

REAL ESTATE DEVELOPMENT CONTRACT

This Real Estate Development Contract is entered between Fred Pettengill and Creshona Pettengill as Sellers and Williams Real Estate Enterprise LLC as Buyer. It concerns the sale, purchase and development of four lots in Conroe, Texas and the development of a fifth lot by Buyer that will be retained by Fred Pettengill and Creshona Pettengill.

Parties

[REDACTED]
[REDACTED] Conroe, The Woodlands, Texas 77381. They are the owners of Lots 33, 34, 35, 36 and 37, Independent Block 2, of Conroe, Texas.

[REDACTED]zed
Texas 77545.

Consideration of Sellers

Sellers shall transfer to Buyer by General Warranty Deed Lots 33, 34, 35 and 36, Independent Block 2, which is currently listed in the name of Fred Pettengill, with his wife, Creshona Pettengill, joining the deed *pro forma*. The General Warranty Deed shall be drawn using the form in the Texas Real Estate Practice Manual and contain the usual exceptions and reservations concerning existing liens, easements, and other encumbrances of record, unrecorded items visible upon an inspection of the property, and a disclaimer of warranties as to the physical condition of the property or any improvements thereon.

Consideration of Buyer

Buyer shall, upon completion of all conditions precedent and within the timeline set forth in this Agreement, construct the shell of a two-unit duplex with attached garage on the remaining Lot 37, Block 2, Independent, according to agreed plans and specifications for an approximate construction price of \$260,000.00. The shell shall include permits, planning, concrete foundation, framing, windows, roofing, gutters, brick veneer, exterior doors, exterior paint, exterior fencing, garage, mechanical, electrical, plumbing, insulation, and drywall finish ready to paint. See attached Exhibit A for the plans and specifications, which are incorporated by reference.

Conditions Precedent

Upon the transfer of Lots 33, 34, 35 and 36 to Williams Real Estate Enterprises LLC, Williams Real Estate Enterprises LLC will develop those lots by constructing homes on them according the following schedule:

Lot 33 – All replat, permit applications and plans to be obtained by June 15, 2023 with completion of construction by November 15, 2023 with allowance for delays due to weather, sickness, pandemic, material shortages and/or unforeseen labor shortages.

Lot 34 – All replat, permit applications and plans to be obtained by June 15, 2023 with completion of construction by November 15, 2023 with allowance for delays due to weather, sickness, pandemic, material shortages and/or unforeseen labor shortages.

Lot 37 – Permits will be obtained beginning January 1, 2024 with completion of construction of the duplex by April 15, 2024 with allowance for delays due to weather, sickness, pandemic, material shortages and/or unforeseen labor shortages.

Penalties for unreasonable delays

The parties agree that in the event Williams Real Estate Enterprises LLC construction of the duplex on Lot 37 cannot begin by January 15, 2024, Williams Real Estate Enterprises LLC shall pay to Fred Pettengill the sum of \$220,000.00, payable by January 31, 2024 OR at the option of Fred and Creshona Pettengill, Williams Real Estate Enterprises LLC and/or Ronnie Williams, jointly and severally, will contract with another reputable contractor or contractors to complete construction of the duplex and attached garage on Lot 37 under the same 2024 construction schedule.

Development of Lots 35 and 36

Williams Real Estate Enterprises LLC shall have the right, after completion of construction of the duplex on Lot 37, to develop Lots 35 and 36 at its discretion.

Miscellaneous provisions

This contract is made in the State of Texas and is subject to its applicable laws, rules and legal precedents.

