




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		Page 1 of 4
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.		
	 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

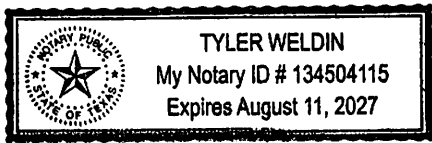
DATED: 27 Feb 2026

Elizabeth Gail Richards
Elizabeth Gail Richards
105 County Road 4025
Lott, Texas
76656

James Alex Richards
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.



T. Weldin
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
Delivery Method:	Cashier By:	Tdoshier
Return Method:	Cashier Date:	03/05/2026 11:10:40 AM
	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
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PAYMENT	
Check 9056	\$62.00
Total Payment:	\$62.00
Change:	\$0.00

Payment Comment: *

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud. The text notes that without reliable records, it would be difficult to verify the accuracy of financial statements and to identify any discrepancies or irregularities.

2. The second part of the document outlines the various methods used to collect and analyze data. It describes the process of gathering information from different sources, such as interviews, surveys, and document analysis. The text also discusses the importance of ensuring the reliability and validity of the data collected, and the need to use appropriate statistical techniques to analyze the results.

3. The third part of the document focuses on the interpretation of the data and the drawing of conclusions. It explains how the collected information is used to identify patterns, trends, and relationships. The text also discusses the importance of considering the limitations of the data and the potential for bias or error in the analysis. Finally, it provides a summary of the key findings and recommendations based on the research.

4. The fourth part of the document discusses the implications of the research for practice and policy. It highlights the ways in which the findings can be used to improve the efficiency and effectiveness of the financial system, and to develop more robust and resilient institutions. The text also discusses the need for ongoing monitoring and evaluation to ensure that the recommendations are implemented and that the system continues to evolve and improve over time.

5. The fifth part of the document provides a conclusion and a list of references. It summarizes the main points of the document and reiterates the importance of the research. The references list the sources of information used in the study, including books, articles, and reports.

6. The sixth part of the document is a list of appendices, which contain additional information related to the study. This includes data tables, charts, and other supporting materials that provide more detail on the findings and the methods used.