

THE SOUTHLAKE COMMUNITY ASSOCIATION, INC.

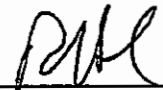
RESOLUTIONS ADOPTED BY
UNANIMOUS WRITTEN CONSENT OF DIRECTORS
IN LIEU OF SPECIAL MEETING

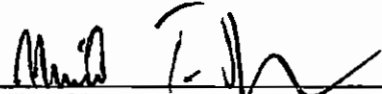
The undersigned, being all of the Directors of Southlake Community Association, Inc., (hereinafter designated "Association"), a Texas non-profit corporation, pursuant to Section 6.201 of the Texas Business Organizations Code, hereby vote for, adopt, approve and consent to the following resolutions:

RESOLVED, that the Association adopts, approves and ratifies the attached Special Warranty Deed.

IN WITNESS of our vote for, approval and adoption of, and consent to the foregoing resolution, we have executed this consent, effective as of the 4th day of January, 2016.


S. Bradley Todes, Director


Richard Hale, Director


Mike Sharp, Director


Roland Ramirez, Director


Taylor Gunn, Director

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:
COUNTIES OF BRAZORIA §
AND FORT BEND §

THAT the undersigned, 518SCR, LTD., a Texas limited partnership (hereinafter called "Grantor"), whose address is P.O. Box 34306, Houston, Texas 77234, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by SOUTHLAKE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation (herein called "Grantee") whose address is set forth below, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all of those certain lots, tracts or parcels of land, together with all improvements thereon, described as follows, to-wit:

See Exhibit "A" attached hereto

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

This conveyance is further made and accepted subject to any prior reservations of all of the oil, gas and other minerals, if any, to the extent such reservations are in effect at this time and shown of record in the hereinabove mentioned County and State where said property is located.

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HEREBY DISCLAIMS ANY WARRANTY, COVENANT, OR GUARANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED OR BY OPERATION OF LAW, AND GRANTOR SHALL HAVE NO LIABILITY TO GRANTEE, AND GRANTEE RELEASES GRANTOR FROM ANY LIABILITY (INCLUDING, BUT NOT LIMITED TO, ACTIONS FOR CONTRIBUTION OR INDEMNITY), FOR, CONCERNING, OR REGARDING (1) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, BUT NOT BY WAY OF LIMITATION, THE WATER, SOIL, AND GEOLOGY, OR THE SUITABILITY THEREOF; (2) THE MANNER, CONSTRUCTION, CONDITION, AND STATE OF REPAIR OR LACK OF REPAIR OF ANY OF THE PROPERTY; OR (3) THE COMPLIANCE OF THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY.

THE CONVEYANCE OF THE PROPERTY IS MADE ON AN "AS IS", BASIS, AND BY ITS ACCEPTANCE OF THIS DEED AND IN CONSIDERATION OF THE CONVEYANCE BY GRANTOR HEREIN, GRANTEE ACKNOWLEDGES THAT, EXCEPT AS OTHERWISE SPECIFICALLY STATED IN THIS DEED, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR

ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH WARRANTIES, TO THE FULLEST EXTENT PERMITTED BY LAW, ARE EXPRESSLY DISCLAIMED.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, does grant, sell and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD it to Grantee, and Grantee's successors or assigns, forever. Grantor hereby binds Grantor and Grantor's legal representatives, successors and assigns, to warrant title only against those claiming by, through or under Grantor, but not otherwise, and forever defend all and singular the property to 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, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED to be effective the 22 day of December, 2015.

GRANTOR:

518SCR, LTD., a Texas limited partnership

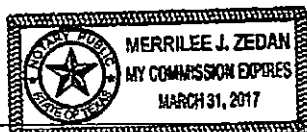
BY: PSWA, INC., a Texas corporation,
as its sole General Partner

By: Gerald W. Noteboom
Gerald W. Noteboom
Senior Executive Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 22 day of December 2015 by Gerald W. Noteboom, Senior Executive Vice President of PSWA, Inc., a Texas corporation, the sole General Partner of and on behalf of 518SCR, LTD., a Texas limited partnership.



Seal Showing Name and
Commission Expiration

Merrilee J. Zedan
Notary Public in and for the
State of Texas

ACCEPTED AND AGREED TO THIS 22nd day of December, 2015.

SOUTHLAKE COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

By: S. Bradley Todes
S. Bradley Todes, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged to me on this the 22 day of December 2015, by S. Bradley Todes, President of Southlake Community Association, Inc., a Texas non-profit corporation, on behalf of the non-profit corporation.



Seal Showing Name and
Commission Expiration

Rosa Lilia Mercado
Notary Public in and for the
State of Texas

AFTER RECORDING, RETURN TO:

Southlake Community Association, Inc.
Attention: S. Bradley Todes
P.O. Box 34306
Houston, TX 77234

Exhibit "A"

Reserves "B", "C" and "D", in Southlake Section 1, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 2013006194, of the Plat Records of Brazoria County, Texas.

Reserves "A" and "B", in Southlake Section 2, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Clerk's File No. 2013006198, of the Plat Records of Brazoria County, Texas.

Reserves "A", "B", "C", "D", "E", "F" and "G", in Southlake Section 3, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Plat No. 2013050987, of the Plat Records of Brazoria County, Texas.

Reserves "A", "B" and "C", in Southlake Section 4, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Plat No. 2014000525, of the Plat Records of Brazoria County, Texas.

Reserves "A", "C", "D", "F" and "G", in Southlake Section 5, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Plat No. 2014037921, of the Plat Records of Brazoria County, Texas.

Reserves "A", "B", "C", "D", "E" and "F", in Southlake Section 6, a subdivision in Brazoria County, Texas, according to the map or plat thereof, recorded in Plat No. 2014038035, of the Plat Records of Brazoria County, Texas.

Reserves "A", "B", "C" and "D", in Southlake Section 7, a subdivision in Fort Bend County and Brazoria County, Texas, according to the map or plat thereof, recorded in Plat No. 20140244, of the Plat Records of Fort Bend County, Texas, and recorded in Plat No. 2014045712, of the Plat Records of Brazoria County, Texas.

FILED and RECORDED

Instrument Number: 2015059168

Filing and Recording Date: 12/28/2015 09:55:37 AM Pages: 5 Recording Fee: \$38.00

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", is written over a horizontal line.

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-amanda



SPECIAL WARRANTY DEED

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This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

This conveyance is further made and accepted subject to any prior reservations of all of the oil, gas and other minerals, if any, to the extent such reservations are in effect at this time and shown of record in the hereinabove mentioned County and State where said property is located.

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HEREBY DISCLAIMS ANY WARRANTY, COVENANT, OR GUARANTY, ORAL OR WRITTEN, EXPRESS OR IMPLIED OR BY OPERATION OF LAW, AND GRANTOR SHALL HAVE NO LIABILITY TO GRANTEE, AND GRANTEE RELEASES GRANTOR FROM ANY LIABILITY (INCLUDING, BUT NOT LIMITED TO, ACTIONS FOR CONTRIBUTION OR INDEMNITY), FOR, CONCERNING, OR REGARDING (1) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, BUT NOT BY WAY OF LIMITATION, THE WATER, SOIL, AND GEOLOGY, OR THE SUITABILITY THEREOF; (2) THE MANNER, CONSTRUCTION, CONDITION, AND STATE OF REPAIR OR LACK OF REPAIR OF ANY OF THE PROPERTY; OR (3) THE COMPLIANCE OF THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY.

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ARISING BY OPERATION OF LAW, INCLUDING, BUT IN NO WAY LIMITED TO, ANY WARRANTY OF CONDITION, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH WARRANTIES, TO THE FULLEST EXTENT PERMITTED BY LAW, ARE EXPRESSLY DISCLAIMED.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, does grant, sell and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD it to Grantee, and Grantee's successors or assigns, forever. Grantor hereby binds Grantor and Grantor's legal representatives, successors and assigns, to warrant title only against those claiming by, through or under Grantor, but not otherwise, and forever defend all and singular the property to 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, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED to be effective the 22 day of December, 2015.

GRANTOR:

518SCR, LTD., a Texas limited partnership

BY: PSWA, INC., a Texas corporation,
as its sole General Partner

By: Gerald W. Noteboom
Gerald W. Noteboom
Senior Executive Vice President

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 22 day of December 2015 by Gerald W. Noteboom, Senior Executive Vice President of PSWA, Inc., a Texas corporation, the sole General Partner of and on behalf of 518SCR, LTD., a Texas limited partnership.



Seal Showing Name and
Commission Expiration

Merrilee J. Zedan
Notary Public in and for the
State of Texas

ACCEPTED AND AGREED TO THIS 22nd day of December, 2015.

SOUTHLAKE COMMUNITY ASSOCIATION, INC.,
a Texas non-profit corporation

By: S. Bradley Todes
S. Bradley Todes, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged to me on this the 22 day of December 2015, by S. Bradley Todes, President of Southlake Community Association, Inc., a Texas non-profit corporation, on behalf of the non-profit corporation.



Seal Showing Name and
Commission Expiration

Rosa Lilia Mercado
Notary Public in and for the
State of Texas

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Attention: S. Bradley Todes
P.O. Box 34306
Houston, TX 77234

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