

**UNIMPROVED PROPERTY CONTRACT**
NOTICE: Not For Use For Condominium Transactions

1. **PARTIES:** The parties to this contract are Westbrook Project Management, LLC (Seller) and [REDACTED] (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.
2. **PROPERTY:** Lot [REDACTED], Block A, Aledo River - Phase 1 Addition, City of _____, County of Parker, Texas, known as _____ (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (Property). RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.
3. **SALES PRICE:**
- A. Cash portion of Sales Price payable by Buyer at closing\$ [REDACTED]
- B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum, ☐ Loan Assumption Addendum, ☐ Seller Financing Addendum\$ _____
- C. Sales Price (Sum of A and B)\$ [REDACTED]
4. **LEASES:**
- A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.
- B. NATURAL RESOURCE LEASES: "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller ☐ is ☒ is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:
- ☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
- ☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.
5. **EARNEST MONEY AND TERMINATION OPTION:**
- A. DELIVERY OF EARNEST MONEY AND OPTION FEE: Within 3 days after the Effective Date, Buyer must deliver to Rattikin Title Company, David Bailiff, Closer, as escrow agent, at 3707 Camp Bowie Blvd., Fort Worth, TX 76107 (address): \$ 10,000.00 as earnest money and \$ 1,000.00 as the Option Fee. The earnest money and Option Fee shall be made payable to escrow agent and may be paid separately or combined in a single payment.
- ~~(1) Buyer shall deliver additional earnest money of \$ _____ to escrow agent within _____ days after the Effective Date of this contract.~~
- (2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.
- (3) The amount(s) escrow agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.
- (4) Buyer authorizes escrow agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases escrow agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.
- B. TERMINATION OPTION: For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 30 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and escrow agent shall release any Option Fee remaining with escrow agent to Seller; and (ii) any earnest money will be refunded to Buyer.

- C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.
- D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this Paragraph 5.
- E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

6. TITLE POLICY AND SURVEY:

- A. TITLE POLICY: Seller shall furnish to Buyer at ☒ Seller's ☐ Buyer's expense an owner's policy of title insurance (Title Policy) issued by Rattikin Title Company (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
 - (2) The standard printed exception for standby fees, taxes and assessments.
 - (3) Liens created as part of the financing described in Paragraph 3.
 - (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
 - (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
 - (6) The standard printed exception as to marital rights.
 - (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
 - (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
- ☐ (i) will not be amended or deleted from the title policy; or
- ☒ (ii) will be amended to read, "shortages in area" at the expense of ☒ Buyer ☐ Seller.
- (9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.
- B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.
- C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)
- ☐ (1) Within _____ days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☐ Seller's ☐ Buyer's expense no later than 3 days prior to Closing Date.
- ☐ (2) Within _____ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- ☒ (3) Within 20 days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.
- D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity:
Residential Use
- Buyer must object the earlier of (i) the Closing Date or (ii) 7 days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate

within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

(1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property ☒ is ☐ is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been ~~or will be~~ recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.

(3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.

(4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.

(7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.

- (8) TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property ☐ is ☒ is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, §5.205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

7. PROPERTY CONDITION:

- A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

- B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

☒ (Check one box only)

- ☒ (1) Buyer accepts the Property As Is.

- ☐ (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

- C. COMPLETION OF REPAIRS: Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.
- D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.
- E. SELLER'S DISCLOSURES: Except as otherwise disclosed in this contract, Seller has no knowledge of the following:
- (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
 - (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
 - (3) any environmental hazards that materially and adversely affect the Property;
 - (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
 - (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
 - (6) any threatened or endangered species or their habitat affecting the Property.

8. BROKERS AND SALES AGENTS:

- A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales

agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: Seller and Seller's principals, Fred Disney Mike Fisher, are licensed real estate brokers or sales agents.

B. BROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

A. The closing of the sale will be on or before _____, 20 22, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

- (1) Seller shall execute and deliver a ~~general~~ ^{special} warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
- (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
- (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
- (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

See Special Provisions Addendum attached to this Contract

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

~~(b) Seller shall also pay an amount not to exceed \$ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.~~

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

A. PRORATIONS: Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of ~~Buyer~~ ^{Seller}. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

- 14. CASUALTY LOSS:** If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.
- 15. DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, ~~seek such other relief as may be provided by law, or both,~~ or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.
- 16. MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
- 17. ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
- 18. ESCROW:**
- A. ESCROW: The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent. Escrow agent may require any disbursement made in connection with this contract to be conditioned on escrow agent's collection of good funds acceptable to escrow agent.
 - B. EXPENSES: At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow agent may: (i) require a written release of liability of the escrow agent from all parties; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by escrow agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.
 - C. DEMAND: Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.
 - D. DAMAGES: Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
 - E. NOTICES: Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.
- 19. REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
- 20. FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person," then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

To Buyer at: [REDACTED]

To Seller at: 1015 Champions Drive, Suite 1400

Aledo, TX 76008

Phone: ([REDACTED])

Phone: (817) 390-0202

E-mail/Fax: [REDACTED]

E-mail/Fax: fdisney@westbrookcompanies.com

E-mail/Fax: _____

E-mail/Fax: _____

22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

- ☐ Third Party Financing Addendum
- ☐ Seller Financing Addendum
- ☐ Addendum for Property Subject to Mandatory Membership in a Property Owners Association
- ☐ Buyer's Temporary Residential Lease
- ☐ Seller's Temporary Residential Lease
- ☐ Addendum for Reservation of Oil, Gas and Other Minerals
- ☐ Addendum for "Back-Up" Contract
- ☐ Addendum Concerning Right to Terminate Due to Lender's Appraisal
- ☐ Addendum containing Notice of Obligation to Pay Improvement District Assessment

- ☐ Addendum for Coastal Area Property
- ☐ Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum
- ☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway
- ☐ Addendum for Sale of Other Property by Buyer
- ☐ Addendum for Property in a Propane Gas System Service Area
- ☒ Other (list): Special Provisions Addendum

23. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's
Attorney is: _____

Seller's
Attorney is: Timothy J. Harvard
Whitaker Chalk
301 Commerce Street, Suite 3500
Fort Worth, TX 76102

Phone: ()

Phone: (817) 878-0570

Fax: ()

Fax: ()

E-mail: _____

E-mail: tharvard@whitakerchalk.com

EXECUTED the _____ day of _____, 20____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

WESTBROOK PROJECT MANAGEMENT, LLC

Buyer

By:

Seller Fred Disney, Manager/Member

Buyer

Seller



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-15. This form replaces TREC NO. 9-14.

BROKER INFORMATION
(Print name(s) only. Do not sign)

Other Broker Firm	License No.	
represents <input type="checkbox"/> Buyer only as Buyer's agent <input type="checkbox"/> Seller as Listing Broker's subagent		
Associate's Name	License No.	
Team Name		
Associate's Email Address	Phone	
Licensed Supervisor of Associate	License No.	
Other Broker's Address	Phone	
City	State	Zip

Westbrook Project Management, LLC dba
Westbrook Real Estate Company 9006496
Listing Broker Firm License No.

represents ☐ Seller and Buyer as an intermediary
☒ Seller only as Seller's agent

Listing Associate's Name License No.

Team Name

Listing Associate's Email Address Phone

Licensed Supervisor of Listing Associate License No.

Listing Broker's Office Address Phone

City State Zip

George Montague 709816
Selling Associate's Name License No.

Team Name

gmontague@westbrookcompanies.com 817-326-7436
Selling Associate's Email Address Phone

J. Michael Fisher 172413
Licensed Supervisor of Selling Associate License No.

1015 Champions Drive, Suite 1400
Selling Associate's Office Address

Aledo, TX 76008
City State Zip

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee (_____). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

OPTION FEE RECEIPT

Receipt of \$_____ (Option Fee) in the form of _____
is acknowledged.

Escrow Agent Date

EARNEST MONEY RECEIPT

Receipt of \$_____ Earnest Money in the form of _____
is acknowledged.

Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax

CONTRACT RECEIPT

Receipt of the Contract is acknowledged.

Escrow Agent Received by Email Address Date

Address Phone

City State Zip Fax

ADDITIONAL EARNEST MONEY RECEIPT

Receipt of \$_____ additional Earnest Money in the form of _____
is acknowledged.

Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Westbrook Project Management, LLC dba Westbrook Real Estate Company	9006496		817-386-1500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Michael Fisher	172413	mfisher@westbrookcompanies.com	817-386-1500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate Fred Disney	License No.	Email	Phone
George Montague	158523	fdisney@westbrookcompanies.com	817-300-0262
Sales Agent/Associate's Name	License No.	Email	Phone
	709816	gmontague@westbrookcompanies.com	817-713-5189

Buyer/Tenant/Seller/Landlord Initials

Date

SPECIAL PROVISIONS
ADDENDUM TO UNIMPROVED PROPERTY CONTRACT

This Addendum to Unimproved Property Contract ("Addendum") is made and entered into _____, 2022 executed by and between Westbrook Project Management, LLC, a Texas limited partnership ("Seller") and _____ (collectively, "Buyer") and is made part of that certain Unimproved Property Contract (the "Contract") to which this Addendum is affixed. Words with capital letters used but not defined in this Addendum shall have the respective meanings ascribed to them in the Contract. To the extent of any conflict between the terms and provisions of this Addendum and those set forth in the Contract, the terms and provisions of this Addendum shall control.

Seller and Buyer agree as follows:

1. **Special Warranty Deed.** Notwithstanding any language to the contrary, the conveyance under this Contract shall be by Special Warranty Deed. The form of such special warranty deed is attached hereto as Exhibit "A".
2. **Development Completion.** Final completion of road, underground utilities, drainage infrastructure or monument signs shall not be a condition for Closing. Seller shall complete its development work in accordance with the requirements of Parker County.
3. **As Is.** Buyer is purchasing the Property, and the Property shall be conveyed and transferred to Buyer, "AS IS, WHERE IS, AND WITH ALL FAULTS" and specifically and expressly without any warranties, representations, or guarantees, either express or implied, of any kind, nature, or type whatsoever from or on behalf of the Seller. Buyer acknowledges that it has not relied, and is not relying, on any information, document, sales, brochures, or other literature, maps or sketches, projection, pro forma, statement, representation, guarantee, or warranty (whether express or implied, or oral or written, or material or immaterial) that may have been given by, or made by, or on behalf of, the Seller. Buyer has had and will have, pursuant to the Contract, an adequate opportunity to make such legal, factual, and other inquiries and investigations as it deems necessary, desirable, or appropriate with respect to the Property. Such inquiries and investigations of Buyer shall be deemed to include, but shall not be limited to, any leases and contracts pertaining to the Property, the physical components of all portions of the Property, the condition of the Property, such state of facts as an accurate survey and inspection would show, the present and future zoning ordinances, resolutions, and regulations of the city, county, and state where the Property is located, and the value and marketability of the Property. The special warranty deed will include "As Is" language referenced in this section.
4. **No Financing Contingency.** Buyer has previously provided Seller proof of its financial ability to purchase the Property. Failure of Buyer to obtain any necessary financing shall not be a basis for termination of this Contract after the expiration of the option period set forth in Section 5B of the Contract.
5. **Obligation to Improve Property.** No construction on the Property, including grading, shall occur prior to closing and approval by the Architectural Control Committee ("ACC") for the Aledo River Phase I Homeowners Association, Inc. ("Association").
6. **Purchase Not for Speculative Investment.** It is a fundamental policy of Seller, to sell lots in the Aledo River, Phase I Subdivision to (a) Commercial Homebuilders who intend to sell completed homes to residents, and (b) to residents who will enter into a contract with a custom builder for the completion of a home in which the resident will reside. Buyer acknowledges that Buyer is purchasing the Property with the intent to develop the Property for a residential dwelling within the timeframe set forth below and not for speculative land holding or for investment purposes. Buyer covenants and agrees to (i) initiate plan

approval process with the ACC within thirty (30) months from the date of Closing, (ii) commence construction on or before thirty-six (36) months from the date of Closing, (iii) to complete construction within eighteen (18) months from the commencement of construction (the "Construction Deadline") and (iv) to complete construction no later than (48) months from the date of Closing, regardless of when construction is commenced (the "Utility Deadline"). Buyer's failure to complete construction within eighteen (18) months from the commencement of construction shall result in Buyer owing Seller liquidated damages equal to One Hundred and Fifty Dollars and NO/100 (\$150.00) per day for each day that Buyer fails to complete construction, unless such Construction Deadline is extended in writing by Seller. The parties agree that the actual amount of such damages for failing to meet the Construction Deadline is difficult to estimate and that the daily amount of liquidated damages of One Hundred and Fifty Dollars and NO/100 (\$150.00) per day is a reasonable estimate of the damages actually incurred by Seller because of Buyer's failure. Buyer agrees to pay Seller any liquidated damages owing to Seller under this paragraph within thirty (30) days following Seller's written demand for the liquidated damage amount. This Section 6 of the Special Provisions Addendum shall survive Closing.

7. Seller's Repurchase Rights; Buyer's Obligation to Share Profit with Seller.

a. Option to Repurchase Property. Seller hereby reserves, and the Special Warranty Deed for the Property shall reflect, that Seller has reserved a continuing right to repurchase the Property (the "Repurchase Right") from and after Closing until Construction Commencement on the Property in accordance with the plans approved by the Architectural Control Committee (the "ACC") for the Aledo River Phase I Homeowners Association (the "Association") and by Seller, upon the occurrence of any of the following events:

- (i) Elapse of thirty-six (36) months after Closing on the Property;
- (ii) Buyer or any permitted successor in title receives, and is willing to accept, a good faith offer to purchase the Property; or
- (iii) Buyer defaults under the Contract.

The price at which the Property shall be repurchased by Seller (the "Repurchase Price") shall be the Purchase Price paid by Buyer for the Property without interest; further, Seller shall be entitled to a credit against the Repurchase Price equal to the payoff amount of any first priority lien encumbering the Property.

If Buyer receives an offer prior to Construction Commencement which it is willing to accept it shall give Seller written notice thereof setting forth the identity of the purchaser, the proposed purchase price, and such other information a Seller may reasonably request. Any attempted transfer in violation of this provision shall be null and void. Seller may exercise its Repurchase Right by giving written notice to Buyer (the "Repurchase Notice"), or any permitted successor in title, at any time after an event described in 1.a(i) or 1.a(iii) above, prior to Construction Commencement.

If Seller does not exercise its Repurchase Right upon the occurrence of an event described in 1.a(ii) above, then Buyer may convey the Property to the prospective buyer provided that Buyer shall pay to Seller at closing of such sale fifty percent (50%) of any profit (that is, fifty percent (50%) of the portion of the sales price that is greater than the Purchase Price, with no adjustment for carrying or closing costs). The Special Warranty Deed will include a statement referencing this contractual obligation.

Buyer and Seller waive all claims and defenses that either party may have that any provision of this Section 1(a) is not enforceable in accordance with its terms and conditions, including but not limited to, any claim or defense that any provision in this section is an unreasonable restraint on the alienation of the Property. The terms and provisions of this Section 1(a) shall survive Closing and delivery of the Special Warranty Deed. Upon Construction Commencement prior to Seller's exercise of its Repurchase Right, the Repurchase Right as to the Property shall terminate, and upon request Seller shall execute a release of the Repurchase Right as to the Property in recordable form.

THE REPURCHASE RIGHT FOR THE PROPERTY SHALL BE SUBORDINATE TO ANY FIRST PRIORITY LIEN PROVIDED SUCH LIEN SECURES THE REPAYMENT OF ANY LOAN TO BUYER, THE PROCEEDS OF WHICH ARE USED SOLELY FOR THE PURCHASE OR DEVELOPMENT OF THE PROPERTY OR THE CONSTRUCTION, MARKETING OR SALE OF THE RESIDENTIAL DWELLING LOCATED THEREON.

THE RIGHTS GRANTED TO SELLER IN THIS SECTION 6(a) SHALL SURVIVE CLOSING AND DELIVERY OF THE DEED.

- b. Reconveyance of Property. If Seller elects to exercise its right to repurchase the Property, the owner shall convey the Property to Seller by special warranty deed free and clear of all liens and subject only to the same exceptions to title set forth in the deed from Seller to Buyer within thirty (30) days after receipt of Seller's notice (the exact date, time, and location of closing of the repurchase to be selected by Seller) in exchange for the Repurchase Price being paid in funds immediately available in the city in which the closing occurs. Buyer shall pay all closing costs and the cost of an Owner's Title Policy, on the then current Texas standard form, with limits equal to the Repurchase Price. In the event Buyer, or any successor in title, fails or refuses to convey such title to Seller, Seller, in addition to all other rights and remedies which it may have at law or in equity, may remove any lien, encumbrance or defect created or suffered by Buyer, or any successor in title, and deduct all costs and expenses incurred by Seller by such removal (including, but not limited to, attorneys' fees) from the amount of the Repurchase Price otherwise payable as provided above. Upon exercise by Seller of its repurchase right, all ad valorem taxes and assessments, and assessments relating to the Property for the tax year in which the repurchase is completed shall be prorated as of the date of reconveyance of the Property to Seller.

8. Gas & Electric Utility Requirements. Each completed home must have a minimum of four (4) gas appliances. For purposes of the section the term "gas appliance" shall not include gas powered appliances used as supplemental or standby heat sources. Should Buyer fail to complete a home without meeting this requirement of four gas appliances on or before the Utility Deadline, Buyer agrees to pay Seller the sum of \$13,646.17 as liquidated damages to reimburse Seller for its development costs related to the Lot. Each completed home must also have a meter for electric service and an account with an electricity provider. Should Buyer fail to install an electric meter and establish an account with an electric provider on or before the Utility Deadline, Buyer agrees to pay Seller the sum of \$8,400.00 as liquidated damages to reimburse Seller for its development costs related to the Lot. The parties agree that the actual amount of such damages is difficult to estimate and that the amounts stated as liquidated damages are a reasonable estimate of the damages actually incurred by Seller in developing the Property with the inclusion of natural gas and electricity. Buyer agrees to pay Seller any liquidated damages owing to Seller under this paragraph

within thirty (30) days following Seller's written demand for the amount. This Section 8 of the Special Provisions Addendum shall survive Closing.

9. No Oil and Gas to Convey. No oil and gas will convey as part of this transaction. All oil and gas has been previously reserved or conveyed. Notwithstanding the prior reservation or conveyance of minerals, Seller expressly waives any rights it may hold and will use commercially reasonable efforts to cause any owners of the mineral interests in the Property to waive any rights to use any portion of the surface for any purpose related to the development of any minerals in, or under the Property; however, such surface use waiver will be subject to any presently existing oil and gas leases and further will not prohibit underground, slant, directional or horizontal drilling under the Property that begins and are conducted from the surface of other land other than the Property provided that such drilling activities at all times are sufficiently below the surface of the Property as to not interfere with or disturb in any manner the present or future use of the surface of the Property.

10. Ground Water/Water Well/ Septic System. Parker County did not require Seller to provide any certification or study in relation to ground water for the Property. As such, no representation or warranty is provided by Seller to Buyer regarding groundwater in relation to the Property. There is no public water or sewer service to the Property. Seller is not providing these amenities to the Property. Buyer shall be responsible for all costs associated with the installation, completion, operation of the water well and septic system on the Property.

11. Additional Easements on Certain Lots. Lots 1, 2, 15 and 19 include easements upon which monument signs for the Aledo River Phase One Subdivision are located. The location of these easements is more particularly identified on Exhibit "B", attached hereto and made a part hereof for all purposes.

Seller:

Westbrook Project Management, LLC,
a Texas limited partnership

Fred Disney, Manager

Buyer:

EXHIBIT "A"

FORM OF 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.

**Special Warranty Deed
(with Vendor's Lien)**

STATE OF TEXAS §

COUNTY OF PARKER §

Date: _____

Grantor: **Westbrook Project Management, LLC**

Grantor's Mailing Address:

1015 Champions Drive, Suite 1400
Aledo, Texas 76008

Grantee: _____

Grantee's Mailing Address:

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and the following note:

- (i) a first lien note of even date that is in the original principal sum set forth therein and is executed by Grantee payable to the order of _____ (the "Lender"), _____ . This first lien note is secured by a vendor's lien retained in favor of Grantor or its successors and or assigns in this deed and by a deed of trust of even date from Grantee to _____, Trustee, which first vendor's lien is herein assigned to Lender.

Property (including any improvements):

That certain property lying and being situated in Parker County, Texas and being more particularly described as follows in *Exhibit "A"* (the "**Property**") attached hereto for all purposes.

Reservations from Conveyance:

No oil, gas or other minerals are being conveyed by this Deed to Grantee. All oil, gas and other mineral rights related to the Property have been previously reserved or are being reserved by Grantor. Grantor, to the fullest extent possible, waives the right to use the surface of the Property for exploration or development of the minerals reserved; provided, however, such surface use waiver is subject to any presently existing oil and gas lease and further will not prohibit underground, slant, directional or horizontal drilling under the Property that begins and are conducted from the surface of other land other than the Property provided that such drilling activities at all times are sufficiently below the surface of the Property as to not interfere with or disturb in any manner the present or future use of the surface of the Property.

Exceptions to Conveyance and Warranty:

Those set forth in *Exhibit "B"*, attached hereto for all purposes.

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.

The vendor's lien against and superior title to the Property are retained until the note described herein is fully paid according to its terms, at which time this deed shall become absolute.

Pursuant to that certain Unimproved Property Contract dated _____ (the "Contract") between Grantor, as Seller, and Grantee, as Buyer, Grantee has granted to Grantor an option for Grantor to re-purchase the Property in the event Grantee fails to commence construction on or before thirty-six (36) following the date of closing (as set forth in this Special Warranty Deed). In addition, the Contract provides that should Grantee convey the Property prior to the commencement of construction, that the Grantor (Seller) shall be entitled to receive a portion of Grantee's profit at the time of such sale. These rights expressly survive the delivery of this Special Warranty Deed.

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

{Signature Page to Follow}

GRANTOR:

Westbrook Project Management, LLC,
a Texas limited partnership

By: _____
Frederick G. Disney, Manager

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF PARKER §

Before me the undersigned authority, on this day personally appeared Fredrick G. Disney, President of Westbrook Development Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that said person executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2022.

Notary Public in and for the State of Texas

EXHIBIT “A”
Property Description

EXHIBIT “B”
Exceptions to Conveyance and Warranty

EXHIBIT "B"

LOCATION OF EASEMENTS

