HOCKLEY COUNTY Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	**DOCUMENT #:** 202600000779 **RECORDED DATE:** 03/05/2026 11:10:41 AM

OFFICIAL RECORDING COVER PAGE

Document Type: WARRANTY DEED **Transaction Reference:** **Document Reference:**	**Transaction #:** 959316 - 2 Doc(s) **Document Page Count:** 3 **Operator Id:** Tdoshier
RETURN TO: () BRINVEST LLC PO BOX 54902 HURST, TX 76054	**SUBMITTED BY:** BRINVEST LLC PO BOX 54902 HURST, TX 76054

DOCUMENT # : 202600000779
RECORDED DATE: 03/05/2026 11:10:41 AM

I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hockley County.

STATE OF TEXAS
HOCKLEY COUNTY

Jennifer Palermo

Jennifer Palermo
Hockley County Clerk

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
Billy Rogers
P.O. Box 54902
Hurst, Texas, 76054

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records office: your Social Security number or your driver's license number. Texas Public Records Code Section 11.008.

THE GRANTOR(S),
- Elizabeth Gail Richards and James Alex Richards, a married couple

for and in consideration of: $10.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):
- BRINVEST LLC, Billy Rogers, Member, P.O. Box 54902, Hurst, Tarrant County, Texas, 76054,

the following described real estate, situated in the County of Hockley, State of Texas:

Legal Description: See attached *Schedule A*

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell

and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Property ID: 108696 Geographic ID: 10480-00883-00003-00000

Grantor Signatures:

DATED: 02/27/26 DATED: 27 Feb 2026

Elizabeth Gail Richards
105 County Road 4025
Lott, Texas
76656

James Alex Richards
105 County Road 4025
Lott, Texas
76656

STATE OF TEXAS, COUNTY OF Bell, ss:

This instrument was acknowledged before me on this 27th day of February, 2026 by Elizabeth Gail Richards and James Alex Richards.

TYLER WELDIN
My Notary ID # 134504115
Expires August 11, 2027

Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 08/11/2027

SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY

METES AND BOUNDS DESCRIPTION of a 12.501 acre tract of land out of a 50.0 acre tract described in Volume 985, Page 461 of the Official Public Records of Hockley County, Texas, located in the South Half of Labor 37, League 68, Hardeman County School Land, Hockley County, Texas, said 12.501 acre tract being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "HRA" set in the South line of said Labor 37 and the Southern boundary of said 50.0 acre tract, for the Southwest corner of this tract, which bears S. 87°05'46" E. a distance of 1765.61 feet from a 1/2" iron rod found at the Southwest corner of Labor 37, League 68, Hardeman County School Land, Hockley County, Texas;

THENCE N. 03° E., at 30.00 feet pass a 1/2" iron rod with cap marked "HRA" set in reference, continuing for a total distance of 1553.94 feet to a 1/2" iron rod with cap marked "HRA" set in the Northern boundary of said 50.0 acre tract, for the Northwest corner of this tract;

THENCE S. 87°05'46" E., along the Northern boundary of said 50.0 acre tract, a distance of 350.39 feet to a 1/2" iron rod with cap marked "HRA" set for the Northeast corner of this tract, from whence a 1/2" iron rod found at the Northeast corner of said 50.0 acre tract bears S. 87°05'46" E. a distance of 700.79 feet;

THENCE S. 02°59'54" W., at 1523.94 feet pass a 1/2" iron rod with cap marked "HRA" set in reference, continuing for a total distance of 1553.94 feet to a 1/2" iron rod with cap marked "HRA" set in the South line of said Labor 37 and the Southern boundary of said 50.0 acre tract, for the Southeast corner of this tract, from whence a 1/2" iron rod found at the Southeast corner of said 50.0 acre tract bears S. 87°05'46" E. a distance of 700.88 feet;

THENCE N. 87°05'46" W., along the South line of said Labor 37 and the Southern boundary of said 50.0 acre tract, a distance of 350.44 feet to the Point of Beginning.

Contains: 544, 526 square feet.

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, 2011 (epoch 2010.0). Distances are Surface, U.S. Survey Feet.

Jennifer Palermo
Hockley County Clerk
802 Houston St. Suite 213
Levelland, TX 79336

CUSTOMER	TRANSACTION INFORMATION	
Submitted By: BRINVEST LLC	Receipt #	66771
PO BOX 54902	Transaction #	959316
HURST, TX 76054	Transaction Type:	OPR RECORDING
	Cashier By:	Tdoshier
Delivery Method:	Cashier Date:	03/05/2026 11:10:40 AM
Return Method:	Print Date:	03/05/2026 11:10:41 AM

RELEASE OF LIEN, DOC#: 202600000778 (3 pgs)		
RECORDING		$9.00
ARCHIVE FEE		$10.00
COUNTY CLERK PRESERVATION		$10.00
	Document Sub-Total	$29.00

WARRANTY DEED, DOC#: 202600000779 (4 pgs)		
RECORDING		$13.00
ARCHIVE FEE		$10.00
COUNTY CLERK PRESERVATION		$10.00
	Document Sub-Total	$33.00

	Total Fees:	**$62.00**

PAYMENT		
Check 9056		$62.00
	Total Payment:	**$62.00**
	Change:	$0.00

Payment Comment: *