

**SPECIAL WARRANTY DEED
(11.764 Acres)**

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 BY THESE PRESENTS:
COUNTY OF BRAZORIA §**

THAT ANGLETON 300 RES DEV LP, 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, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto **BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76**, a political subdivision of the State of Texas, its successors and assigns ("Grantee"), all of that certain tract of real property situated in Brazoria County, Texas, containing 11.764 acres, as more particularly described in **Exhibit A** and shown on **Exhibit B**, both attached hereto and incorporated herein for all purposes, together with all rights, titles, and interests appurtenant thereto and any and all improvements situated thereon (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth are executed by Grantor and accepted by Grantee subject to the terms, conditions and provisions hereof and further subject to all easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, utility conveyances, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record in Brazoria County, Texas, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its 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 only to the Permitted Encumbrances.

Grantee's address is c/o Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027.

[Signature pages follow this page.]

EXECUTED this 22 day of October, 2024.

GRANTOR:

ANGLETON 300 RES DEV LP,
a Texas limited partnership

By: Angleton Res Dev GP LLC,
a Texas limited liability company,
its General Partner

By: BLG Development, Inc.,
a Texas corporation,
its Manager

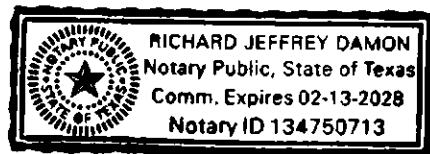
By: [Signature]
Name: M. Keith Behrens
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF Washington §

This instrument was acknowledged before me on the 22nd day of October, 2024, by M. Keith Behrens, President of BLG Development, Inc., a Texas corporation, Manager of Angleton Res Dev GP LLC, a Texas limited liability company, General Partner of ANGLETON 300 RES DEV LP, a Texas limited partnership, on behalf of said corporation, said limited liability company, and said limited partnership.

(NOTARY SEAL)

[Signature] 10/22
24
Notary Public, State of Texas



EXECUTED by Grantee on the date set forth in the acknowledgment below, but AGREED to, ACCEPTED, and EFFECTIVE as of the date executed by Grantor.

GRANTEE:

**BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 76**

By: *Rana Elhakim*
Name: Rana Elhakim
Title: President

ATTEST:

By: *Ciro Anza*
Name: Ciro Anza
Title: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 11th day of October, 2024, by Rana Elhakim, President, and Ciro Anza, Secretary, of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 76, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)



[Signature]
Notary Public, State of Texas

Attachments:

Exhibit A - Description of the Property

Exhibit B - Sketch of the Property

After recording, please return to:

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, Texas 77027

Attention: Real Estate Department

Exhibit A - Description of the Property

County: Brazoria
 Project: Serenity Oaks
 Job No. 236901
 MBS No. 24-610

FIELD NOTES FOR 11.764 ACRES

Being a tract containing 11.764 acres of land located in the Andrew Roberts Labor, Abstract No. 363 in Brazoria County, Texas. Said 11.764 acres being a portion of a call 145.38 acre tract of land recorded in the name of Angleton 300 Res Dev LP in File Number 2023049300 of the Official Public Records of Brazoria County (O.P.R.B.C.). Said 11.764 acres being more particularly described by metes and bounds as follows (bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, based on GPS observations):

BEGINNING at the southeast corner of said 145.38 acre tract and being on the west Right-of-Way (R.O.W.) line of State Highway 288 (width varies) as recorded in File Nos. 1973015899, 1974014880 and 1975001072 of the O.P.R.B.C and occupied south R.O.W. line of County Road 28 (width varies; no dedication found);

THENCE, with the south line of said 145.38 acre tract and said occupied south R.O.W. line, South 86 degrees 41minutes 33 seconds West, a distance of 55.35 feet;

THENCE, through and across said 145.38 acre tract and with the City of Angleton City Limit line as annexed under City of Angleton Annexation Ordinance Number 688, Tract 2, dated December 09, 1975, North 02 degrees 16 minutes 15 seconds West, a distance of 2,775.91 feet to the north line of said 145.38 acre tract and the south line of a call 158.58 acre tract recorded in the name of Angleton Stasny Land LP in File Number 2023049284 of the O.P.R.B.C.;

THENCE, with the common line between said 145.38 acre tract and said 158.58 acre tract, North 87 degrees 07 minutes 28 seconds East, a distance of 260.01 feet to the westerly R.O.W. line of aforesaid State Highway 288;

THENCE, with said R.O.W. line and the east line said 145.38 acre tracts, South 02 degrees 16 minutes 15 seconds East, a distance of 1,327.14 feet to the northeast corner of a call 3.32 acre tract of land (styled "Tract 1") recorded in the name of The Angleton Drainage District in File Number 2014024678 of the O.P.R.B.C.;

THENCE, with the common line between said 145.38 acre tract and said 3.32 acre tract, the following two (2) courses:

- 1) North 83 degrees 09 minutes 11 seconds West, a distance of 79.81 feet;
- 2) South 02 degrees 47 minutes 09 seconds West, a distance of 1,408.28 feet to the southwest corner of said 3.32 acre tract and being on the west R.O.W. line of aforesaid State Highway 288;

THENCE, with said R.O.W. line and the east line of said 145.38 acre tract, South 00 degrees 37 minutes 48 seconds East, a distance of 60.38 feet to the **POINT OF BEGINNING** and containing 11.764 acres of land.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

GBI PARTNERS

TBPELS Firm No.10130300

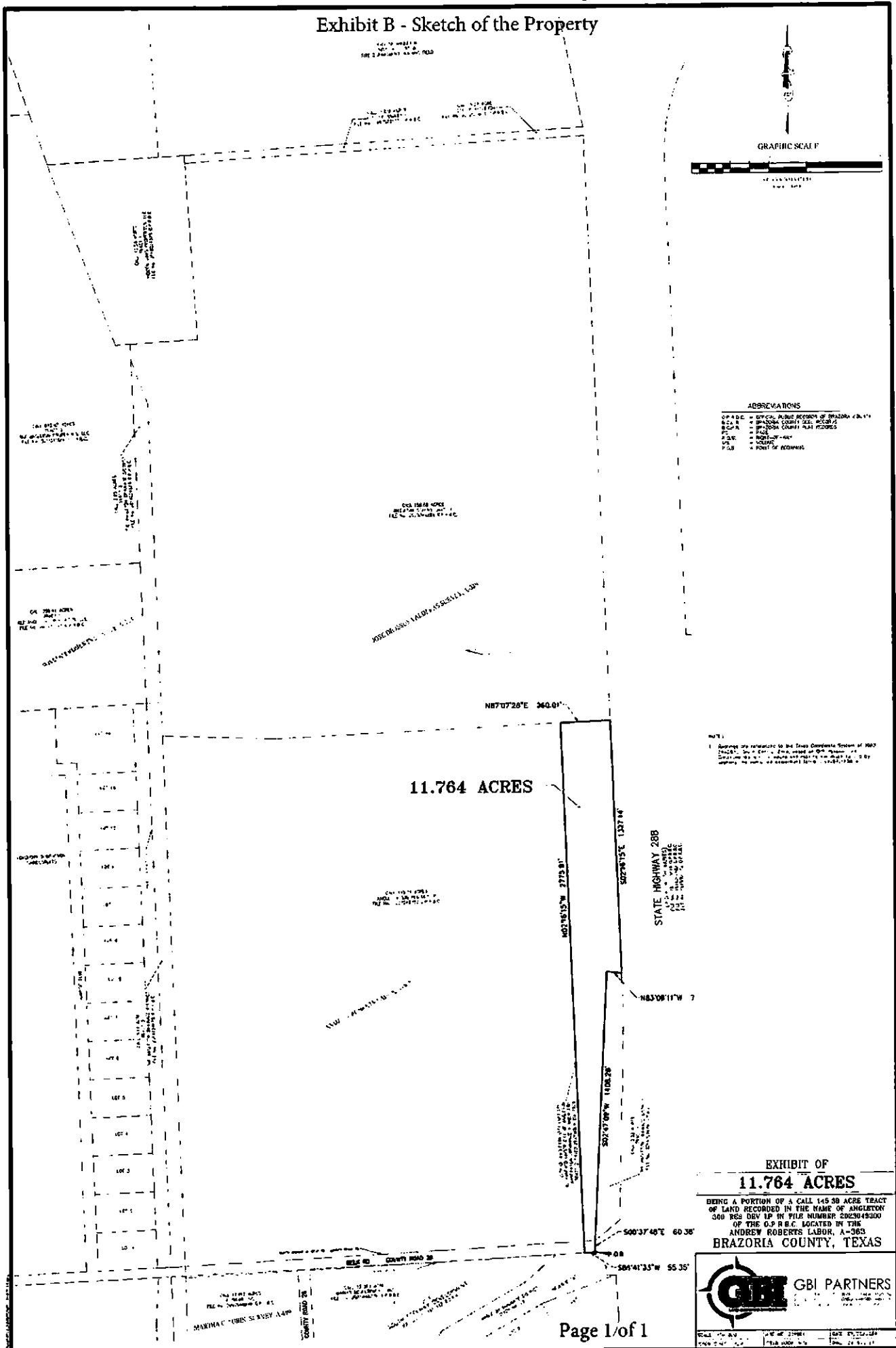
Ph: 281.499.4539

September 25, 2024



[Handwritten Signature]
09/25/2024

Exhibit B - Sketch of the Property



FILED and RECORDED

Instrument Number: 2024049060

Filing and Recording Date: 11/12/2024 08:50:42 AM Pages: 9 Recording Fee: \$53.00

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".

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-emily