

# ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS AND OBLIGATIONS MIRROR LAKE

STATE OF TEXAS                 §  
COUNTY OF BRAZORIA         §

This Assignment and Assumption of Declarant's Rights and Obligations for Mirror Lake (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 Mirror Lake Subdivision and for Pearland Mirror Lake Homeowners Association, Inc. under Clerk's File Number 2020000270 in the Official Public Records of Brazoria 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 Brazoria County, Texas.

SIGNED this the 1<sup>st</sup> day of April, 2025.

ASSIGNOR:

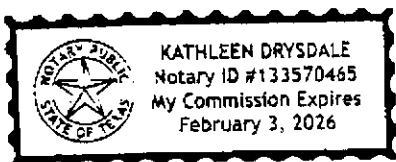
WB PEARLAND LLC  
a Texas limited liability company

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

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

STATE OF \_\_\_\_\_ §  
COUNTY OF Harris §

This instrument was acknowledged before me on the 1<sup>st</sup> 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 Qiao 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 1<sup>st</sup> day of April, 2025.

## ASSIGNEE:

W LAND DEVELOPMENT, LLC,  
a Texas limited company

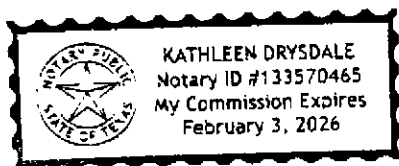
By: W Land Development, LLC,  
a Texas limited liability company,  
its Manager

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

STATE OF Texas §

COUNTY OF Harris §

This instrument was acknowledged before me on the 1<sup>st</sup> day of April, 2025, by Ting Qiao, 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: 2025017085

Filing and Recording Date: 04/15/2025 07:54:56 AM Pages: 4 Recording Fee: \$33.00

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



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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

cclerk-kara