

# GIFT DEED CLOPTON FARMS

## Pool and Recreation Center

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.**

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

That, Tri Pointe Homes Texas, Inc., a Texas corporation (“**Grantor**”), with full intention of conveying the property hereinafter described as a gift, with no reversionary interests whatsoever in favor of Grantor, by these presents does GIVE and CONVEY unto Clopton Farms Community Association, Inc., a Texas nonprofit corporation (“**Grantee**”), all of Grantor’s right, title, and interest in and to that certain real property located in Montgomery County, Texas, and more particularly described on **Exhibit A**, attached to and incorporated in this instrument for all purposes by this reference, together with all of Grantor’s interest in and to all improvements situated on the real property described on **Exhibit A** (such interest in the real property and improvements situated thereon hereinafter referred to as the “**Property**”).

This conveyance is made and the Property is accepted as is and with all faults, and subject to all valid and subsisting restrictions, easements, building set-back lines, rights-of-way, mineral and royalty reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal or governmental authorities, and conditions and covenants, if any, applicable to and enforceable against the Property, of record in the Office of the County Clerk of Montgomery County, Texas.

As a material part of the consideration for this Gift Deed, Grantee is taking the Property "AS IS" with any and all latent and patent defects and hereby acknowledges that there is no warranty by Grantor that the Property is fit for a particular purpose. Grantee is not relying upon any representation, statement, or other assertion with respect to the Property condition but is relying upon its examination of the Property. Grantee takes the Property under the express understanding that there are no warranties.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. All easements, restrictions, building setback lines, and other matters appearing of record in Montgomery County, Texas and affecting the Property or any part thereof;
2. An easement for ingress and egress across the Property hereby retained in favor of Grantor;

3. An easement reserved in favor of Grantor, including its successors and assigns, for the purpose of construction of improvements, if any, upon the Property;
4. The assumption by Grantee of any and all tax obligations for the calendar year 2026 and all years thereafter on the Property;
5. The right to grant additional easements that is hereby retained in favor of Grantor; and
6. All mineral rights in, on, and under the Property that are hereby retained in favor of Grantor.

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THIS GIFT DEED IS MADE AND ACCEPTED (A) WITHOUT RECOURSE ON GRANTOR, AND (B) WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND (WHETHER EXPRESS, IMPLIED, OR STATUTORY) BY GRANTOR. GRANTOR IS CONVEYING THE PROPERTY COVERED BY THIS DEED ON AN "AS IS, WHERE IS" BASIS, WITH ALL FAULTS, AND WITHOUT REPRESENTATION OR WARRANTY (ALL OF WHICH GRANTOR DISCLAIMS).

EXECUTED this the 21 day of March, 2025.

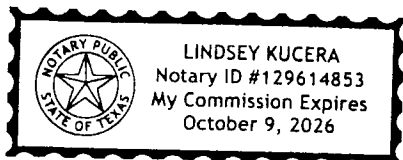
**GRANTOR:**

TRI POINTE HOMES TEXAS, INC., a Texas corporation

By: [Signature]  
 Print Name: Joe Mandola  
 Print Title: President

STATE OF TEXAS §  
 COUNTY OF Harris §

This instrument was acknowledged before me on this 21 day of March, 2025, by Joe Mandola, the President of Tri Pointe Homes Texas, Inc., a Texas corporation, on behalf of said entity.



Lindsey Kucera  
 Notary Public – State of Texas

ACCEPTED this the 21 day of MARCH, 2025.

**GRANTEE:**

CLOPTON FARMS COMMUNITY  
ASSOCIATION, INC., a Texas nonprofit  
corporation

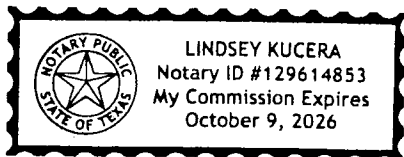
By: [Signature]  
Print Name: Daniel Gilman  
Title: President

Address of Grantee:

Clopton Farms Community Association, Inc.  
c/o Crest Management Company  
17171 Park Row, Suite 310  
Houston, Texas 77084

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

THIS INSTRUMENT was acknowledged before me on the 21 day of MARCH 2025, by Daniel Gilman the President of Clopton Farms Community Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]  
Notary Public – State of Texas

After Recording Return To:

Lisa L. Gambrell  
Isabella L. Vickers  
Roberts Markel Weinberg Butler Hailey PC  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, Texas 77056

**EXHIBIT A**

*(legal description of the Property follows)*

**METES AND BOUNDS DESCRIPTION  
OF 0.4016 OF ONE ACRE  
IN THE NANCY LYNCH SURVEY, ABSTRACT NO. 306  
MONTGOMERY COUNTY, TEXAS**

A 0.4016 ACRE TRACT OF LAND IN THE NANCY LYNCH SURVEY, ABSTRACT NO. 306, MONTGOMERY COUNTY, TEXAS, BEING OUT OF AND A PART OF RESERVE "E", BLOCK 5 OF CLOPTON FARMS SECTION 1, MAP OR PLAT THEREOF RECORDED UNDER CABINET Z, SHEET 9982-9990 OF THE MONTGOMERY COUNTY MAP RECORDS (M.C.M.R.) AND OUT OF AND A PART OF A CALLED 123.40 ACRE TRACT, SAVE AND EXCEPT 68.85 ACRES, CONVEYED TO TRENDMAKER HOMES, INC. AS DESCRIBED BY DOCUMENT RECORDED UNDER MONTGOMERY COUNTY CLERKS FILE NUMBER (M.C.C.F. NO.) 2020152837, THE SAID 0.4016 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

**COMMENCING** at a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" found marking the northwest corner of said Reserve "E", common with an interior corner of Reserve "D" of said Block;

**THENCE**, South 79°27'30" East, along the north line of said Reserve "E", common to the south line of said Reserve "D", for a distance of 27.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking a northerly corner and **POINT OF BEGINNING** of the herein described tract;

**THENCE**, South 79°27'30" East, continuing along said common line a distance of 42.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the beginning of a curve to the right;

**THENCE**, in a southeasterly direction, along said common line and said curve to the right, having a radius of 130.00 feet, a central angle of 28°21'46" (chord bears South 65°16'37" East, 63.70 feet), and an arc distance of 64.35 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of the herein described tract;

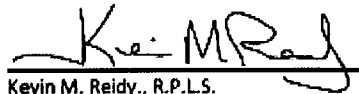
**THENCE**, over and across said Reserve "E", the following fourteen (14) courses and distances;

1. South 20°50'30" West, a distance of 68.27 feet to a cut "X" in concrete set marking an interior angle of the herein described tract of land;
2. South 61°56'36" East, a distance of 21.30 feet to a cut "X" in concrete set marking a corner on the east line of the herein described tract;
3. South 31°47'50" West, a distance of 6.13 feet to a cut "X" in concrete set marking the beginning of a non-tangent curve to the right;
4. In a southeasterly direction, along said non-tangent curve to the right, having a radius of 128.09 feet, a central angle of 32°52'31" (chord bears South 41°42'23" East, 72.49 feet), and an arc distance of 73.50 feet, to a cut "X" in concrete set marking the southeast corner of the herein described tract;
5. South 62°14'24" West, a distance of 37.53 feet to a cut "X" in concrete set marking the beginning of a non-tangent curve to the left;
6. In a northwesterly direction, along said non-tangent curve to the left, having a radius of 95.28 feet, a central angle of 32°10'10" (chord bears North 41°25'18" West, 52.80 feet), and an arc distance of 53.50 feet, to an interior corner of the herein described tract;
7. South 32°47'22" West, a distance of 13.94 feet to a corner on the south line of the herein described tract;
8. North 61°08'22" West, a distance of 8.60 feet to a cut "X" in concrete set marking an interior corner of the herein described tract;
9. South 24°02'24" West, a distance of 3.76 feet to a cut "X" in concrete set marking the beginning of a non-tangent curve to the left.

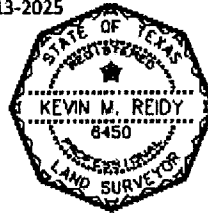
10. In a northerly direction, along said non-tangent curve to the left, having a radius of 76.08 feet, a central angle of 37°08'20" (chord bears North 80°55'00" West, 48.46 feet), and an arc distance of 49.32 feet, to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwest corner of the herein described tract;
11. North 33°55'18" West, a distance of 31.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking an angle on the west line of the herein described tract;
12. North 14°36'23" West, a distance of 97.72 feet to a metal fence post marking an angle on the west line of the herein described tract;
13. North 19°48'59" East, a distance of 23.21 feet to a metal fence post parking the northwest corner of the herein described tract;
14. North 76°42'52" East, a distance of 28.74 feet to the **POINT OF BEGINNING** and containing 0.4026 acre of land. This description is accompanied by an exhibit of even date.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300

3-13-2025



Kevin M. Reidy, R.P.L.S.  
Texas Registration No. 6450  
10011 Meadowglen Lane  
Houston, Texas 77042  
713-784-4500  
TBPLS 10092300



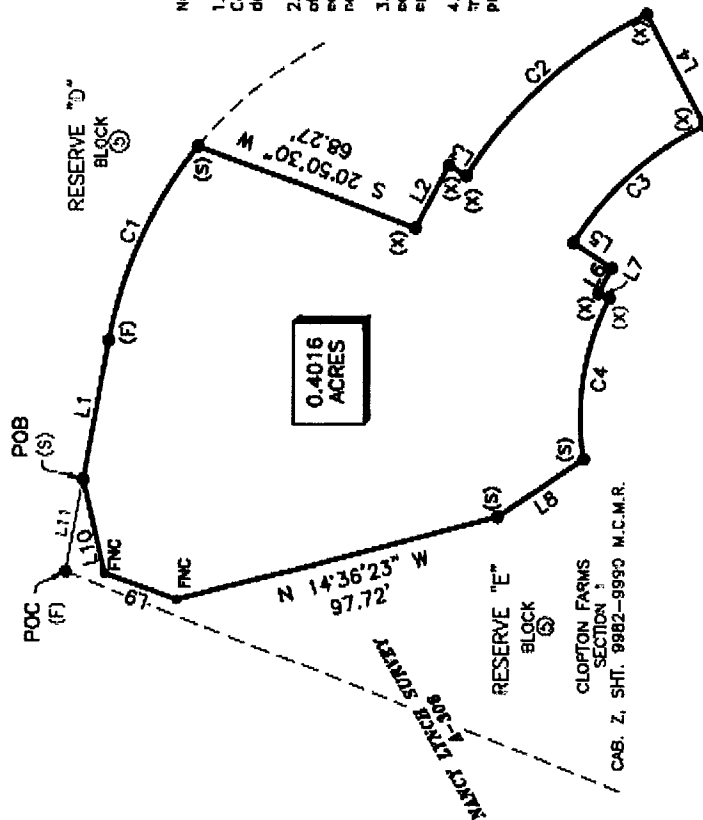
Date: March, 2025

Job No: 211-522-00

File No: R:\2021\211-522-00\Docs\Description\Exhibit\21152200-0.4016\_S&E-MB.doc

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	130.00'	64.35'	63.70'	S 65°16'37" E
C2	128.09'	73.50'	72.49'	S 41°42'23" E
C3	95.28'	53.50'	52.80'	N 41°25'18" W
C4	76.08'	49.32'	48.46'	N 80°55'00" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°27'30" E	42.04'
L2	S 61°56'36" E	21.30'
L3	S 31°47'50" W	6.13'
L4	S 62°14'24" W	37.53'
L5	S 32°47'22" W	13.94'
L6	N 61°08'22" W	8.60'
L7	S 24°02'24" W	3.76'
L8	N 33°55'18" W	31.00'
L9	N 19°48'59" E	23.21'
L10	N 76°42'52" E	28.74'
L11	S 79°27'30" E	27.90'



0.4016 ACRES  
(SAVE AND EXCEPT 68.85 ACRES)  
TRENDMAKER HOMES, INC.  
M.C.C.F. NO. 2020152837

#### NOTES:

1. Bearings shown hereon refer to the Texas Coordinate System of 1983, Central Zone, as determined by GPS measurements.
2. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
3. This exhibit does not show all improvements, easements, building lines, and other encumbrances, should any exist.
4. For additional information about the subject tract, see the metes and bounds description prepared separately.

#### LEGEND

- CAB: indicates Cabinet
- FNC: indicates Fence Post
- M.C.C.F.: indicates Montgomery County Clerk's File
- M.C.M.R.: indicates Montgomery County Map Records
- P.O.C.: indicates Point of Commencing
- P.O.B.: indicates Point of Beginning
- SHT: indicates Sheet
- (F): indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- (S): indicates Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
- (X): indicates Set Cut "X" in concrete



SCALE: 1" = 40'

SHEET 3 OF 3



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
FHRA, TEAM  
FIRM NO. F-728  
FIRM NO. 10092300

0.4016 ACRES OUT OF THE  
NANCY LYNCH SURVEY  
A-306  
MONTGOMERY COUNTY, TEXAS

DATE: MARCH 2023 SCALE: 1" = 40' JOB NO.: 21-022-00  
DRAWN BY: J. S. S. CHECKED BY: J. S. S. DRAWING NO.: NONE

**E-FILED FOR RECORD**

03/25/2025 04:59PM



*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.

**03/25/2025**



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas