

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

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MONTAGUE	§	

THAT, Texas Land Holdings I, LLC, a Nevada limited liability company, duly authorized to do business in the State of Texas, hereinafter called "Grantor", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in furtherance of the development of the Subdivision and the administration of the Declaration, Grantor hereby grants, sells, and conveys to Grantee the Property, subject to the reservations, exceptions, and conditions set forth herein, in hand paid by Stonebridge Property Owners' Association, Inc., a Texas Non-Profit Corporation, whose mailing address is 301 Emma Loop, Austin, Texas 78737, hereinafter called "Grantee", the receipt and sufficiency of which is hereby acknowledged and confessed, HAS GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee all those certain tracts or parcels of land, lying and being situated in Montague County, Texas, herein referred to as "Property" and being more particularly described as follows:

TRACT 1: All of the streets and rights-of-way for said streets together with all improvements situated thereon, as shown on the Plat of Stonebridge Subdivision filed on May 15, 2024, under Cabinet G, Volume 10, Page 537 (Document No. 2402430); the Replat of Lot 19R filed on February 11, 2025, recorded under Cabinet G, Volume 10, Page 549 (Document No. 2500591); and the Plat of Stonebridge Subdivision – Phase 2 filed on February 11, 2025, recorded under Cabinet G, Volume 10, Page 550 (Document No. 2500592) of the Map and Plat Records of Montague County, Texas, including the following:

- a. Stonebridge Blvd.
- b. Woodbridge Blvd.
- c. Equestrian Drive

Tract 2: A tract containing 1.63 acres, together with all improvements situated thereon, as shown on Page 1 of the Final Plat of Stonebridge Subdivision, recorded in Cabinet G, Volume 10, Page 537 (Document No. 2402430) of the Plat Records of the Montague County Clerk, Montague County, Texas, and referred to on the Plat as "Common Area".

Tract 3: A tract containing 5.62 acres, together with all improvements situated thereon, as shown on Page 1 of the Final Plat of Stonebridge Subdivision, recorded in Cabinet G, Volume 10, Page 537 (Document No. 2402430) of the Plat Records of the Montague County Clerk, Montague County, Texas, and referred to on the Plat as "Common Area" and which said tract contains the Clubhouse Site.

SUBJECT TO all easements, restrictions, reservations, permits, declarations, mineral and royalty reservations, and any other documents appearing of record affecting the above described property.

Reservation of Easement and Development Rights

Reservation of Rights. Notwithstanding this conveyance, Grantor hereby reserves unto itself, its successors, assigns, contractors, employees, agents, consultants, subcontractors, builders, suppliers, utility providers, prospective purchasers, invitees, licensees, and all other persons acting with or under the authority of Grantor, a perpetual, non-exclusive easement and right to use, enter upon, travel over, and access the roads, streets, rights-of-way, common areas, and all other property conveyed hereby (collectively, the "Common Property") for all purposes reasonably necessary or convenient in connection with the planning, development, construction, completion, maintenance, repair, improvement, operation, marketing, leasing, sale, warranty service, and administration of the Stonebridge Subdivision and any additional property that is or may become part of the Stonebridge Subdivision pursuant to the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for Stonebridge Subdivision recorded under Document No. 2402529 of the Official Public Records of the Montague County Clerk, Montague County, Texas

("Declaration") or applicable platting documents.

Without limiting the foregoing, the reserved rights include the right to:

1. use the roads and Common Property for pedestrian and vehicular ingress and egress by Grantor and all persons acting under Grantor's authority;
2. transport labor, equipment, machinery, materials, supplies, and vehicles over the Common Property;
3. install, inspect, repair, replace, relocate, maintain, and connect utilities and other infrastructure serving the Stonebridge Subdivision;
4. modify the roads and Common Property as Grantor deems necessary or desirable to complete development of the Stonebridge Subdivision;
5. maintain and operate construction trailers, model homes, sales offices, marketing signage, directional signage, and other facilities customarily associated with the development and sale of residential lots and homes, to the extent permitted by the Declaration and applicable law; and
6. permit prospective purchasers, builders, contractors, lenders, inspectors, governmental authorities, utility providers, and other invitees to use the Common Property in connection with the development, construction, financing, inspection, marketing, and sale of the Stonebridge Subdivision.

Without limiting the foregoing, Grantor shall have the unrestricted right to use the private streets and Common Property for access to all property owned by Grantor, whether or not such property is then subject to the Declaration, in connection with the development, construction, marketing, and sale thereof.

The easement and rights reserved herein shall be superior to and shall not be impaired by the interest conveyed to Grantee. Grantee shall not take any action that interferes with Grantor's exercise of the rights reserved herein.

The rights reserved herein shall continue until Grantor determines, in its sole discretion, that all contemplated development, construction, and related activities affecting the Stonebridge Subdivision have been completed and Grantor files an affidavit of record terminating the easement

rights contained herein. The exercise of the rights reserved herein shall not be deemed a trespass or nuisance and shall not require further consent from Grantee.

Grantee accepts this conveyance subject to the reservations contained herein and acknowledges that the exercise of the rights reserved by Grantor is intended to facilitate the orderly completion, development, marketing, and sale of the Stonebridge Subdivision and shall not constitute interference with Grantee's ownership or management of the Common Property.

Grantor further reserves unto itself, its successors, assigns, contractors, agents, employees, utility providers, and invitees, the right of ingress and egress over and across the Property, together with the right to utilize such equipment, vehicles, machinery, tools, and materials as Grantor deems necessary or convenient to exercise the rights reserved herein. Such reserved rights shall include the right to temporarily obstruct, restrict, or interfere with access to or use of the Property in connection with construction, repair, maintenance, or development activities. Grantor shall have no duty to restore the Property to its prior condition following the exercise of the rights reserved herein, except to the extent Grantor elects, in its sole and absolute discretion, to perform such restoration.

Grantee, for itself, its successors and assigns, accepts the conveyance subject to the reservations contained herein, assumes all responsibility for the maintenance, repair, and upkeep of the Property from and after the date hereof (subject to Grantor's reserved rights), and agrees that Grantor, its successors and assigns, shall have no liability for any inconvenience, disruption, or interference resulting from the exercise of such reserved rights.

TO HAVE AND TO HOLD all of the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to

WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, 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 above referred to easements, restrictions and reservations, including without limitation the easement and development rights reserved by Grantor herein.

GRANTOR HAS NOT MADE, AND DOES NOT MAKE ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE TEXAS SOLID WASTE DISPOSAL ACT AND THE REGULATIONS ADOPTED HEREUNDER, OR THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS, FOR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY. EXCEPT FOR THE WARRANTIES EXPRESSLY CONTAINED HEREIN, THE PROPERTY IS HEREBY SOLD, TRANSFERRED, AND ASSIGNED TO GRANTEE "AS IS" AND "WITH ALL FAULTS".

EFFECTIVE on the 21st day of July 2026.

[signatures follow on next pages]

GRANTOR:

Texas Land Holdings I, LLC, a Nevada limited liability company

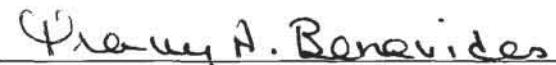
By: 
William G. Allen, Jr., Manager

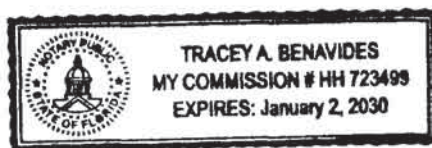
STATE OF ~~TEXAS~~ FLORIDA §
§
COUNTY OF COLLIER §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared William G. Allen, Jr., who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 3rd day of SEPTEMBER 2026.


Notary Public, State of ~~Texas~~ FLORIDA



GRANTEE'S COVENANT AND ACCEPTANCE:

As a material part of the consideration for this conveyance, Grantee covenants and agrees that this conveyance is made subject to the Declaration and all rights reserved to Grantor (as "Declarant" under the Declaration) therein, and the reservations contained in this Deed. Grantee shall not interfere with or impair the exercise of any such rights. This covenant shall run with the Property and bind Grantee and its successors and assigns for so long as such rights remain in effect.

Stonebridge Property Owners' Association, Inc.

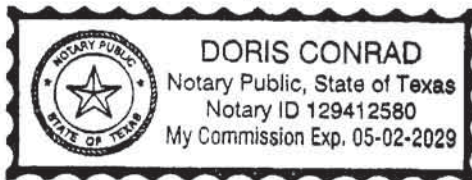
By: *Charles Duane Christie*, President
Charles Duane Christie, President

STATE OF TEXAS §
 §
COUNTY OF Montague §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Charles Duane Christie, who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he executed the instrument for the purposes and consideration therein expressed and in the capacity stated herein.

Given under my hand and seal of office on the 18 day of September 2026.



Doris Conrad
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Stonebridge Property Owners' Association, Inc.
301 Emma Loop
Austin, Texas 78737

FILED FOR RECORD
KIM JONES - COUNTY CLERK
MONTAGUE COUNTY, TEXAS

INST NO:2603922

FILED ON: September 21, 2026 AT 10:53 AM
THE INSTRUMENT CONTAINED 8 PAGES AT FILING



THE STATE OF TEXAS COUNTY OF MONTAGUE
I hereby certify that this instrument was filed on the date and
time stamped hereon and recorded in the instrument of
named record of Montague County, and stamped hereon by
me.

DATE: September 21, 2026
KIM JONES, COUNTY CLERK

Instrument # 2603922 , 8 Pages

OPR RECORDS