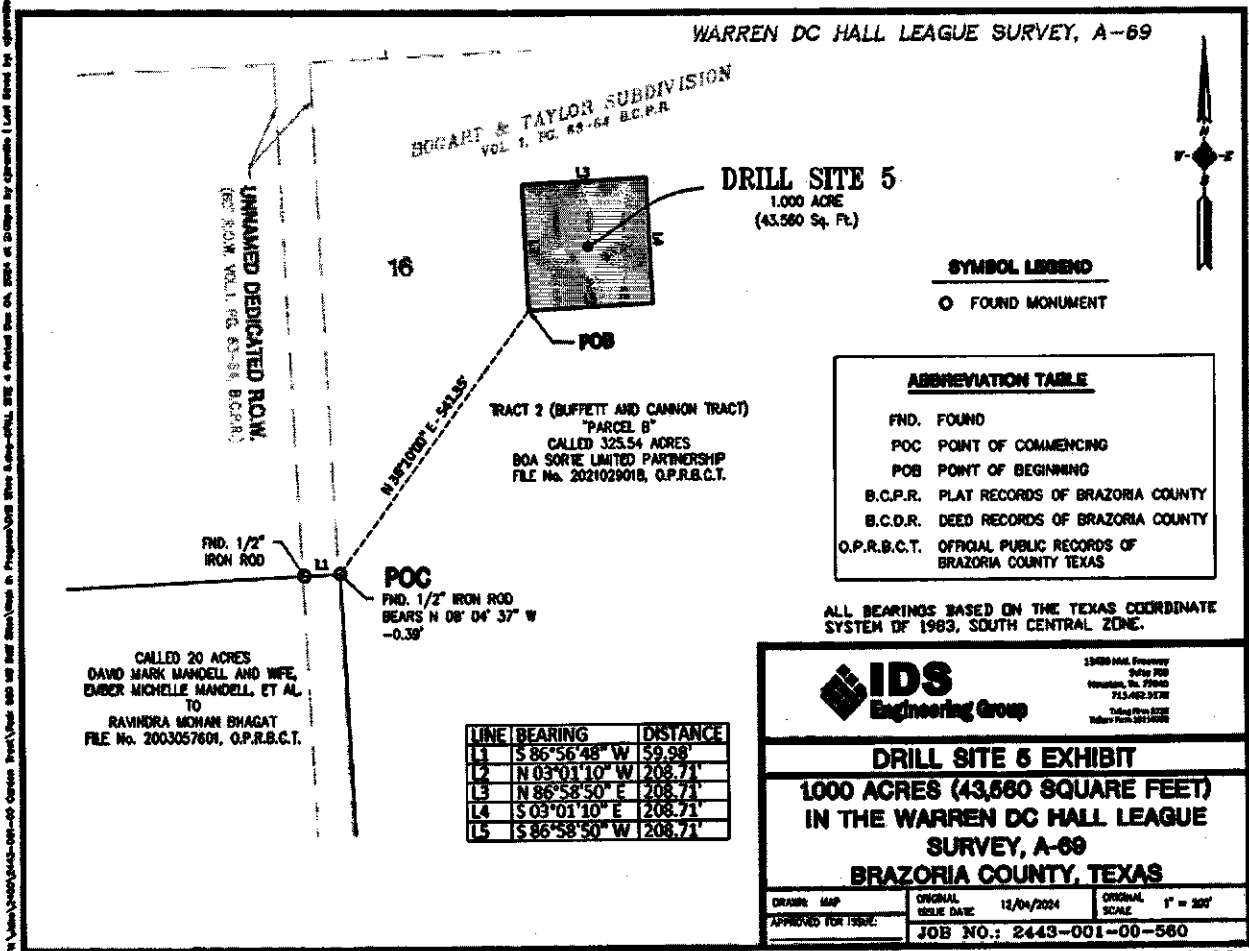
THENCE North 36° 10' 00" East – 541.35 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the southeast corner of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.000 acre (43,560 square feet) of land.



N:\data\2003\2443-001-00-580.dwg (Plot) Date: 12/04/2004 10:58:00 AM Plot Size: 11.00 x 17.00 inches Plot Scale: 1" = 300' Plot Title: DRILL SITE 5 EXHIBIT

WARREN DC HALL LEAGUE SURVEY, A-69

BOGART & TAYLOR SUBDIVISION
VOL. 1, PG. 43-64 B.C.P.R.

UNNAMED DEDICATED R.O.W.
(SEE R.O.W. VOLL. PG. 63-64 B.C.P.R.)

16

DRILL SITE 5
1.000 ACRE
(43,560 Sq. Ft.)

SYMBOL LEGEND

○ FOUND MONUMENT

ABBREVIATION TABLE

- FND. FOUND
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- B.C.P.R. PLAT RECORDS OF BRAZORIA COUNTY
- B.C.D.R. DEED RECORDS OF BRAZORIA COUNTY
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY TEXAS

ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

CALLLED 20 ACRES
DAVID MARK MANDELL AND WIFE,
EMBER MICHELLE MANDELL, ET AL.
TO
RAVINDRA MOHAN BHAGAT
FILE No. 2003057601, O.P.R.B.C.T.

LINE	BEARING	DISTANCE
L1	S 86° 56' 48" W	59.98'
L2	N 03° 01' 10" W	208.71'
L3	N 86° 58' 50" E	208.71'
L4	S 03° 01' 10" E	208.71'
L5	S 86° 58' 50" W	208.71'



13400 Hwy. Freeway
P.O. Box 700
Houston, TX 77060
713-462-5278
Toll Free 1-877-527-5278
Fax: 713-462-5278

DRILL SITE 5 EXHIBIT

**1000 ACRES (43,560 SQUARE FEET)
IN THE WARREN DC HALL LEAGUE
SURVEY, A-69
BRAZORIA COUNTY, TEXAS**

DRAWN: MAP	ORIGINAL ISSUE DATE: 12/04/2004	ORIGINAL SCALE: 1" = 300'
APPROVED FOR ISSUE:	JOB NO.: 2443-001-00-580	

EXHIBIT "B" to SPECIAL WARRANTY DEED

Permitted Exceptions

1. Those certain restrictive covenants, as follows:
 - a. Those recorded in Volume 958, Page 897 of the Deed Records of Brazoria County, Texas,(As to Portion of Tract 6, hereof; being part of the original called Tract No. 2, Parcel B, Lots 12 - 17 Bogart & Cannon Subdivision.
 - b. Those contained in instrument recorded under Brazoria County Clerk's File No. 99 053749. (As to TRACT 2, hereof, being all of the original Parcel B - called 37.544 acres of the original BMW - Tract 7. And also, as to TRACT 3, hereof, being all of the original Parcel A - called 74.337 acres of the original BMW - Tract 7.)

**EXCEPTIONS AS TO TRACTS 3, 4 and 5, hereof -
(being the original Hamill Tract "1", Parcels A, B and C):**

2. Easement:
Recorded: in Volume 732, Page 3, of the Deed Records, BRAZORIA County, Texas.
Modified and defined as having a width of Thirty (30) feet by Modification of Easement, Grant and QuitClaim Deed dated October 18, 1974, filed for record on August 22, 2024, under Clerk's File Number 2024035883 of the Official Public Records of BRAZORIA County, Texas.
3. Easement:
Recorded: in Volume 732, Page 256 and Volume 87396, Page 932, of the Official Records, BRAZORIA County, Texas.
4. Easement:
Recorded: in Volume 734, Page 558, of the Deed Records, BRAZORIA County, Texas.
5. Easement:
Recorded: in Volume 816, Page 3, of the Records, BRAZORIA County, Texas.
6. Easement:
Recorded: in Volume 1005, Page 164 and Volume 1171, Page 297, of the Deed Records, BRAZORIA County, Texas.

7. Easement:
Recorded: in under County Clerk's File No. 2006028342, of the Official Records, BRAZORIA County, Texas.
8. Recording Memorandum of Permanent Easement Agreement executed by and between BOA Sorte Limited partnership, et al and Seaway Crude Pipeline Company, recorded under Brazoria County Clerk's File No. 2013018796.
9. Mineral and/or royalty interest:
Recorded: in Volume 234, Page 226, of the Deed records, of BRAZORIA County, Texas.
10. Mineral and/or royalty interest:
Recorded: in Volume 237, Page 427, of the Deed records, of BRAZORIA County, Texas.
11. Mineral and/or royalty interest:
Recorded: in Volume 241, Page 109, of the Deed records, of BRAZORIA County, Texas.
12. Mineral and/or royalty interest:
Recorded: in Volume 241, Page 222, of the Deed records, of BRAZORIA County, Texas.
13. Mineral and/or royalty interest:
Recorded: in Volume 241, Page 281, of the Deed records, of BRAZORIA County, Texas.
14. Mineral and/or royalty interest:
Recorded: in Volume 285, Page 389, of the Deed records, of BRAZORIA County, Texas.
15. Mineral and/or royalty interest:
Recorded: in Volume 292, Page 66, of the Deed records, of BRAZORIA County, Texas.
16. Mineral and/or royalty interest:
Recorded: in Volume 304, Page 630, of the Deed records, of BRAZORIA County, Texas.
17. Mineral and/or royalty interest:
Recorded: in Volume 1147, Page 483, of the Deed records, of BRAZORIA County, Texas.
18. Mineral and/or royalty interest:
Recorded: in Volume 1175, Page 763, of the Deed records, of BRAZORIA County, Texas.

19. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 2007039733, of the Official records, of BRAZORIA County, Texas. Title to said interest has not been investigated to the date of the aforesaid instrument, Waiver of Surface Rights contained therein.

EXCEPTIONS AS TO TRACTS 5 and 6, hereof: (being the Original Tract "2", Parcels "A" and "B", the BUFFETT AND CANNON TRACTS):

Parcel A:

20. Terms and provisions of that certain Easement Agreement between IP Farms, Inc. and Chocolate Bayou Water Company dated August 6, 1985, filed for record on August 15, 1985, recorded in Volume (85)173, Page 393 of the Official Records of Brazoria County, Texas.
21. Terms and provisions of that certain Easement Agreement between General Crude Oil Company and Brazoria County dated November 13, 1973, filed for record on December 10, 1973, recorded in Volume 1184, Page 917 of the Deed Records of Brazoria County, Texas.
22. Terms and provisions of that certain Easement Agreement between South Texas Water Company, Inc. and Lyons Petroleum, a partnership, dated August 6, 1962 filed for record on August 13, 1962 in Volume 827, Page 507 of the Deed Records of Brazoria County, Texas.
23. Mineral and/or royalty interest:
Recorded: in Volume 383, Page 245, of the Deed records, of BRAZORIA County, Texas.
24. Mineral and/or royalty interest:
Recorded: in Volume 408, Page 95, of the Deed records, of BRAZORIA County, Texas.
25. Mineral and/or royalty interest:
Recorded: in Volume 381, Page 181, of the Deed records, of BRAZORIA County, Texas.
26. Mineral and/or royalty interest:
Recorded: in Volume 240, Page 617, of the Deed records, of BRAZORIA County, Texas.

27. Mineral and/or royalty interest:

Recorded: in Volume 1169, Page 133, of the Deed records, of BRAZORIA County, Texas.

28. Mineral and/or royalty interest:

Recorded: in Volume 1250, Page 819, of the Deed records, of BRAZORIA County, Texas.

Parcel B:

29. Pipeline easement granted to Texas Pipeline Company by instrument recorded in Volume 153, Page 38 of the Deed Records of Brazoria County, Texas.

30. Utility easement granted to Houston Lighting & Power Company by instrument recorded in Volume 1112, Page 481 of the Deed Records of Brazoria County, Texas.

31. Right-of-way conveyed to Brazoria County by instrument recorded in Volume 242, Page 505 of the Deed Records of Brazoria County, Texas.

32. Easement for irrigation canal as provided in Rice Lease to South Texas Water Company by instrument recorded in Volume 411, Page 288 of the Deed Records of Brazoria County, Texas.

33. Right-of-way conveyed to Brazoria County by instrument recorded in Volume 180, Page 383 of the Deed Records of Brazoria County, Texas.

34. Drainage easement over and across a portion of the subject property as reflected by instrument recorded in Volume 398, Page 493 of the Deed Records of Brazoria County, Texas.

35. Mineral and/or royalty interest:

Recorded: in Volume 321, Page 560, of the Deed records, of BRAZORIA County, Texas.

36. Mineral and/or royalty interest:

Recorded: in Volume 693, Page 143, of the Deed records, of BRAZORIA County, Texas.
(Lots 15 and 16)

37. Mineral and/or royalty interest:

Recorded: in Volume 725, Page 448, of the Deed records, of BRAZORIA County, Texas.
Amended by Waiver of Surface Rights reserved in Volume 1242, Page 770 of the Deed Records of Brazoria County, Texas.

38. Mineral and/or royalty interest:

Recorded: in Volume 582, Pages 437 and 439, of the Deed records, of BRAZORIA County, Texas.

39. Mineral and/or royalty interest:

Recorded: in Volume 310, Pages 148 and 151 and Volume 555, Page 302, of the Deed records of BRAZORIA County, Texas.

40. Surface Waiver, Drill Site Designation and easements to access same as reflected by instrument recorded in Volume 1242, Page 770 of the Deed Records of Brazoria County, Texas.

EXCEPTIONS AS TO TRACT 3: (being the Original Tract 4, ROARK Parcel "A", called 70.956 acres):

41. Easement: Drainage easement reserved

Recorded: in under County Clerk's File No. 02 036977, of the Official Records, BRAZORIA County, Texas.

42. Mineral and/or royalty interest:

Recorded: in Volume 435, Page 609, of the Deed records, of BRAZORIA County, Texas.

43. Terms, Conditions, provisions, easements, restrictions, reservations and other matters contained in that certain Easement Agreement - Drainage Easement recorded under County Clerk's File No. 03 009790, as modified by instrument recorded under County Clerk's File No. 2007020556 of the Official records, of BRAZORIA County, Texas.

44. Mineral and/or royalty interest:

Recorded: in Volume 761, Page 547, of the Deed records, of BRAZORIA County, Texas.

45. Mineral and/or royalty interest:

Recorded: in Volume 1182, Pages 264 and 267, of the Deed records, of BRAZORIA County, Texas.

EXCEPTIONS AS TO TRACT 1, hereof. (being the Original Tract 5, ROARK TRACT, Parcel "B", called 28.703 acres):

46. Easement for electric power and energy granted to Houston Lighting & Power Company in instrument recorded in Volume 815, Page 703, Deed Records of Brazoria County, Texas.
47. Easement for electric distribution facilities granted to Houston Lighting & Power Company in instrument recorded under Brazoria County Clerk's File No. 98 023687.
48. Access and utility easement 20 feet in width as described in Special Warranty Deed recorded under Brazoria County Clerk's File No. 98 020980.
49. Mineral and/or royalty interest:
Recorded: in Volume 1186, Page 880, of the Deed records, of BRAZORIA County, Texas.
50. Mineral and/or royalty interest:
Recorded: in under County Clerk's File No. 2007020603, of the Official records, of BRAZORIA County, Texas. Waiver of Surface Rights contained therein.
51. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:
Document: Valve Site Agreement
Recorded: in under County Clerk's File No. 2006062251, of the Official records, of BRAZORIA County, Texas.
52. Terms, Conditions, provisions, easements, restrictions, reservations and other matters: Document: Easement and Right-of-Way Contract
Recorded: in under County Clerk's File No. 2006062252, of the Official records, of BRAZORIA County, Texas.
53. Terms, Conditions, provisions, easements, restrictions, reservations and other matters: Document: Memorandum of Tower Site Lease
Recorded: in under County Clerks File No. 98 021829 as amended and modified by instruments recorded under County Clerks File No. 00 029150 and 00 029151, of the Official records, of BRAZORIA County, Texas.

EXCEPTIONS AS TO PORTION OF TRACT 3, hereof.

(being the Original Tract 6: ROARK TRACT Parcel "C", called 14.991 acres):

54. Easement: Canal Easement Agreement

Recorded: in Volume (85)226, Page 474, of the Official Records, BRAZORIA County, Texas,

55. Easement: Sanitary Control Easement

Recorded: in under County Clerks File No. 02 065615 and 02 065614, of the Official Records, BRAZORIA County, Texas.

56. Terms, Conditions, provisions, easements, restrictions, reservations and other matters: Document: Easement Agreement - Drainage Easement

Recorded: in under County Clerks File No. 03 009790, of the Official records, of BRAZORIA County, Texas.

57. Terms, Conditions, provisions, easements, restrictions, reservations and other matters: Document: Easement Agreement - Drainage Easement

Recorded: in under County Clerk's File No. 03 009791, of the Official records, of BRAZORIA County, Texas.

58. Mineral and/or royalty interest:

Recorded: in Volume 435, Page 609, of the Deed records, of BRAZORIA County, Texas.

59. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 03 012318, of the Official records, of BRAZORIA County, Texas. Title to said interest has not been investigated to the date of the aforesaid instrument, jj. Waiver of Surface Rights contained there

60. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 2007020601, of the Official records, of BRAZORIA County, Texas. Waiver of Surface Rights contained therein.

61. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Boundary Agreement

Recorded: in Volume (85)226, Page 493 and Volume (85)226, Page 500, of the Official records, of BRAZORIA County, Texas.

EXCEPTIONS AS TO all of TRACT 2, and a portion TRACT 3, hereof.

(subject Tract 2, being the original Tract 7, Parcel B, called 37.544 acres (Lots 28, 29 and 30 of C. W. Palmer Subdivision) and the portion of subject Tract 3, being the original Tract 7, Parcel A, called 74.337 acres, the "BMW TRACT"):

62. Easement rights set forth in Volume 3, Page 411 of the Deed Records of Brazoria County, Texas, subject to reversionary rights set forth therein.
Easement: to Coastal Transmission Corporation for pipeline
Recorded: in Volume 734, Page 558, of the Deed Records, BRAZORIA County, Texas,
63. Easement: for pipeline granted to Coastal Transmission Corporation
Recorded: in Volume 739, Page 365; Volume 739, Page 370; Volume 739, Page 374; Volume 739, Page 378; and Volume 1171, Page 714, of the Deed Records, BRAZORIA County, Texas.
64. Easement: for electric power and energy granted to Houston Lighting & Power Company Recorded: in Volume 816, Page 1, of the Deed Records, BRAZORIA County, Texas,
65. Roadway Easement Dedication set forth in instrument recorded under Volume (85)226, Page 488, Official Records of Brazoria County, Texas.
66. Mineral and/or royalty interest:
Recorded: in Volume 939, Pages 219, 221, 223, 225, 227, 229, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, and 255 of the Deed records, of BRAZORIA County, Texas.
67. Mineral and/or royalty interest:
Recorded: in Volume (85)125, Page 575, of the Official records, of BRAZORIA County, Texas.
68. Mineral and/or royalty interest:
Recorded: in Volume 608, Page 261, of the Deed records, of BRAZORIA County, Texas.

69. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 99 053749, of the Official records, of BRAZORIA County, Texas.

70. Waiver of Surface Rights executed in instrument recorded in Volume (85)226, Page 482 of the Official records of Brazoria County, Texas..

71. Terms, Conditions, provisions, easements, restrictions, reservations and other matters: Document: Easement and Right-of-Way Contract

Recorded: in under County Clerk's File No. 2006024393, of the Official records, of BRAZORIA County, Texas.

72. Terms, Conditions, provisions, easements, restrictions, reservations and other matters: Document: Boundary Agreement

Recorded: in Volume 85226, Page 493 and Volume 85226, Page 500, of the Official records, of BRAZORIA County, Texas.

73. The right to prohibit, limit, restrict or control access to Highway State Highway 288, as set forth in instrument recorded in Volume 1064, Page 20, Deed Records, BRAZORIA County, Texas.

74. Subject property lies within the boundaries of Preservation Creek Municipal Utility District No. 1.

75. Notice of the Amendment to Certificate of Convenience and Necessity No. 11982, regarding the Water Service Area of Orbit Systems, Inc., providing water utility services according to Docket No. 55206 of the Public Utility Commission of Texas, Notice as filed for record on August 29, 2024, under Clerk's File Number 2024037043 of the Official Public Records of BRAZORIA County, Texas. (Tracts 2 and 3, per the sketch appended thereto.)

76. Pipeline Easement(s), including; but not limited to, the following: a Permanent Pipeline Right-of-Way Easement (1.77 acre), a Permanent Access Road (0.35 acre), Permanent Surface Site Easement (0.26 acre), Permanent Easement (0.15 acre), Permanent Access Road #1 (0.004 acre, Permanent Access Road #2 (0.13 acre), Permanent Easement (0.61 acre), Temporary Workspace (0.05 acre), Temporary Access Road (0.35 acre), awarded to Florida Gas Transmission Company, LLC, by Agreed Final Judgment dated August 29, 2024, a certified copy as filed for record on October 10, 2024, under

**Clerk's File Number 2024043942 of the Official Public Records of BRAZORIA County,
Texas.**

FILED and RECORDED

Instrument Number: 2024053676

Filing and Recording Date: 12/10/2024 04:51:46 PM Pages: 40 Recording Fee: \$177.00

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-kali

SPECIAL WARRANTY DEED

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

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

THAT BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, and RIO CLARO, INC., an Arizona corporation (collectively, "Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by CARDON 982/568 INVESTMENTS, LTD., a Texas limited partnership ("Grantee"), whose mailing address is 5851 San Felipe, Suite 895, Houston, Texas. 77057, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, unto Grantee all that certain tract or parcel of land more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all rights and appurtenances thereto in anywise belonging to Grantor, including but not limited to, all rights, titles and interests, if any, of Grantor in: (a) any land lying in or under the bed of any highway, avenue, street, road, alley, open or proposed, in, on, across, abutting or adjacent to the Property, and (b) all rights, titles and interests of Grantor, if any, in and to any awards made, or to be made in lieu thereof, for damage by reason of change in grade of any such highway, avenue, street, road or alley, and all of Seller's right, title and interest in and to all utility rights, land use entitlements, permits, licenses, bonds, easements, strips and gores and other appurtenances relating to or in any way benefiting the Property, together with all of the water, oil, gas, hydrocarbons and other minerals (the "Minerals") owned by Grantor, if any, in, upon and under or which may be produced from the real property described on Exhibit "A" (all of said property and interest being collectively referred to herein as the "Property").

THIS CONVEYANCE is made and accepted subject to the matters listed and/or referred to on Exhibit "B" attached hereto and made a part hereof for all purposes, to the extent, but only to the extent, the same are now in force and effect and relate to the Property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors to WARRANT and FOREVER DEFEND all and singular the Property unto 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 from and after the date Grantor last acquired title to the Property, but not otherwise, subject however to the Permitted Exceptions.

AD VALOREM TAXES with respect to the Property for the current year have been prorated as of the date hereof and Grantee assumes and agrees to pay the same.

Except as otherwise expressly set forth in the Purchase and Sale Agreement dated February 12, 2024 between Grantor and Glenmont Development, Ltd., as amended, as amended, if any (the "Agreement"), GRANTOR HAS EXECUTED and delivered this Special Warranty Deed and has granted, bargained, sold, and conveyed the Property, and Grantee has received and accepted this Special Warranty Deed and has purchased the Property, **AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER EXCEPT FOR THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, EXPRESS OR IMPLIED, WRITTEN OR ORAL, IT BEING THE INTENTION OF GRANTOR AND GRANTEE TO EXPRESSLY REVOKE, RELEASE, NEGATE, AND EXCLUDE ALL REPRESENTATIONS AND WARRANTIES EXCEPT FOR THOSE EXPRESSLY SET FORTH IN THE AGREEMENT AND THE SPECIAL WARRANTY OF TITLE AS HEREIN PROVIDED, INCLUDING, BUT NOT LIMITED TO, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES AS TO: (i) THE CONDITION OF THE PROPERTY OR ANY ASPECT THEREOF, INCLUDING, WITHOUT LIMITATION, ANY AND ALL EXPRESS OR IMPLIED REPRESENTATIONS AND WARRANTIES RELATED TO SUITABILITY FOR HABITATION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE; (ii) THE NATURE OR QUALITY OF CONSTRUCTION, STRUCTURAL DESIGN, OR ENGINEERING OF THE IMPROVEMENTS; (iii) THE QUALITY OF THE LABOR OR MATERIALS INCLUDED IN THE IMPROVEMENTS; (iv) THE SOIL CONDITIONS, DRAINAGE, TOPOGRAPHICAL FEATURES, OR OTHER CONDITIONS OF THE PROPERTY OR WHICH AFFECT THE PROPERTY; (v) ANY FEATURES OR CONDITIONS AT OR WHICH AFFECT THE PROPERTY WITH RESPECT TO ANY PARTICULAR PURPOSE, USE, DEVELOPMENTAL POTENTIAL, CASH FLOW, OR OTHERWISE; (vi) ALL EXPRESS OR IMPLIED REPRESENTATIONS OR WARRANTIES CREATED BY ANY AFFIRMATION OF FACT OR PROMISE OR BY ANY DESCRIPTION OF THE PROPERTY; (vii) ANY ENVIRONMENTAL, GEOLOGICAL, METEOROLOGICAL, STRUCTURAL, OR OTHER CONDITION OR HAZARD OR THE ABSENCE THEREOF HERETOFORE, NOW, OR HEREAFTER AFFECTING IN ANY MANNER ANY OF THE PROPERTY; AND (viii) ALL OTHER EXPRESS OR IMPLIED WARRANTIES AND REPRESENTATIONS BY GRANTOR WHATSOEVER.**

[Signature page follows]

EXECUTED effective as of the 10th day of December, 2024.

GRANTOR:

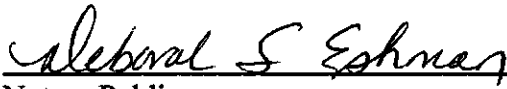
BOA SORTE LIMITED PARTNERSHIP,
an Arizona limited partnership

By: Boa Sorte, LLC,
an Arizona limited liability company,
its General Partner

By: 
Patrick Cardon, Manager

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

On this 5 day of December, 2024, before me personally appeared Patrick Cardon, Manager of Boa Sorte, LLC, an Arizona limited liability company, General Partner of BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above/attached document.


Notary Public

[seal]



EXECUTED to be effective as of the date first above written.

GRANTOR: (continued)

RIO CLARO, INC.,
an Arizona corporation

By: 
Patrick Cardon, President

STATE OF ARIZONA §
 §
COUNTY OF MARICOPA §

On this 5 day of December, 2024, before me personally appeared Patrick Cardon, President of RIO CLARO, INC., an Arizona corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above/attached document.


Notary Public

[seal]



EXHIBIT "A" to SPECIAL WARRANTY DEED

DRILL SITE 1

**METES AND BOUNDS DESCRIPTION
OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
IN BRAZORIA COUNTY, TEXAS**

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of "Tract 1: Hamill Tract – Parcel C" called 227.632 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 20 of the BOGART & TAYLOR SUBDIVISION, according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a concrete monument found in the east line of said 227.632-acre tract, and the westerly right-of-way line of State Highway 288 (R.O.W. Varies), from which a found concrete monument (disturbed) bears South 00° 53' 12" West – 542.56 feet;

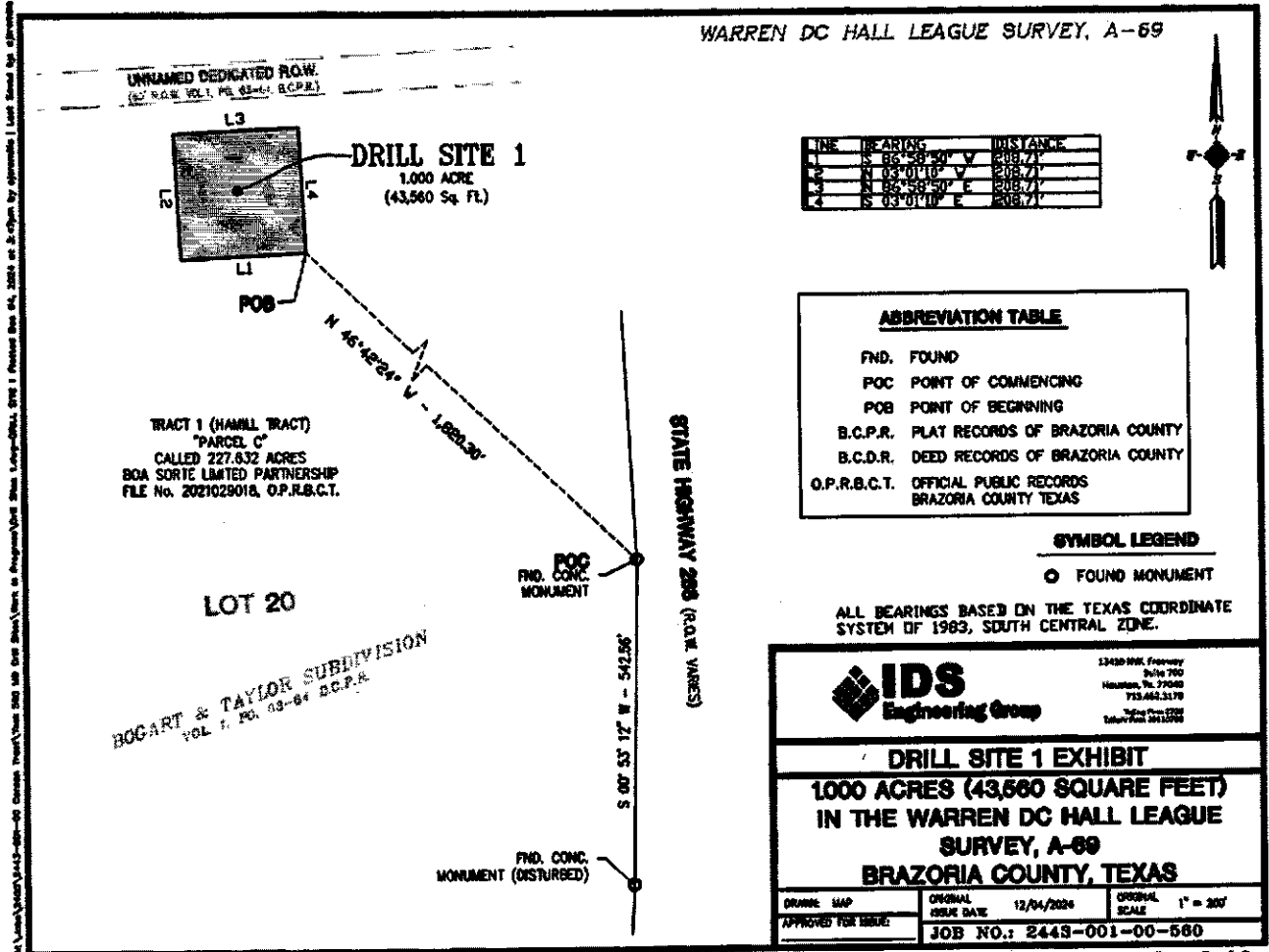
THENCE North 46° 42' 24" West – 1,820.30 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the southwest corner of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the POINT OF BEGINNING of the herein described tract and containing 1.000 acre (43,560 square feet) of land.



DRILL SITE 2

**METES AND BOUNDS DESCRIPTION
OF 2.322 ACRES (101,149 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
IN BRAZORIA COUNTY, TEXAS**

BEING 2.322 acres (101,149 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of "Tract 2: Buffett and Cannon Tract – Parcel A" called 264.533 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 9 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 2.322 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a concrete monument found in the east line of "Tract 1: Hamill Tract – Parcel C" called 227.632 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and in the westerly right-of way line of State Highway 288 (R.O.W. Varies), from which a found concrete monument (disturbed) bears South 00° 53' 12" West – 542.56 feet;

THENCE North 43° 08' 54" West – 2,142.65 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the most southerly southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing over and across said BOGART & TAYLOR SUBDIVISION, the following courses and distances:

South 86° 58' 50" West – 275.64 feet to the southwest corner of the herein described tract;

North 03° 01' 10" West – 209.44 feet to the most westerly northwest corner of the herein described tract;

North 87° 14' 06" East – 165.21 feet to an angle corner of the herein described tract;

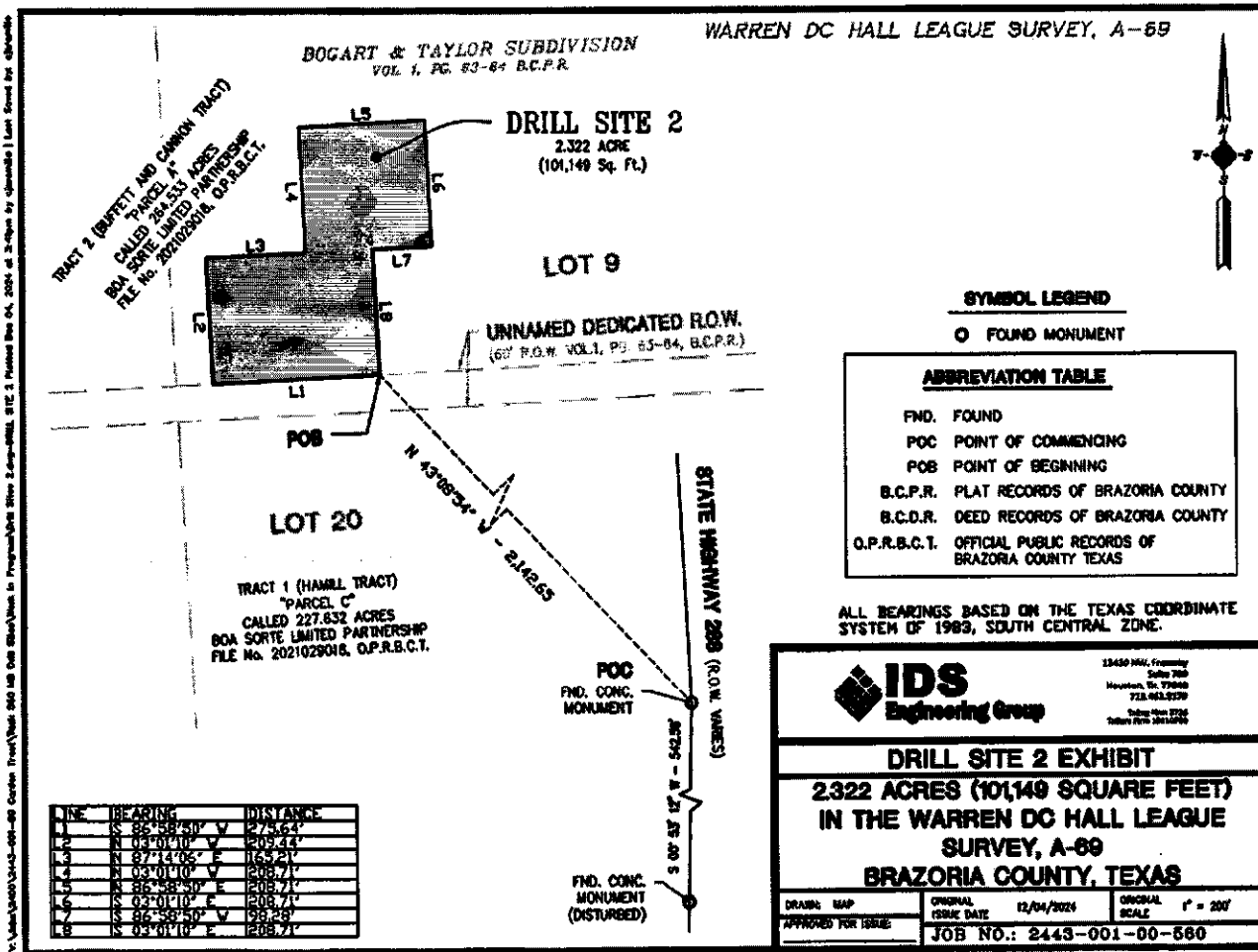
North 03° 01' 10" West – 208.71 feet to the most northerly northwest corner of the herein described tract;

North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

South 03° 01' 10" East – 208.71 feet to the most easterly southeast corner of the herein described tract;

South 86° 58' 50" West – 98.28 feet to an angle corner of the herein described tract;

South 03° 01' 10" East – 208.71 feet to the POINT OF BEGINNING of the herein described tract and containing 2.322 acres (101,149 square feet) of land.



DRILL SITE 3

**METES AND BOUNDS DESCRIPTION
OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
IN BRAZORIA COUNTY, TEXAS**

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of "Tract 2: Buffett and Cannon Tract – Parcel A" called 264.533 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 10 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a concrete monument found in the east line of "Tract 1: Hamill Tract – Parcel C" called 227.632 acres as described in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and in the westerly right-of way line of State Highway 288 (R.O.W. Varies), from which a found concrete monument (disturbed) bears South 00° 53' 12" West – 542.56 feet;

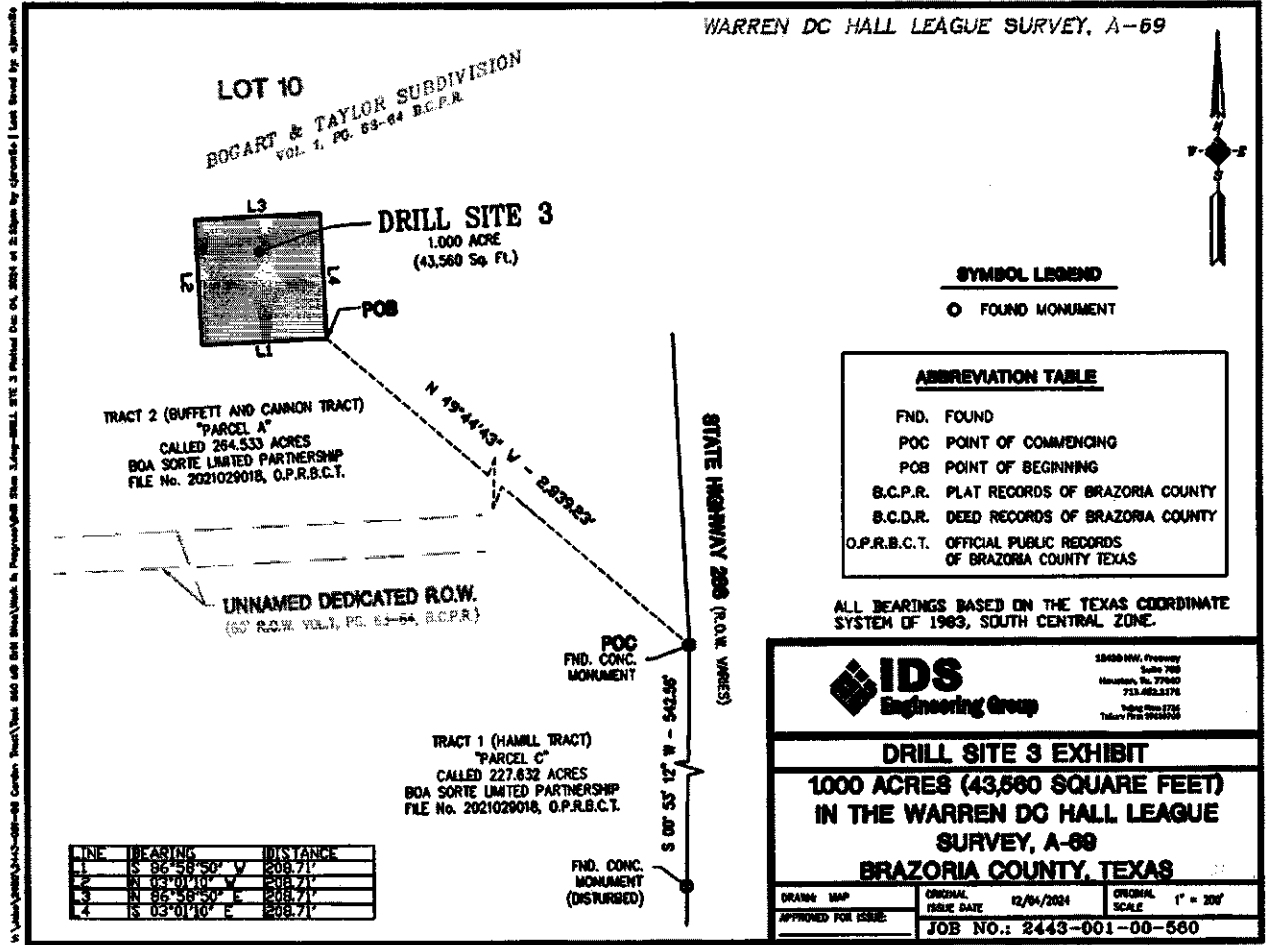
THENCE North 49° 44' 43" West – 2,839.23 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the southwest corner of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.000 acre (43,560 square feet) of land.



DRILL SITE 4

**METES AND BOUNDS DESCRIPTION
OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
BRAZORIA COUNTY, TEXAS**

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of a called 243.807 acre tract described as Tract 1 (Hamill Tract) – "Parcel A" in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 2 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2-inch iron pipe found for the northwest corner of a called 5-acre tract described in the deed from Jimmy Dale Wootton and Wife, Barbara Byrd Wootton to Ronny Dumesnil recorded under Volume 1237, Page 638 of the Official Public Records of Brazoria County, Texas, in the south right-of-way line of County Road 841 – Adams Road (60' R.O.W.);

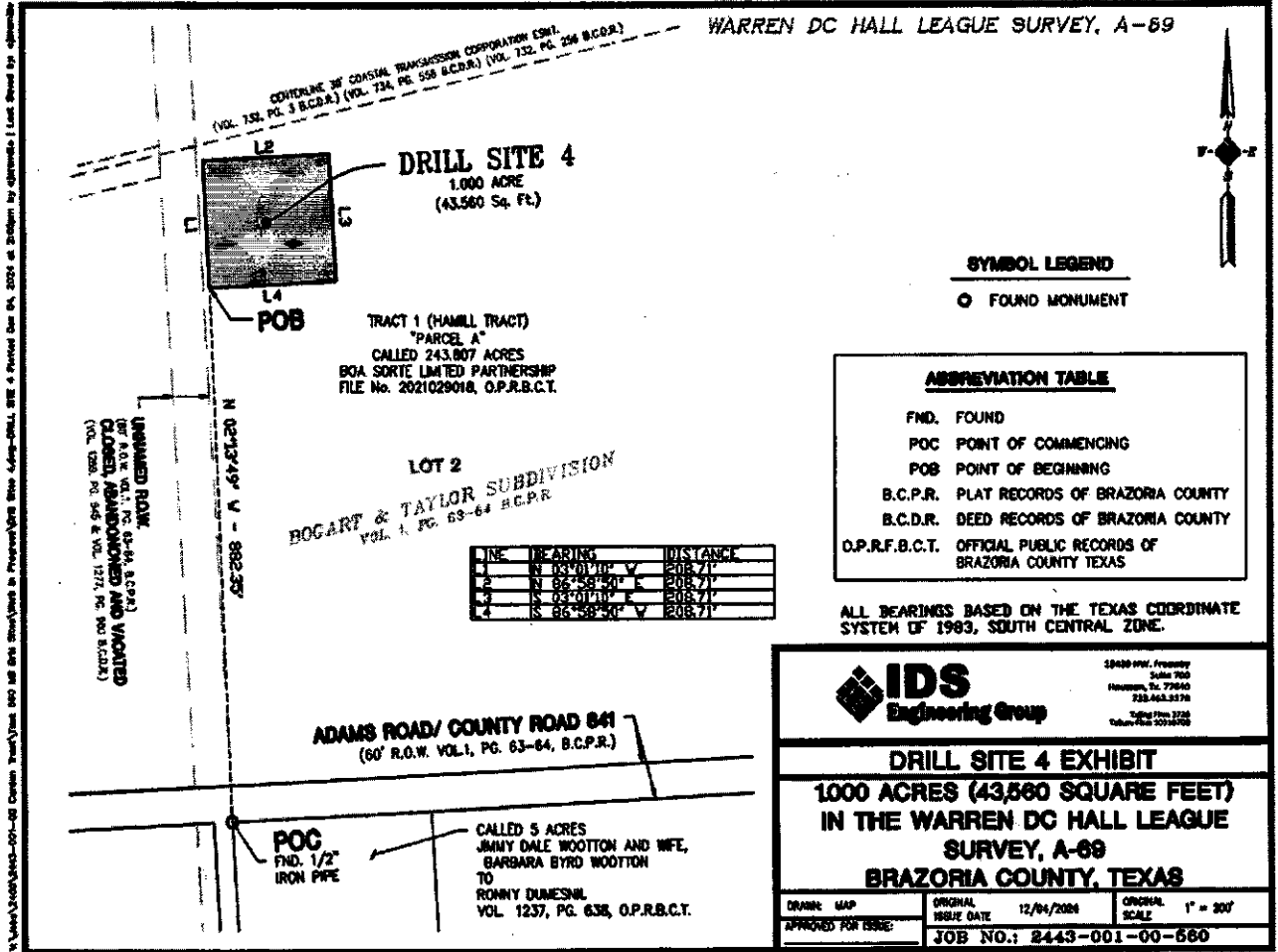
THENCE North 02° 13' 49" West – 882.35 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the southeast corner of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.000 acre (43,560 square feet) of land.



DRILL SITE 5

**METES AND BOUNDS DESCRIPTION
OF 1.000 ACRE (43,560 SQUARE FEET) OF LAND
IN THE WARREN D. C. HALL LEAGUE SURVEY, ABSTRACT NUMBER 69
BRAZORIA COUNTY, TEXAS**

BEING 1.000 acre (43,560 square feet) of land in the Warren D. C. Hall League Survey, Abstract Number 69 in Brazoria County, Texas, being out of a called 325.54 acre tract described as Tract 2 (Buffett and Cannon Tract) – “Parcel B” in the deed to Boa Sorte Limited Partnership recorded under File No. 2021029018 of the Official Public Records of Brazoria County, Texas, and being out of Lot 16 of the BOGART & TAYLOR SUBDIVISION according to the plat thereof recorded under Vol. 1, Pg. 63-64 of the Plat Records of Brazoria County, Texas, said 1.000 acre tract being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at the northeast corner of a called 20-acre tract described in the deed from David Mark Mandell and Wife, Ember Michelle Mandell, Et Al. to Ravindra Mohan Bhagat recorded under File Number 2003057601 of the Official Public Records of Brazoria County, Texas, from which a found 1/2-inch iron rod bears North 08° 04' 37" West – 0.39 feet and an additional found 1/2-inch iron rod bears South 86° 56' 48" West – 59.98 feet;

THENCE North 36° 10' 00" East – 541.35 feet, over and across said BOGART & TAYLOR SUBDIVISION, to the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 03° 01' 10" West – 208.71 feet to the northwest corner of the herein described tract;

THENCE North 86° 58' 50" East – 208.71 feet to the northeast corner of the herein described tract;

THENCE South 03° 01' 10" East – 208.71 feet to the southeast corner of the herein described tract;

THENCE South 86° 58' 50" West – 208.71 feet to the **POINT OF BEGINNING** of the herein described tract and containing 1.000 acre (43,560 square feet) of land.

EXHIBIT "B" to SPECIAL WARRANTY DEED

Permitted Exceptions

1. Those certain restrictive covenants, as follows:

a. Those recorded in Volume 958, Page 897 of the Deed Records of Brazoria County, Texas, (As to Portion of Tract 6, hereof; being part of the original called Tract No. 2, Parcel B, Lots 12 - 17 Bogart & Cannon Subdivision.

b. Those contained in instrument recorded under Brazoria County Clerk's File No. 99 053749. (As to TRACT 2, hereof, being all of the original Parcel B - called 37.544 acres of the original BMW - Tract 7. And also, as to TRACT 3, hereof, being all of the original Parcel A - called 74.337 acres of the original BMW - Tract 7.)

2. Easement:

Recorded: in Volume 732, Page 3, of the Deed Records, BRAZORIA County, Texas.
Modified and defined as having a width of Thirty (30) feet by Modification of Easement, Grant and QuitClaim Deed dated October 18, 1974, filed for record on August 22, 2024, under Clerk's File Number 2024035883 of the Official Public Records of BRAZORIA County, Texas.

3. Easement:

Recorded: in Volume 732, Page 256 and Volume 87396, Page 932, of the Official Records, BRAZORIA County, Texas.

4. Easement:

Recorded: in Volume 734, Page 558, of the Deed Records, BRAZORIA County, Texas.

5. Easement:

Recorded: in Volume 816, Page 3, of the Records, BRAZORIA County, Texas.

6. Easement:

Recorded: in Volume 1005, Page 164 and Volume 1171, Page 297, of the Deed Records, BRAZORIA County, Texas.

7. Easement:

Recorded: in under County Clerk's File No. 2006028342, of the Official Records, BRAZORIA County, Texas.

8. Recording Memorandum of Permanent Easement Agreement executed by and between BOA Sorte Limited partnership, et al and Seaway Crude Pipeline Company, recorded under Brazoria County Clerk's File No. 2013018796.
9. Mineral and/or royalty interest:
Recorded: in Volume 234, Page 226, of the Deed records, of BRAZORIA County, Texas.
10. Mineral and/or royalty interest:
Recorded: in Volume 237, Page 427, of the Deed records, of BRAZORIA County, Texas.
11. Mineral and/or royalty interest:
Recorded: in Volume 241, Page 109, of the Deed records, of BRAZORIA County, Texas.
12. Mineral and/or royalty interest:
Recorded: in Volume 241, Page 222, of the Deed records, of BRAZORIA County, Texas.
13. Mineral and/or royalty interest:
Recorded: in Volume 241, Page 281, of the Deed records, of BRAZORIA County, Texas.
14. Mineral and/or royalty interest:
Recorded: in Volume 285, Page 389, of the Deed records, of BRAZORIA County, Texas.
15. Mineral and/or royalty interest:
Recorded: in Volume 292, Page 66, of the Deed records, of BRAZORIA County, Texas.
16. Mineral and/or royalty interest:
Recorded: in Volume 304, Page 630, of the Deed records, of BRAZORIA County, Texas.
17. Mineral and/or royalty interest:
Recorded: in Volume 1147, Page 483, of the Deed records, of BRAZORIA County, Texas.
18. Mineral and/or royalty interest:
Recorded: in Volume 1175, Page 763, of the Deed records, of BRAZORIA County, Texas.
19. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 2007039733, of the Official records, of BRAZORIA County, Texas. Title to said interest has not been investigated to the date of the aforesaid nstrument, Waiver of Surface Rights contained therein.

Parcel A:

20. Terms and provisions of that certain Easement Agreement between IP Farms, Inc. and Chocolate Bayou Water Company dated August 6, 1985, filed for record on August 15, 1985, recorded in Volume (85)173, Page 393 of the Official Records of Brazoria County, Texas.
21. Terms and provisions of that certain Easement Agreement between General Crude Oil Company and Brazoria County dated November 13, 1973, filed for record on December 10, 1973, recorded in Volume 1184, Page 917 of the Deed Records of Brazoria County, Texas.
22. Terms and provisions of that certain Easement Agreement between South Texas Water Company, Inc. and Lyons Petroleum, a partnership, dated August 6, 1962 filed for record on August 13, 1962 in Volume 827, Page 507 of the Deed Records of Brazoria County, Texas.
23. Mineral and/or royalty interest:
Recorded: in Volume 383, Page 245, of the Deed records, of BRAZORIA County, Texas.
24. Mineral and/or royalty interest:
Recorded: in Volume 408, Page 95, of the Deed records, of BRAZORIA County, Texas.
25. Mineral and/or royalty interest:
Recorded: in Volume 381, Page 181, of the Deed records, of BRAZORIA County, Texas.
26. Mineral and/or royalty interest:
Recorded: in Volume 240, Page 617, of the Deed records, of BRAZORIA County, Texas.
27. Mineral and/or royalty interest:
Recorded: in Volume 1169, Page 133, of the Deed records, of BRAZORIA County, Texas.
28. Mineral and/or royalty interest:
Recorded: in Volume 1250, Page 819, of the Deed records, of BRAZORIA County, Texas.

29. Pipeline easement granted to Texas Pipeline Company by instrument recorded in Volume 153, Page 38 of the Deed Records of Brazoria County, Texas.
30. Utility easement granted to Houston Lighting & Power Company by instrument recorded in Volume 1112, Page 481 of the Deed Records of Brazoria County, Texas.
31. Right-of-way conveyed to Brazoria County by instrument recorded in Volume 242, Page 505 of the Deed Records of Brazoria County, Texas.
32. Easement for irrigation canal as provided in Rice Lease to South Texas Water Company by instrument recorded in Volume 411, Page 288 of the Deed Records of Brazoria County, Texas.
33. Right-of-way conveyed to Brazoria County by instrument recorded in Volume 180, Page 383 of the Deed Records of Brazoria County, Texas.
34. Drainage easement over and across a portion of the subject property as reflected by instrument recorded in Volume 398, Page 493 of the Deed Records of Brazoria County, Texas.
35. Mineral and/or royalty interest:
Recorded: in Volume 321, Page 560, of the Deed records, of BRAZORIA County, Texas.
36. Mineral and/or royalty interest:
Recorded: in Volume 693, Page 143, of the Deed records, of BRAZORIA County, Texas.
37. Mineral and/or royalty interest:
Recorded: in Volume 725, Page 448, of the Deed records, of BRAZORIA County, Texas.
Amended by Waiver of Surface Rights reserved in Volume 1242, Page 770 of the Deed Records of Brazoria County, Texas.
38. Mineral and/or royalty interest:
Recorded: in Volume 582, Pages 437 and 439, of the Deed records, of BRAZORIA County, Texas.
39. Mineral and/or royalty interest:
Recorded: in Volume 310, Pages 148 and 151 and Volume 555, Page 302, of the Deed records of BRAZORIA County, Texas.

40. Surface Waiver, Drill Site Designation and easements to access same as reflected by instrument recorded in Volume 1242, Page 770 of the Deed Records of Brazoria County, Texas.
41. Easement: Drainage easement reserved
Recorded: in under County Clerk's File No. 02 036977, of the Official Records, BRAZORIA County, Texas.
42. Mineral and/or royalty interest:
Recorded: in Volume 435, Page 609, of the Deed records, of BRAZORIA County, Texas.
43. Terms, Conditions, provisions, easements, restrictions, reservations and other matters contained in that certain Easement Agreement - Drainage Easement recorded under County Clerk's File No. 03 009790, as modified by instrument recorded under County Clerk's File No. 2007020556 of the Official records, of BRAZORIA County, Texas.
44. Mineral and/or royalty interest:
Recorded: in Volume 761, Page 547, of the Deed records, of BRAZORIA County, Texas.
45. Mineral and/or royalty interest:
Recorded: in Volume 1182, Pages 264 and 267, of the Deed records, of BRAZORIA County, Texas.
46. Easement for electric power and energy granted to Houston Lighting & Power Company in instrument recorded in Volume 815, Page 703, Deed Records of Brazoria County, Texas.
47. Easement for electric distribution facilities granted to Houston Lighting & Power Company in instrument recorded under Brazoria County Clerk's File No. 98 023687.
48. Access and utility easement 20 feet in width as described in Special Warranty Deed recorded under Brazoria County Clerk's File No. 98 020980.
49. Mineral and/or royalty interest:
Recorded: in Volume 1186, Page 880, of the Deed records, of BRAZORIA County, Texas.
50. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 2007020603, of the Official records, of BRAZORIA County, Texas. Waiver of Surface Rights contained therein.

51. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Valve Site Agreement

Recorded: in under County Clerk's File No. 2006062251, of the Official records, of BRAZORIA County, Texas.

52. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Easement and Right-of-Way Contract

Recorded: in under County Clerk's File No. 2006062252, of the Official records, of BRAZORIA County, Texas.

53. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Memorandum of Tower Site Lease

Recorded: in under County Clerks File No. 98 021829 as amended and modified by instruments recorded under County Clerks File No. 00 029150 and 00 029151, of the Official records, of BRAZORIA County, Texas.

54. Easement: Canal Easement Agreement

Recorded: in Volume (85)226, Page 474, of the Official Records, BRAZORIA County, Texas,

55. Easement: Sanitary Control Easement

Recorded: in under County Clerks File No. 02 065615 and 02 065614, of the Official Records, BRAZORIA County, Texas.

56. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Easement Agreement - Drainage Easement

Recorded: in under County Clerks File No. 03 009790, of the Official records, of BRAZORIA County, Texas.

57. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Easement Agreement - Drainage Easement

Recorded: in under County Clerk's File No. 03 009791, of the Official records, of BRAZORIA County, Texas.

58. Mineral and/or royalty interest:

Recorded: in Volume 435, Page 609, of the Deed records, of BRAZORIA County, Texas.

59. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 03 012318, of the Official records, of BRAZORIA County, Texas. Title to said interest has not been investigated to the date of the aforesaid instrument, jj. Waiver of Surface Rights contained there

60. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 2007020601, of the Official records, of BRAZORIA County, Texas. Waiver of Surface Rights contained therein.

61. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Boundary Agreement

Recorded: in Volume (85)226, Page 493 and Volume (85)226, Page 500, of the Official records, of BRAZORIA County, Texas.

62. Easement rights set forth in Volume 3, Page 411 of the Deed Records of Brazoria County, Texas, subject to reversionary rights set forth therein.

Easement: to Coastal Transmission Corporation for pipeline

Recorded: in Volume 734, Page 558, of the Deed Records, BRAZORIA County, Texas,

63. Easement: for pipeline granted to Coastal Transmission Corporation

Recorded: in Volume 739, Page 365; Volume 739, Page 370; Volume 739, Page 374; Volume 739, Page 378; and Volume 1171, Page 714, of the Deed Records, BRAZORIA County, Texas.

64. Easement: for electric power and energy granted to Houston Lighting & Power Company

Recorded: in Volume 816, Page 1, of the Deed Records, BRAZORIA County, Texas,

65. Roadway Easement Dedication set forth in instrument recorded under Volume (85)226, Page 488, Official Records of Brazoria County, Texas.

66. Mineral and/or royalty interest:

Recorded: in Volume 939, Pages 219, 221, 223, 225, 227, 229, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, and 255 of the Deed records, of BRAZORIA County, Texas.

67. Mineral and/or royalty interest:

Recorded: in Volume (85)125, Page 575, of the Official records, of BRAZORIA County, Texas.

68. Mineral and/or royalty interest:

Recorded: in Volume 608, Page 261, of the Deed records, of BRAZORIA County, Texas.

69. Mineral and/or royalty interest:

Recorded: in under County Clerk's File No. 99 053749, of the Official records, of BRAZORIA County, Texas.

70. Waiver of Surface Rights executed in instrument recorded in Volume (85)226, Page 482 of the Official records of Brazoria County, Texas..

71. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Easement and Right-of-Way Contract

Recorded: in under County Clerk's File No. 2006024393, of the Official records, of BRAZORIA County, Texas.

72. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:

Document: Boundary Agreement

Recorded: in Volume 85226, Page 493 and Volume 85226, Page 500, of the Official records, of BRAZORIA County, Texas.

73. The right to prohibit, limit, restrict or control access to Highway State Highway 288, as set forth in instrument recorded in Volume 1064, Page 20, Deed Records, BRAZORIA County, Texas.

74. Subject property lies within the boundaries of Preservation Creek Municipal Utility District No. 1.

75. Notice of the Amendment to Certificate of Convenience and Necessity No. 11982, regarding the Water Service Area of Orbit Systems, Inc., providing water utility services according to Docket No. 55206 of the Public Utility Commission of Texas, Notice as filed for record on August 29, 2024, under Clerk's File Number 2024037043 of the Official Public Records of BRAZORIA County, Texas. (Tracts 2 and 3, per the sketch appended thereto.)

76. Pipeline Easement(s), including; but not limited to, the following: a Permanent Pipeline Right-of-Way Easement (1.77 acre), a Permanent Access Road (0.35 acre), Permanent Surface Site Easement (0.26 acre), Permanent Easement (0.15 acre), Permanent Access Road #1 (0.004 acre, Permanent Access Road #2 (0.13 acre), Permanent Easement (0.61 acre), Temporary Workspace (0.05 acre), Temporary Access Road (0.35 acre), awarded to Florida Gas Transmission Company, LLC, by Agreed Final Judgment dated August 29, 2024, a certified copy as filed for record on October 10, 2024, under Clerk's File Number 2024043942 of the Official Public Records of BRAZORIA County, Texas.

FILED and RECORDED

Instrument Number: 2024053677

Filing and Recording Date: 12/10/2024 04:51:46 PM Pages: 24 Recording Fee: \$113.00

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.

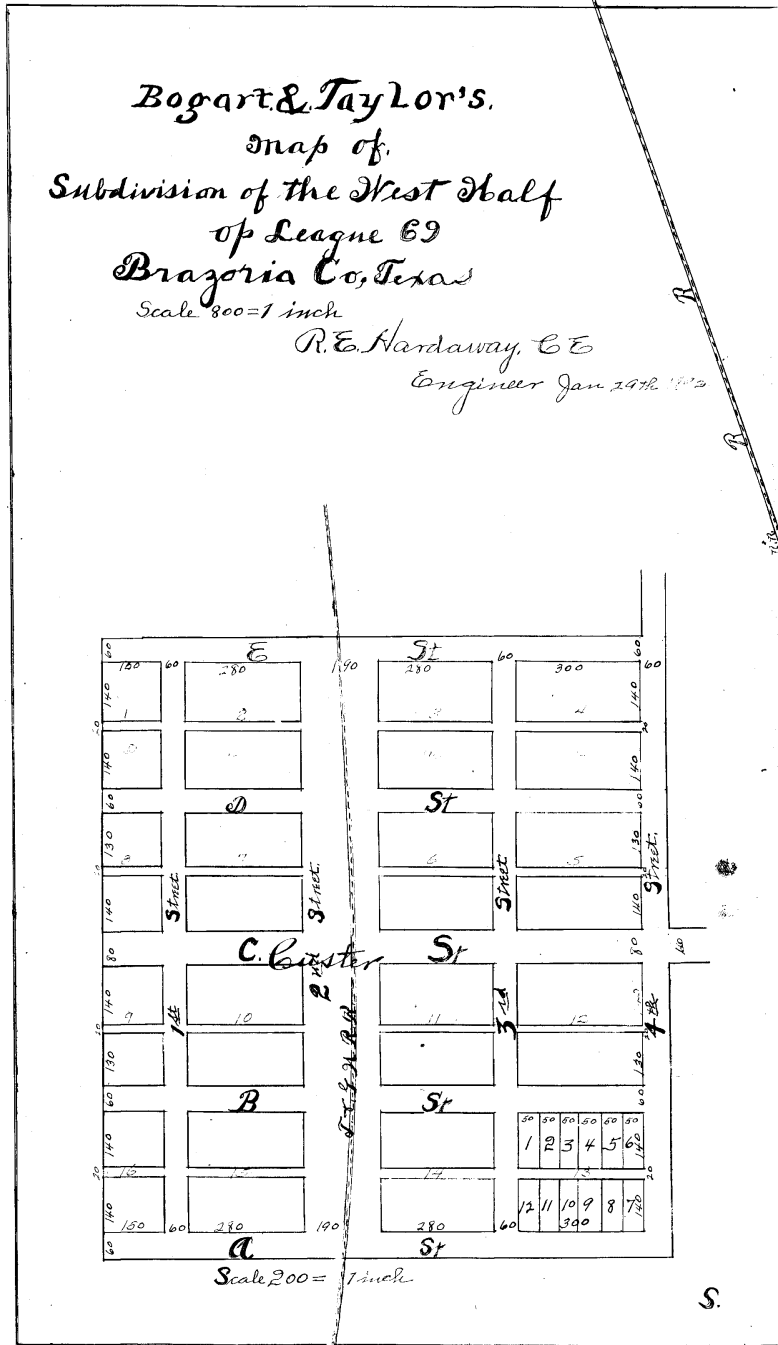
cclerk-kali

Bogart & Taylor's.
 Map of
 Subdivision of the West Half
 of League 69
 Brazoria Co, Texas

Scale 800=1 inch

R. E. Hardaway, C.E.

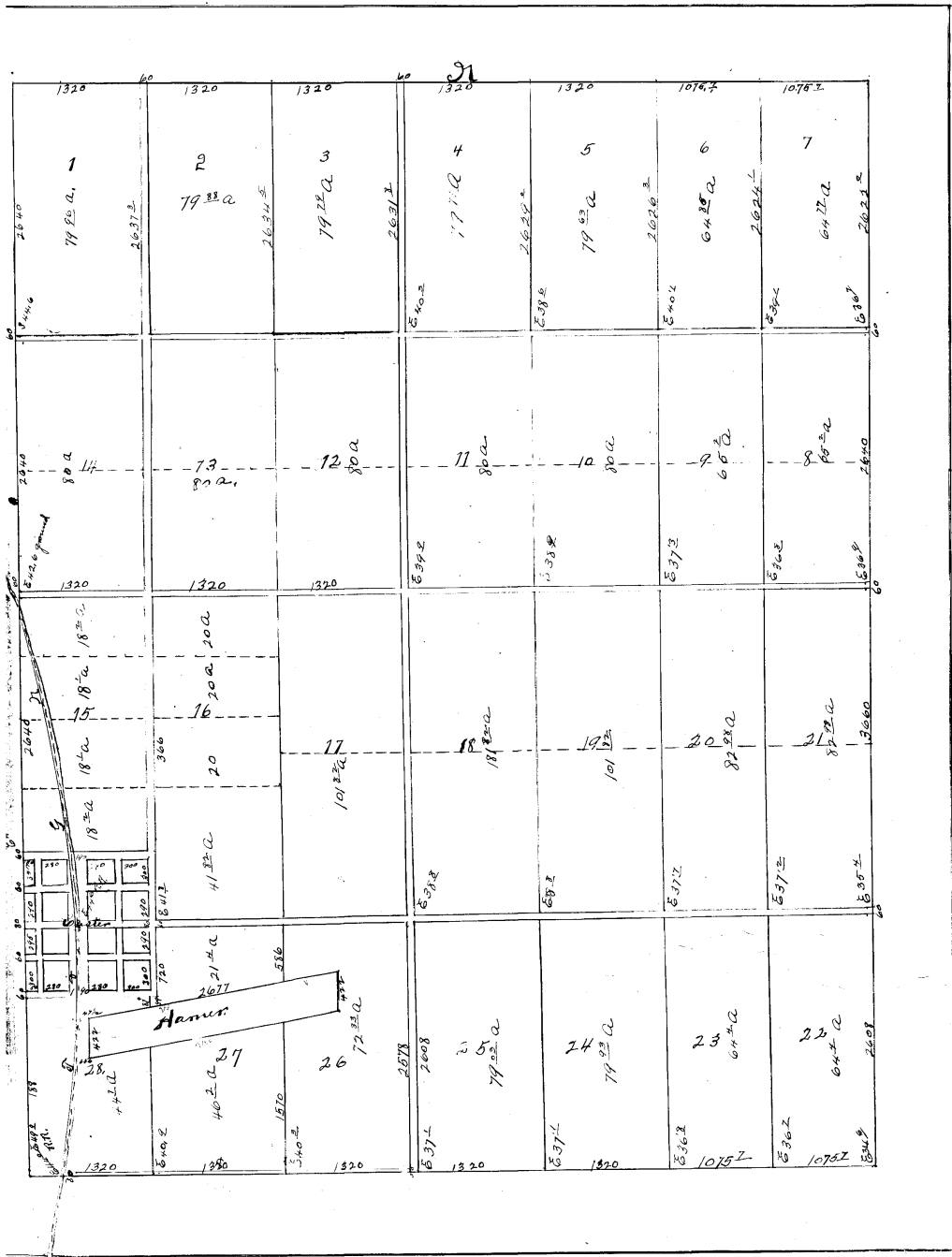
Engineer Jan 24th 1892



This Map of the west one half of W.D. Hall, League
 Abstract Number 69 situated in Brazoria Co Texas is hereby adopted
 and sales of tracts or lots and subdivisions of same shall be made
 with reference hereto and the accompanying map of the town
 of Gustie comprises a part of the above tract and is situated on
 the Sand & N. Soil Road opposite adjoining and east of Clara Grove

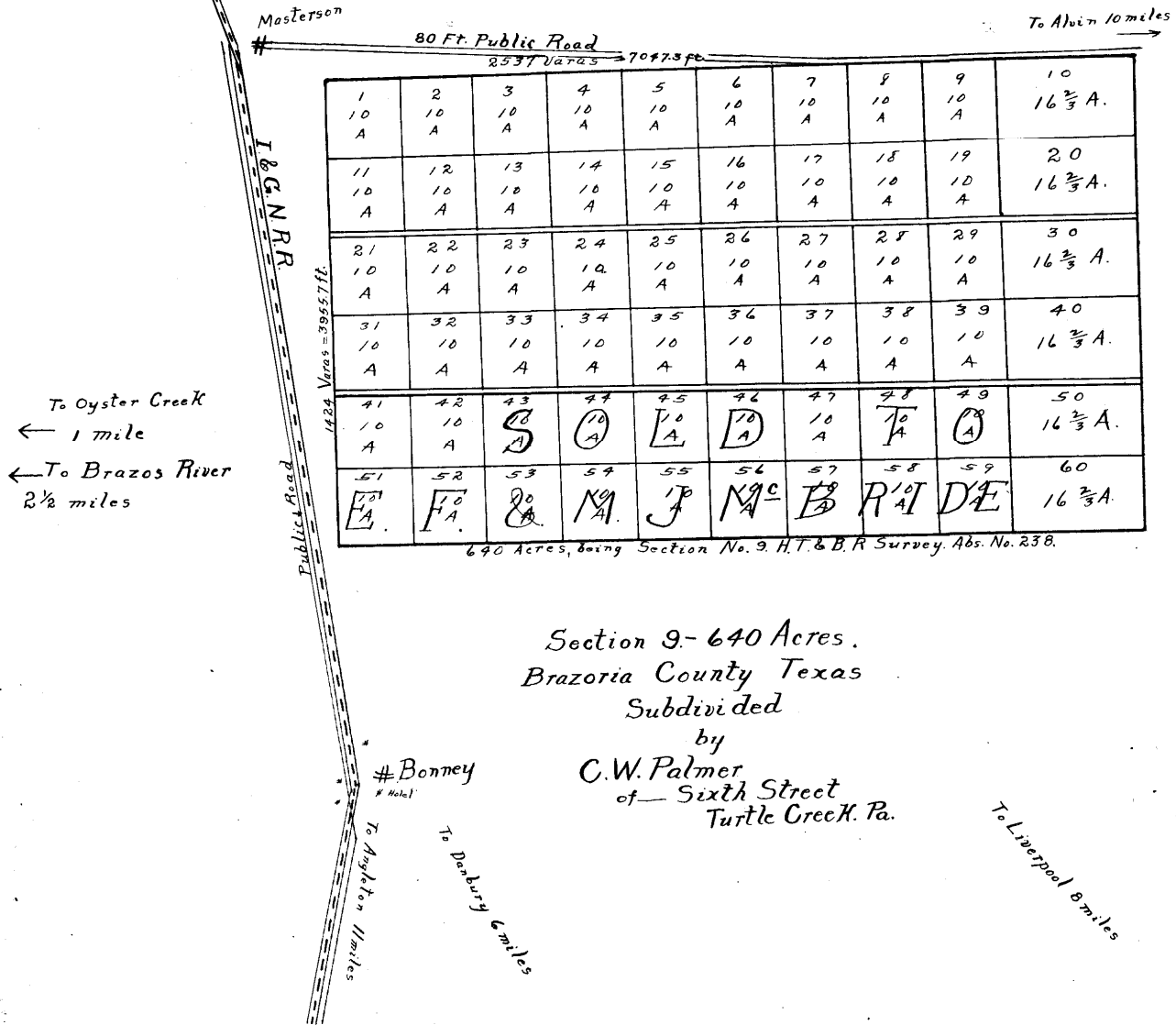
Bogart and Taylor
 By R. E. Bogart.

State of Texas }
 County of Brazoria } Before me, S.M. Jack Justice of the peace and Ex-officio
 Notary Public in and for Brazoria County and State
 of Texas on this day personally appeared R. E. Bogart of the firm of Bogart
 and Taylor & company to me to be the person whose name is subscribed
 to the foregoing instrument and acknowledged to me that he signed
 the same for the firm of Bogart and Taylor for the purposes and consid-
 erations therein expressed.
 Witness my hand and seal of office this 13th day of July 1892
 S.M. Jack Justice of the peace & ex-officio Notary Public Brazoria
 County Texas



Filed for Record this the 31st day of March A.D. 1909
 at 11:25 o'clock A.M.
 G. A. Sweeney Clerk of the County Court
 of Oregon County, Mo.

17
 18
 19
 20



Section 9-640 Acres.
Brazoria County Texas
Subdivided
by
C.W. Palmer
of Sixth Street
Turtle Creek Pa.

The State of Pennsylvania }
County of Allegheny } Know all men by these presents that I, C.W. Palmer being
the legal owner of the hereinafter described lands sit-
uated in Brazoria County Texas have caused the same to be platted and
subdivided as shown by the plat attached hereto with the blocks numbered
as shown on said Plat and have dedicated and do hereby dedicate to the
Public for use as public highways the Streets and Roads shown upon this
plat and all sales of the property as described on this plat will be made
with reference hereto said land being described as follows
640 Acres being Section No 9 H. T. & B. R. Survey Abstract No 238
Witness my signature this the 24th day of February A. D. 1911
C.W. Palmer

The State of Texas }
County of Brazoria } Before me A.C. Vorderman Clerk of the Dist. Court in and
for Brazoria County Texas on this day personally appeared
C.W. Palmer known to me to be the person whose name is subscribed
to the foregoing instrument and he acknowledged to me that he ex-
ecuted the same for the purposes and considerations therein expressed
Given under my hand and Seal of Office this the 24th day of February A. D. 1911
A.C. Vorderman Clerk of the Dist. Court in and
for Brazoria County Texas By F.M. Abbott Deputy
Filed for Record this the 24 day of Feb'y A.D. 1911 at 2:30 o'clock P.M.
H. Sweany Clerk of the County Court of Brazoria County Texas
By W.S. Walter Deputy