

**SPECIAL WARRANTY DEED**

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

THAT **WOODMERE DEVELOPMENT CO., LTD.**, a Texas limited partnership ("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 **BCR COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation ("Grantee") the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, and CONVEYED and by these presents does GRANT and CONVEY unto Grantee that certain parcel of real property in Montgomery County, Texas more particularly described, as follows:

Restricted Reserves A, C, D, in Block 1; Restricted Reserve E, in Block 3; and Restricted Reserve F, in Block 4 of BARTON CREEK RANCH SECTION 8, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet AA, Sheets 427-430, Map Records, Montgomery County, Texas;

together with all rights and appurtenances thereto and all improvements thereon, if any, SAVE AND EXCEPT, as a mineral interest reservation and not as a royalty reservation, all the oil, gas, casinghead gas, condensate, and associated liquid or liquefiable hydrocarbons and all other minerals of any nature whatsoever in, on, and under and that may be produced from the tracts. Such tract of real property together with all rights and appurtenances thereto (except the mineral estate) and all improvements located thereon, if any, are hereinafter collectively referred to as the "Property." **EXCEPT AS EXPRESSLY SET FORTH HEREIN, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION, ANY REPRESENTATIONS OR WARRANTIES (A) REGARDING THE PHYSICAL CONDITION OF THE PROPERTY OR ITS SUITABILITY FOR ANY PARTICULAR PURPOSE, (B) THE SOIL CONDITIONS EXISTING AT THE PROPERTY FOR ANY PARTICULAR PURPOSE OR DEVELOPMENT POTENTIAL, AND (C) THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES, MATTER, OR MATERIAL IN, ON, OR UNDER THE PROPERTY. GRANTEE AGREES THAT THE PROPERTY WAS SOLD TO AND ACCEPTED BY GRANTEE IN ITS THEN-PRESENT CONDITION, "AS IS, WITH ALL FAULTS, IF ANY, AND WITHOUT ANY WARRANTY WHATSOEVER EXPRESSED OR IMPLIED."**

Grantor hereby expressly releases and waives, on behalf of itself and its legal representatives, successors and assigns, all rights of ingress and egress to enter upon the surface of the Property for purposes of exploring for, developing, drilling, producing, transporting, mining, treating, storing or any other purposes incident to the development or production of the oil, gas and other minerals as set out hereinabove in, on, and under the Property. However, nothing herein contained shall ever be construed to prevent Grantor, its legal representatives, successors and assigns from developing or producing the oil, gas, and other minerals as set out hereinabove, in,

on, and under the Property by pooling, by directional drilling under the Property from well sites located on tracts other than the Property, or otherwise so long as Grantor avoids physically entering upon the surface, injuring the subjacent support, or interfering with Grantee's use of the Property. The provisions hereof shall be binding upon and inure to the benefit of Grantor and Grantee and their respective legal representatives, successors and assigns.

This Special Warranty Deed is made and accepted subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights-of-way, easements, encumbrances and other matters properly of record in Montgomery County, Texas affecting the above described property.

TO HAVE AND TO HOLD the Property, exclusive of the oil, gas, and other minerals reserved as set out hereinabove, unto Grantee, its legal representatives, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property, exclusive of the oil, gas, and other minerals reserved as set out hereinabove, unto the said Grantee, its legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the matters set forth herein.

Grantee's address is: Crest Management Company  
17171 Park Row, Suite 310  
Houston, Texas 77084

EXECUTED this 8th day of November, 2024.

**GRANTOR:**

WOODMERE DEVELOPMENT CO. LTD.,  
a Texas limited partnership

By: WOODMERE GP, L.L.C.,  
a Texas limited liability company,  
its General Partner

By: [Signature]  
Name: Andrew R. [Signature]  
Title: Project Manager

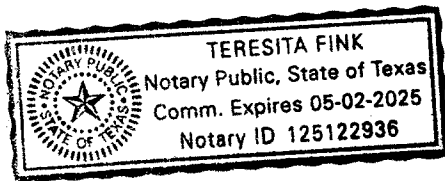
THE STATE OF TEXAS   §  
                                     §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Rue, Proj. Mgr of WOODMERE GP, L.L.C., a Texas limited liability company, General Partner of WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of November 2024.

[SEAL]

Teresita Fink  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



My Commission Expires:

5-2-25

Teresita Fink  
Printed Name of Notary

**E-FILED FOR RECORD**

11/26/2024 04:32PM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

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

**11/26/2024**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas