

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, together with all and singular the rights, hereditaments and appurtenances thereto belonging, unto the said Grantee, and Grantee's successors and assigns, forever. Grantor hereby binds itself, its successors and assigns to warrant and forever defend the title to the Property unto the said 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, subject to the Permitted Exceptions.

EXECUTED effective as of March 28, 2024.

GRANTOR:

**CR5740, LLC**  
a Texas limited liability company

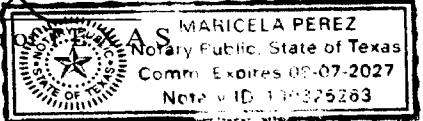
By: M. Scott Burrer  
Michael Scott Burrer, Managing Member

By: Julie D. Nguyen  
Julie D. Nguyen, Managing Member

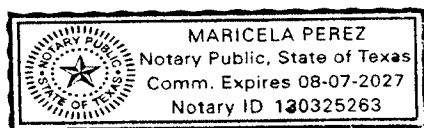
THE STATE OF TEXAS §  
COUNTY OF Fort Bend §

This instrument was acknowledged before me on this 28 day of March, 2024,  
by Michael Scott Burrer, Managing Member of CR5740, LLC, a Texas limited liability  
company, on behalf of such limited liability company.

THE STATE OF TEXAS §  
COUNTY OF Fort Bend §

Maricela Perez  
Notary Public in and for the State of TEXAS  
MARICELA PEREZ  
Notary Public, State of Texas  
Comm. Expires 08-07-2027  
Notary ID 130325263

This instrument was acknowledged before me on this 28 day of March, 2024,  
by Julie D. Nguyen, Managing Member of CR5740, LLC, a Texas limited liability company, on  
behalf of such limited liability company.

MARICELA PEREZ  
Notary Public, State of Texas  
Comm. Expires 08-07-2027  
Notary ID 130325263

Maricela Perez  
Notary Public in and for the State of TEXAS

**EXHIBIT A**

**PROPERTY DESCRIPTION**

Lots Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block One (1), of COLONY ESTATES PHASE 1 as recorded in Clerk's File No. 2005044763 of the Official Public Records of Brazoria County, Texas.

**EXHIBIT B**

**PERMITTED EXCPETIONS**

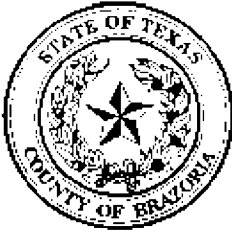
1. Restrictive covenants, building/setback lines, easements, and/or other matters as shown on plat recorded in/under Clerk's File No. 2005044763, Map/Plat Records, Brazoria County, Texas.
2. Easement(s) for public roads as set forth by instrument recorded in/under Volume 116, Page 458, Deed Records, Brazoria County, Texas.
3. Pipeline Easement and/or Right-of-Way granted to Houston Pipe Line Company, by instrument recorded in/under Volume 530, Page 164, Deed Records, Brazoria County, Texas; and as affected by instrument recorded in/under Clerk's File No. 2023018402, Official Public Records, Brazoria County, Texas.
4. Pipeline Right-of-Way granted to DOW Pipe Line Company, by instrument recorded in/under Volume 1138, Page 26, Deed Records, Brazoria County, Texas.
5. Right-of-Way Easement granted to Brazoria County, by instrument recorded in/under Volume 8442, Page 565, Official Public Records, Brazoria County, Texas.
6. Pipeline Easement and Right-of-Way granted to All American Pipeline Company, by instrument recorded in/under Volume 88597, Page 722, Official Public Records, Brazoria County, Texas; and as affected by instrument recorded in/under Clerk's File No. 2019023390, Official Public Records, Brazoria County, Texas.
7. Royalty reservation(s) set forth in instrument recorded in/under Volume 869, Page 223, Deed Records, Brazoria County, Texas; and as affected by instrument recorded in/under Clerk's File No. 00008317, Official Public Records, Brazoria County, Texas.
8. Mineral Interest as set forth in instrument recorded in/under Volume 1713, Page 610, Deed Records, Brazoria County, Texas.
9. Mineral Interest as set forth in instrument recorded in/under Clerk's File No. 98008164, Official Public Records, Brazoria County, Texas.
10. Mineral reservation(s) as set forth in instrument(s) recorded in/under Clerk's File No. 04002518, Official Public Records, Brazoria County, Texas.
11. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in this Exhibit B or not. There may be leases, grants exceptions or reservations of mineral interests that are not listed.

## FILED and RECORDED

Instrument Number: 2024013013

Filing and Recording Date: 03/28/2024 04:26:29 PM Pages: 5 Recording Fee: \$37.00

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-kaegan