

## DEED OF GIFT

020-33-0708

STATE OF TEXAS                   §  
   §  
 COUNTY OF GALVESTON         §

**BOCA RATON VENTURES, L.P.**, a Texas Limited Partnership (hereinafter referred to as the "Grantor"), without consideration, has given, granted, and conveyed and does hereby give, grant, and convey, subject to the terms and provisions hereinafter contained, unto **BOCA RATON HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (hereinafter referred to as the "Grantee"), having as its address P.O. Box 2180, Friendswood, Texas 77549-2180, the following described properties located in Galveston County, Texas, together with all improvements thereon (hereinafter referred to as "Said Properties"):

Abstract 184 & 625, Page 3, Part of Detention Pond (0-7)  
 Boca Raton, Section 1;

Abstract 645, Page 2, Part of Detention Ponds & Pipeline  
 Easements (0-2) Boca Raton, Section 1;

Abstract 645, Page 2, Part of Detention Pond (0-1), Boca  
 Raton, Section 1;

Abstract 625, Page 3, Part of Detention Pond & Pipeline  
 Easements (0-6) Boca Raton, Section 1;

Abstract 645, Page 2, Common Area (0-8) Boca Raton,  
 Section 1;

Abstract 625, Page 3, Part of Detention Pond (0-5), Boca  
 Raton, Section 1

This conveyance is made by Grantor and accepted by Grantee subject to:

- (1) All valid and subsisting covenants, conditions, restrictions and easements of record affecting Said Properties;
- (2) The obligation of Grantee, its successors and assigns, to at all times keep Said Properties and the improvements thereon, as such improvements may exist from time to time, in a sanitary, healthful, and attractive condition, and that Grantee and its successors and assigns shall keep all weeds, grass, and underbrush thereon cut.

TO HAVE AND TO HOLD Said Properties, together with all and singular the rights and appurtenances thereto in anywise belonging, subject as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend Said Land unto Grantee, its 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.

Grantee joins in the execution hereof to evidence its agreement to the reservations, exceptions, conditions, and obligations hereinabove set out, all of which shall be binding upon Grantee and the legal representatives, successors and assigns of Grantee.

Executed as of the dates of the acknowledgments hereinafter set fort, but made effective this 15<sup>th</sup> day APRIL, 2004.

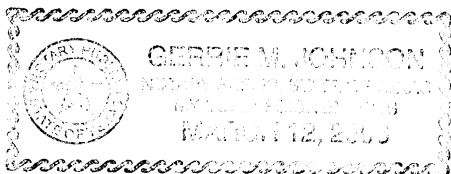
BOCA RATON VENTURES, L.P.

By: C. David Towery  
C. David Towery, General Partner

THE STATE OF TEXAS §

COUNTY OF HARRIS§

This instrument was acknowledged before me on this 15<sup>th</sup> day of APRIL, 2004, by C. DAVID TOWERY, General Partner of **BOCA RATON VENTURES, L.P.**, for and on behalf of said limited partnership.



Gerrie Johnson  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

BOCA RATON HOMEOWNERS' ASSOCIATION, INC.

By: Curt Robert  
Curt Robert, President

ATTEST:

By: Edward J. Dondzila  
Edward J. Dondzila, Secretary

THE STATE OF TEXAS §

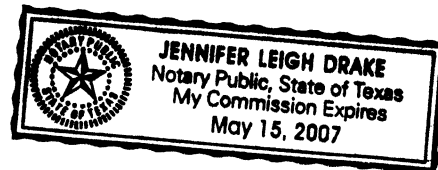
COUNTY OF Galveston §

This instrument was acknowledged before me on this 28th day of April, 2004, by Curt Robert, President of BOCA RATON HOMEOWNERS ASSOCIATION, INC., for and on behalf of said corporation.

Jennifer Leigh Drake  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

GRANTEE'S ADDRESS:  
c/o Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, Texas 77058

*Return to:*



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Mary Ann Daigle

2004 MAY 07 09:37 AM 2004029416  
ZAUN\_M \$13.00  
Mary Ann Daigle, COUNTY CLERK  
GALVESTON, TEXAS

020-33-0711

DEED OF GIFT

STATE OF TEXAS §  
  §  
COUNTY OF GALVESTON §

**BOCA RATON VENTURES, L.P.**, a Texas Limited Partnership (hereinafter referred to as the "Grantor"), without consideration, has given, granted, and conveyed and does hereby give, grant, and convey, subject to the terms and provisions hereinafter contained, unto **BOCA RATON HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation (hereinafter referred to as the "Grantee"), having as its address P.O. Box 2180, Friendswood, Texas 77549-2180, the following described land located in Galveston County, Texas, together with all improvements thereon (hereinafter referred to as "Said Land"):

An 0.5066 acre tract designated Common Area as shown on the plat of Boca Raton, Section One according to the map or plat thereof recorded in Volume 18, Page 352 in the Map Records of Galveston County, Texas.

This conveyance is made by Grantor and accepted by Grantee subject to:

- (1) All valid and subsisting covenants, conditions, restrictions and easements of record affecting Said Land;
- (2) The obligation of Grantee, its successors and assigns, to at all times keep Said Land and the improvements thereon, as such improvements may exist from time to time, in a sanitary, healthful, and attractive condition, and that Grantee and its successors and assigns shall keep all weeds, grass, and underbrush thereon cut.

TO HAVE AND TO HOLD Said Land, together with all and singular the rights and appurtenances thereto in anywise belonging, subject as aforesaid, unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend Said Land unto Grantee, its 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.

Grantee joins in the execution hereof to evidence its agreement to the reservations, exceptions, conditions, and obligations hereinabove set out, all of which shall be binding upon Grantee and the legal representatives, successors and assigns of Grantee.

Executed as of the dates of the acknowledgments hereinafter set fort, but made effective this 15th day of APRIL, 2004.

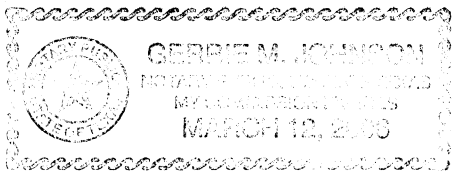
BOCA RATON VENTURES, L.P.

By: C. David Towery  
C. David Towery, General Partner

THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on this 15th day of April, 2004, by C. DAVID TOWERY, General Partner of **BOCA RATON VENTURES, L.P.**, for and on behalf of said limited partnership.



Gerrie Johnson  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

BOCA RATON HOMEOWNERS' ASSOCIATION, INC.

By: Curt Roberts  
Curt Robert, President

ATTEST:

By: Edward J. Dondzila  
Edward J. Dondzila, Secretary

THE STATE OF TEXAS §

COUNTY OF Galveston §

This instrument was acknowledged before me on this 28th day of April, 2004, by Curt Robert, President of **BOCA RATON HOMEOWNERS ASSOCIATION, INC.**, for and on behalf of said corporation.

Jennifer Leigh Drake  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

GRANTEE'S ADDRESS:  
c/o Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, Texas 77058



*Return 701*

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

020-33-0713

*Mary Ann Daigle*

2004 MAY 07 09:37 AM 2004029417

ZAUN\_M \$11.00

Mary Ann Daigle, COUNTY CLERK  
GALVESTON, TEXAS