

ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS

THIS ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS (this "Assignment") is entered into this 15 day of November, 2022 (the "Effective Date"), by and between CROCKETT RESERVE 2, LLC, a Texas limited liability company and CROCKETT RESERVE 3, LLC, a Texas limited liability company (collectively "Assignor"), and WATERSTONE DEVELOPMENT GROUP, LLC, a Texas limited liability company and WATERSTONE OPPORTUNITY FUND 1, LLC, a Texas limited liability company (collectively "Assignee").

RECITALS:

WHEREAS, Assignor is the Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Crockett Reserve Home Owners Association, Inc. was recorded under Document No. 2020033641 in the Real Property Records of Montgomery County, Texas (the "Records") and was amended as such:

Original Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document # 2021166633 in the Real Property Records of Montgomery County, Texas.

Original Declaration of Restrictive Covenants Conditions and Restrictions Restated:

Filed under Document # 2020089800 in the Real Property Records of Montgomery County, Texas.

Abandonment and Nullification of Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document # 2020089799 in the Real Property Records of Montgomery County, Texas.

Filed under Document # 2021114049 in the Real Property Records of Montgomery County, Texas.

Non-Material Correction Affidavit Under Sec. 5.028, Texas Property Code:

Filed under Document # 2021173293 in the Real Property Records of Montgomery County, Texas.

Amended Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document # 2021169984 in the Real Property Records of Montgomery County, Texas.

Filed under Document # 2022146644 in the Real Property Records of Montgomery County, Texas.

Supplemental Declaration of Restrictive Covenants Conditions and Restrictions:

Filed under Document # 2021114050 in the Real Property Records of Montgomery County, Texas.

The above documents were recorded prior to this Assignment in the Records (as amended, the "Declaration"). Capitalized terms used but not defined in this Assignment shall have the meanings ascribed to them in the Declaration.

Assignor is assigning to Assignee its rights as Declarant under the Declaration of that certain parcel of real property as further described on Exhibit A of this Assignment and by this reference incorporated herein (the "Property").

ASSIGNMENT

NOW THEREFORE, in consideration of the foregoing, Assignor and Assignee hereby agree as follows:

1. Assignment. Assignor hereby grants, transfers, assigns, delivers, and conveys to Assignee as of the Effective Date, and Assignee hereby expressly assumes all of the rights, duties, obligations, powers, and privileges of the "Declarant" pursuant to the Declaration.
2. Assumption. Assignee hereby assumes, and agrees to be bound by, all obligations and liabilities of Assignor as Declarant under the Declaration which shall arise or be incurred, or which are required to be performed, on and after the Effective Date.
3. Binding Effect. This Assignment shall inure to the benefit of, and be binding upon, each of the parties hereto and their respective successors and assigns.
4. Applicable Law. This Assignment shall be governed by, and construed in accordance with, the laws of the State of Texas.

[SIGNATURE PAGES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Assumption Effective as of November 15, 2022.

ASSIGNOR:

**Crockett Reserve 2, LLC,
a Texas limited liability company,**

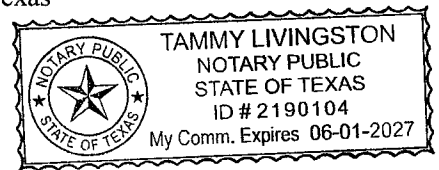
By: _____
Name: Charles Von Schmidt
Title: President Managing Member

THE STATE OF TEXAS §
COUNTY OF POLK §

BEFORE ME the undersigned authority, on this day personally appeared CHARLES VON SCHMIDT, proved to me to be the person whose name is subscribed to the foregoing instrument, as the President Managing Member of Crockett Reserve 2, LLC, a Texas limited Liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of and as deed of said limited liability company.

Given under my hand and seal of office this 15th day of Sept, 2023.

Tammy Livingston
Notary Public, State of Texas



IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Assumption Effective as of November 15, 2022.

ASSIGNOR:

**Crockett Reserve 3, LLC,
a Texas limited liability company,**

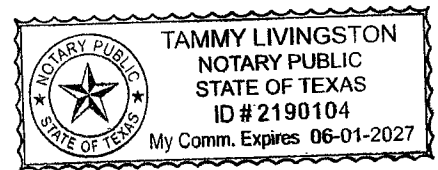
By: _____
Name: Charles Von Schmidt
Title: President Managing Member

THE STATE OF TEXAS §
COUNTY OF POLK §

BEFORE ME the undersigned authority, on this day personally appeared CHARLES VON SCHMIDT, proved to me to be the person whose name is subscribed to the foregoing instrument, as the President Managing Member of Crockett Reserve 3, LLC, a Texas limited Liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of and as deed of said limited liability company.

Given under my hand and seal of office this 28th day of Sept., 2023.

Tammy Livingston
Notary Public, State of Texas



IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Assumption Effective as of November 15, 2022.

ASSIGNEE:

**Waterstone Development Group, LLC,
a Texas limited liability company,**

By: _____
Name: Charles Von Schmidt
Title: President Managing Member

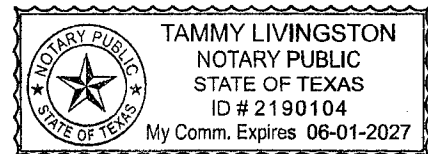
THE STATE OF TEXAS §

COUNTY OF POLK §

BEFORE ME the undersigned authority, on this day personally appeared CHARLES VON SCHMIDT, proved to me to be the person whose name is subscribed to the foregoing instrument, as the President Managing Member of Waterstone Development Group, LLC, a Texas limited Liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of and as deed of said limited liability company.

Given under my hand and seal of office this 28th day of Sept., 2023.

Tammy Livingston
Notary Public, State of Texas



IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment and Assumption Effective as of November 15, 2022.

ASSIGNEE:

**Waterstone Opportunity Fund 1, LLC,
a Texas limited liability company,**

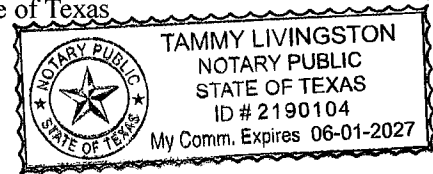
By: _____
Name: Charles Von Schmidt
Title: President Managing Member

THE STATE OF TEXAS §
COUNTY OF POLK §

BEFORE ME the undersigned authority, on this day personally appeared CHARLES VON SCHMIDT, proved to me to be the person whose name is subscribed to the foregoing instrument, as the President Managing Member of Waterstone Opportunity Fund 1, LLC, a Texas limited liability company and acknowledged to me that he executed the same for the purposes and consideration therein expressed, on behalf of and as deed of said limited liability company.

Given under my hand and seal of office this 29th day of Sept, 2023.

Tammy Livingston
Notary Public, State of Texas



AFTER RECORDING RETURN TO

Waterstone Opportunity Fund 1, LLC,
185 Cedar Point Drive
Livingston, Texas 77351

Exhibit A

“Property”

Crockett Reserve Subdivision, Section One, a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on March 19, 2020, and thereafter filed in the Plat Cabinet in Sleeve Z, Pages 6345 through 6352, Under File Clerks Number 2020027127 in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes.

Crockett Reserve Subdivision, Section Two, a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on July 13, 2021, and thereafter filed in the Plat Cabinet in Sleeve Z, Pages 7607 through 7612, and under File Clerks Number 2021098129 in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes.

Crockett Reserve Subdivision, Section Three, a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Montgomery County, Texas, on November 22, 2021, and thereafter filed in the Plat Cabinet in Sleeve Z, Pages 7983 and 7984, and under File Clerks Number 2021161194 in the Real Property Records of Montgomery County, Texas to which map or plat and its recording reference is hereby made for all intents and purposes.

The Subdivision shall include any and all annexations filed for record with Montgomery County.

E-FILED FOR RECORD

09/28/2023 04:26PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

09/28/2023



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas