

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.

Date: August 17, 2021

Grantor: WHITE OAK DEVELOPERS, INC.

Grantor's Mailing Address: 19221 IH-45 South, Suite 370
Conroe, Texas 77385

Grantee: RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION
19039 Ranchcrest Drive
Magnolia, Texas 77355

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

RESTRICTED RESERVE "A", being approximately 3.530 acres, of RANCH CREST SECTION THREE, an addition in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2010-003433, Official Records, and Cabinet Z, Sheet 1742 of the Map Records of Montgomery County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, dedications, dedicatory rights, conditions, oil and gas leases, and mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements; and taxes for the year 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, 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 Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

Grantee consents, agrees, and obligates itself to convey an undivided one half interest in and to the Property to Sections Three and Four Ranch Crest Home Owners' Association, if and when a mutually agreeable joint maintenance agreement is entered into between Grantee and Ranch Crest Property Owners Association concerning the continued and future maintenance of the Property.

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

WHITE OAK DEVELOPERS, INC.



RONALD M. DARK, President

ACCEPTED:

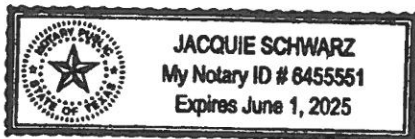
**RIVER PARK COUNTRY
HOMEOWNERS ASSOCIATION**



MARCOS VASQUEZ, President

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged to before me on the 1st day of ~~August~~ September, 2021, by RONALD M. DARK, as President of WHITE OAK DEVELOPERS, INC., a corporation, on behalf of said corporation.





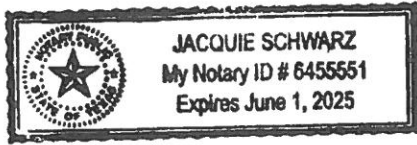
Notary Public – State of Texas

STATE OF TEXAS

§
§
§

COUNTY OF MONTGOMERY

This instrument was acknowledged to before me on the 31st day of August, 2021, by MARCOS VASQUEZ, as President of RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION, a Texas nonprofit corporation, on behalf of said corporation.



Jacquie Schwarz

Notary Public – State of Texas

AFTER RECORDING RETURN TO:
BRYAN P. FOWLER
The Fowler Law Firm
505 West Davis
Conroe, Texas 77301

E-FILED FOR RECORD
09/02/2021 12:57PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/02/2021



County Clerk
Montgomery County, Texas

GENERAL 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.

Date: August 17, 2021

Grantor: WHITE OAK DEVELOPERS, INC.

Grantor's Mailing Address: 19221 IH-45 South, Suite 370
Conroe, Texas 77385

Grantee: RIVER PARK COUNTRY HOMEOWNERS ASSOCIATION
19039 Ranchcrest Drive
Magnolia, Texas 77355

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

- Tract 1: UNRESTRICTED RESERVE "A" - DETENTION PURPOSES, being 8.329 acres, out of RANCH CREST SECTION TWO, an addition in Montgomery County, Texas, according to the map or plat thereof recorded under Clerk's File No. 2003-039833, Official Records, and in Cabinet T, Sheets 188-196, of the Map Records of Montgomery County, Texas.
- Tract 2: BEING a 0.025 acre tract of land situated in the William Hillhouse Survey, Abstract No. 260, Montgomery County, Texas; and being more particularly described by metes and bounds on EXHIBIT "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, and mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements; and taxes for the year 2022, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

EXHIBIT "A"

FIELD NOTE DESCRIPTION
0.025 ACRES IN THE WILLIAM HILLHOUSE SURVEY, ABSTRACT NO. 260
MONTGOMERY COUNTY, TEXAS
(PORTION OF LOT 32, BLOCK 1, SECTION 2, RANCH CREST)

BEING a 0.025 acre tract of land situated in the William Hillhouse Survey, Abstract No. 260, Montgomery County, Texas, being a portion of Lot 32, Block 1, Section 2, of Ranch Crest, according to the map or plat thereof recorded in Cabinet T, Sheet 188 of the Map Records of Montgomery County, Texas, said 0.025 acre tract being more particularly described as follows:

BEGINNING at a point in the easterly line of Restricted Reserve "A" for the northwesterly corner of said Lot 32 and being the southwesterly corner of Lot 33;

THENCE with the northerly line of Lot 32 South $86^{\circ} 29' 13''$ East a distance of 15.03 feet passing a 1/2 inch iron rod set for reference, a total distance of 60.88 feet to a 1/2 inch iron rod set for corner;

THENCE severing Lot 32 South $64^{\circ} 21' 14''$ West a distance of 59.85 feet passing a 1/2 inch iron rod set for reference, a total distance of 74.85 feet to a point in the easterly line of said Restricted Reserve "A";

THENCE with the easterly line of Restricted Reserve "A" North $10^{\circ} 32' 07''$ East a distance of 36.75 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 0.025 acre of land within this Field Note Description.

This Field Note Description was prepared from a survey performed on the ground on April 6, 2006 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. W26-20A.

5-18-06
Date


Joe A. McDaniel
R.P.L.S. No. 4081



FILED FOR RECORD

E-FILED FOR RECORD
09/02/2021 12:59PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/02/2021



County Clerk
Montgomery County, Texas