

**GENERAL WARRANTY DEED  
(CASH)**

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**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.**

GF# ATD-16-6000162300357G

Date: October 2nd 2023

Grantor: Robert L. Jez and Janie Light and Henry F. Jez, Jr. and A.J. Jez

Grantor's Mailing Address: Robert L. Jez P.O. Box 774 Denbury, Tx 77534

Grantee: Texas New Mexico Power Company

Grantee's Mailing Address: 577 N. Garden Ridge Blvd, Lewisville, TX 75067

Consideration: TEN AND NO/100 — (\$10.00) — DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

See attached Exhibit "A"

Also known as: 3301 East Highway 35, Angleton TX 77515

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of Brazoria County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

**Mineral Reservation**

GRANTOR excepts from this conveyance to Grantee all oil, gas, and other minerals in and under the Property and which may be produced therefrom (such exception is called the "Mineral Estate Reservation"). Grantor waives all surface rights and other rights of ingress and egress in and to the Property, but Grantor reserves the right to (i) explore for and produce oil for and produce said oil, gas, and

other minerals by means of directional drilling from surface locations outside the boundaries of the Property provided that any wells bottomed beneath the Property shall be bottomed at least 300 feet below the surface thereof, and (ii) pool or utilize said oil, gas, and other minerals with other lands located outside the boundaries of the Property.

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

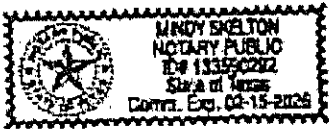
Robert L. Jez  
Robert L. Jez  
Janie Light  
Janie Light  
Henry F. Jez, Jr.  
Henry F. Jez, Jr.  
A.J. Jez  
A.J. Jez

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF Brazoria

This instrument was acknowledged before me on the 2<sup>nd</sup> day of October, 2023 by Robert L. Jez and Janie Light and Henry F. Jez, Jr. and A.J. Jez

Mindy Skelton  
Notary Public, State of Texas  
Notary's Name (printed): Mindy Skelton  
Notary's commission expires: 02-15-2024



AFTER RECORDING RETURN TO:  
Texas New Mexico Power Company  
577 N. Garden Ridge Blvd, Lewisville, TX 75067

EXHIBIT A

FIELD NOTES OF A 41.8759-ACRE TRACT OF LAND, BEING PART OF A 45.83-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2005010393 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND ALL OF A 1.00-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ, ET AL, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2008005130 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; AND ALL OF AN 1.889-ACRE TRACT OF LAND CONVEYED TO ROBERT L. JEZ BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1631, PAGE 329 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT OF UUND IS PART OF TRACTS 39, 40, 47, & 48 OF THE OLIVER AND BARROWS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 97 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS;

SAID 41.8759-ACRE TRACT IS COMPRISED OF A PORTION OF THE THEODORE S. LEE SURVEY, ABSTRACT 318, AND IS SITUATED 2.5 MILES NORTHEAST OF THE CITY OF ANGLETON, AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN 1/2-INCH REBAR FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 35 AND AT THE SOUTHEAST CORNER OF A 22.1088— ACRE TRACT OF LAND CONVEYED TO 1269 DAYTON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022049373 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 32° 54' 52" WEST ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35 AND THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1380.37 FEET TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1.00-ACRE TRACT OF LAND, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 49' 30" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.00-ACRE TRACT, A DISTANCE OF 167.78 FEET (167.77 FEET - RECORD) TO A 5/8-INCH REBAR FOUND AT THE EAST CORNER OF SAID 1 .89-ACRE TRACT AND THE SOUTH CORNER OF SAID 1.00-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 32° 50' 38" WEST (SOUTH 35° 47' 49" W - RECORD) ALONG THE NORTHWEST LINE OF SAID STATE HIGHWAY 35, THE SOUTHEAST LINE OF SAID 45.38-ACRE TRACT, AND THE SOUTHEAST LINE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 218.81 FEET (218.69 FEET - RECORD) TO A 1/2-INCH REBAR FOUND AT THE SOUTHEAST OF SAID 1.889-ACRE TRACT AND AT THE NORTHEAST CORNER OF A 3.76-ACRE TRACT OF LAND CONVEYED TO ANGLETON COLUMBUS CLUB BY DEED RECORDED IN

**EXHIBIT A**  
(Continued)

VOLUME 896, PAGE 715 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 87° 03' 41" WEST ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT AND THE SOUTH LNE OF SAID 1.889-ACRE TRACT, A DISTANCE OF 337.37 FEET TO A 1/2-INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID 1.889-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 87° 13' 23" WEST CONTINUING ALONG THE NORTH LINE OF SAID 3.76-ACRE TRACT, A DISTANCE OF 423.33 FEET TO AN 5/8-INCH DIAMETER REBAR WITH ALUMINUM CAP STAMPED "FXSA INC TBPLS 100490-00" SET IN THE WESTLINE OF SAID 45.38-ACRE TRACT AND AT AN ANGLE CORNER OF A 7.56—ACRE TRACT OF LAND CONVEYED TO TITAN TRAILS, LLC, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013008639 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF THIS TRACT; WHENCE A 5/8-INCH REBAR WITH CAP STAMPED "ANGLETON SURVEY" FOUND AT A SOUTHEAST CORNER OF SAID 7.56-ACRE TRACT BEARS SOUTH 03° 21' 54" EAST, A DISTANCE OF 258.63 FEET;

THENCE NORTH 01° 38' 06" WEST (NORTH 01° 04' 46" WEST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 50.39 FEET (50.33 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT AN ANGLE CORNER OF SAID 7.56-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 06' 04" WEST (NORTH 00° 38' 25" EAST - RECORD) ALONG AN EAST LINE OF SAID 7.56-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 416.29 FEET (416.30 FEET - RECORD) TO AN 1/2-INCH REBAR WITH CAP STAMPED "PIN POINT RPLS 6086" FOUND AT THE NORTHEAST CORNER OF SAID 7.56-ACRE TRACT AND AT A SOUTHEAST CORNER OF AN 154.6-ACRE TRACT OF LAND CONVEYED TO EMPTOR ANGLETON, LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020013621 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS; FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 02° 52' 24" WEST (NORTH 02° 51' 47" WEST - RECORD) ALONG AN EAST LINE OF SAID 154.6-ACRE TRACT AND THE WEST LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 968.38 FEET (968.60 FEET - RECORD) TO AN 1 -INCH IRON PIPE FOUND AT AN INTERIOR CORNER OF SAID 154.6-ACRE TRACT, FOR THE NORTHWEST CORNER OF SAID 45.38-ACRE TRACT AND THE NORTHWEST CORNER OF THIS TRACT;

THENCE NORTH 87° 10' 41" EAST (NORTH 87° 10' 48" EAST - RECORD) ALONG A SOUTH LINE OF SAID 154.6-ACRE TRACT AND THE NORTH LINE OF SAID 45.38-ACRE TRACT, A DISTANCE OF 1320.10 FEET (1320.20 FEET - RECORD) TO A 5/8-INCH REBAR WITH CAP STAMPED "COSTELLO INC." FOUND AT A SOUTHEAST CORNER OF SAID 154.6-ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 22.1088-ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

**EXHIBIT A**  
(Continued)

THENCE NORTH 87° 11' 20" EAST (NORTH 87° 10' 48" EAST - RECORD) CONTINUING ALONG THE NORTH LINE OF SAID 45.38-ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 22.1088-ACRE TRACT, A DISTANCE OF 466.76 FEET (466.36 FEET - RECORD) TO THE POINT OF BEGINNING, CONTAINING 41.8759—ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORD.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

## FILED and RECORDED

Instrument Number: 2023045431

Filing and Recording Date: 10/06/2023 03:33:51 PM Pages: 6 Recording Fee: \$42.00

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 cursive script, 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.***

cc:clerk-regina