

**SPECIAL WARRANTY DEED  
(18.136 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 STASNY LAND 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 18.136 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 STASNY LAND LP,**  
a Texas limited partnership

By: Angleton 300 GP LLC,  
a Texas limited liability company,  
its General Partner

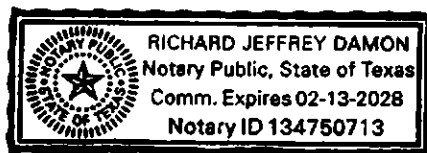
By: BLG Development, Inc.,  
a Texas corporation,  
its Manager

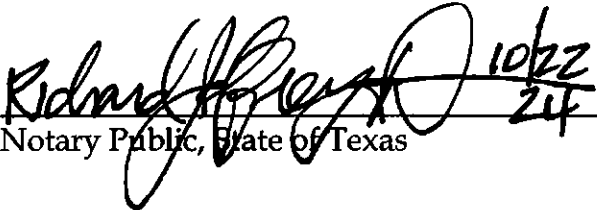
By:   
Name: M. Keith Behrens  
Title: President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Washington   §

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

(NOTARY SEAL)



 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:**

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

By: Rana Elhakem  
Name: Rana Elhakem  
Title: President

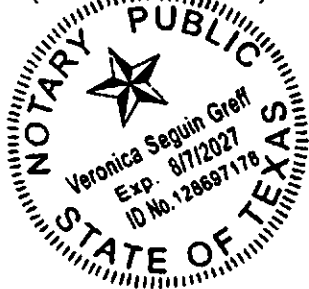
**ATTEST:**

By: Ciro Ariza  
Name: Ciro Ariza  
Title: Secretary

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 11<sup>th</sup> day of October, 2024, by Rana Elhakem, President and Ciro Ariza, 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

County: Brazoria  
Project: Serenity Oaks  
Job No. 236901  
MBS No. 24-611

**FIELD NOTES FOR 18.136 ACRES**

Being a tract containing 18.136 acres of land located in the Andrew Roberts Labor, Abstract No. 363 and the Jose De Jesus Valderas Survey, Abstract No. 380, in Brazoria County, Texas. Said 18.136 acres being a portion of a call 158.58 acre tract of land recorded in the name of Angleton Stasny Land LP in File Number 2023049284 of the Official Public Records of Brazoria County (O.P.R.B.C.). Said 18.136 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 158.58 acre tract, the northeast corner of a call 145.38 acre tract recorded in the name of Angleton 300 Res Dev LP in File Number 2023049300 of the O.P.R.B.C. 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;

**THENCE**, with the south line of said 158.58 acre tract and the north line of said 145.38 acre tract, South 87 degrees 07 minutes 28 seconds West, a distance of 260.01 feet;

**THENCE**, through and across said 158.58 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, the following three (3) courses:

- 1) North 02 degrees 16 minutes 15 seconds West, a distance of 2,090.95 feet;
- 2) North 86 degrees 27 minutes 52 seconds East, a distance of 11.14 feet;
- 3) North 02 degrees 52 minutes 06 seconds West, a distance of 967.87 feet to the north line of said 158.58 acre tract and the southwest corner of a call 0.27 acre tract recorded in the name of City of Angleton in File Number 2012023815 of the O.P.R.B.C.;

**THENCE**, with the common line between said 0.27 acre tract and said 158.58 acre tract, North 86 degrees 09 minutes 08 seconds East, a distance of 259.05 feet to the southeast corner of said 0.27 acre tract, the northeast corner of said 158.58 acre tract and the west R.O.W. line of afore-said State Highway 288;

**THENCE**, with said R.O.W. line and the east line of said 158.58 acre tract, South 02 degrees 16 minutes 15 seconds East, a distance of 3,063.39 feet to the **POINT OF BEGINNING** and containing 18.136 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

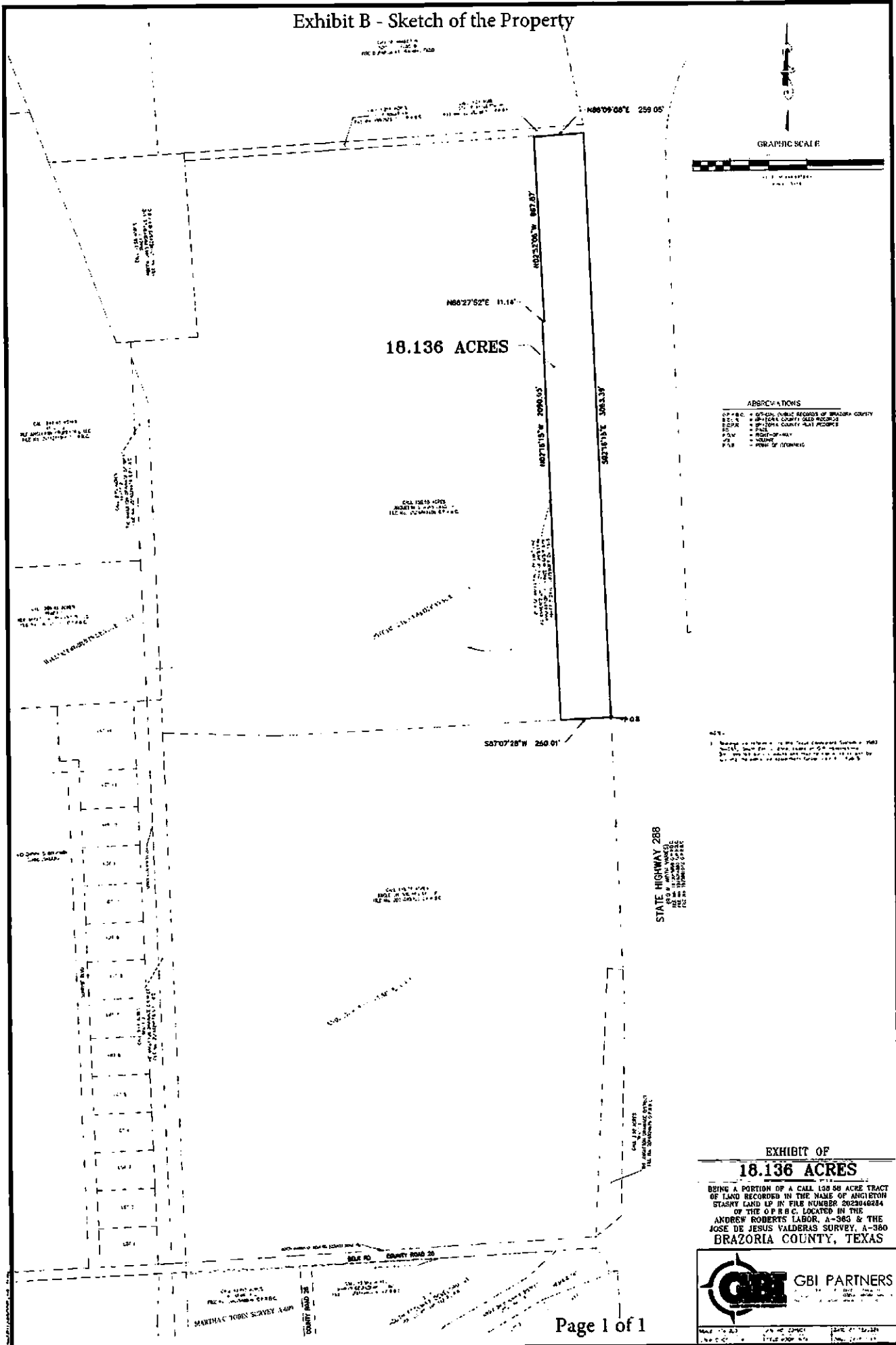
Ph: 281.499.4539

September 25, 2024



09/25/2024

# Exhibit B - Sketch of the Property



- ABBREVIATIONS**
- O.P.R.C. - OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY
  - S.C. - SURVEY COUNTY
  - S.P.R.C. - SURVEY PUBLIC RECORDS
  - S.P.R.C. - SURVEY PUBLIC RECORDS
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  - S.P.R.C. - SURVEY PUBLIC RECORDS

**EXHIBIT OF**  
**18.136 ACRES**  
 BEING A PORTION OF A CALL 138.58 ACRE TRACT  
 OF LAND RECORDED IN THE NAME OF ANGLISTON  
 STANLEY LAND LP IN FILE NUMBER 2023040284  
 OF THE O.P.R.C. LOCATED IN THE  
 ANDREW ROBERTS LABOR, A-380 & THE  
 JOSE DE JESUS VALDERAS SURVEY, A-380  
 BRAZORIA COUNTY, TEXAS

**GBI PARTNERS**

MADE IN U.S.A. 100% COTTON 100% COTTON 100% COTTON



## FILED and RECORDED

Instrument Number: 2024049061

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".

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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