



ASSIGNMENT AND ASSUMPTION OF TWO NON-EXCLUSIVE ROAD ACCESS AND UTILITY EASEMENT AGREEMENTS

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HILL §

THIS ASSIGNMENT AND ASSUMPTION OF TWO NON-EXCLUSIVE ROAD ACCESS AND UTILITY EASEMENT AGREEMENTS (this "Assignment") is made and entered into by and between The Ranches at Rock Creek, LLC (the "Assignor") and The Ranches at Rock Creek Property Owners' Association, Inc. (the "Assignee").

RECITALS

Reference is hereby made to those two certain Non-Exclusive Road Access And Utility Easement Agreements, one being dated July 13, 2021, and recorded in Volume 2121, Page 154 of the Official Public Records of Hill County, Texas and another being dated August 23, 2021, and recorded in Volume 2130, Page 339 of the Official Public Records of Hill County, Texas (the "Easements"). Assignor is desirous of assigning all of its right, title and interest in and to the Easements to Assignee, and Assignee is desirous of assuming Assignor's obligations pursuant to the Easements.

The Grantee and Holder of the Easements is all owners of land from a 1,068.43 acre tract of land located in Hill County, Texas, commonly known as The Ranches at Rock Creek Subdivision, said land being more particularly described in the Easements.

The Easements contain a provision that the Easement Property (as defined in the Easements), which encompasses the roads in The Ranches at Rock Creek Subdivision, shall be maintained by The Ranches at Rock Creek, LLC or its successors and assigns. The Easements further state that The Ranches at Rock Creek, LLC intends to convey the Easement Property to The Ranches at Rock Creek Property Owners' Association, Inc. and the Association will maintain the Easement Property.

This Assignment is being filed of record to reflect that The Ranches at Rock Creek, LLC is assigning any and all rights under the Easements to The Ranches at Rock Creek Property Owners' Association, Inc., and the Association is assuming the obligation to maintain the Easement Property. While the Declaration of Covenants, Conditions, Restrictions, Easements, Charges, and Liens for The Ranches at Rock Creek Subdivision filed on July 14, 2021 and recorded in Volume 2121, Page 167 of the Official Public Records of Hill County, Texas states The Ranches at Rock Creek Property Owners' Association, Inc. is obligated to maintain the Easement Property, this Assignment is being filed of record to further evidence that the Assignor has assigned any rights under the Easements to the Assignee.

1945

1946

1947

1948

1949

1950

1951

1945

1946

1947

1948

1949

1950

1951

AGREEMENT

In consideration of the covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor and Assignee hereby agree as follows:

1. Assignor hereby assigns, transfers and conveys all of its right, title and interest in and to the Easements to Assignee.
2. Assignee hereby assumes all of Assignor's obligations, rights and liabilities pursuant to the Easements.
3. Assignor hereby represents and warrants to Assignee that the Easements have not been amended or modified, and the same are in full force and effect.
4. Assignor hereby represents and warrants to Assignee that it has full power, right and authority to enter into this Assignment.
5. Assignee hereby represents and warrants to Assignor that Assignee has the power and authority to enter into this Assignment and assumes the obligations of Assignor pursuant to the Easements.

EXECUTED this 9th day of August, 2022.

[signatures are on the following pages]

ASSIGNOR:

The Ranches at Rock Creek, LLC, a Delaware Limited Liability Company

By: American Land Partners, LLC, a Delaware limited liability company, successor in interest to American Land Partners, Inc., Manager

By: [Signature]
Monte Magness, Authorized Agent

THE STATE OF TEXAS
COUNTY OF Parker

§
§
§

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness 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 has signed this instrument in the capacity set forth above and that by authority duly given has executed this instrument for the purposes and considerations expressed.

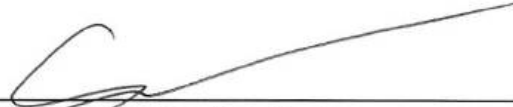
Given under my hand and seal of office on this 9 day of August 2022.



[Signature]
Notary Public in and for The State of Texas

ASSIGNEE:

THE RANCHES AT ROCK CREEK PROPERTY OWNERS' ASSOCIATION, INC.

By: 
Monte Magness, President

ATTEST:

By: 
Vince Cutaja, Secretary

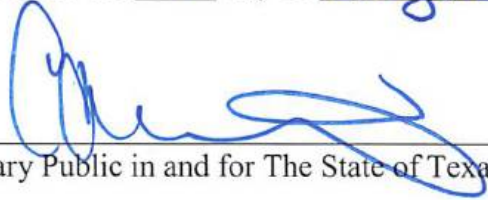
THE STATE OF TEXAS §
 §
COUNTY OF Parker §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Monte Magness 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 is the President of The Ranches at Rock Creek Property Owners' Association, Inc. and that by authority duly given and as the act of The Ranches at Rock Creek Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 9 day of August 2022.




Notary Public in and for The State of Texas

Faint handwritten text at the top left of the page.

A single line of handwritten text, possibly a date or a short note.

A large, stylized handwritten mark or signature in the upper right quadrant.

Another large, stylized handwritten mark or signature in the middle right section.

A block of faint handwritten text in the lower left quadrant.

A short, illegible handwritten word or phrase.

A stylized handwritten mark or signature in the lower left quadrant.

A block of faint handwritten text in the lower right quadrant.

A short, illegible handwritten word or phrase.

A stylized handwritten mark or signature in the lower right quadrant.