

ASSIGNMENT OF DECLARANT RIGHTS AND OBLIGATIONS
(VILLAS AT KINGS HARBOR TOWNHOMES)

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This ASSIGNMENT OF DECLARANT RIGHTS AND OBLIGATIONS (this "Assignment") is made and entered into as of the 24 day of February, 2026 (the "Effective Date"), by and between WB PEARLAND LLC, a Texas limited liability company ("Assignor") and W LAND DEVELOPMENT LLC, a Texas limited liability company ("Assignee").

WITNESSETH:

WHEREAS, Assignor is the "Declarant" under that certain Declaration of Covenants, Conditions and Restrictions for The Villas at Kings Harbor Townhomes recorded under Document No. Clerk's File No. 20070511311 in the Official Public Records of Harris County, Texas (the "Declaration"), as may have been amended from time to time; and pursuant to the Assignment of Declarant Rights (Villas at Kings Harbor Townhomes) recorded under Clerk's File No. RP-2019-419288 in the Official Public Records of Harris County, Texas (the "Assignment")

WHEREAS, Assignor now desires to assign to Assignee, and Assignee desires to accept such assignment and assume, all of Assignor's rights and obligations as the "Declarant" which accrue under the Declaration from and after the Effective Date.

NOW, THEREFORE, for and in consideration of the premises, the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Assignor hereby transfers and assigns to Assignee all of Assignor's rights and obligations as the "Declarant" which accrue under the Declaration and Dedicatory Instruments (as defined in the Texas Property Code) for The Villas at Kings Harbor Townhomes from and after the Effective Date (the "Assigned Rights and Obligations"), and Assignee is hereby designated and declared to be the new "Declarant" under the Declaration with respect to the Assigned Rights and Obligations.
2. Assignee hereby accepts the foregoing assignment from Assignor and assumes and accepts all of the Assigned Rights and Obligations. Notwithstanding anything contained in this Assignment to the contrary, Assignor hereby expressly acknowledges and agrees that Assignor is not assigning, and Assignor shall continue to be responsible for, all obligations and liabilities of Assignor as the "Declarant" which have accrued under the Declaration prior to the Effective Date.
3. This Assignment shall be binding upon and inure to the benefit of Assignor, Assignee and their respective successors and assigns. This Assignment shall not be modified, except in writing executed by both parties hereto. This Assignment shall be governed by and construed and enforced in accordance with the laws of the State of Texas.

RP-2026-69529

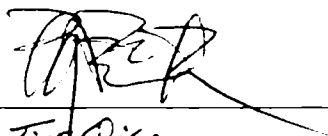
[SIGNATURE PAGES FOLLOW]

RP-2026-69529

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be duly executed as of the Effective Date set forth above.

ASSIGNOR:

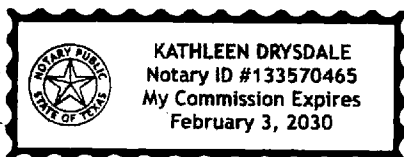
WB PEARLAND LLC,
a Texas limited liability company

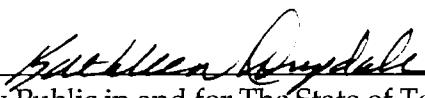
By: 
Print Name: Ting Qiao
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned Notary Public, on this day personally appeared Ting Qiao, the Manager of WB PEARLAND LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that, by authority duly given and as the act of said company, s/he has executed the instrument for the purposes and considerations expressed in the instrument.

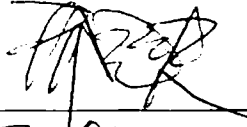
Given under my hand and seal of office on this the 24th day of February 2026.




Notary Public in and for The State of Texas

ASSIGNEE:

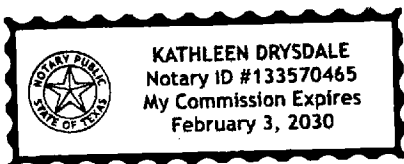
W LAND DEVELOPMENT LLC, a Texas limited liability company

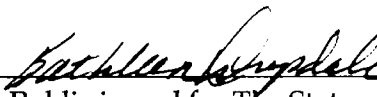
By: 
Print Name: Ting Qiao
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned Notary Public, on this day personally appeared Ting Qiao, the Manager of W LAND DEVELOPMENT LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that, by authority duly given and as the act of said company, s/he has executed the instrument for the purposes and considerations expressed in the instrument.

Given under my hand and seal of office on this the 24th day of February 2026.




Notary Public in and for The State of Texas

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Pages 5
02/25/2026 09:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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