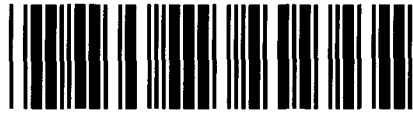


Control Number: 48302



Item Number: 1

Addendum StartPage: 0

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48302

2018 SEP 20 PM 1:05 PUC DOCKET NO.

PETITION BY LACKLAND FAIRVIEW, LLC FOR EXPEDITED RELEASE FROM WATER CCN NO. 13201 HELD BY BY AQUA TEXAS, INC. IN WISE COUNTY	§ § § § §	BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS
--	-----------------------	---

PETITION BY LACKLAND FAIRVIEW, LLC FOR EXPEDITED RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.254(A-5)

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW, LACKLAND FAIRVIEW, LLC (“Petitioner”) and files this Petition with the Public Utility Commission of Texas (the “PUC”) for expedited release from Aqua Texas, Inc.’s (“Aqua”) water certificate of convenience and necessity (“CCN”) No. 13201, pursuant to (i) Texas Water Code Section 13.254(a-5); and (ii) Rule 24.113(l) of the Commission’s Rules found at 16 Tex. Admin. Code Section 24.113; and in support thereof would respectfully show as follows:

I. APPLICABLE REGULATIONS

Section 13.254(a-5) of the Texas Water Code provides that the owner of a tract of land that is at least 25 acres and that is not receiving water or sewer service may petition for expedited release of the area from a CCN.¹ For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least one million, the owner of the qualifying tract “is entitled to that release.”² The rule adopted by the PUC pursuant to Section 13.254(a-5) provides the same, and it recognizes that Wise County is a county in

¹ Tex. Water Code Ann. § 13.254(a-5) (West 2008 and Supp. 2016) (TWC).
² *Id.*

which owners of at least 25 acres are entitled to expedited release.³ Under Section 13.254(a-6), the PUC “shall grant a petition received under Subsection (a-5) not later than the 60th day after the date the landowner files the petition.”

II. REQUEST FOR EXPEDITED RELEASE

Petitioner owns approximately 298.1 acres of contiguous property in Wise County (the “Property”). The Property is within the boundaries of water CCN No. 13201, held by Aqua. None of the Property receives service from any water or sewer service provider. An Affidavit in support of this Petition is attached hereto as Exhibit “A.” A map showing the location of the Property is attached hereto as Exhibit “B.” A deed showing ownership of the Property is attached hereto as Exhibit “C.”

III. CONCLUSION AND PRAYER

Texas Water Code Section 13.254(a-5) entitles Petitioner to expedited release of the Property described herein. The Property is greater than 25 acres, is not receiving water or sewer service, and is entirely within Wise County. Under Section 13.254(a-6), the PUC should grant this Petition no later than the 60th day after the date of filing. Petitioner respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.254(a-5) releasing all portions of the Property that are within the boundaries of water CCN No. 13201.

Respectfully submitted,

COATS | ROSE

By: Natalie B. Scott

Natalie B. Scott

State Bar No. 24027970

nscott@coatsrose.com

Barton Oaks Plaza

901 S. MoPac Expressway, Bldg. 1, Suite 500

³ 16 Tex. Admin. Code § 24.113(l)

Austin, Texas 78746
(512) 469-7987 Telephone
(512) 469-9408 Telecopier

**ATTORNEYS FOR PETITIONER
LACKLAND FAIRVIEW, LLC**

CERTIFICATE OF SERVICE

I hereby certify that on this 20th day of April, 2018, a true and correct copy of the Petition by Lackland Fairview, LLC. for Expedited Release Pursuant to Texas Water Code Section 13.254(a-5) was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Aqua Texas, Inc.
1106 Clayton Lane
Austin, Texas 78723-3489

Via Certified Mail, RRR

CSC-Lawyers Incorporating Service Company
211 E. 7th Street, Suite 620
Austin, Texas 78701-3218

Via Certified Mail, RRR


Natalie B. Scott

EXHIBIT “A”

PETITION BY LACKLAND FAIRVIEW,	§	BEFORE THE
LLC FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 13201 HELD BY	§	PUBLIC UTILITY COMMISSION
BY AQUA TEXAS, INC. IN	§	
WISE COUNTY	§	OF TEXAS

**AFFIDAVIT OF DON E. ALLEN IN SUPPORT OF PETITION FOR EXPEDITED
RELEASE FROM WATER CCN NO. 13201 HELD BY AQUA TEXAS, INC. PURSUANT
TO TEXAS WATER CODE SECTION 13.254(A-5)**

STATE OF TEXAS §

COUNTY OF WISE §

BEFORE ME, the undersigned notary, personally appeared Don E. Allen, the affiant, a person who is known to me. After administering an oath, the affiant testified that:


1. “My name is Don E. Allen. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I am Development Partner of Lackland Holdings, LLC, General Partner of Lackland Fairview, LLC, the Petitioner in the above-captioned matter. Lackland Fairview, LLC owns approximately 298.1 acres of land (the “Property”), which appears to be located within the boundaries of water CCN No. 13201 issued to Aqua Texas, Inc. The Property is located in Wise County, Texas. Exhibit “B” attached to this Petition is a true and correct copy of a map identifying the Property, its location, and the area of the CCN.

3. The Property is not receiving water or sewer service from Aqua Texas, Inc. or any other water or sewer service provider. Lackland Fairview, LLC has not requested water or sewer service from Aqua Texas, Inc. or paid any fees or charges to initiate or maintain water or sewer service, and there are no billing records or other documents indicating an existing account for the Property.

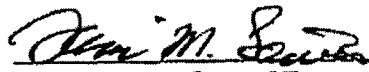
4. I request that the Public Utility Commission of Texas release this Property from water CCN No. 13201.”

FURTHER AFFIANT SAYETH NOT.



Don E. Allen

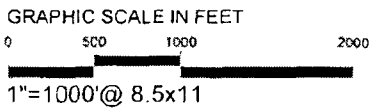
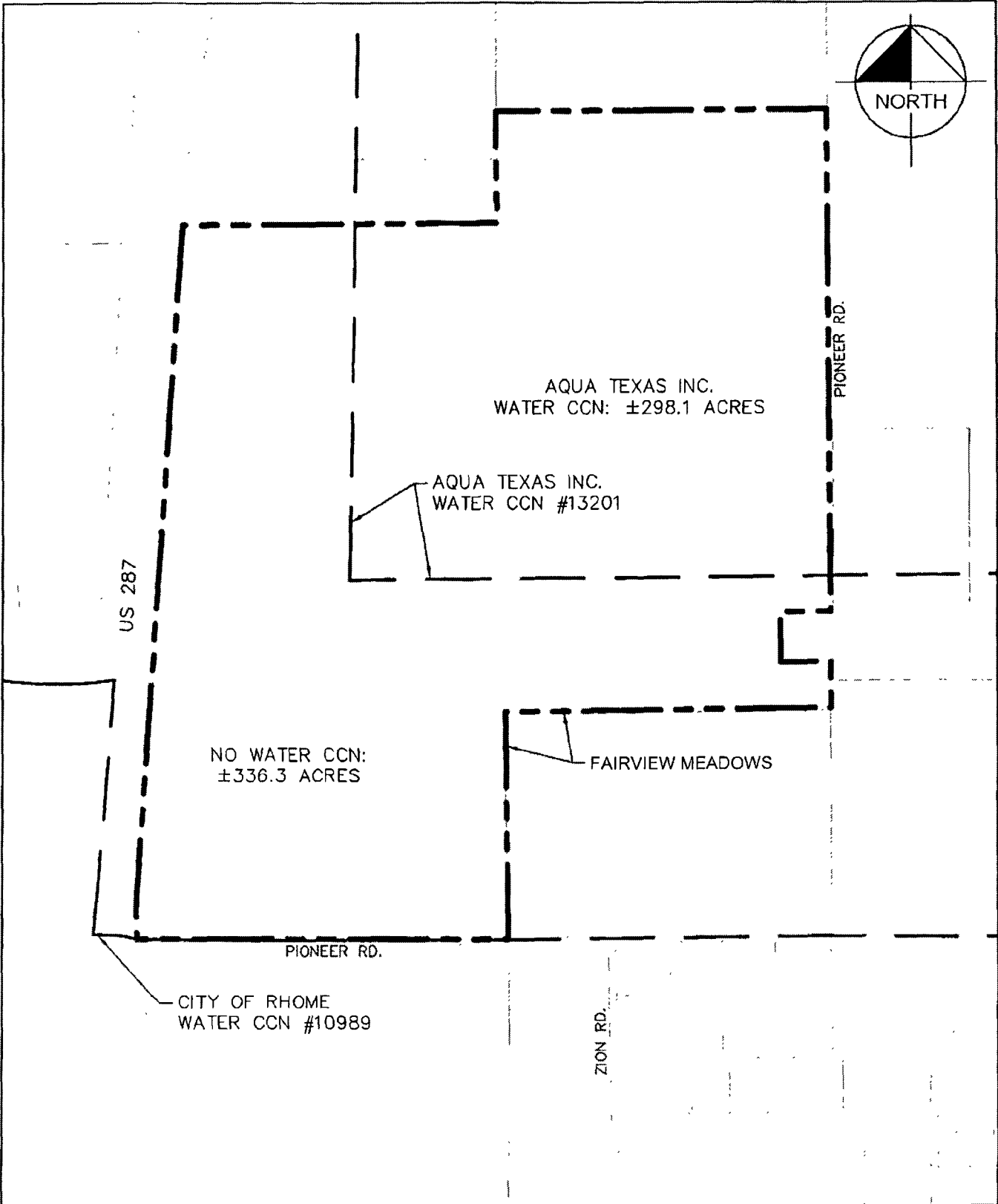
SWORN TO AND SUBSCRIBED TO BEFORE ME by Don E. Allen on 19 April,
2018.



Notary Public, State of Texas



EXHIBIT “B”



WATER CCN EXHIBIT

FAIRVIEW MEADOWS

NEW FAIRVIEW, WISE COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Engineering Firm Registration # F-928

EXHIBIT “C”

201712319

WD

11/03/2017 09:38:52 AM Total Pages: 20 Fee: 98.00

Sherry Lendon, County Clerk - Wise County, Texas



-----[Space Above This Line For Recording Data]-----
RTC GF# 17-02325 DT/MNewburn;chk

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: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: November 1, 2017

Grantor: MARJORIE ANN PUCKETT, a single woman,
ANGELA MICHELLE PUCKETT LOZANO, a/k/a ANGELA PUCKETT,
a married woman, not joined by my spouse as the herein described property
constitutes no part of my homestead, and
MICHAEL ANDREW PUCKETT, a/k/a ANDY PUCKETT, a single man

Grantor's Mailing Address:

MARJORIE ANN PUCKETT:
ANGELA MICHELLE PUCKETT LOZANO:
103 Los Colinas Trail
Cross Roads, Texas 76227
Denton County

MICHAEL ANDREW PUCKETT:
3518 FM 914
Stephenville, Texas 76401
Erath County

Grantee: LACKLAND FAIRVIEW, J.LC, a Texas limited liability company

Grantee's Mailing Address: 3045 Lackland Road
Fort Worth, Texas 76116
Tarrant County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and a note of even date executed by Grantee and payable to the order of FRINGE BENEFIT LIFE INSURANCE COMPANY in the principal amount as specified therein. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of FRINGE BENEFIT LIFE INSURANCE COMPANY and by a first-lien deed of trust of even date from Grantee to KELLY B. KELLER, trustee.

Property (including any improvements):

BEING A 634.507 ACRE TRACT OF LAND, more or less, CALLED OUT OF THE T. CARPENTER SURVEY, ABSTRACT NO. 172 AND THE W. BRAMLETT SURVEY, ABSTRACT NO. 123, WISE COUNTY, TEXAS;

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT THE FOLLOWING DESCRIBED TRACT OF LAND: BEING A 358.007 ACRE TRACT OF LAND, more or less, CALLED OUT OF THE T. CARPENTER SURVEY, ABSTRACT NO. 172 AND THE W. BRAMLETT SURVEY, ABSTRACT NO. 123, WISE COUNTY, TEXAS;

Being fully described by metes and bounds on Exhibit "A" attached hereto for all purposes.

Reservations from Conveyance:

SAVE AND EXCEPT, there is hereby reserved unto Grantor all of the oil, gas and other minerals owned by Grantor, if any, in and under and that may be produced from the Property.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to certain matters referred to by the parties herein as the "Permitted Exceptions", and being more particularly described on attached Exhibit "B".

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof *when the claim is by, through or under Grantor, but not otherwise*, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

FRINGE BENEFIT LIFE INSURANCE COMPANY, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of FRINGE BENEFIT LIFE INSURANCE COMPANY and are transferred to FRINGE BENEFIT LIFE INSURANCE COMPANY without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

MARJORIE ANN PUCKETT

ANGELA MICHELLE PUCKETT LOZANO



MICHAEL ANDREW PUCKETT

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____,
by MARJORIE ANN PUCKETT.

Notary Public, State of Texas
My commission expires: _____

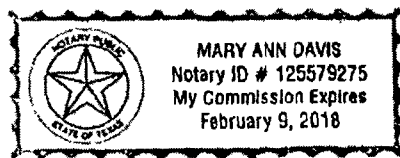
STATE OF TEXAS §
 §
COUNTY OF §

This instrument was acknowledged before me on _____, 20____,
by ANGELA MICHELLE PUCKETT LOZANO.

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS §
 §
COUNTY OF ERATH §

This instrument was acknowledged before me on 31 OCTOBER, 2017
by MICHAEL ANDREW PUCKETT.



Mary Ann Davis

Notary Public, State of Texas
My commission expires: FEBRUARY 9, 2018

AFTER RECORDING RETURN TO:

VLMC, Inc.
Attn: Timothy H. Fleet
3045 Lackland Road
Fort Worth, TX 76116

Exhibit "A"

"Property"

Page 1 of 4 Pages

BEING A 634.507 ACRE TRACT OF LAND, more or less, CALLED OUT OF THE T. CARPENTER SURVEY, ABSTRACT NO. 172 AND THE W. BRAMLETT SURVEY, ABSTRACT NO. 123, WISE COUNTY, TEXAS: BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN VOLUME 155, PAGE 580, & VOLUME 123, PAGE 290, DEED RECORDS, WISE COUNTY, TEXAS, AND CONTAINING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN CLERK FILE NO. 201600522 & CLERK FILE NO. 201600523, OFFICIAL RECORDS, WISE COUNTY, TEXAS: BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD WITH PLASTIC CAP IN THE EAST LINE OF THE FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY, BEING FIFTY FEET EAST OF & PERPENDICULAR TO THE CENTER OF THE EXISTING RAILROAD LINE, AT THE NORTHWEST CORNER OF THE THIRD TRACT (V. 123, P. 290), SAME BEING THE SOUTHWEST CORNER OF A CALLED 30 ACRES TRACT OF LAND DESCRIBED IN VOLUME 5, PAGE 151, D.R.W.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH & EAST LINES OF SAID 30 ACRES AS FOLLOWS:
1) N 89°35'28" E 2484.06 FEET TO A 4" STEEL FENCE CORNER POST, FOR AN ELL CORNER OF THIS TRACT.

2) N 01°02'34" W 533.58 FEET TO A FOUND 1" IRON PIPE AT THE SOUTHEAST CORNER OF THAT CALLED 187.08 ACRES AS DESCRIBED IN CLERK FILE NO. 201322567, O.R.W.C.T., FOR A CORNER OF THIS TRACT.

3) THENCE N 00°16'14" E 349.12 FEET TO A FOUND 3/8" IRON ROD AT THE SOUTHWEST CORNER OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN VOLUME 1643, PAGE 644, O.R.W.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

4) THENCE N 89°40'40" E AT 1203.8 FEET PASS A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MANNING" AT THE NORTHWEST CORNER OF THAT CALLED 34.00 ACRES TRACT OF LAND DESCRIBED IN CLERK FILE NO. 201600522, O.R.W.C.T., AT 2609.13 FEET PASS A FOUND 3/8" IRON ROD IN THE FENCED WEST LINE OF PIONEER STREET, A GRAVEL SURFACE, FOR A TOTAL DISTANCE OF 2632.66 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT.

Exhibit "A"
"Property"
Page 2 of 4 Pages

5) THENCE S 00°25'18" E 3975.79 FEET WITHIN SAID PIONEER STREET TO A POINT, AT THE NORTHEAST CORNER OF THAT CALLED 3.673 ACRES CONVEYED TO BRAZOS ELECTRIC POWER COOPERATIVE, INC. IN VOLUME 931, PAGE 495, O.R.W.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG THE NORTH, WEST, & SOUTH LINES OF SAID BRAZOS ELECTRIC TRACT AS FOLLOWS:

6) S 89°39'22" W 400.00 FEET TO A FOUND CAPPED 3/4" IRON ROD;

7) S 00°20'10" E 399.94 FEET TO A FOUND CAPPED 3/4" IRON ROD;

8) N 89°39'51" E 400.01 FEET TO A POINT WITHIN SAID PIONEER STREET, FOR A CORNER OF THIS TRACT.

9) THENCE S 00°20'12" E 358.93 FEET WITHIN SAID PIONEER STREET TO A FOUND 3/8" IRON ROD IN THE NORTH LINE OF THAT CALLED 80 ACRES TRACT OF LAND DESCRIBED IN VOLUME 1547, PAGE 588, O.R.W.C.T., FOR THE EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE ALONG THE COMMON LINE OF SAID FIFTH TRACT (V. 123, P. 290) & SAID 80 ACRES TRACT AS FOLLOWS:

10) S 89°16'40" W 2595.51 FEET TO A FOUND 3/8" IRON ROD;

11) S 00°41'22" E 1800.91 FEET TO A POINT WITHIN PIONEER STREET, AN ASPHALT SURFACE, AT THE SOUTHEAST CORNER OF THAT CALLED 22.00 ACRES TRACT OF LAND DESCRIBED IN CLERK FILE NO. 201600523, O.R.W.C.T., FOR THE SOUTHERLY SOUTHEAST CORNER OF THIS TRACT.

12) THENCE N 89°57'00" W WITHIN SAID PIONEER STREET AT 772.70 FEET PASS A FOUND P.K. NAIL IN ASPHALT AT THE SOUTHWEST CORNER OF SAID 22.00 ACRES, FOR A TOTAL DISTANCE OF 2919.89 FEET TO A POINT IN THE SIMPLE CURVE OF A SPIRAL CURVE, BEING THE EAST LINE OF SAID FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY, FOR THE SOUTHWEST CORNER OF THIS TRACT. WHENCE A FOUND PK NAIL BEARS S 89°57'00" E 1.58 FEET.

THENCE FIFTY FEET EAST OF & PERPENDICULAR TO THE CENTER OF THE EXISTING RAILROAD LINE AS FOLLOWS:

SC1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT, HAVING A RADIUS OF 2873.39 FEET, AN ARC LENGTH OF 195.21 FEET, AND WHOSE

Exhibit "A"
"Property"
Page 3 of 4 Pages

CHORD BEARS N 01°50'09" W 195.17 FEET TO A SET 1/2" IRON ROD WITH PLASTIC CAP AT THE CURVE TO SPIRAL, A CHORD BEARS N 02°35'55" E 376.69 FEET TO THE SPIRAL TO TANGENT;

13) N 03°50'04" E 5090.43 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT FROM THE ABOVE DESCRIBED TRACT THE FOLLOWING DESCRIBED TRACT OF LAND:

BEING A 358.007 ACRE TRACT OF LAND, more or less, CALLED OUT OF THE T. CARPENTER SURVEY, ABSTRACT NO. 172 AND THE W. BRAMLETT SURVEY, ABSTRACT NO. 123, WISE COUNTY, TEXAS: BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN VOLUME 155, PAGE 580, & DOC.# 201600522, AND A PORTION OF THOSE CERTAIN SECOND, THIRD, FOURTH, FIFTH, SIXTH AND SEVENTH TRACTS OF LAND AS DESCRIBED IN VOLUME 123, PAGE 290, OFFICIAL RECORDS, WISE COUNTY, TEXAS: BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", IN THE EAST LINE OF THE FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY, BEING FIFTY FEET EAST OF & PERPENDICULAR TO THE CENTER OF THE EXISTING RAILROAD LINE, AT THE NORTHWEST CORNER OF SAID THIRD TRACT (V. 123, P. 290), SAME BEING THE SOUTHWEST CORNER OF A CALLED 30 ACRES TRACT OF LAND DESCRIBED IN VOLUME 5, PAGE 151, D.R.W.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH & EAST LINES OF SAID 30 ACRES AS FOLLOWS:
N 89°35'28" E 2484.06 FEET TO A 4" STEEL FENCE CORNER POST, FOR AN ELL CORNER OF THIS TRACT.

N 01°02'34" W 533.58 FEET TO A FOUND 1" IRON PIPE AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 187.08 ACRES AS DESCRIBED IN DOC.# 201322567, O.R.W.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 00°16'14" E 349.12 FEET TO A FOUND 3/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 1643, PAGE 644, O.R.W.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

Exhibit "A"

"Property"

Page 4 of 4 Pages

THENCE N 89°40'40" E AT 1203.8 FEET PASS A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MANNING" AT THE NORTHWEST CORNER OF SAID DOC.# 201600522, AT 2609.13 FEET PASS A FOUND 3/8" IRON ROD IN THE FENCED WEST LINE OF PIONEER STREET, A GRAVEL SURFACE, FOR A TOTAL DISTANCE OF 2632.66 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°25'18" E 3319.85 FEET WITHIN SAID PIONEER STREET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC." FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE OVER AND ACROSS SAID FIFTH, SEVENTH, THIRD AND FOURTH TRACTS THE FOLLOWING COURSES AND DISTANCES:

WEST 2594.17 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", FOR A CORNER OF THIS TRACT.

S 79°45'59" W 2777.24 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", BEING THE EAST LINE OF SAID FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 03°50'04" E 2904.55 FEET ALONG SAID FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

Exhibit "B"
"Permitted Exceptions"
Page 1 of 10 Pages

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

2. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated October 21, 1944, recorded October 24, 1944 at Volume 155, Page 580 of the Official Records of Wise County, Texas, which document contains the following language 1/4th interest in and to all of the oil and gas and other minerals. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

3. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company

Purpose: As provided in said document

Recording Date: August 3, 1972

Recording No: under Clerk's File No. 88358, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company

Purpose: As provided in said document

Recording Date: March 15, 1965

Recording No: Volume 266, Page 124, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Brazos Electric Power Cooperative, Inc.

Purpose: As provided in said document

Recording Date: March 29, 1966

Recording No: Volume 273, Page 95, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"
"Permitted Exceptions"
Page 2 of 10 Pages

6. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Brazos Electric Power Cooperative, Inc.

Purpose: As provided in said document

Recording Date: March 29, 1966

Recording No: Volume 273, Page 96, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

7. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Brazos Electric Power Cooperative, Inc.

Purpose: As provided in said document

Recording Date: March 29, 1966

Recording No: Volume 273, Page 97, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

8. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Teal Petroleum Company

Purpose: As provided in said document

Recording Date: September 18, 1978

Recording No: Volume 380, Page 473, Real Property Records, Wise County, Texas, and shown on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

9. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Enserch Corporation

Purpose: As provided in said document

Recording Date: September 20, 1978

Recording No: Volume 380, Page 543, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

10. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated September 30, 1978, recorded November 9, 1978 at Volume 382, Page 258 of the Official Records of Wise County, Texas, which document contains the following language Royalty Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Exhibit "B"
"Permitted Exceptions"
Page 3 of 10 Pages

As affected by Instrument recorded in Volume 186, Page 192, Real Property Records, Wise County, Texas.

11. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated March 5, 1982, recorded March 26, 1982 at Volume 428, Page 396 of the Official Records of Wise County, Texas, which document contains the following language Royalty Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 13, 1956, by and between William T. Blaylock and Marjorie Dale Blaylock, as Lessor, and Steve Gose, as Lessee, recorded December 8, 1956 at Volume 94, Page 439 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

As affected by Ratifications recorded in Volume 242, Page 580, Volume 242, Page 584 and Volume 242, Page 588, Real Property Records, Wise County, Texas.

13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 2, 1960, by and between Mary Opal January, as Lessor, and Kent Oil Company, as Lessee, recorded July 21, 1960 at Volume 126, Page 267 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

As affected by Ratifications recorded in Volume 242, Page 580, Volume 242, Page 584 and Volume 242, Page 588, Real Property Records, Wise County, Texas.

14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 15, 1985, by and between Dan b. Maeyers and wife, Alta Lela Maeyers and Marjorie Dale Blaylock and Ella Burch Maeyers, as Lessor, and ATC Realty Eight, Inc., as Lessee, recorded April 18, 1985 at Volume 114, Page 632 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Exhibit "B"
"Permitted Exceptions"
Page 4 of 10 Pages

As affected by Amendment recorded in Volume 120, Page 726, Real Property Records, Wise County, Texas.

15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 15, 1985, by and between Dan B. Maeyers and wife, Alta Lela Maeyers and Marjorie Dale Blaylock and Ella Burch Maeyers, as Lessor, and ATC Realty Eight, Inc., as Lessee, recorded May 24, 1985 at Volume 120, Page 731 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

As affected by Partial Release recorded in Volume 973, Page 397, Real Property Records, Wise County, Texas.

16. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated July 14, 1986, recorded July 14, 1986 at Volume 186, Page 197 of the Official Records of Wise County, Texas, which document contains the following language Mineral Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

17. Matters contained in that certain document
Entitled: Right of Way Agreement
Dated: February 5, 1997
Executed by: The Estate of Marjorie Dale Blaylock and Southwestern Gas Pipeline Inc.
Recording Date: February 20, 1997
Recording No: Volume 703, Page 718, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

18. Matters contained in that certain document
Entitled: Right of Way Agreement
Dated: February 5, 1997
Executed by: The Estate of Marjorie Dale Blaylock and Southwestern Gas Pipeline Inc.
Recording Date: February 28, 1997
Recording No: Volume 705, Page 210, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"
"Permitted Exceptions"
Page 5 of 10 Pages

19. Sharing Agreement

Recording Date: September 17, 1997

Recording No.: Volume 741, Page 667, Real Property Records, Wise County, Texas

20. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: September 24, 1997

Executed by: Southwestern Gas Pipeline, Inc. and Marjorie Puckett, Angela Puckett and Andy Puckett

Recording Date: October 20, 1997

Recording No: Volume 747, Page 813, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

21. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: October 29, 1997

Executed by: Southwestern Gas Pipeline, Inc. and Marjorie Puckett, Angela Puckett and Andy Puckett

Recording Date: November 7, 1997

Recording No: Volume 752, Page 75, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

22. Sharing Agreement

Recording Date: June 10, 1998

Recording No.: Volume 793, Page 637, Real Property Records, Wise County, Texas

23. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: May 17, 2000

Executed by: Marjorie Ann Puckett, Michael Puckett and Angela Puckett

Recording Date: June 8, 2000

Recording No: Volume 961, Page 37, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"

"Permitted Exceptions"

Page 6 of 10 Pages

24. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: May 28, 2000

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett and Southwestern Gas Pipeline, Inc.

Recording Date: July 6, 2000

Recording No: Volume 967, Page 440, Real Property Records, Wise County, Texas, and shown on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

25. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: June 14, 2001

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Southwestern Gas Pipeline, Inc.

Recording Date: August 30, 2001

Recording No: Volume 1081, Page 822, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

26. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: July 28, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 15, 2003

Recording No: Volume 1321, Page 177, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

27. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: September 15, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: September 29, 2003

Recording No: Volume 1339, Page 753, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"
"Permitted Exceptions"
Page 7 of 10 Pages

28. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: August 8, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: December 22, 2003

Recording No: Volume 1372, Page 421, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

29. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: November 14, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: December 22, 2003

Recording No: Volume 1372, Page 436, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

30. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: June 25, 2004

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 26, 2004

Recording No: Volume 1462, Page 80, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

31. Matters contained in that certain document

Entitled: Easement Agreement

Dated: June 25, 2004

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 26, 2004

Recording No: Volume 1462, Page 84, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"

"Permitted Exceptions"

Page 8 of 10 Pages

32. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: June 15, 2004

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 26, 2004

Recording No: Volume 1462, Page 95, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

33. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: July 1, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: July 14, 2008

Recording No: Volume 1963, Page 420, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

34. Matters contained in that certain document

Entitled: Meter Site Agreement

Dated: September 24, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: October 27, 2008

Recording No: Volume 1996, Page 473, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

35. Matters contained in that certain document

Entitled: Meter Site Agreement

Dated: September 24, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: October 27, 2008

Recording No: Volume 1996, Page 476, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"
"Permitted Exceptions"
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36. Matters contained in that certain document

Entitled: Meter Site Agreement

Dated: September 24, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: October 27, 2008

Recording No: Volume 1996, Page 479, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

37. Matters contained in that certain document

Entitled: Surface Site Agreement

Dated: February 9, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 492, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

38. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: January 6, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 510, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

39. Matters contained in that certain document

Entitled: Surface Site Easement Agreement

Dated: January 6, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 575, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"
"Permitted Exceptions"
Page 10 of 10 Pages

40. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: January 6, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 612, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

41. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated October 31, 2016, recorded November 2, 2016 at Clerk's File No. 201611428, of the Official Records of Wise County, Texas, which document contains the following language Mineral Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

42. The rights of the public and others in any portion of the property lying within the boundaries of Pioneer Street, and the regulation of the use thereof by the State or other governmental entity, and shown on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

43. The following matters as shown by survey plat dated August 16, 2016, prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865:

1. well sites, wells, tank batteries, electrical boxes and electric markers situated through out the property and any rights or interests of others thereto under unrecorded easement(s) therefor evidenced thereby;
2. power poles and overhead utility lines across the North and central portions of the property and along the East and most Southerly property lines and any rights or interests of others thereto under unrecorded easement(s) therefor evidenced thereby;
3. power poles and transmission lines across the central portion of the property and any rights or interests of others thereto under unrecorded easement(s) therefor evidenced thereby;
4. pipeline markers and pipelines evidenced thereby located through out the property and any rights or interests of others thereto under unrecorded easement(s) therefor;
5. location of fence(s) through out the property, and located inside the South and East property line(s) and outside the East property line(s) and any right, title or interest of adjoining property owners in and to the property situated between said fence(s) and said property line(s).

FILED AND RECORDED

Instrument Number: 201712319

Filing and Recording Date: 11/03/2017 09:38:52 AM Pages: 20 Recording Fee: \$98.00

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



Sherry Lemon

Sherry Lemon, County Clerk
Wise 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 - This document is part of the Official Record.

Deputy: Sarah Enochs

201712320

WD

11/03/2017 09:38.52 AM Total Pages: 18 Fee: 90.00
Sherry Lemon, County Clerk - Wise County, Texas



.....(Space Above This Line For Recording Data).....
RTC GF# 16-02325 DT/MNewburn;chk

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: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed with Vendor's Lien

Date: November 1, 2017

Grantor: MARJORIE ANN PUCKETT, a single woman,
ANGELA MICHELLE PUCKETT LOZANO, a/k/a ANGELA PUCKETT,
a married woman, not joined by my spouse as the herein described property
constitutes no part of my homestead, and
MICHAEL ANDREW PUCKETT, a/k/a ANDY PUCKETT, a single man

Grantor's Mailing Address:

MARJORIE ANN PUCKETT:
ANGELA MICHELLE PUCKETT LOZANO:
103 Los Colinas Trail
Cross Roads, Texas 76227
Denton County

MICHAEL ANDREW PUCKETT:
3518 FM 914
Stephenville, Texas 76401
Erath County

Grantee: VLMC, Inc , a Texas corporation

Grantee's Mailing Address: 3045 Lackland Road
Fort Worth, Texas 76116
Tarrant County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and a note of even date executed by Grantee and payable to the order of GRANTOR in the principal amount of TWO MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,600,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of GRANTOR and by a first-lien deed of trust of even date from Grantee to JEFFREY A. RATTIKIN, trustee

Property (including any improvements):

BEING A 358.007 ACRE TRACT OF LAND, more or less, CALLED OUT OF THE T. CARPENTER SURVEY, ABSTRACT NO. 172 AND THE W. BRAMLETT SURVEY, ABSTRACT NO. 123, WISE COUNTY, TEXAS;

Being fully described by metes and bounds on Exhibit "A" attached hereto for all purposes.

Reservations from Conveyance:

SAVE AND EXCEPT, there is hereby reserved unto Grantor all of the oil, gas and other minerals owned by Grantor, if any, in and under and that may be produced from the Property.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the liens created this date and to certain matters referred to by the parties herein as the "Permitted Exceptions", and being more particularly described on attached Exhibit "B".

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof *when the claim is by, through or under Grantor, but not otherwise*, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

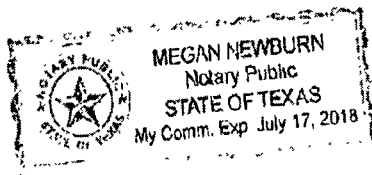
Marjorie Ann Puckett
MARJORIE ANN PUCKETT

Angela Michelle Puckett Lozano
ANGELA MICHELLE PUCKETT LOZANO

MICHAEL ANDREW PUCKETT

STATE OF TEXAS §
COUNTY OF Denton §

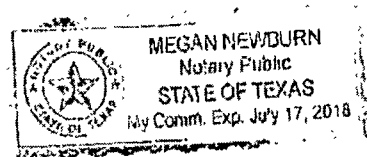
This instrument was acknowledged before me on October 31, 2017,
by MARJORIE ANN PUCKETT.



Megan Newburn
Notary Public, State of Texas
My commission expires: 7-17-18

STATE OF TEXAS §
COUNTY OF Denton §

This instrument was acknowledged before me on October 31, 2017,
by ANGELA MICHELLE PUCKETT LOZANO.



Megan Newburn
Notary Public, State of Texas
My commission expires: 7-17-18

When the context requires, singular nouns and pronouns include the plural.

MARJORIE ANN PUCKETT

ANGELA MICHELLE PUCKETT LOZANO



MICHAEL ANDREW PUCKETT

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____,
by MARJORIE ANN PUCKETT.

Notary Public, State of Texas
My commission expires: _____

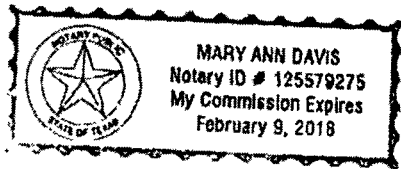
STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____,
by ANGELA MICHELLE PUCKETT LOZANO.

Notary Public, State of Texas
My commission expires: _____

STATE OF TEXAS §
 §
COUNTY OF ERATH §

This instrument was acknowledged before me on 31 OCTOBER, 2017,
by MICHAEL ANDREW PUCKETT.



Mary Ann Davis

Notary Public, State of Texas
My commission expires: FEBRUARY 9, 2018

AFTER RECORDING RETURN TO:

VLMC, Inc.
Attn: Timothy H. Fleet
3045 Lackland Road
Fort Worth, TX 76116

Special Warranty Deed with Vendor's Lien

Page 4 of 4

Exhibit "A"

"Property"

Page 1 of 2 Pages

BEING A 358.007 ACRE TRACT OF LAND, more or less, CALLED OUT OF THE T. CARPENTER SURVEY, ABSTRACT NO. 172 AND THE W. BRAMLETT SURVEY, ABSTRACT NO. 123, WISE COUNTY, TEXAS: BEING ALL OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN VOLUME 155, PAGE 580, & DOC.# 201600522, AND A PORTION OF THOSE CERTAIN SECOND, THIRD, FOURTH, FIFTH, SIXTH AND SEVENTH TRACTS OF LAND AS DESCRIBED IN VOLUME 123, PAGE 290, OFFICIAL RECORDS, WISE COUNTY, TEXAS: BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", IN THE EAST LINE OF THE FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY, BEING FIFTY FEET EAST OF & PERPENDICULAR TO THE CENTER OF THE EXISTING RAILROAD LINE, AT THE NORTHWEST CORNER OF SAID THIRD TRACT (V. 123, P. 290), SAME BEING THE SOUTHWEST CORNER OF A CALLED 30 ACRES TRACT OF LAND DESCRIBED IN VOLUME 5, PAGE 151, D.R.W.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE ALONG THE SOUTH & EAST LINES OF SAID 30 ACRES AS FOLLOWS:
N 89°35'28" E 2484.06 FEET TO A 4" STEEL FENCE CORNER POST, FOR AN ELL CORNER OF THIS TRACT.

N 01°02'34" W 533.58 FEET TO A FOUND 1" IRON PIPE AT THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 187.08 ACRES AS DESCRIBED IN DOC.# 201322567, O.R.W.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 00°16'14" E 349.12 FEET TO A FOUND 3/8" IRON ROD AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 1643, PAGE 644, O.R.W.C.T., FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°40'40" E AT 1203.8 FEET PASS A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED "MANNING" AT THE NORTHWEST CORNER OF SAID DOC.# 201600522, AT 2609.13 FEET PASS A FOUND 3/8" IRON ROD IN THE FENCED WEST LINE OF PIONEER STREET, A GRAVEL SURFACE, FOR A TOTAL DISTANCE OF 2632.66 FEET TO A POINT, FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°25'18" E 3319.85 FEET WITHIN SAID PIONEER STREET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC." FOR THE SOUTHEAST CORNER OF THIS TRACT.

Exhibit "A"
"Property"
Page 2 of 2 Pages

THENCE OVER AND ACROSS SAID FIFTH, SEVENTH, THIRD AND FOURTH TRACTS THE FOLLOWING COURSES AND DISTANCES:

WEST 2594.17 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", FOR A CORNER OF THIS TRACT.

S 79°45'59" W 2777.24 FEET TO A SET 1/2" IRON ROD CAPPED "TEXAS SURVEYING, INC.", BEING THE EAST LINE OF SAID FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY, FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 03°50'04" E 2904.55 FEET ALONG SAID FORT WORTH & DENVER CITY RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

Exhibit "B"
"Permitted Exceptions"
Page 1 of 10 Pages

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.

2. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated October 21, 1944, recorded October 24, 1944 at Volume 155, Page 580 of the Official Records of Wise County, Texas, which document contains the following language 1/4th interest in and to all of the oil and gas and other minerals. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

3. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company

Purpose: As provided in said document

Recording Date: August 3, 1972

Recording No: under Clerk's File No. 88358, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

4. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company

Purpose: As provided in said document

Recording Date: March 15, 1965

Recording No: Volume 266, Page 124, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Brazos Electric Power Cooperative, Inc.

Purpose: As provided in said document

Recording Date: March 29, 1966

Recording No: Volume 273, Page 95, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

Exhibit "B"
"Permitted Exceptions"
Page 2 of 10 Pages

6. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Brazos Electric Power Cooperative, Inc.

Purpose: As provided in said document

Recording Date: March 29, 1966

Recording No: Volume 273, Page 96, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

7. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Brazos Electric Power Cooperative, Inc.

Purpose: As provided in said document

Recording Date: March 29, 1966

Recording No: Volume 273, Page 97, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

8. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Teal Petroleum Company

Purpose: As provided in said document

Recording Date: September 18, 1978

Recording No: Volume 380, Page 473, Real Property Records, Wise County, Texas, and shown on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

9. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Enserch Corporation

Purpose: As provided in said document

Recording Date: September 20, 1978

Recording No: Volume 380, Page 543, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

10. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated September 30, 1978, recorded November 9, 1978 at Volume 382, Page 258 of the Official Records of Wise County, Texas, which document contains the following language Royalty Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

Exhibit "B"
"Permitted Exceptions"
Page 3 of 10 Pages

As affected by Instrument recorded in Volume 186, Page 192, Real Property Records, Wise County, Texas.

11. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated March 5, 1982, recorded March 26, 1982 at Volume 428, Page 396 of the Official Records of Wise County, Texas, which document contains the following language Royalty Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

12. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 13, 1956, by and between William T. Blaylock and Marjorie Dale Blaylock, as Lessor, and Steve Gose, as Lessee, recorded December 8, 1956 at Volume 94, Page 439 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

As affected by Ratifications recorded in Volume 242, Page 580, Volume 242, Page 584 and Volume 242, Page 588, Real Property Records, Wise County, Texas.

13. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated May 2, 1960, by and between Mary Opal January, as Lessor, and Kent Oil Company, as Lessee, recorded July 21, 1960 at Volume 126, Page 267 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

As affected by Ratifications recorded in Volume 242, Page 580, Volume 242, Page 584 and Volume 242, Page 588, Real Property Records, Wise County, Texas.

14. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 15, 1985, by and between Dan b. Maeyers and wife, Alta Lela Maeyers and Marjorie Dale Blaylock and Ella Burch Maeyers, as Lessor, and ATC Realty Eight, Inc., as Lessee, recorded April 18, 1985 at Volume 114, Page 632 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

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As affected by Amendment recorded in Volume 120, Page 726, Real Property Records, Wise County, Texas.

15. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 15, 1985, by and between Dan B. Maeyers and wife, Alta Lela Maeyers and Marjorie Dale Blaylock and Ella Burch Maeyers, as Lessor, and ATC Realty Eight, Inc., as Lessee, recorded May 24, 1985 at Volume 120, Page 731 of the Official Records of Wise County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

As affected by Partial Release recorded in Volume 973, Page 397, Real Property Records, Wise County, Texas.

16. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated July 14, 1986, recorded July 14, 1986 at Volume 186, Page 197 of the Official Records of Wise County, Texas, which document contains the following language Mineral Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

17. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: February 5, 1997

Executed by: The Estate of Marjorie Dale Blaylock and Southwestern Gas Pipeline Inc.

Recording Date: February 20, 1997

Recording No: Volume 703, Page 718, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

18. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: February 5, 1997

Executed by: The Estate of Marjorie Dale Blaylock and Southwestern Gas Pipeline Inc.

Recording Date: February 28, 1997

Recording No: Volume 705, Page 210, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

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19. Sharing Agreement

Recording Date: September 17, 1997

Recording No.: Volume 741, Page 667, Real Property Records, Wisc County, Texas

20. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: September 24, 1997

Executed by: Southwestern Gas Pipeline, Inc. and Marjorie Puckett, Angela Puckett and Andy Puckett

Recording Date: October 20, 1997

Recording No: Volume 747, Page 813, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

21. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: October 29, 1997

Executed by: Southwestern Gas Pipeline, Inc. and Marjorie Puckett, Angela Puckett and Andy Puckett

Recording Date: November 7, 1997

Recording No: Volume 752, Page 75, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

22. Sharing Agreement

Recording Date: June 10, 1998

Recording No.: Volume 793, Page 637, Real Property Records, Wise County, Texas

23. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: May 17, 2000

Executed by: Marjorie Ann Puckett, Michael Puckett and Angela Puckett

Recording Date: June 8, 2000

Recording No: Volume 961, Page 37, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

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24. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: May 28, 2000

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett and Southwestern Gas Pipeline, Inc.

Recording Date: July 6, 2000

Recording No: Volume 967, Page 440, Real Property Records, Wise County, Texas, and shown on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

25. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: June 14, 2001

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Southwestern Gas Pipeline, Inc.

Recording Date: August 30, 2001

Recording No: Volume 1081, Page 822, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

26. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: July 28, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 15, 2003

Recording No: Volume 1321, Page 177, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

27. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: September 15, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: September 29, 2003

Recording No: Volume 1339, Page 753, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

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28. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: August 8, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: December 22, 2003

Recording No: Volume 1372, Page 421, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

29. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: November 14, 2003

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: December 22, 2003

Recording No: Volume 1372, Page 436, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

30. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: June 25, 2004

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 26, 2004

Recording No: Volume 1462, Page 80, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

31. Matters contained in that certain document

Entitled: Easement Agreement

Dated: June 25, 2004

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 26, 2004

Recording No: Volume 1462, Page 84, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

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32. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: June 15, 2004

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: August 26, 2004

Recording No: Volume 1462, Page 95, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

33. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: July 1, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: July 14, 2008

Recording No: Volume 1963, Page 420, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

34. Matters contained in that certain document

Entitled: Meter Site Agreement

Dated: September 24, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: October 27, 2008

Recording No: Volume 1996, Page 473, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

35. Matters contained in that certain document

Entitled: Meter Site Agreement

Dated: September 24, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: October 27, 2008

Recording No: Volume 1996, Page 476, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

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36. Matters contained in that certain document

Entitled: Meter Site Agreement

Dated: September 24, 2008

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: October 27, 2008

Recording No: Volume 1996, Page 479, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

37. Matters contained in that certain document

Entitled: Surface Site Agreement

Dated: February 9, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 492, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

38. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: January 6, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 510, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

39. Matters contained in that certain document

Entitled: Surface Site Easement Agreement

Dated: January 6, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 575, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

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40. Matters contained in that certain document

Entitled: Right of Way Agreement

Dated: January 6, 2009

Executed by: Marjorie Puckett, Andy Puckett, Angela Puckett Lozano and Devon Gas Services, LP

Recording Date: February 17, 2009

Recording No: Volume 2023, Page 612, Real Property Records, Wise County, Texas, and noted on survey plat dated August 16, 2016 prepared by Micah Hamilton. Registered Professional Land Surveyor No. 5865.

41. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated October 31, 2016, recorded November 2, 2016 at Clerk's File No. 201611428, of the Official Records of Wise County, Texas, which document contains the following language Mineral Deed. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

42. The rights of the public and others in any portion of the property lying within the boundaries of Pioneer Street, and the regulation of the use thereof by the State or other governmental entity, and shown on survey plat dated August 16, 2016 prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865.

43. The following matters as shown by survey plat dated August 16, 2016, prepared by Micah Hamilton, Registered Professional Land Surveyor No. 5865:

1. well sites, wells, tank batteries, electrical boxes and electric markers situated through out the property and any rights or interests of others thereto under unrecorded easement(s) therefor evidenced thereby;
2. power poles and overhead utility lines across the North and central portions of the property and along the East and most Southerly property lines and any rights or interests of others thereto under unrecorded easement(s) therefor evidenced thereby;
3. power poles and transmission lines across the central portion of the property and any rights or interests of others thereto under unrecorded easement(s) therefor evidenced thereby;
4. pipeline markers and pipelines evidenced thereby located through out the property and any rights or interests of others thereto under unrecorded easement(s) therefor;
5. location of fence(s) through out the property, and located inside the South and East property line(s) and outside the East property line(s) and any right, title or interest of adjoining property owners in and to the property situated between said fence(s) and said property line(s).

FILED AND RECORDED

Instrument Number: 201712320

Filing and Recording Date: 11/03/2017 09:38:52 AM Pages: 18 Recording Fee: \$90.00

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



Sherry Lemon

Sherry Lemon, County Clerk
Wise 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 - This document is part of the Official Record.

Deputy: Sarah Enochs