

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.

SPECIAL WARRANTY DEED

Date: March 3, 2017

Grantor: CARRABBA FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP

Grantee: HOMEOWNERS ASSOCIATION OF AUSTIN'S COLONY

Grantee's Mailing Address: 3016 E. Villa Maria Rd.
Bryan, TX 77808

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration

Property (including any improvements):

Austin's Colony Phase 12A, Block 1, Lot Common Area, City of Bryan, according to the plat thereof recorded in Volume 10515, Page 291, Official Records, Brazos County, Texas.

Reservations from Conveyance:

SAVE AND EXCEPT, there is hereby reserved unto Grantor, its heirs and assigns, all of the oil, gas and related gaseous or liquefiable hydrocarbons, in, on, under and that may be produced from the above described property, with no right of ingress or egress to the surface of the property described above. Any exploration of said oil or gas shall be conducted off the premises by directional drilling or unitization. Executive rights as to the interest reserved in this paragraph are also reserved.

Exceptions to Conveyance and Warranty:

This conveyance is made subject to all valid and subsisting easements, restrictions, rights of way, conditions, exceptions, reservations, and covenants of whatsoever nature of record, if any, and also the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the described property.

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 when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Ad valorem taxes for the current year have been prorated as of the date of delivery of this deed, and the Grantee by its acceptance hereof covenants and agrees to pay all ad valorem taxes upon the property from and including taxes for the year 2017.

CARRABBA FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP

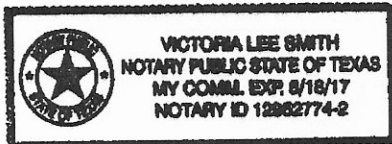
By: Highland Interests Inc., a Texas corporation,
General Partner

By: *Grant J. Carrabba*
Grant J. Carrabba, Assistant Vice President

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 3 day of ^{March} ~~January~~, 2017, by Grant J. Carrabba, Assistant Vice President of Highland Interests Inc., a Texas corporation, General Partner of CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, on behalf of said entities, in the capacity therein stated.



Victoria Lee Smith
NOTARY PUBLIC, State of Texas

RECORDING PAID FOR BY HLEP #150930
AFTER RECORDING RETURN TO
Heath C. Poole
1021 University Drive East
College Station, Texas 77840

PREPARED IN THE LAW OFFICE OF:
Hoelscher, Lipsey, Elmore & Poole, P.C.
1021 University Drive East
College Station, Texas 77840

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SPECIAL WARRANTY DEED

CARRABBA FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
to HOMEOWNERS ASSOCIATION OF AUSTIN'S COLONY

Special Warranty Deed

Doc Bk Vol Ps
01290671 OR 13888 259

Filed for Record in:
BRAZOS COUNTY

On: Mar 06, 2017 at 03:27P

As a
Recordings

Document Number: 01290671

Amount 30.00

Receipt Number - 596968

By:
Amber Moehlman

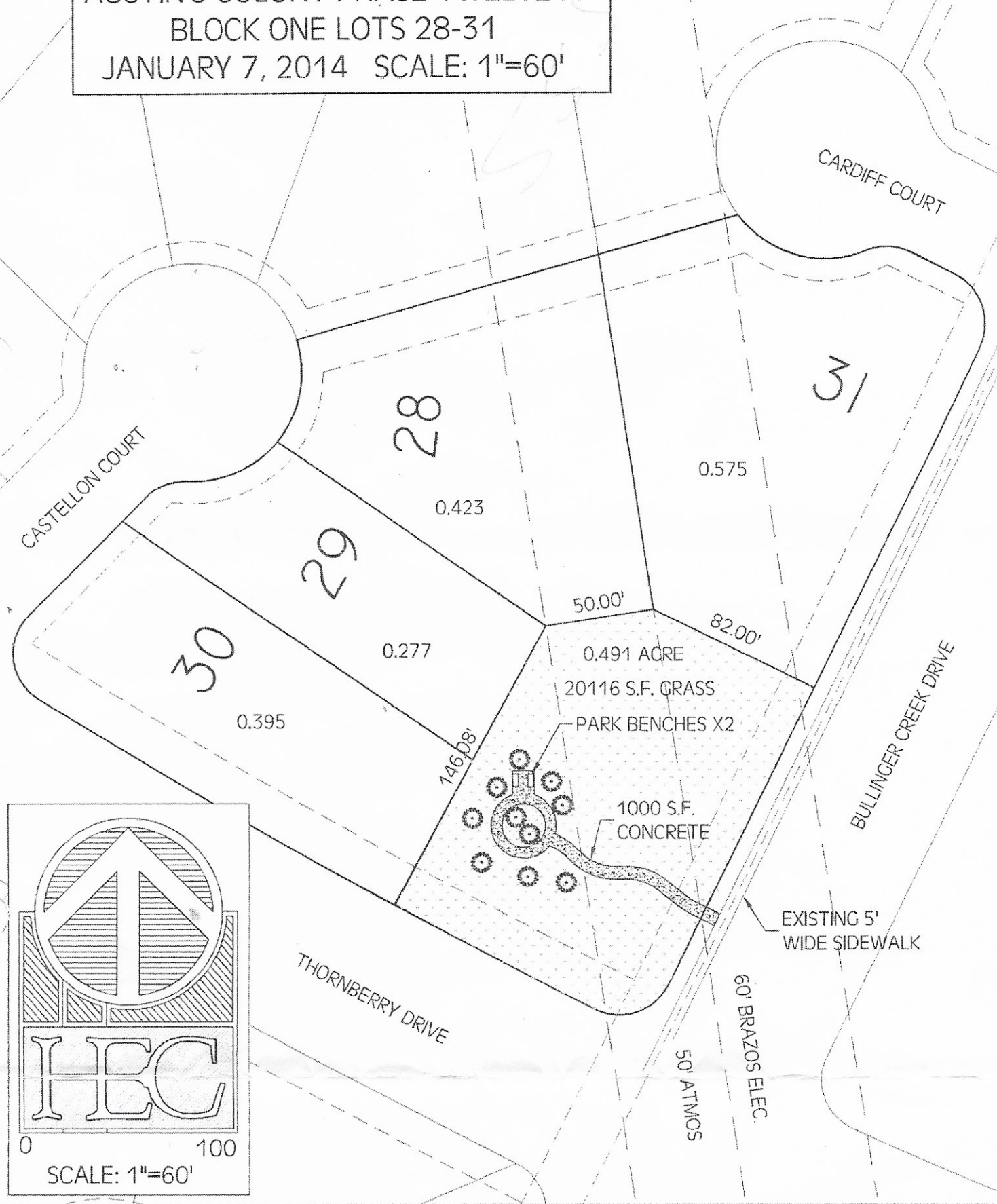
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Mar 06, 2017
KAREN McQUEEN, Brazos County Clerk
BRAZOS COUNTY

HOA PARKLAND DEDICATION
AUSTIN'S COLONY PHASE TWELVE A
BLOCK ONE LOTS 28-31
JANUARY 7, 2014 SCALE: 1"=60'



The logo for HEC (Home & Estate Consultants) features a stylized house icon above the letters 'HEC'. Below the logo is a scale bar from 0 to 100 feet, with the text 'SCALE: 1"=60'' underneath.

Property Details**Account****Property ID:** 373414**Legal Description:** AUSTIN'S COLONY PH 12A, BLOCK 1, LOT COMMON AREA**Geographic ID:** 118500-1201-0000**Agent Code:****Type:** Real**Location****Address:** BULLINGER CREEK DR TX**Map ID:** 552-236,555-236**Neighborhood CD:** 1233406C**Owner****Owner ID:** 333676**Name:** HOMEOWNERS ASSOC OF AUSTINS COLONY**Mailing Address:** 3016 E VILLA MARIA RD
BRYAN, TX 77803-5015**% Ownership:** 100.0%**Exemptions:** For privacy reasons not all exemptions are shown online.