

**ASSIGNMENT AND ASSUMPTION OF DECLARANT'S
RIGHTS AND OBLIGATIONS
BAY COLONY POINTE WEST SECTION 3, PHASES 2 AND 3, AND BAY COLONY
MEADOWS WEST SECTION 3, PHASES 2 AND 3**

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This Assignment and Assumption of Declarant's Rights and Obligations for Bay Colony Pointe West Section 3, Phases 2 and 3, and Bay Colony Meadows West Section 3, Phases 2 and 3 (this "*Assignment*") is made and entered into by and between WB Pearland LLC, a Texas limited liability company ("*Assignor*"), and W Land Development, LLC, a Texas limited liability company ("*Assignee*").

RECITALS:

WB Pearland, LLC, a Texas limited liability company ("*Original Declarant*"), filed that certain Declaration of Covenants, Conditions and Restrictions for Bay Colony Pointe West Section 3, Phases 2 and 3 and Bay Colony Meadows West Section 3, Phases 2 and 3, under Clerk's File Number 2019004345 in the Official Public Records of Galveston County, Texas, as same has been or may be amended and supplemented from time to time (the "*Declaration*").

Reference is made to the Declaration for all purposes. Unless otherwise set forth in this Assignment, the capitalized terms used in this Assignment have the same meanings as set forth in the Declaration, which definitions are incorporated in this Assignment by this reference.

The Declaration vested the Original Declarant with certain declarant rights and obligations (collectively, the "*Declarant Rights*"), including the right to assign those Declarant Rights.

Assignor desires to assign to Assignee all of its Declarant Rights established in the Declaration.

ASSIGNMENT:

Assignor and Assignee agree as follows:

1. Assignment. Assignor assigns to Assignee all Declarant Rights under the Declaration.
2. Acceptance of Assignment. By its signature below, Assignee accepts the assignment and assumes all the Declarant Rights under the Declaration assigned to it per this Assignment. Assignee agrees, for the benefit of Assignee, to perform and discharge all the assigned Declarant Rights under the Declaration.

All the terms of this Assignment, whether so expressed or not, are binding upon and inure to the benefit of the respective successors and assigns of Assignor and Assignee.

This Assignment is effective as of the date it is filed in the Official Public Records of Galveston County, Texas.

SIGNED this the 1ST day of April, 2025.

ASSIGNOR:

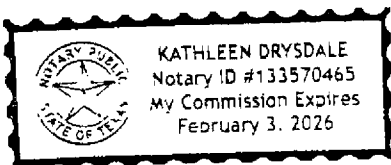
WB PEARLAND LLC,
a Texas limited liability company

By: WB Pearland LLC,
a Texas limited liability company,
its Manager

By: [Signature]
Print Name: Ting Qiao
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 1ST day of April, 2025,
by Ting Qiao, the Manager of WB Pearland LLC, a Texas limited liability
company, on behalf of said entity.



[Signature]
Notary Public - State of TEXAS

ASSIGNEE ACCEPTANCE

Ting Diao, the Manager of W Land Development, LLC, a Texas limited liability company, in consideration of the interest assigned to it in this Assignment, accepts the Declarant Rights of Assignor.

SIGNED this the 1st day of April, 2025.

ASSIGNEE:

W LAND DEVELOPMENT, LLC,
a Texas limited company

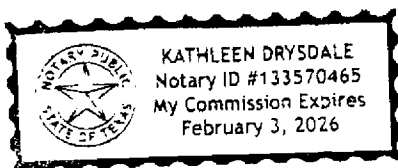
By: W Land Development, LLC,
a Texas limited liability company,
its Manager

By: [Signature]
Print Name: Ting Diao
Title: Manager

STATE OF Texas §

COUNTY OF Harris §

This instrument was acknowledged before me on the 1st day of April, 2025, by Ting Diao, the Manager of W Land Development, LLC, a Texas limited liability company, behalf of said entity.



[Signature]
Notary Public - State of Texas

FILED AND RECORDED

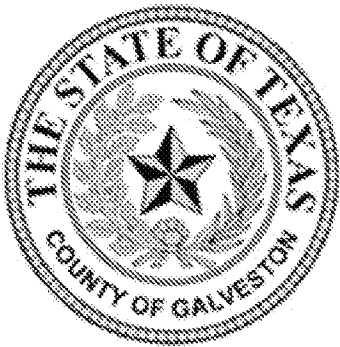
Instrument Number: 2025017141

Recording Fee: 33.00

Number Of Pages: 4

Filing and Recording Date: 04/15/2025 10:43AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink, reading "Dwight D. Sullivan". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*