




<b>HOCKLEY COUNTY</b> Jennifer Palermo Hockley County Clerk 802 Houston St. Suite 213 Levelland, TX 79336 Phone: 806-894-3185	<b>DOCUMENT #:</b> 202500003609 <b>RECORDED DATE:</b> 10/09/2025 10:52:31 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		
<b>Document Type:</b> DEED OF TRUST <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 956295 - 2 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Tdoshier	
<b>RETURN TO:</b> () BRINVEST PO BOX 54902 HURST, TX 76054	<b>SUBMITTED BY:</b> BRINVEST PO BOX 54902 HURST, TX 76054	
<p>DOCUMENT # : 202500003609  RECORDED DATE: 10/09/2025 10:52:31 AM</p> <p>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.</p> <div style="display: flex; align-items: center;">  <div>   <b>Jennifer Palermo</b>  Hockley County Clerk </div> </div>		

**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

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## 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),

- Matthew R. Miller II,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration 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

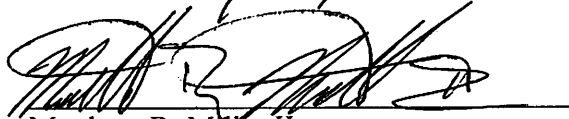
and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Property Id: 107908

Geographic ID: 10480-00883-00002-00000

**Grantor Signatures:**

DATED: 9/29/25



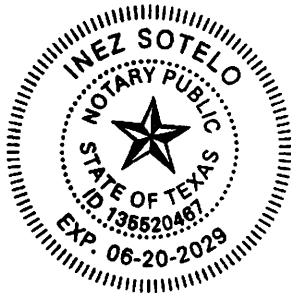
Matthew R. Miller II

11719 CR 6400

Shallowater, Texas, 79363

STATE OF TEXAS, COUNTY OF LUBBOCK, ss:

This instrument was acknowledged before me on this 29 day of September, 2025 by Matthew R. Miller II.



Inez Sotelo  
Notary Public

Signature of person taking acknowledgment

Banking Experience Rep  
Title (and Rank)

My commission expires 06/20/2029

**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, for the Southwest corner of said 50.0 acre tract and this tract, which bears S. 87°05'46" E. a distance of 1415.17 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°00'06" E., along the Western boundary of said 50.0 acre tract, 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 for the Northwest corner of said 50.0 acre tract and 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 1051.18 feet;

THENCE S. 03° 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 1051.32 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	Receipt #	64347
PO BOX 54902	Transaction #	956295
HURST, TX 76054	Transaction Type:	OPR RECORDING
	Cashier By:	Tdoshier
Delivery Method:	Cashier Date:	10/09/2025 10:52:30 AM
Return Method:	Print Date:	10/09/2025 10:52:32 AM

RELEASE OF LIEN, DOC#: 202500003608 (3 pgs)	
RECORDING	\$9.00
ARCHIVE FEE	\$10.00
COUNTY CLERK PRESERVATION	\$10.00
Document Sub-Total	\$29.00

DEED OF TRUST, DOC#: 202500003609 (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 9022	\$62.00
Total Payment:	\$62.00
Change:	\$0.00

Payment Comment: \*