

RECORDED BY
SOUTH LAND TITLE, LLC
GF # PT1532423

SPECIAL WARRANTY DEED

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

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 **BRECKENRIDGE PARK 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 Harris County, Texas more particularly described, as follows:

Restricted Reserves "A", in Block 3, and Restricted Reserve "C", in Block 3, of BRECKENRIDGE PARK PARTIAL REPLAT NO. 2, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Film Code No. 679166, Map Records, Harris 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

RP-2017-68255

the Property, which is in accord with the general plan of the BRECKENRIDGE PARK development as developed by Declarant, to the jurisdiction of the Association.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT: WOODMERE DEVELOPMENT CO., LTD. and the Association, each acting herein by and through their respective duly authorized officers, hereby annex the Property to the jurisdiction of the Association. In this regard, it is further understood and agreed that the Association will (i) enforce the restrictive covenants applicable to the lots to be developed out of the Property; (ii) pay for the maintenance of the lots to be developed out of the Property; and (iii) allow the owners of lots to be developed out of the Property to use all facilities and amenities of the Association in a nondiscriminatory fashion, on an equal basis and in the manner as all other owners of lots within the jurisdiction of the Association.

EXECUTED AND EFFECTIVE this 14th day of February, 2017.

DECLARANT: 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: Ricardo Rue
Title: Resident

ASSOCIATION: BRECKENRIDGE PARK
COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

By: [Signature]
Name: Aaron B. Alford
Title: Director

RP-2017-68255

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Richard Rine, President WOODMERE GP, LLC, General Partner of WOODMERE DEVELOPMENT CO., LTD., 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 14th day of February, 2017.

[SEAL]



Teresita Fink
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My Commission Expires:
5-2-17
Teresita Fink
Printed Name of Notary

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Aaron Alford, Director of BRECKENRIDGE PARK COMMUNITY ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14th day of February, 2017.

[SEAL]



Teresita Fink
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
My Commission Expires:
5-2-17
Teresita Fink
Printed Name of Notary

RP-2017-68255

RP-2017-68255
Pages 4
02/16/2017 12:20 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

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

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

THE STATE OF TEXAS
COUNTY OF HARRIS

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



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2017-68255