

DEED OF GIFT

Hunters Creek Subdivision – Baytown, TX
Sections 4, 7 and 8 Platted Reserves and HCMUD 459 Director's Lots

Date July 14th, 2022

Grantor Affinity Hunters Creek Development, LTD.

Grantor's Mailing Address
480 Wildwood Forest Drive
Suite 801
The Woodlands, Texas 77380

Grantee Hunters Creek BT Homeowners Association, Inc.

Grantee's Mailing Address
c/o Crest Management Company
17171 Park Row, Suite 310
Houston, Texas 77084

Property

Section 4 Reserves

All of Restricted Reserves "A", "B", "C" and "D" of Hunters Creek Section 4 according to the Plat thereof recorded under County Clerk's File No. RP-2018-74818 and at film code number 684087 of the Map Records of Harris County, Texas.

Section 7 Reserves

All of Restricted Reserves "A", "B", "C" and "D" of Hunters Creek Section 7 according to the Plat thereof recorded under County Clerk's File No. RP-2018-74803 and at film code number 684084 of the Map Records of Harris County, Texas.

Section 8 Reserves

All of Restricted Reserve "A" of Hunters Creek Section 8 according to the Plat thereof recorded under County Clerk's File No. RP-2020-182789 and at film code number 691346 of the Map Records of Harris County, Texas.

Director's Lots

All of Director's Lots 1, 2, 3, 4 and 6 as described in Exhibit A attached hereto.

Matters Affecting Conveyance and Warranty:

1. The exception and reservation of all oil, gas and other minerals in, on and under the Property, which minerals were excepted and reserved by predecessor or predecessors in title of Grantor, and which exception is made in favor of present owner or owners of such minerals as their interests may appear of record in Harris County, Texas.
2. Grantor reserves for itself and its successors or assigns, with the right of assignment in whole or in part, the right to install, maintain and replace signs upon the Property as Grantor shall deem appropriate to advertise its residential developments, the number and location of such signs to be determined by Grantor. Grantor covenants that any signs installed pursuant to the preceding provision to advertise Grantor's residential

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developments shall be removed when no longer used to advertise such residential developments.

3. This conveyance is a gift by Grantor to Grantee, and the consideration for the conveyance shall be the mutual benefits derived by each party from this conveyance and Grantee's adherence to the requirements to the terms of the grant.
4. This conveyance is subject to all matters of record in Harris County, Texas, validly subsisting against and affecting the Property on this date, except prior conveyances and monetary encumbrances. The entire mineral estate in the Property has been reserved by Grantor's predecessors in title.
5. Grantor reserves, together with the right of assignment in whole or in part, multiple easements on, along and across the Property for utility lines and for drainage, and the right to grant additional easements on, along and across the Property for public and private purposes without joinder of Grantee; provided, however, that any such use shall not unreasonably interfere with rights specifically granted to Grantee herein. Such easements include (but are not limited to) easements to public agencies and governmental agencies; easements for overhead and underground electrical distribution, natural gas transmission, telephone, cable television and similar services.
6. Grantor shall have the right, but not the obligation, to install additional landscaping on the Property, all without Grantee's consent. Upon completion and installation, the landscaping shall become Grantee's property.
7. The Property shall be used solely as parks, recreation, and landscaping and for related activities and for no other purposes; provided, however, that this use restriction shall in no manner diminish the rights that Grantor has reserved in this Deed.
8. Grantor reserves, together with the right of assignment in whole or in part, a non-exclusive easement on and over the Property and the right of free ingress and egress for access to the Property for the enjoyment and use of the Property for the purposes to which it is restricted by the terms of this Deed and dedicates a non-exclusive easement for these purposes to all present and future property owners within Grantee's jurisdiction. This right of free ingress and egress may be subject to reasonable rules and regulations imposed by Grantee.
9. The Property and all improvements on the Property shall be kept at all times in a sanitary, healthful and attractive condition with all weeds, grass and underbrush cut. No portion of the Property or the improvements shall be used for the exterior storage of materials or equipment without screening of the materials or equipment, nor shall any trees be cut, fell or removed from the Property except for diseased or dying trees, without Grantor's prior written consent.
10. The Property and improvements shall not be transferred to or received by any individual or corporation (except Grantor, for adequate consideration), but shall, in the event of dissolution or surrender of Grantee's non-profit corporation status, by termination of its existence or otherwise, pursuant to a lawful plan, be transferred or set over one or more non-profit corporations, trusts, societies or organizations engaged in activities substantially similar to the purposes stated in Grantee's articles of incorporation as filed with the Secretary of State of the State of Texas. The sole exception to the foregoing is the sale of a Director's Lot or Lots to adjoining property owners may be permitted provided such transaction is conducted in accordance with the Covenants, Conditions and Restrictions and By-Laws of Hunters Creek.

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11. Notwithstanding any other term of this Deed of Gift, if all or any part of the property ceases to be used for the purposes stated above, title to any part of the Property not so used shall immediately revert to and become vested in Grantor; provided, however, that all restrictive covenants of this Deed of Gift shall cease to exist and be of no further force or effect with respect to the land title to which reverts in Grantor.
12. The Property is hereby restricted to use as parks, recreation, and landscape.

Nothing in this Deed of Gift, including reference to any instrument of record, shall have the effect of confirming or recognizing the validity of any instrument or right which had, on or immediately prior to this date, expired or lapsed by its terms or otherwise.

The reservations, conditions, covenants, exceptions and restrictions set out in this Deed of Gift and the obligations that are the undertakings of Grantee and its successors and assigns recited in this Deed of Gift shall be covenants running with the land and shall be binding on Grantee and its successors and assigns.

Grantor, for the consideration and subject to the reservations, conditions, exceptions and other matters set out in this Deed of Gift, including the Matters Affecting Conveyance and Warranty, gives, grants and conveys the property to Grantee, together with all in singular the rights and appurtenances thereto and any wise belonging, to have and to hold unto Grantee, and Grantee's successors and assigns for as long as the conditions of this Deed of Gift are satisfied. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and to Grantee's successors and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof, except as to the Matters Affecting Conveyance and Warranty, when the claims are by, through and under Grantor, but not otherwise.

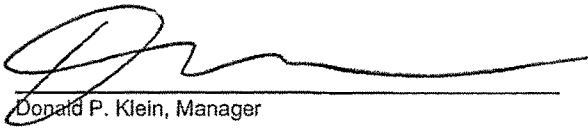
When the context requires, singular nouns and pronouns shall include the plural. Titles used in this Deed are used for convenience only and shall not limit or affect the content.

It is expressly agreed that the Grantor makes no warranty, either express or implied, as to the physical condition of the property and/or premises and/or improvements herein conveyed. The property and premises and any improvements are conveyed in "AS IS CONDITION", after inspection by Grantee. This provision is part of the consideration for the execution of this Warranty Deed by the Grantor herein and such Warranty Deed would not have been executed but for this provision. The recordation of this instrument by Grantee, or anyone acting on its behalf, conclusively evidences the acceptance of this conveyance subject to the provisions of this paragraph.

Grantee has executed this Deed of Gift for purposes of acknowledging acceptance of this instrument and to evidence its assent to the terms and provisions of the instrument.

AFFINITY HUNTERS CREEK DEVELOPMENT, LTD.
a Texas limited partnership,

By: Affinity Development Company, L.L.C.,
A Texas limited liability company,
its General Partner

By: 
Donald P. Klein, Manager

HUNTERS CREEK BT HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: *Ron Brooks*
Ronald D. Brooks, President

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on July 14, 2022 by Donald P. Klein, Manager of Affinity Development Company, LLC., a Texas limited liability company, on behalf of said limited liability company, in its capacity as General Partner of Affinity Hunters Creek Development, LTD., a Texas limited partnership, on behalf of said limited partnership.



Jean M. Grimmer
Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on July 14, 2022 by Ronald D. Brooks, President of Hunters Creek BT Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Jean M. Grimmer
Notary Public, State of Texas

After Recording please return to:
Affinity Development Company, LLC.
480 Wildwood Forest Drive, Suite 803
The Woodlands, Texas 77380
Attn: Ron Brooks

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EXHIBIT A
HUNTERS CREEK SUBDIVISION

DIRECTOR'S LOT NO. 1
5,000 SQUARE FEET

5,000 SQUARE FEET OUT OF THAT CERTAIN 71.570 ACRE TRACT OF LAND AS EVIDENCED IN DEED FILED IN CLERK'S FILE NO. X633713 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS AND ALSO BEING OUT OF THE WILLIAM BLOODGOOD SURVEY, A-4, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found ½ inch iron pipe being the southwest corner of said 71.570 acre tract and being on the east line of Landmark Estates, a recorded subdivision as filed for record in Volume 338, Page 106 of the Map Records of Harris County, Texas. Said point being in the southeast line of a 50 foot wide Houston Lighting and Power Company easement as filed for record in Volume 3474, Page 14 of the Deed Records of Harris County, Texas and a point on the northwest line of a 100 foot wide Dayton-Goose Creek Railway Company easement as filed for record in Clerk's File No. C334213 of the Official Public Records of Real Property Harris County, Texas;

THENCE	N 13° 35' 23" W, along the west line of aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 225.00 feet to the POINT OF BEGINNING and the southwest corner of herein described tract;
THENCE	N 13° 35' 23" W, continuing along the west line of the aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 100.00 feet to the northwest corner of the herein described tract;
THENCE	N 76° 24' 34" E, leaving the west line of said 71.570 acre tract and the east line of Landmark Estates, a distance of 50.00 feet to the northeast corner of herein described tract;
THENCE	S 13° 35' 23" E, a distance of 100.00 feet to the southeast corner of the herein described tract;
THENCE	S 76° 24' 37" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 5,000 Square Feet of land.

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DIRECTOR'S LOT NO. 2
5,000 SQUARE FEET

5,000 SQUARE FEET OUT OF THAT CERTAIN 71.570 ACRE TRACT OF LAND AS EVIDENCED IN DEED FILED IN CLERK'S FILE NO. X633713 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS AND ALSO BEING OUT OF THE WILLIAM BLOODGOOD SURVEY, A-4, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found ½ inch iron pipe being the southwest corner of said 71.570 acre tract and being on the east line of Landmark Estates, a recorded subdivision as filed for record in Volume 338, Page 106 of the Map Records of Harris County, Texas. Said point being in the southeast line of a 50 foot wide Houston Lighting and Power Company easement as filed for record in Volume 3474, Page 14 of the Deed Records of Harris County, Texas and a point on the northwest line of a 100 foot wide Dayton-Goose Creek Railway Company easement as filed for record in Clerk's File No. C334213 of the Official Public Records of Real Property Harris County, Texas;

- THENCE N 13° 35' 23" W, along the west line of aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 325.00 feet to the POINT OF BEGINNING and the southwest corner of herein described tract;
- THENCE N 13° 35' 23" W, continuing along the west line of the aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 100.00 feet to the northwest corner of the herein described tract;
- THENCE N 76° 24' 34" E, leaving the west line of said 71.570 acre tract and the east line of Landmark Estates, a distance of 50.00 feet to the northeast corner of herein described tract;
- THENCE S 13° 35' 23" E, a distance of 100.00 feet to the southeast corner of the herein described tract;
- THENCE S 76° 24' 37" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 5,000 Square Feet of land.

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DIRECTOR'S LOT NO. 3
5,000 SQUARE FEET

5,000 SQUARE FEET OUT OF THAT CERTAIN 71.570 ACRE TRACT OF LAND AS EVIDENCED IN DEED FILED IN CLERK'S FILE NO. X633713 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS AND ALSO BEING OUT OF THE WILLIAM BLOODGOOD SURVEY, A-4, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found ½ inch iron pipe being the southwest corner of said 71.570 acre tract and being on the east line of Landmark Estates, a recorded subdivision as filed for record in Volume 338, Page 106 of the Map Records of Harris County, Texas. Said point being in the southeast line of a 50 foot wide Houston Lighting and Power Company easement as filed for record in Volume 3474, Page 14 of the Deed Records of Harris County, Texas and a point on the northwest line of a 100 foot wide Dayton-Goose Creek Railway Company easement as filed for record in Clerk's File No. C334213 of the Official Public Records of Real Property Harris County, Texas;

- THENCE N 13° 35' 23" W, along the west line of aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 425.00 feet to the POINT OF BEGINNING and the southwest corner of herein described tract;
- THENCE N 13° 35' 23" W, continuing along the west line of the aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 100.00 feet to the northwest corner of the herein described tract;
- THENCE N 76° 24' 34" E, leaving the west line of said 71.570 acre tract and the east line of Landmark Estates, a distance of 50.00 feet to the northeast corner of herein described tract;
- THENCE S 13° 35' 23" E, a distance of 100.00 feet to the southeast corner of the herein described tract;
- THENCE S 76° 24' 37" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 5,000 Square Feet of land.

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DIRECTOR'S LOT NO. 4
5,000 SQUARE FEET

5,000 SQUARE FEET OUT OF THAT CERTAIN 71.570 ACRE TRACT OF LAND AS EVIDENCED IN DEED FILED IN CLERK'S FILE NO. X633713 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS AND ALSO BEING OUT OF THE WILLIAM BLOODGOOD SURVEY, A-4, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found ½ inch iron pipe being the southwest corner of said 71.570 acre tract and being on the east line of Landmark Estates, a recorded subdivision as filed for record in Volume 338, Page 106 of the Map Records of Harris County, Texas. Said point being in the southeast line of a 50 foot wide Houston Lighting and Power Company easement as filed for record in Volume 3474, Page 14 of the Deed Records of Harris County, Texas and a point on the northwest line of a 100 foot wide Dayton-Goose Creek Railway Company easement as filed for record in Clerk's File No. C334213 of the Official Public Records of Real Property Harris County, Texas;

- THENCE N 13° 35' 23" W, along the west line of aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 525.00 feet to the POINT OF BEGINNING and the southwest corner of herein described tract;
- THENCE N 13° 35' 23" W, continuing along the west line of the aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 100.00 feet to the northwest corner of the herein described tract;
- THENCE N 76° 24' 34" E, leaving the west line of said 71.570 acre tract and the east line of Landmark Estates, a distance of 50.00 feet to the northeast corner of herein described tract;
- THENCE S 13° 35' 23" E, a distance of 100.00 feet to the southeast corner of the herein described tract;
- THENCE S 76° 24' 37" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 5,000 Square Feet of land.

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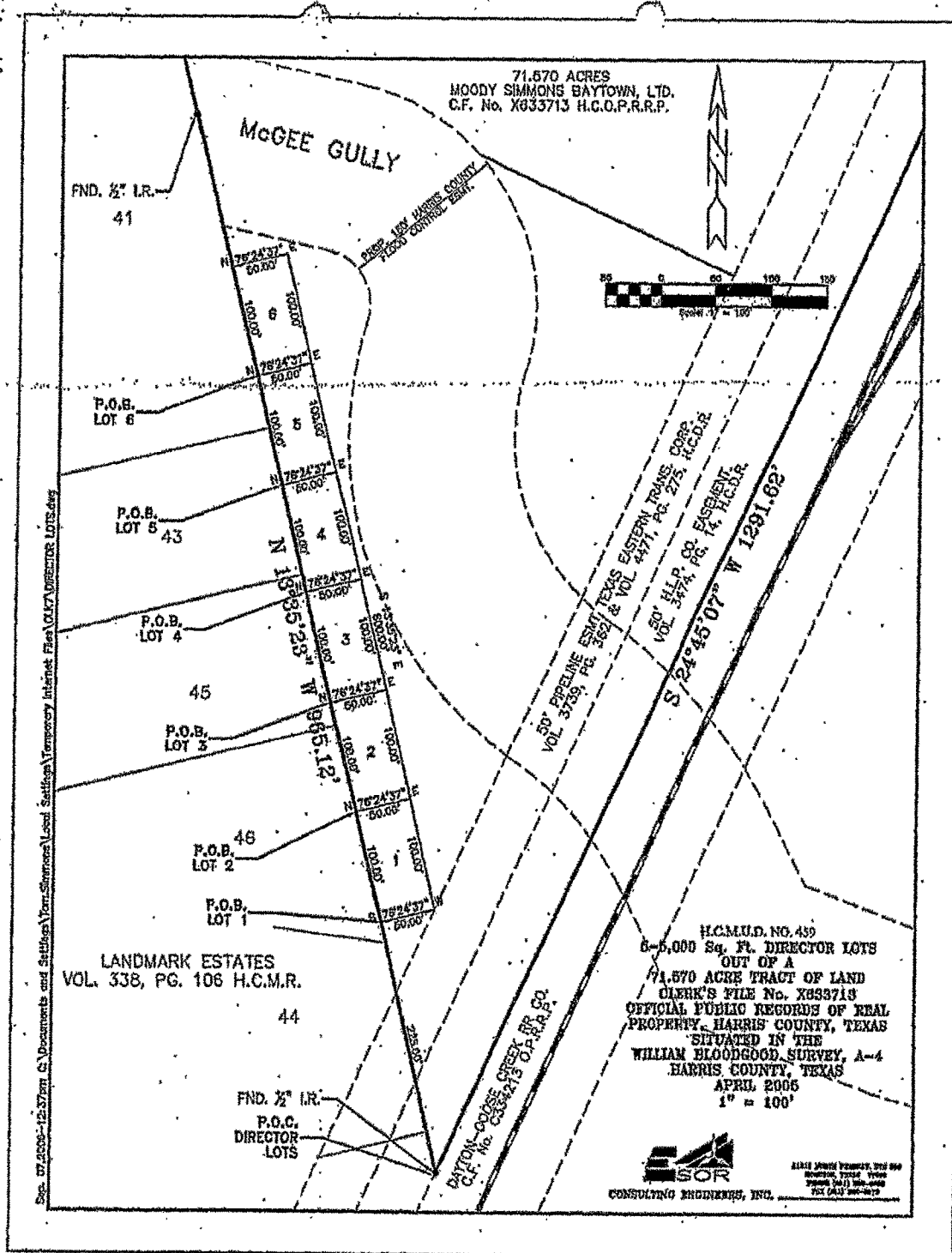
DIRECTOR'S LOT NO. 6
5,000 SQUARE FEET

5,000 SQUARE FEET OUT OF THAT CERTAIN 71.570 ACRE TRACT OF LAND AS EVIDENCED IN DEED FILED IN CLERK'S FILE NO. X633713 OFFICIAL PUBLIC RECORDS OF REAL PROPERTY HARRIS COUNTY, TEXAS AND ALSO BEING OUT OF THE WILLIAM BLOODGOOD SURVEY, A-4, HARRIS COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found ½ inch iron pipe being the southwest corner of said 71.570 acre tract and being on the east line of Landmark Estates, a recorded subdivision as filed for record in Volume 338, Page 106 of the Map Records of Harris County, Texas. Said point being in the southeast line of a 50 foot wide Houston Lighting and Power Company easement as filed for record in Volume 3474, Page 14 of the Deed Records of Harris County, Texas and a point on the northwest line of a 100 foot wide Dayton-Goose Creek Railway Company easement as filed for record in Clerk's File No. C334213 of the Official Public Records of Real Property Harris County, Texas;

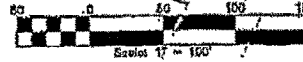
- THENCE N 13° 35' 23" W, along the west line of aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 725.00 feet to the POINT OF BEGINNING and the southwest corner of herein described tract;
- THENCE N 13° 35' 23" W, continuing along the west line of the aforementioned 71.570 acre tract and the east line of previously mentioned Landmark Estates, a distance of 100.00 feet to the northwest corner of the herein described tract;
- THENCE N 76° 24' 34" E, leaving the west line of said 71.570 acre tract and the east line of Landmark Estates, a distance of 50.00 feet to the northeast corner of herein described tract;
- THENCE S 13° 35' 23" E, a distance of 100.00 feet to the southeast corner of the herein described tract;
- THENCE S 76° 24' 37" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 5,000 Square Feet of land.

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McGEE

FND. χ^2 I.R. +



P.O.B.
LOT 5

P.O.B.
LOT 4

P.O.B.
LOT 3

P.O.B.
LOT 2

P.O.B.
LOT 1

FNU K₂" I.R. -
P.O.C.
DIRECTOR -
LOTS

H.C.M.U.D. NO. 459
 6-6,000 Sq. Ft. DIRECTOR LOTS
 OUT OF A
 71,570 ACRE TRACT OF LAND
 CLERK'S FILE NO. X033713
 OFFICIAL PUBLIC RECORDS OF REAL
 PROPERTY, HARRIS COUNTY, TEXAS
 SITUATED IN THE
 WILLIAM BLOODGOOD SURVEY, A-4
 HARRIS COUNTY, TEXAS
 APRIL 2005
 1" = 100'



CONSULTING ENGINEERS, INC.

2111 NORTH PARKWAY, RTE 200
HOUSTON, TEXAS 77042
PHONE (409) 440-3122
FAX (409) 440-3179

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Pages 12
07/25/2022 03:00 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$58.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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