

STATE OF TEXAS

§

COUNTY OF BRAZORIA

§

**RELEASE AND ABOLISHMENT OF DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTION FOR BRAZOS OAKS A/K/A CLOVER LAKE  
ESTATES**

Previously filed under Clerk's File Number 02-018937 in the Official Records of Brazoria County, Texas are the Declaration of Covenants, Conditions and Restrictions of Clover Lake Estates (as recorded in Volume 22, Pages 337 and 338 of the Plat Records of Brazoria County, Texas).

Owners hereby acknowledge proper notice was given pursuant to Article XII, Paragraph 12.03 of the Declaration of Covenants.

The Owners, pursuant to Article XII, Paragraph 12.03 of the above-referenced Declaration of Covenants, hereby remove, release and abolish all covenants, conditions and restrictions, in their entirety, from the property described in Exhibit "A" attached hereto and to be effective 31 days following the recording of this document.

IN WITNESS WHEREOF, Craig McDonald, Kathleen McDonald, and David Smelser being the owners of property described in Exhibit "A" attached hereto and made a part hereof, have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Kathleen McDonald,

\_\_\_\_\_  
Craig McDonald, Individually and as  
Agent

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on \_\_\_\_\_, 2018, by  
Craig McDonald, Individually and as Agent on Behalf of Kathleen McDonald.

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

\_\_\_\_\_  
David Smelser

STATE OF TEXAS )

COUNTY OF BRAZORIA )

This instrument was acknowledged before me on \_\_\_\_\_, 2018, by  
David Smelser.

\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: \_\_\_\_\_

## EXHIBIT A

### CLOVER LAKE ESTATES

(to be known as Brazos Oaks)

A PLAT OF 136.72 ACRES OF LAND OUT OF A 1130.72 ACRE TRACT, KNOWN AS LOWOOD RANCH, OF WHICH 1111.12 ACRES LIE IN THE WILLIAM PARKER SURVEY, ABSTRACT 104, AND 19.60 ACRES LIE IN THE WILLIAM HARRIS SURVEY, ABSTRACT 71, BRAZORIA COUNTY, TEXAS; SAID 136.72 ACRES BEING ENTIRELY IN THE WILLIAM PARKER SURVEY, ABSTRACT 104, BRAZORIA COUNTY, TEXAS; ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 337-338 PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

COMMENCING at a 1/2" Iron rod found In the North right-of-way line of County Road 32 said rod marking the Southeast corner of sold 1130.72 acre tract; said rod marking the Southeast corner of a 53.69 acre tract as described in a deed recorded In Volume 1611, Page 398 of the Deed Records of Brazoria County, Texas:

THENCE; North 89° 51'33", West, 600.00 feet, along the North right-of-way line of County Road 32, to a 1/2" iron rod found for the Place of Beginning of the herein described tract; said rod marking the Southwest corner of said 53.69 acre tract and the Southwest corner of a 47.92 acre tract as described in File No. 95-015473 of the Official Records of Brazoria County, Texas.

THENCE; North 89° 51' 33" West 1440.15 feet, along the North right-of-way line of County Road 32, to a 1/2" Iron rod found for corner;

THENCE, ' North 2° 56' 40" West 2809.14 feet to a 30" live oak tree found for an angle point;

THENCE North 0° 37' 09" East 1107.66 feet to a disc in concrete found for corner in the South line of a 200 acre tract as described in Volume (87)419, Page 853 of the official Records of Brazoria County, Texas.

THENCE South 89° 19' 17" East, along the South line of said 200 acre tract, at 85.00 feet pass a 1/2" Iron rod found on the bank of a reservoir, and continue to a total distance 1560.53 feet to a point for corner in said reservoir, said point marking the Northwest corner of said 47.92 acre tract;

THENCE; South 0° 10' 38" East, along the West line of said 47.92 acre tract, at 1246.96 feet pass a 1/2" iron rod found on line at 2446.96 feet pass a concrete monument found on line, and continue to a total distance of 3698.14 feet to the Place of Beginning,

Said tract therein containing 136.72 Acres.