

REFILED AMENDED NOTICE OF PRIVATE TRANSFER FEE OBLIGATION

VILLAGE OF REFLECTION BAY HOMEOWNERS ASSOCIATION, INC.

(TO BE RECORDED BRAZORIA COUNTY)

- 1. The amount of the private transfer fee, which is named a "Conveyance Fee" in the Declaration establishing such Conveyance Fee is \$50.00 per Lot for all residential lots and \$50.00 per Tract for all commercial tracts in the Village of Reflection Bay in Shadow Creek Ranch.**
- 2. The Conveyance Fee is payable by the seller of a Lot or Tract on the transfer of title to any Lot or Tract in the Village of Reflection Bay in Shadow Creek Ranch and shall expire twenty (20) years after the recording of the Declaration which was December 23, 2003, so expiring on December 23, 2023.**
- 3. The purpose for which the Conveyance Fee will be used is to repay the funding of the Village of Reflection Bay Homeowners Association, Inc's operating deficits and other unreimbursed construction and expenses.**
- 4. The name and contact information of the payee of the Conveyance Fee is:**
Texas Resource Management Corporation
P.O. Box 93236,
Las Vegas, NV 89193-3236
- 5. The name and address of the payee to whom the Conveyance Fee must be sent:**
Texas Resource Management Corporation
P.O. Box 93236,
Las Vegas, NV 89193-3236
- 6. The legal description of the real property subject to the Conveyance Fee is attached hereto and made a part hereof as Exhibit "A".**
- 7. This Refiled Amended Notice supersedes and replaces the original Notice of Private Transfer Fee Obligation recorded under Brazoria County Clerk's File No. 2012003403 as amended by that Amended Notice of Private Transfer Fee Obligation, and that Refiled Amended Notice of Private Transfer Obligation recorded under Brazoria County Clerk's File No.**

2014054906, and that Refiled Amended Notice of Private Transfer
Obligation recorded under Brazoria County Clerk's File No. 2017062675,
as amended by that Updated Amended Notice of Private Transfer Fee
Obligation recorded under Brazoria County Clerk's File No. 2020052424.

Executed this 16th day of December, 2020, but effective as of January 1, 2021:

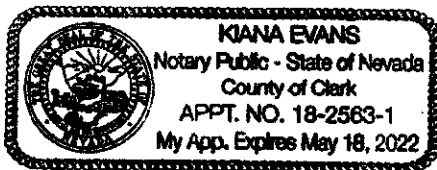
Texas Resource Management Corporation

By: Mary W. Cook
Name: Gary W Cook
Title: president

THE STATE OF Nevada §

COUNTY OF Clark §

This instrument was acknowledged before me on December 16th, 2020,
by Gary W. Cook the President of Texas Resource Management
Corporation, on behalf of said entity.



[Signature]
Notary Public, State of Nevada

Exhibit "A"

Legal Description – to be attached

Revised December 17, 2003
 October 20, 2003
 Job No. 1545-0000-101

DESCRIPTION OF
 405.330 ACRES
 SHADOW CREEK RANCH
 VILLAGE OF REFLECTION BAY

Being 405.330 acres of land located in the S.G. Haynie Survey, Abstract 212, T.C.R.R. CO. Survey, Section 3, Abstract 678 and the H.T. & B.R.R. CO. Survey, Section 32, Abstract 565, all Brazoria County, Texas, said 405.330 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone);

BEGINNING at the most southerly southeast corner of Shadow Creek Ranch, Reflection Bay Drive, recorded in Volume 23, Pages 259-260, Plat Records of Brazoria County, Texas, (B.C.P.R.), same being the southwest corner of North Clear Lake Loop as shown on Shadow Creek Ranch, Village One Phase One-B, a subdivision of record in Volume 22, Pages 97-104, Plat Records of Brazoria County, Texas, (B.C.P.R.);

Thence, South 35° 13' 32" East, 512.77 feet to a point for corner;

Thence, South 06° 59' 36" East, 353.44 feet to a point for corner;

Thence, South 32° 12' 08" West, 277.72 feet to a point for corner;

Thence, South 02° 23' 39" West, 574.50 feet to a point for corner;

Thence, South 66° 57' 47" West, 697.63 feet to a point for corner;

Thence, North 71° 12' 33" West, 509.14 feet to a point for corner;

Thence, South 36° 57' 26" West, 262.80 feet to a point for corner;

Thence, South 04° 02' 37" East, 2425.04 feet to a point for corner;

Thence, North 86° 46' 16" East, 650.00 feet to a point for corner;

405.330 Acres

Revised December 17, 2008
October 20, 2008
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Thence, South $03^{\circ} 13' 45''$ East, 371.89 feet to a point on the centerline of South Clear Lake Loop (80 feet wide) as shown on Shadow Creek Ranch, Halfmoon Bay Drive and a portion of South Clear Lake Loop, a plat of record in Volume 23, Pages 335-338, Plat Records of Brazoria County, Texas, (B.C.P.R.) for corner;

Thence, South $86^{\circ} 46' 16''$ West, with said centerline and its westerly extension 706.37 feet to a point for corner;

Thence, South $03^{\circ} 15' 46''$ East, 1180.37 feet to a point for corner on the southerly line of aforementioned H.T. & B.R.R. CO. Survey, Section 82, Abstract 365, and the northerly line of the H.T. & B.R.R. CO. Survey, Section 80, Abstract 564, Brazoria County, Texas, same being the centerline of County Road 92;

Thence, South $86^{\circ} 46' 15''$ West, along said centerline and said common survey line, 1260.00 feet to a point for corner;

Thence, North $03^{\circ} 15' 46''$ West, 1234.35 feet to a point for corner on the northerly line of a 50-foot wide Easement conveyed to Houston Pipeline Company LP by instrument of record under File No. 01-048325, Official Records of Brazoria County, Texas (B.C.O.R.);

Thence, South $87^{\circ} 17' 54''$ West, 802.17 feet to a point for corner;

Thence, North $05^{\circ} 44' 42''$ West, 569.26 feet to a point for corner;

Thence, North $00^{\circ} 11' 12''$ East, 147.39 feet to a point for corner;

Thence, North $06^{\circ} 48' 21''$ East, 199.95 feet to a point for corner;

Thence, North $01^{\circ} 22' 03''$ East, 113.54 feet to a point for corner;

Thence, North $08^{\circ} 08' 20''$ West, 188.73 feet to a point for corner;

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Thence, North 26° 57' 09" East, 129.58 feet to a point for corner;

Thence, North 06° 20' 13" West, 55.00 feet to a point for corner, the beginning of a curve;

Thence, 98.09 feet along the arc of a non-tangent curve to the left having a radius of 2000.00 feet, a central angle of 02° 48' 37" and a chord that bears South 82° 15' 29" West, 98.08 feet to a point for corner;

Thence, South 80° 51' 11" West, 606.16 feet to a point for corner on the westerly line of said H.T. & B.R.R. CO. Survey, Section 82, Abstract 565 and the easterly line of the H.T. & B.R.R. CO. Survey, Section 83, Abstract 305, Brazoria County, Texas, same being a easterly line of a 376.681 acre tract of land conveyed to Pearland Investments Limited Partnership by instrument of record under File No. 99-016813, of said B.C.O.R.;

Thence, North 03° 12' 38" West, along said easterly line and said common survey line, at 182.51 feet pass the most easterly northeast corner of said 376.681 acres and the southeast corner of that certain called 159.696 acre tract of land conveyed to Pearland Investments Limited Partnership by instrument of record under File No. 99-016820, of said B.C.O.R., continuing along the easterly line of said 159.696 acres and said common survey line, to all 583.07 feet to a point for corner, the beginning of a curve;

Thence, 389.57 feet along the arc of a non-tangent curve to the right having a radius of 2000.00 feet, a central angle of 11° 09' 37" and a chord that bears North 12° 45' 09" East, 388.95 feet to a point for corner;

Thence, North 18° 19' 58" East, 394.87 feet to a point for corner, the beginning of a curve;

Thence, 1456.60 feet along the arc of a tangent curve to the left having a radius of 2000.00 feet, a central angle of 41° 43' 42" and a chord that bears North 02° 31' 53" West, 1424.62 feet to a point for corner;

Thence, North 23° 23' 45" West, 272.67 feet to a point for corner, the beginning of a curve;

Thence, 38.53 feet along the arc of a tangent curve to the right having a radius of 2000.00 feet, a central angle of 01° 06' 14" and a chord that bears North 22° 50' 38" West, 38.53 feet to a point for corner;

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Thence, North $66^{\circ} 36' 15''$ East, 138.06 feet to a point for corner, the beginning of a curve;

Thence, 404.65 feet along the arc of a tangent curve to the right having a radius of 800.00 feet, a central angle of $28^{\circ} 58' 50''$ and a chord that bears North $81^{\circ} 05' 41''$ East, 400.35 feet to a point for corner;

Thence, North $04^{\circ} 25' 50''$ East, 295.67 feet to a point for corner;

Thence, North $13^{\circ} 28' 13''$ West, 186.50 feet to a point for corner;

Thence, North $05^{\circ} 19' 32''$ West, 377.88 feet to a point for corner;

Thence, North $31^{\circ} 42' 26''$ East, 103.16 feet to a point for corner on the southerly right-of-way line of that certain 30-foot wide pipeline easement granted to Teco Industrial Gas Company, LLC and Centene Intrastate Pipeline, LLC by Amendment of Right-of-way Agreement of record under File no. 01-036877;

Thence, with said southerly right-of-way line as defined by said Amendment of Right-of-way Agreement and that certain Amendment of Right-of-way Agreement of record File NO. 01-036878 of said B.C.O.R., the following three (3) courses:

- 1) North $81^{\circ} 01' 50''$ East, 1021.91 feet to a point;
- 2) North $81^{\circ} 01' 37''$ East, 897.18 feet to a point for corner;
- 3) North $81^{\circ} 00' 36''$ East, 933.17 feet to a point on the centerline of aforementioned Reflection Bay Drive (80 feet wide), for the beginning of a curve;

Thence, with said centerline of Reflection Bay Drive the following three (4) courses:

- 1) 336.98 feet along the arc of a non-tangent curve to the left having a radius of 1200.00 feet, a central angle of $16^{\circ} 05' 22''$ and a chord that bears South $11^{\circ} 11' 26''$ East, 335.87 feet to a point;

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- 2) South $19^{\circ}14'07''$ East, 126.40 feet to a point;
- 3) 418.63 feet along the arc of a non-tangent curve to the left having a radius of 1500.00 feet, a central angle of $15^{\circ}59'26''$ and a chord that bears South $27^{\circ}13'50''$ East, 417.27 feet to a point;
- 4) South $35^{\circ}13'32''$ East, at 7.23 feet pass the northwest corner of aforementioned North Clear Lake Loop as shown on Shadow Creek Ranch Village One Phase One-B, continuing in all a distance of 87.23 feet to the POINT OF BEGINNING and containing 405.330 acres of land.

LJA Engineering & Surveying, Inc.

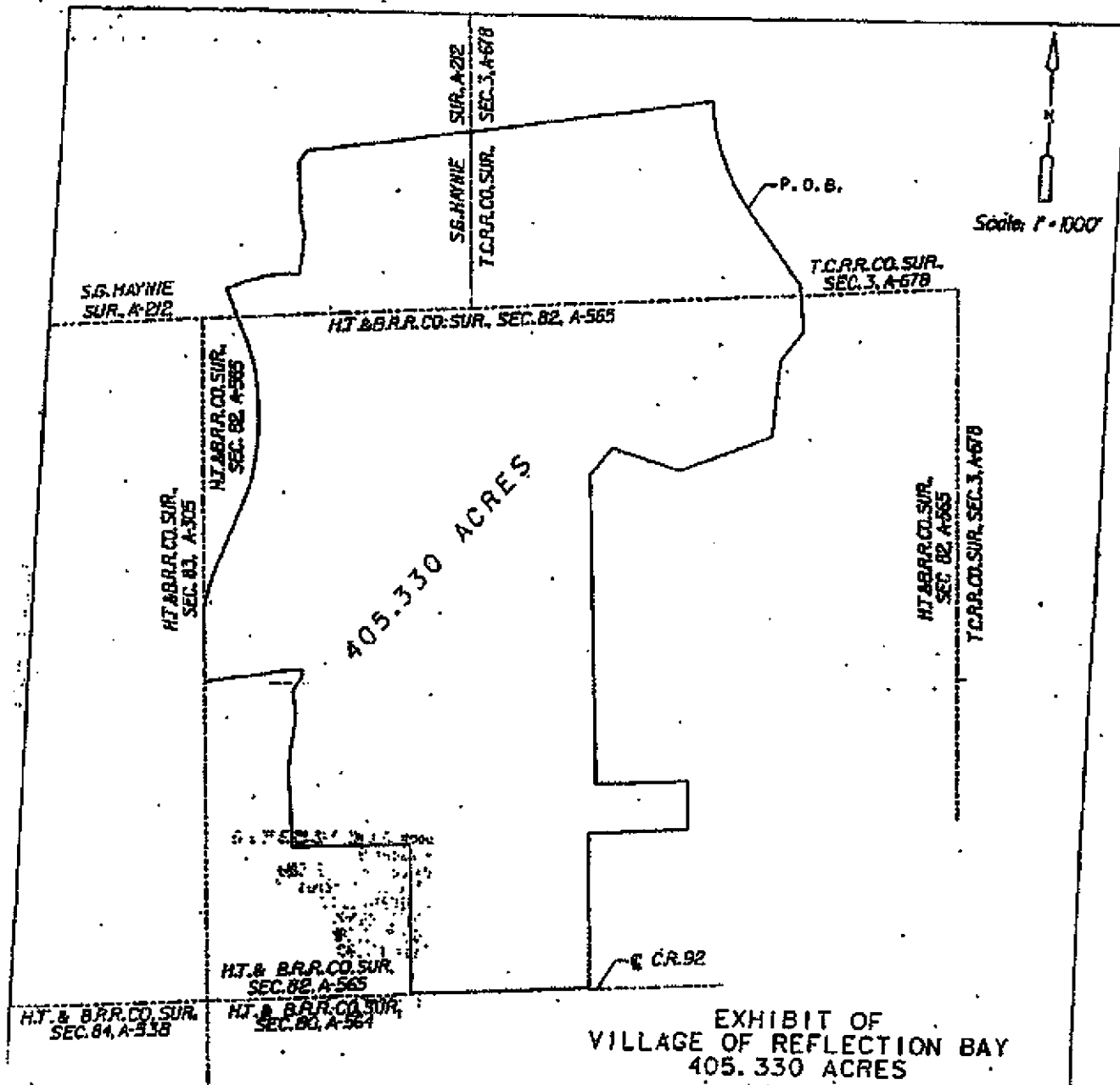


EXHIBIT OF
VILLAGE OF REFLECTION BAY
405.330 ACRES

IN THE
S.G. HAYNIE SURVEY, A-212
T.C.R.R. CO. SURVEY, SEC. 3, A-678
H.T. & B.R.R. CO. SURVEY, SEC. 82, A-565
BRAZORIA COUNTY, TEXAS

OCTOBER 2003 JOB NO. 1545-0000-101

LJA Engineering & Surveying, Inc.

2020 6100000000
Suite 800
Houston, Texas 77057-1000

Phone 713.851.6289
Fax 713.851.6028

REVISED AREA - DECEMBER, 2003

FILED and RECORDED

Instrument Number: 2020075180

Filing and Recording Date: 12/18/2020 10:43:02 AM Pages: 10 Recording Fee: \$58.00

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".

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-juanita