



Control Number: 49871



Item Number: 1

Addendum StartPage: 0

49871

DOCKET NO. _____

PETITION BY CITY OF RED OAK
INDUSTRIAL DEVELOPMENT
CORPORATION FOR
STREAMLINED EXPEDITED
RELEASE FROM ROCKETT
SPECIAL UTILITY DISTRICT'S
CCN NO. 10099 PURSUANT TO
TEXAS WATER CODE § 13.254(a-5)
AND 16 TAC § 24.254(l)

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BEFORE THE
PUBLIC UTILITY COMMISSION
OF TEXAS

FILED
2019 AUG 13 PM 3:44
FILED

**PETITION BY CITY OF RED OAK INDUSTRIAL DEVELOPMENT CORPORATION
FOR STREAMLINED EXPEDITED RELEASE FROM
ROCKETT SPECIAL UTILITY DISTRICT'S CCN NO. 10099
PURSUANT TO TEXAS WATER CODE § 13.254(a-5), AND 16 TAC §24.245(l)**

COMES NOW City of Red Oak Industrial Development Corporation (Petitioner), and files this Petition with the Public Utility Commission of Texas (Commission) for Streamlined Expedited Release from Rockett Special Utility District's Water Certificate of Convenience and Necessity (CCN) No. 10099 pursuant to Texas Water Code (TWC) § 13.254(a-5) and 16 Texas Administrative Code (TAC) § 24.245(l), and in support thereof would show as follows:

I. LEGAL AUTHORITY

Petitioner files this petition seeking the streamlined expedited release of property owned by Petitioner in Ellis and Dallas Counties, Texas, from water CCN No. 10099 currently held by Rockett Special Utility District (Rockett). Pursuant to TWC § 13.254(a-5) and 16 TAC § 24.245(l), the owner of a tract of land that is at least 25 acres and that is not receiving service may petition the Commission for a streamlined expedited release of the area from water and sewer CCNs and is entitled to release if the property is located in qualifying counties. Under TWC § 13.254(a-6), the Commission shall grant a petition received pursuant to Subsection (a-5) no later than the 60th day after the date the landowner files the petition. The Commission's rule at 16 TAC § 24.245(l)(6) provides that the petition shall be granted no later than the 60th calendar day after the petition is declared administratively complete.

As fully set out herein, Petitioner meets the legal criteria supporting the requested release.

II. PETITIONER INFORMATION

Petitioner has no assumed names; it conducts business only under its own name.

Petitioner is a nonprofit corporation incorporated under the Development Corporation Act of 1979, Vernon's Ann. Civ. Stat., Article 5190.6, Section 4A (now contained in Chapter 504, Texas Local Government Code). The Articles of Incorporation of Petitioner were filed with the Secretary of State and approved on February 7, 1994. Petitioner holds Charter No. 1302287-1. As noted in its Articles of Incorporation, Petitioner is organized solely for the purposes of promoting and developing commercial, industrial, manufacturing and medical research enterprises to promote and encourage employment, public health and public welfare, as the duly constituted authority of the City of Red Oak, Texas. Copies of the Charter and the Articles of Incorporation are attached to this Petition as Exhibit A.

Petitioner does not have a parent company, and operates pursuant to the provisions of Chapter 504, Texas Local Government Code.

III. DECERTIFICATION REQUEST

Petitioner owns approximately 384 acres in Ellis and Dallas Counties (together referred to as the Property). The Property is made up of four tracts of land:

Tract One is composed of approximately 110 acres;

Tract Two is composed of approximately 90 acres;

Tract Three is composed of approximately 99 acres; and

Tract Four is composed of approximately 85 acres.

All of the tracts are within the boundary of Water CCN No. 10099 held by Rockett in Ellis and Dallas Counties, Texas.

None of the Property currently receives, or has ever received, water service from Rockett or from any other retail public utility. Rockett has no facilities in place that would be impacted by

the removal of the Property from its CCN, and no property of Rockett will be rendered useless or valueless, and therefore no compensation is due to Rockett.

All of the criteria set forth in the Texas Water Code and Commission rules entitling Petitioner to a release of the Property from CCN No. 10099 have been met. The Property, and each of the four tracts therein:

- a. is owned by Petitioner;
- b. is more than 25 acres in size;
- c. is not receiving water service;
- d. is within water CCN No. 10099 held by Rockett; and
- e. is located in Ellis or Dallas Counties, which are qualifying counties under the criteria set forth in TWC § 13.254(a-5) and 16 TAC § 24.245(1)(2)(D).

In support of the Petition, Petitioner has attached the following documents:

Exhibit A - Charter and Articles of Incorporation for Petitioner.

Exhibit B - Affidavit of Ben Goodwyn, President of the City of Red Oak Industrial Development Corporation.

Exhibit C - General location map identifying the Property in reference to the nearest county boundary, city, or town. 16 TAC § 24.245(m)(1)(A).

Exhibit D - Detailed map identifying the Property, and the four tracts that make up the Property, in reference to verifiable man-made and natural landmarks, such as roads, rivers, and railroads. 16 TAC § 24.245(m)(1)(B).

Exhibits E-1 through E-4 - Deeds containing metes and bounds descriptions of Property, demonstrating ownership of Property by Petitioner.

Exhibit F - Digital mapping data for the four tracts comprising the Property.

Exhibit G - Proof that copy of the Petition was sent to Rockett, the current CCN holder.

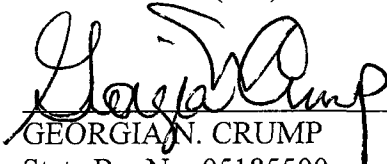
Pursuant to TWC § 13.254 and 16 TAC § 24.245(1)(4)A(vi), a true and correct copy of this Petition has been sent via certified mail to Rockett, the current holder of CCN No. 10099.

IV. CONCLUSION AND PRAYER

Petitioner is entitled to the streamlined expedited release of the Property described herein because it meets all of the criteria in TWC § 13.254(a-5) and 16 TAC § 24.245(l). The Property is greater than 25 acres, is not receiving water service, and is in Ellis and Dallas Counties. Petitioner respectfully requests that the Commission grant this Petition and issue an order under the authority of TWC § 13.254(a-5) releasing the Property from CCN No. 10099 held by Rockett Special Utility District.

Respectfully submitted,

LLOYD GOSSELINK
ROCHELLE & TOWNSEND, P.C.
816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532



GEORGIA N. CRUMP
State Bar No. 05185500
gcrump@lglawfirm.com

ATTORNEYS FOR CITY OF RED OAK
INDUSTRIAL DEVELOPMENT CORPORATION

EXHIBIT A

CHARTER AND ARTICLES OF INCORPORATION FOR CITY OF RED OAK
INDUSTRIAL DEVELOPMENT CORPORATION



The State of Texas

SECRETARY OF STATE

CERTIFICATE OF INCORPORATION

OF

CITY OF RED OAK INDUSTRIAL DEVELOPMENT CORPORATION

CHARTER NO. 1302287-1

The undersigned, as Secretary of State of the State of Texas, hereby certifies that Articles of Incorporation for the above corporation duly signed pursuant to the provisions of the Development Corporation Act of 1979, have been received in this office and are found to conform to law.

ACCORDINGLY, the undersigned, as such Secretary of State, and by virtue of the authority vested in the Secretary by law, hereby issues this Certificate of Incorporation and attaches hereto a copy of the Articles of Incorporation.

Dated February 7, 19 94.



John Hannah Jr.
Secretary of State

pac

FEB 7 1994

ARTICLES OF INCORPORATION
OF
CITY OF RED OAK INDUSTRIAL DEVELOPMENT CORPORATION
Corporations Section

We, the undersigned natural persons, each of whom is at least eighteen (18) years of age, a citizen of the State of Texas, and a qualified elector of the City of Red Oak, Texas, as incorporators under the Development Corporation Act of 1979, Vernon's Ann. Civ. St., Article 5190.6, Sec. 4A, do hereby adopt the following Articles of Incorporation for such Corporation:

ARTICLE I.

The name of the Corporation is CITY OF RED OAK INDUSTRIAL DEVELOPMENT CORPORATION.

ARTICLE II.

The Corporation is a nonprofit corporation.

ARTICLE III.

The duration of the Corporation is perpetual.

ARTICLE IV.

The Corporation is organized solely for the purposes of promoting and developing commercial, industrial, manufacturing and medical research enterprises to promote and encourage employment, public health and public welfare, all to be done as the duly constituted authority of the City of Red Oak, Texas, and the Corporation may issue bonds on behalf of said City for said purposes and in accordance with the powers granted under the Development Corporation Act of 1979.

V.

The Corporation shall have no members and is a non-stock corporation.

ARTICLE VI.

The street address of the initial registered office of the Corporation is 411 West Red Oak Road, Red Oak, Texas, and the name of its initial registered agent at such address is Chip VanSteenberg.

ARTICLE VII.

All powers of the Corporation shall be vested in a Board of Directors consisting of any number of directors, but not less than five (5) as may be fixed by the bylaws of the Corporation, each of whom shall be appointed by written resolution of the governing

body of the City of Red Oak, Texas, and each of whom shall be a qualified elector of such City. Each director shall serve for a term of three (3) years or until his or her successor is appointed by the governing body of such City; provided, however, that if any director shall at any time be also a member of the governing body of such City, then the term of such director shall never exceed the period for which such director is a member of such governing body. Any director may be removed from office at any time, with or without cause, by written resolution of the governing body of the City. All vacancies, from whatever cause, shall be filled by the governing body of the City.

All other matters pertaining to the internal affairs of the Corporation shall be governed by the bylaws of the Corporation, so long as such bylaws are not inconsistent with these Articles of Incorporation, the Development Corporation Act of 1979, Sec.4A, or any other law of the State of Texas.

ARTICLE VIII.

The number of directors constituting the initial Board of Directors of the Corporation is five (5). The names and addresses of the initial directors, each of whom is a qualified elector of the City of Red Oak, Texas, are:

<u>Name</u>	<u>Address</u>
Bobby Goodloe	P.O. Box 125
Charles Daubitz	P.O. Box 171
Pat DeViney	323 Meadow Lane
Dennis Brown	316 Crestview
Betty Klepper	108 Hidden Lane

ARTICLE IX.

The names and street addresses of the incorporators, each of whom resides within the City of Red Oak, Texas, are:

<u>Name</u>	<u>Address</u>
Debra L. Griswold	207 Pecan Creek
Margie Hawkins	102 Hidden Lane
Troy Jennings	112 S. Summit, Apt. #8

ARTICLE X.

On September 28, 1993, the governing body of the City of Red Oak, Texas, duly adopted a resolution approving the form of these Articles of Incorporation, approving the creation of the Corporation and authorizing the Corporation to act on its behalf to further the public purposes stated in said resolution and in Article IV of these Articles of Incorporation.

ARTICLE XI.

These Articles of Incorporation may at any time and from time to time be amended by either of the following methods: (1) the members of the Board of Directors of the Corporation may file with the governing body of the City an application in writing seeking permission to amend the Articles of Incorporation, specifying in such application the amendment proposed to be made, and if said governing body by appropriate resolution shall duly find and determine that it is advisable that the proposed amendment be made and shall approve the form of the same and authorize it to be made, then the Board of Directors of the Corporation may amend the Articles of Incorporation by adopting such amendment at a meeting of the Board of Directors and delivering the articles of amendment to the Secretary of State, or (2) the governing body of the City may, in its sole discretion, and at any time, alter or change the structure, organization, programs, or activities of the Corporation (including the power to terminate the Corporation), subject to any limitation on the impairment of contracts entered into by the Corporation, by adopting an amendment to these Articles of Incorporation and delivering articles of amendment to the Secretary of State.

ARTICLE XII.

No dividends shall ever be paid by the Corporation and no part of its net earnings (beyond that necessary for retirement of the indebtedness of the Corporation or to implement the public purposes of the City for which the Corporation has been created) shall be distributed to or inure to the benefit of its directors or officers or any private person, firm, corporation, or association except in reasonable amounts for services rendered. No substantial part of the Corporation's activities shall be carrying on propaganda, or otherwise attempting to influence legislation, and it shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.

XIII.

If the Corporation ever should be dissolved when it has, or is entitled to, any interest in any funds or property of any kind, real, personal or mixed, such funds or property or rights thereto

shall not be transferred to private ownership, but shall be transferred and delivered to the City, after satisfaction or provision for satisfaction of debts and claims have been made.

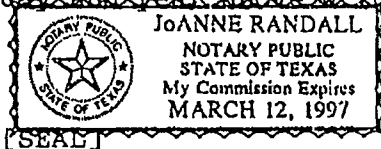
IN WITNESS WHEREOF, we have hereunto set our hands this 19th day of October, 1993.

Debra L. Griswold
Ang D. [unclear]
Margie Hawkins

THE STATE OF TEXAS)
COUNTY OF ELLIS)

I, the undersigned, a Notary Public, do hereby certify that on this the 19th day of October, 1993, personally appeared before me Debra L. Griswold who being by me first duly sworn, declared that he is the person who signed the foregoing instrument as an incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

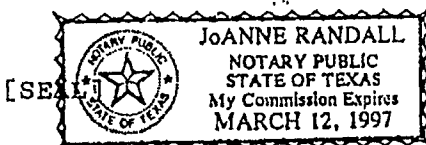


JoAnne Randall
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF ELLIS)

I, the undersigned, a Notary Public, do hereby certify that on this the 22nd day of October, 1993, personally appeared before me Troy G. Jennings who being by me first duly sworn, declared that he is the person who signed the foregoing instrument as an incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

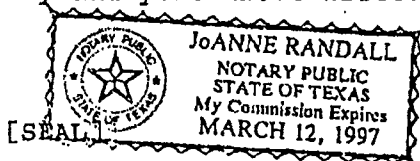


JoAnne Randall
Notary Public, State of Texas

THE STATE OF TEXAS)
COUNTY OF ELLIS)

I, the undersigned, a Notary Public, do hereby certify that on this the 26th day of October, 1993, personally appeared before me Margie Hawkins who being by me first duly sworn, declared that he is the person who signed the foregoing instrument as an incorporator, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.



Joanne Randall
Notary Public, State of Texas

EXHIBIT B

AFFIDAVIT OF BEN GOODWYN, PRESIDENT OF CITY OF RED OAK
INDUSTRIAL DEVELOPMENT CORPORATION

DOCKET NO. ____

PETITION BY CITY OF RED OAK	§	BEFORE THE
INDUSTRIAL DEVELOPMENT	§	
CORPORATION FOR	§	
STREAMLINED EXPEDITED	§	
RELEASE FROM ROCKETT	§	PUBLIC UTILITY COMMISSION
SPECIAL UTILITY DISTRICT'S	§	
CCN NO. 10099 PURSUANT TO	§	
TEXAS WATER CODE §13.254(a-5)	§	
AND 16 TAC § 24.254(l)	§	OF TEXAS

AFFIDAVIT OF BEN GOODWYN

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

BEFORE ME, the undersigned authority, on this day personally appeared Ben Goodwyn, the affiant, who is known to me. After administering an oath, the affiant testified that:

1. My name is Ben Goodwyn. I am over the age of 18 years, of sound mind, and am competent to make this Affidavit. The facts stated herein are within my personal knowledge and are true and correct.
2. I am President of the City of Red Oak Industrial Development Corporation (ROIDC), the Petitioner in the above-captioned matter. Exhibit A to the Petition contains true and correct copies of the Charter and Articles of Incorporation of the ROIDC.
3. The ROIDC owns approximately 384 acres of land (the Property), which is located within the boundaries of water CCN No. 10099 issued to the Rockett Special Utility District (Rockett). The Property is comprised of four tracts of land, each of which contains more than 25 acres. The property is located in Ellis and Dallas Counties, Texas. Exhibits C and D attached to this Petition are true and correct copies of maps identifying the Property, its location, and area of the CCN.

4. The Property is not receiving water service from Rockett, or any other water provider. ROIDC has not requested water service from Rockett or paid any fees or charges to initiate or maintain water service, and there are no billing records or other documents indicating an existing account for the Property.

5. Exhibit E is a true and correct copy of the metes and bounds description of the Property.

6. Exhibit F contains the digital mapping data for the four tracts.

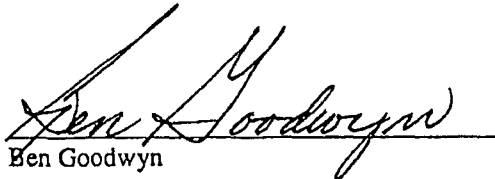
7. Exhibits G-1 through G-4 contain true and correct copies of deeds demonstrating ROIDC's ownership of the Property.

8. Exhibit H is a true and correct copy of the notice provided to Rockett of the filing of this Petition, along with the mailing receipt.

9. On behalf of the City of Red Oak Industrial Development Corporation, I request that the Public Utility Commission of Texas release this Property from water CCN No. 10099.

FURTHER AFFIANT SAYETH NOT.

SIGNED this 12th day of August, 2019.


Ben Goodwyn

SWORN TO AND SUBSCRIBED BEFORE ME by Ben Goodwyn on August 12th,
2019.

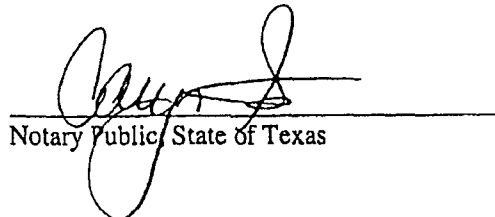
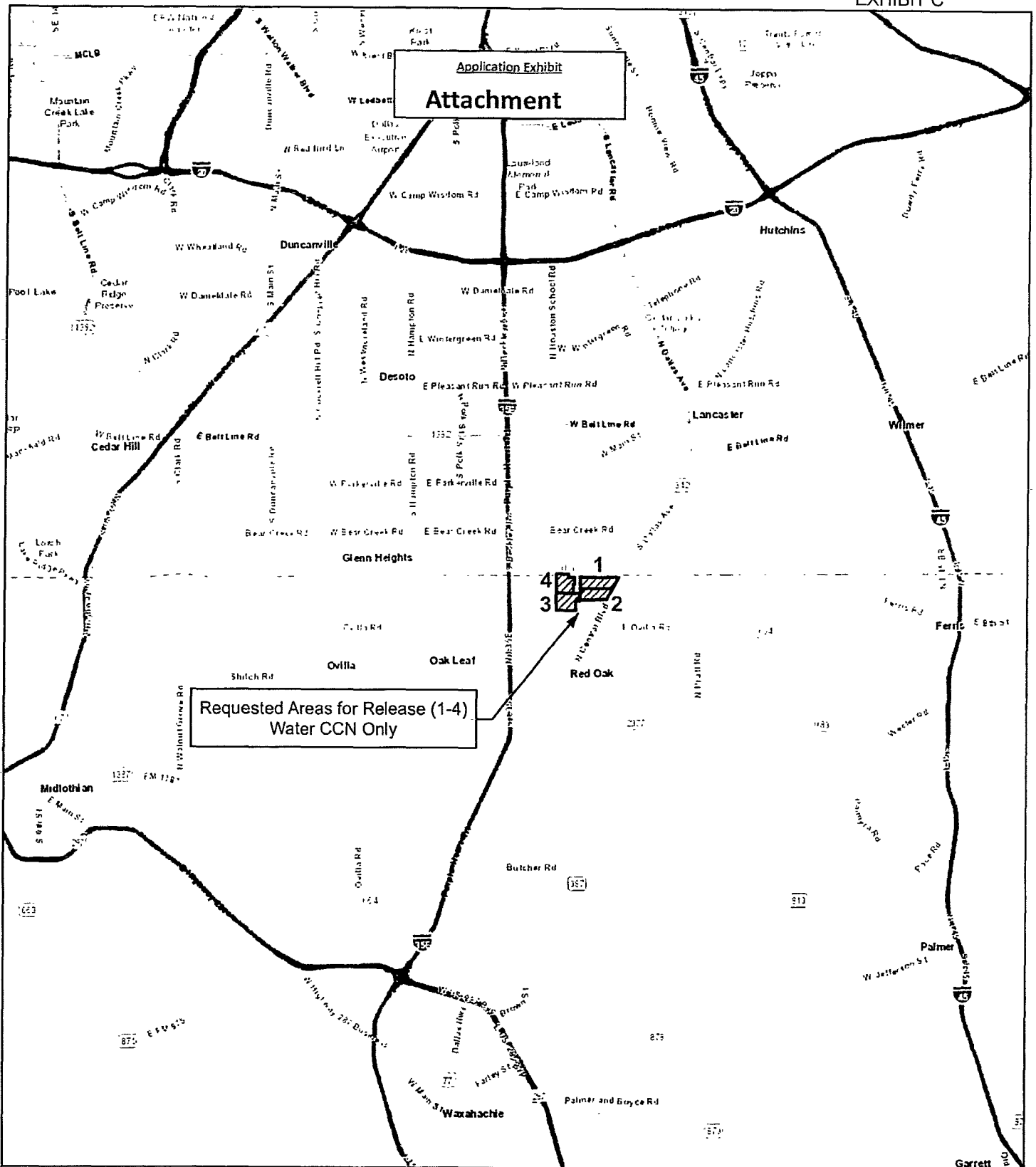
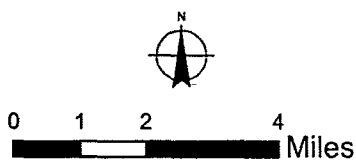

Notary Public, State of Texas

EXHIBIT C

GENERAL LOCATION MAP
IDENTIFYING THE PROPERTY IN REFERENCE TO THE NEAREST COUNTY
BOUNDARY, CITY, OR TOWN.



**- Streamlined Expedited Release (SER) -
Requested Areas for Release
Rockett SUD Water CCN No.10099**



August 9, 2019

Requested Areas for Release are north
of E Ovilla Rd along N Central Blvd
near the City of Red Oak

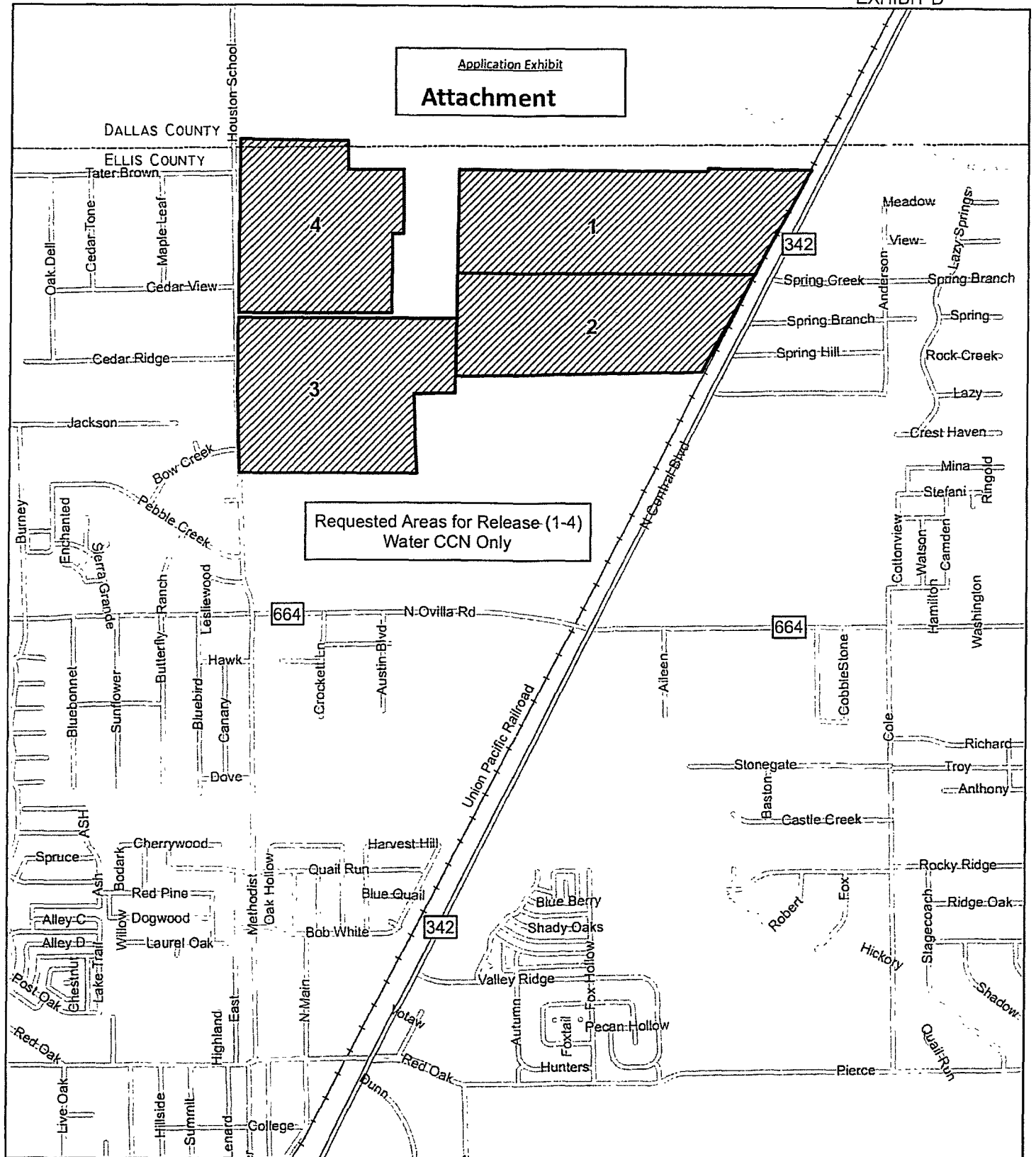
Ellis & Dallas County, TX

Legend - 1" = 14,000'

 Requested Areas for Release (1-4)

EXHIBIT D

DETAILED MAP
IDENTIFYING THE PROPERTY IN REFERENCE TO VERIFIABLE MAN-MADE AND
NATURAL LANDMARKS



**- Streamlined Expedited Release (SER) -
Requested Areas for Release
Rockett SUD Water CCN No.10099**

0 0.125 0.25 0.5
Miles

August 9, 2019

Requested Areas for Release are north
of E Ovilla Rd along N Central Blvd
near the City of Red Oak

Ellis & Dallas County, TX

Legend - 1" = 1,500'

 Requested Areas for Release (1-4)

EXHIBITS E-1 THROUGH E-4

DEEDS CONTAINING METES AND BOUNDS DESCRIPTIONS OF PROPERTY
DEMONSTRATING OWNERSHIP OF PROPERTY BY PETITIONER

EXHIBIT E-1

TRACT ONE

GF#1509137W

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Revised 09/2014

TEXAS WARRANTY DEED
(Long Form)

Date: January 5, 2016

Grantor: **RON RIEKE;**
WILLIAM BARRY OWENS, Individually and as Devisee of Sara Owens, Deceased;
LINDSAY MEGGS OWENS and MADELYN EDENE RIEKE, as Devisees of Sara Owens,
Deceased

Grantor's Mailing Address (including county):

P. O. Box 645
Meridian, Bosque County, TX 76665-0645

Grantee: **RED OAK INDUSTRIAL DEVELOPMENT CORPORATION**

Grantee's Mailing Address (including county):

P. O. Box 393
Red Oak, Ellis County, TX 75154

Consideration: Ten and No/100 (\$10.00) and other good and valuable consideration

Property (including any improvements):

BEING a tract or parcel of land situated in the City of Red Oak, Ellis County, Texas, and being part of the Edward Shirley Survey Abstract 1013 and being part of the 137.5 acre tract of land conveyed to Ron Rieke, et al by deed recorded in Volume 809 Page 303 the Deed Records of Ellis County and being more particularly described as follows;

BEGINNING at a point for corner at a 1/2" iron rod found at the intersection of the westerly line of the BNSF Railroad right-of-way and the southerly line of said 137.5 acre tract said point also being the northeasterly corner of the 92.0039 acre tract conveyed to Red Oak Industrial Development Corporation by deed recorded October 19, 2015, with County Clerk's Number 1526548 of the Official Public Records of Ellis County;

THENCE due West (record bearing) along the southerly line of said 137.5 acre tract and the northerly line of said 92.0039 acre tract a distance of 3579.98 feet to a point for corner at a 1" iron pipe found;

THENCE North 0° 34' 32" West along the westerly line of said 137.5 acre tract and the easterly line

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 1600715 FILING DATE/TIME: Jan 11, 2016 at 10:19:00 AM

of those tracts of land conveyed to James Murray Scott and James M. Scott et ux, by deeds recorded in Volume 937 Page 96 and Volume 1548 Page 377 of the Official Public Records of Ellis County a distance of 1227.36 feet to a point for corner at a 1/2" iron rod set;

THENCE South 89° 50' 36" East along the general line of a fence a distance of 2221.83 feet to an angle point at a 5/8" iron rod found;

THENCE South 89° 46' 14" East along the general line of a fence a distance of 386.95 feet to an angle point at a 1/2" iron rod found;

THENCE South 89° 47' 59" East along the general line of a fence a distance of 387.94 feet to a point for corner at a corner post;

THENCE North 0° 52' 27" West along an offset in a fence a distance of 37.9 feet to a point for corner at a corner post;

THENCE South 89° 21' 53" East along the general line of a fence a distance of 1245.7 feet to a point for corner at a 1" iron pipe found in the westerly line of the BNSF Railroad right-of-way;

THENCE South 28° 29' West along the westerly line of the BNSF Railroad right-of-way a distance of 1413.51 feet to THE PLACE OF BEGINNING and containing 110.4113 acres.


Reservations from and Exceptions to Conveyance and Warranty:

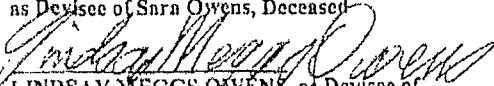
SUBJECT, however, to all valid outstanding easements, rights-of-way, mineral and/or ground leases, mineral reservations, mineral conveyances, restrictive covenants of record, and to zoning laws, regulations and ordinances of municipal and other governmental authorities, if any.

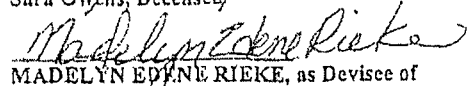
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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


RON RIEKE


WILLIAM BARRY OWENS, Individually and
as Devisee of Sara Owens, Deceased

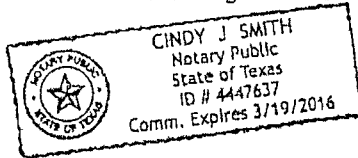

LINDSAY MEGGS OWENS, as Devisee of
Sara Owens, Deceased


MADELYN EDYNE RIEKE, as Devisee of
Sara Owens, Deceased

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Ellis

This instrument was acknowledged before me on the 8th day of January, 2016, by RON RIEKE

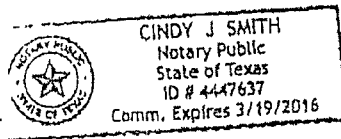


Cindy J. Smith
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Ellis

This instrument was acknowledged before me on the 6th day of January, 2016, by WILLIAM BARRY OWENS, Individually and as Devisee of Sara Owens, Deceased..

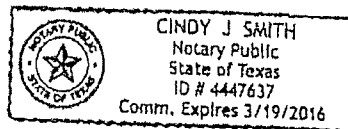


Cindy J. Smith
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Ellis

This instrument was acknowledged before me on the 6th day of January, 2016, by LINDSAY MEGGS OWENS, as Devisee of Sara Owens, Deceased.

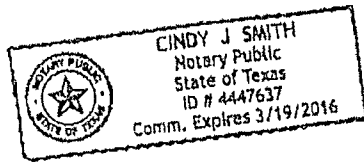


Cindy J. Smith
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF TEXAS
COUNTY OF Ellis

This instrument was acknowledged before me on the 8th day of January, 2016, by MADELYN EDENE RIEKE, as Devisee of Sam Owens, Deceased.



Cindy J. Smith
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

RED OAK IDC
P. O. Box 393
Red Oak, TX 75154

PREPARED IN THE LAW OFFICE OF:

James R. Pitts
Attorney at Law
P. O. Box 561
Waxahachie, TX 75168

EXHIBIT E-2

TRACT 2

GF#1507191W

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Revised 09/2014

TEXAS WARRANTY DEED (Long Form)

Date: October 14, 2015

Grantor: ROBERT L. GOODLOE JR. and DOROTHY JEAN GOODLOE

Grantor's Mailing Address (including county):

204 E. Pierce Road
Red Oak, Ellis County, TX 75154

Grantee: RED OAK INDUSTRIAL DEVELOPMENT CORPORATION

Grantee's Mailing Address (including county):

P. O. Box 393
Red Oak, Ellis County, TX 75154

Consideration: Ten and No/100 (\$10.00) and other good and valuable consideration

Property (including any improvements):

Being a tract or parcel of land situated in the City of Red Oak, Ellis County, Texas, and being part of the Edward Shirley Survey Abstract 1013 and being the 92.129 acre First Tract of the land conveyed to Robert L. Goodloe, Jr. by deed recorded in Volume 648 Page 928 the Deed Records of Ellis County and being more particularly described as follows:

BEGINNING at a point for a corner at a 1/2" Iron rod set in the westerly line of the BNSF Railroad right-of-way at the southeasterly corner of said First Tract said point also being the northeasterly corner of the 164.58 acre Tract II conveyed to Walton Red Oak Crossing, L.P., by deed recorded in Volume 2606 Page 1744 of the Official Public Records of Ellis County;

THENCE South 89° 59' 34" West (North 89° 57' 10" West, deed) along the southerly line of said 92.129 acre tract and the northerly line of said 164.58 acre tract a distance of 2931.45 feet to a point for corner at a 3" steel post found;

THENCE North 0° 53' 50" East (record bearing) along the westerly line of said 92.129 acre tract and the easterly line of that tract of land conveyed to PSD Land Investment by deed recorded in Volume 2186 Page 2236 and the easterly line of that tract of land conveyed to James Murray Scott by deed recorded in Volume 1548 Page 377 of the Official Public Records of Ellis County a distance of

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 1526548 FILING DATE/TIME: Oct 19, 2015 at 09:48:00 AM

1231.32 feet to a point for corner at a 1" iron pipe found;

THENCE due East (deed bearing) along the northerly line of said 92.129 acre tract and the southerly line of that 137.5 acre tract conveyed to Ron Rieke by deed recorded in Volume 809 Page 303 of the Deed Records of Ellis County a distance of 3579.98 feet to a point for corner at a 1/2" Iron rod set;



THENCE South 28° 29' West (South 28° 32' West, deed) along the easterly line of said 92.129 acre tract and the westerly line of the BNSF Railroad right-of-way a distance of 1400.31 feet to THE PLACE OF BEGINNING and containing 92.0039 acres.

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT, however, to all valid outstanding easements, rights-of-way, mineral and/or ground leases, mineral reservations, mineral conveyances, restrictive covenants of record, and to zoning laws, regulations and ordinances of municipal and other governmental authorities, if any.

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 wise belonging, to have and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

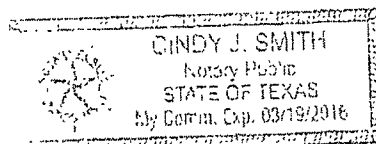
When the context requires, singular nouns and pronouns include the plural.



ROBERT L. GOODLOE JR.

DOROTHY JEAN GOODLOE

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ELLIS

This instrument was acknowledged before me on the 16th day of October, 2015, by ROBERT L. GOODLOE, JR. and DOROTHY JEAN GOODLOE.




Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
RED OAK IDC
P. O. Box 393
Red Oak, TX 75154

PREPARED IN THE LAW OFFICE OF:
James R. Pitts
Attorney at Law
P. O. Box 561
Waxahachie, TX 75168

EXHIBIT E-3

TRACT 3

GF#1508207W

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

Revised 09/2014

TEXAS WARRANTY DEED
(Long Form)

Date: January 7, 2016

Grantor: PSD LAND INVESTMENTS, also known as PSD LAND INVESTMENT, a Texas Partnership

Grantor's Mailing Address (including county): 677 Shield Road, Frost, Navarro County, TX 76641

Grantee: RED OAK INDUSTRIAL DEVELOPMENT CORPORATION

Grantee's Mailing Address (including county): P. O. Box 393, Red Oak, Ellis County, TX 75154

Consideration: Ten and No/100 (\$10.00) and other good and valuable consideration

Property (including any improvements):

BEING a tract or parcel of land situated in the City of Red Oak, Ellis County, Texas, and being part of the A. J. Parks Survey Abstract 850 and the John Spoon Survey Abstract 1014 and being the 100.415 acre tract of land conveyed to PSD Land Investment by deed recorded in Volume 2186 Page 2236 of the Deed Records of Ellis County and being more particularly described as follows;

BEGINNING at a point for corner at a 1/4" iron rod set at the southwesterly corner of said 100.415 acre tract and being in the center of Houston School Road and also being the northwesterly corner of that 57.214 acre tract of land conveyed to First Baptist Church, Red Oak by deed recorded in Volume 1593 Page 850 of the Official Public Records of Ellis County;

THENCE North 1° 28' West (deed bearing) along the westerly line of said 100.415 acre tract and the center of Houston School Road a distance of 963.75 feet to an angle point at a 1/4" iron rod set;

THENCE North 0° 22' 01" East (North 0° 22' East, deed) along the westerly line of said 100.415 acre tract and the center of Houston School Road a distance of 863.5 feet to a point for corner at a 1/4" iron rod set;

THENCE due East (record bearing) along the northerly line of said 100.415 acre tract and the southerly line of that 14.9925 acre tract conveyed to James Murray by deed recorded in Volume 1548 Page 377 of the Official Public Records of Ellis County a distance of 2654.1 feet to a point for corner at a 3" iron pipe found;

THENCE South 0° 49' West (deed bearing) along the easterly line of said 100.415 acre tract and a

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 1600711 FILING DATE/TIME: Jan 11, 2016 at 10:19:00 AM

westerly line of Tract II conveyed to Walton Red Oak Crossing, LP, by deed recorded in Volume 2606 Page 1744 of the Official Public Records of Ellis County a distance of 897.5 feet to a point for corner at a ½" iron rod set;

THENCE South 1° 27' 11" East along an easterly line of said 100.415 acre tract and the westerly line of said Tract II a distance of 936.14 feet to a point for corner at a ½" iron rod found;

THENCE North 89° 16' 15" West (deed bearing) along a southerly line of said 100.415 acre tract a northerly line of said Tract II a distance of 497.61 feet to a point for corner at a ½" iron rod found;

THENCE due West (deed bearing) along the southerly line of said 100.415 acre tract and the northerly line of said First Baptist Church Red Oak 57.214 acre tract a distance of 2148.34 feet to THE PLACE OF BEGINNING and containing 100.4145 acres.

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT, however, to all valid outstanding easements, rights-of-way, mineral and/or ground leases, mineral reservations, mineral conveyances, restrictive covenants of record, and to zoning laws, regulations and ordinances of municipal and other governmental authorities, if any.

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 wise belonging, to have and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

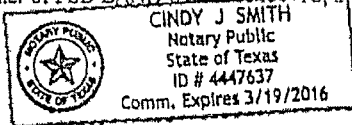
PSD LAND INVESTMENTS, a Texas Partnership

By: R. Wayne Beason
R. Wayne Beason, Managing Partner

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ELLIS

This instrument was acknowledged before me on the 7th day of January, 2016, by R. WAYNE BEASON, Managing Partner of PSD LAND INVESTMENTS, a Texas Partnership, by and on behalf of said partnership.



Cindy J. Smith
Notary Public, State of Texas
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
RED OAK IDC
P. O. Box 393
Red Oak, TX 75154

PREPARED IN THE LAW OFFICE OF:
James R. Pitts, Attorney at Law
P. O. Box 561
Waxahachie, TX 75168

EXHIBIT E-4

TRACT 4

(TWO DEEDS)

GF#1808081

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

TEXAS GENERAL WARRANTY DEED

Date: October 18, 2018

Grantor: ERASMO NAVA and ESTELA NAVA

Grantor's Mailing Address (including county):

258 COBBLESTONE CIRCLE
RED OAK, ELLIS COUNTY, TX 75154

Grantee: RED OAK INDUSTRIAL DEVELOPMENT CORPORATION, INC.

Grantee's Mailing Address (including county):

P. O. BOX 393
RED OAK, ELLIS COUNTY, TX 75154

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING a 74.917 acre tract of land situated in the A.J. PARKS SURVEY, ABSTRACT NO. 850, Ellis County, Texas and being a portion of a called 89.9156 acre tract of land deeded to Houston Road, Inc. by Warranty Deed recorded in Volume 799, Page 385 of the Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail with shiner stamped "LANDATA" set for corner in the centerline of Houston School Road (60.0' right-of-way) and being in the west line of said Houston Road, Inc. tract of land and being the most westerly northwest corner of a tract of land deeded to James Murray Scott by Warranty Deeds recorded in Volume 1548, Page 377 and Volume 937, Page 96, Deed Records, Ellis County, Texas, said PK nail being in the west line of said A.J. Parks Survey and the east line of the John C. McCommas Survey, Abstract No. 722, from which a 1/2 inch iron rod found for the southwest corner of a tract of land deeded to PSD Land Investment by Warranty Deed recorded in Volume 1590, Page 908, Deed Records, Ellis county, Texas bears South 00 degrees 44 minutes 25 seconds East, a distance of 1887.00 feet;

THENCE North 00 degrees 22 minutes 00 seconds East, with the west line of said Houston Road, Inc. tract of land and the centerline of said Houston School Road, a distance of 1708.26 feet to a 1/2 inch iron rod with cap stamped "LANDATA" set for the northwest corner of said Houston Road, Inc. tract of land and the northwest corner of said J. Parks Survey, said 1/2 inch iron rod being the

southwest corner of a tract of land deeded to A.C. Dunn by Warranty Deed recorded in Volume 68045, Page 1410 of the Deed Records of Dallas County, Texas and being the southwest corner of the Major W. Spencer Survey, Abstract No. 1367;

THENCE North 90 degrees 00 minutes 00 seconds East, with the north line of said Houston Road, Inc. tract of land and the common line between said Parks and Spencer Surveys, a distance of 1982.26 feet to a 1/2 inch iron rod with cap stamped "LANDATA" set for the most northerly northwest corner of said Scott tract of land;

THENCE South 00 degrees 00 minutes 00 seconds East, departing the north line of said Houston Road, Inc. and with the west line of said Scott tract of land, a distance of 761.58 feet to a 1/2 inch iron rod with cap stamped "LANDATA" set for corner;

THENCE South 89 degrees 30 minutes 44 seconds West, with the west line of said Scott tract of land, a distance of 130.0 feet to a 1/2 inch iron rod with cap stamped "LANDATA" set for corner;

THENCE South 00 degrees 29 minutes 16 seconds West, with the west line of said Scott tract of land, a distance of 939.86 feet to a 1/2 inch iron rod with cap stamped "LANDATA" set for corner, from which a 1 1/2 inch iron pipe found for the southeast corner of said Houston Road, Inc. and Scott tracts of land, bears South 85 degrees 52 minutes 43 seconds East, a distance of 800.58 feet;

THENCE South 89 degrees 49 minutes 25 seconds West, with the north line of said Scott tract of land, a distance of 1855.20 feet to the point of beginning and containing within these metes and bounds 74.917 acres or 3,263,385 square feet of land, more or less.

Reservations from Conveyance:

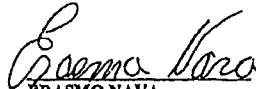
NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interest, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; zoning laws, regulations and ordinances of municipal and other governmental authorities, if any; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessment for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging, to have and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

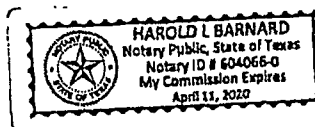

ERASMO NAVA

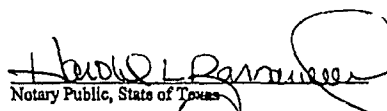

ESTELA NAVA

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ELLIS

This instrument was acknowledged before me on the 19 day of October, 2018, by ERASMO NAVA
and ESTELA NAVA.




Notary Public, State of Texas
Notary's commission expires:

AFTER RECORDING RETURN TO:

RED OAK INDUSTRIAL DEVELOPMENT
CORPORATION, INC.
P. O. BOX 393
RED OAK, TX 75154

PREPARED IN THE LAW OFFICE OF:

James R. Pitts, Attorney at Law
P. O. Box 561
Waxahatche, TX 75168

GF#1905068

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

TEXAS GENERAL WARRANTY DEED

Date: July 8, 2019

Grantor: PABLO ARMENDARIZ and GLORIA ARMENDARIZ

Grantor's Mailing Address (including county): 600 HOUSTON SCHOOL ROAD, RED OAK, ELLIS COUNTY, TX 75154

Grantee: RED OAK INDUSTRIAL DEVELOPMENT CORPORATION

Grantee's Mailing Address (including county): P. O. BOX 393, RED OAK, ELLIS COUNTY, TX 75154

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING 10.39 acres out of the M. W. SPENCER SURVEY, Abstract No. 1288, and also being part of an 80-acre tract of land conveyed to O. L. Worley and C. N. Worley by Deed dated 01/11/1939, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner in the East line of Houston School Road. Said iron rod being located East 30 feet from the Southwest corner of a said M. W. Spencer Survey and the Southwest corner of said 80.00 acre tract;

THENCE N 00 degrees 05 minutes 25 seconds (called North with the East line of said Houston School Road and parallel to the West line of said M. W. Spencer Survey and 80.00 acre tract a distance of 352.64 feet to a 1/2" iron rod found for corner in the Common County line of Dallas and Ellis County;

THENCE South 89 degrees 30 minutes East with said County line a distance of 1305.05 feet to a 1/2" iron rod found for corner in the East line of said 80.00 acre tract;

THENCE S 00 degrees 05 minutes 36 seconds W (Deed South) with said East line of 30.00 acre tract and parallel to said survey line and Houston School road a distance of 341.23 feet to a 1/2" iron rod found for corner at the Southwest corner of said 80.00 acre tract and said iron rod also being in the South line of said M. W. Spencer Survey;

THENCE S 89 degrees 59 minutes 57 seconds W (Deed West) with said survey line and South line of said 80.00 acre tract a distance of 1305.00 feet to the PLACE OF BEGINNING and Containing 10.38 acres of land.

SAVE & EXCEPT: 0.3321 acres of land conveyed to the State of Texas and being more fully described in Deed filed August 30, 2018, recorded under Instrument No. 1825221 and corrected under Instrument No. 1827103, Official Public Records of Ellis County, Texas.



Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interest, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; zoning laws, regulations and ordinances of municipal and other governmental authorities, if any; and taxes for 2019, which Grantee assumes and agrees to pay, and subsequent assessment for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging, to have and 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, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

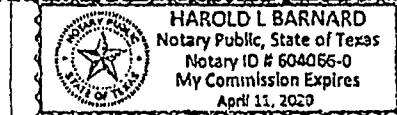
When the context requires, singular nouns and pronouns include the plural.

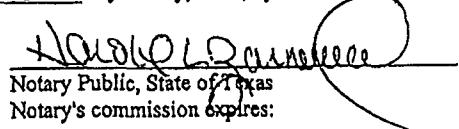

PABLO ARMENDARIZ

GLORIA ARMENDARIZ

(Acknowledgment)

STATE OF TEXAS
COUNTY OF ELLIS

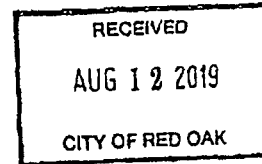
This instrument was acknowledged before me on the 8th day of July, 2019, by PABLO ARMENDARIZ and GLORIA ARMENDARIZ.




Notary Public, State of Texas
Notary's commission expires:

AFTER RECORDING RETURN TO:
RED OAK INDUSTRIAL DEVELOPMENT
CORPORATION
P. O. BOX 393
RED OAK, TX 75154

PREPARED IN THE LAW OFFICE OF:
James R. Pitts, Attorney at Law
P. O. Box 561
Waxahachie, TX 75168



August 8, 2019

Red Oak Industrial Development Corporation
P.O. Box 393
Red Oak, Texas 75154

RE: 10.39 acres, M.W. Spencer Survey, Abstract No. 1233, Ellis County, Texas

To Whom It May Concern:

Ellis County Title Company wanted to notify you that we have filed a correction instrument to the Texas General Warranty Deed dated July 8, 2019 recorded July 10, 2019 regarding 10.39 acres, M.W. Spencer Survey, Abstract No. 1233, Ellis County, Texas. The Texas General Warranty Deed was inadvertently recorded with the incorrect Abstract Number in the legal description on Page 1. The Abstract Number was listed as 1288, when in fact it should have been 1233. The correction instrument corrects the errors.

In accordance with §5.028 (d)(2) of the Texas Property Code, we are required to give notice to each party of the correction of this original instrument by sending a copy of the Correction Affidavit to you.

A copy of the Correction Affidavit is attached for your records.

Please feel free to contact me if you have any questions.

Sincerely,

Harold Barnard
President

WAXAHACHIE NORTH:
1795 North Highway 77,
Suite 101, Waxahachie, TX 75165
P: (469) 517-0160 | F: 469-517-0161

WAXAHACHIE:
408 Ferris Avenue,
Waxahachie, TX, 75165
P: (972) 938-2601 | F: 972-938-8341

MIDLOTHIAN:
109 North 8th Street,
Midlothian, TX, 76055
P: (972) 723-7971 | F: 972-723-9618

GF#1905068

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

CORRECTION INSTRUMENT

Non-material correction pursuant to §5.028, Texas Property Code

Date: August 8, 2019

Title Company: Ellis County Title Company

Person Executing Correction Instrument: Harold L. Barnard

Mailing Address of Person Executing Correction Instrument: 408 Ferris Avenue
Waxahachie, Ellis County, Texas 75165

Description of Original Instrument ("Original Instrument")

Date: July 8, 2019

Grantor: Pablo Armendariz and Gloria Armendariz

Grantee: Red Oak Industrial Development Corporation

Recording Information: Texas General Warranty Deed recorded July 10, 2019 as Instrument
Number 1919198, Official Public Records, Ellis County, Texas.

This Correction Instrument is filed pursuant to Section 5.028 of the Texas Property Code.

1. My full name is Harold L. Barnard. I am over the age of eighteen (18) and am qualified to make these corrections based on my person knowledge of facts relative to the correction.
2. I am President and an Escrow Officer at Ellis County Title Company, and I have personal knowledge of the facts relevant to the correction of the above referenced Original Instrument in that I closed the transaction.
3. I am making this correction of the Original Instrument, with regard to the following clerical error:

The Original Instrument was inadvertently recorded with the incorrect abstract number in the legal description on Page 1. The abstract number was listed as 1288, when in fact it should have been 1233.

4. The Original Instrument should be corrected as follows with respect to the errors described above, this being a non-material change to the Original Instrument:

Property (including any improvements):

BEING 10.39 acres out of the M. W. SPENCER SURVEY, ABSTRACT NO. 1233, and also being part of an 80-acre tract of land conveyed to O. L. Worley and C. N. Worley by Deed dated 01/11/1939, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron rod found for corner in the East line of Houston School Road. Said iron rod being located East 30 feet from the Southwest corner of a said M. W. Spencer Survey and the Southwest corner of said 80.00 acre tract;

GF#1905068

THENCE N 00 degrees 05 minutes 25 seconds (called North with the East line of said Houston School Road and parallel to the West line of said M. W. Spencer Survey and 80.00 acre tract a distance of 352.64 feet to a 1/2" iron rod found for corner in the Common County line of Dallas and Ellis County;

THENCE South 89 degrees 30 minutes East with said County line a distance of 1305.05 feet to a 1/2" iron rod found for corner in the East line of said 80.00 acre tract;

THENCE S 00 degrees 05 minutes 36 seconds W (Deed South) with said East line of 30.00 acre tract and parallel to said survey line and Houston School road a distance of 341.23 feet to a 1/2" iron rod found for corner at the Southwest corner of said 80.00 acre tract and said iron rod also being in the South line of said M. W. Spencer Survey;

THENCE S 89 degrees 59 minutes 57 seconds W (Deed West) with said survey line and South line of said 80.00 acre tract a distance of 1305.00 feet to the PLACE OF BEGINNING and Containing 10.38 acres of land.

SAVE & EXCEPT:

Being a 0.3321 acre (14,468 square foot) tract of land situated in the M. W. Spencer Survey, Abstract No. 1367, in the City of Red Oak, Ellis County, Texas, and being a portion of a called 10.38 acre tract of land described in a General Warranty Deed with Vendor's Lien to Pablo Armendariz and spouse, Gloria Armendariz, recorded in Volume 2742, Page 1357, of the Official Public Records of Ellis County, Texas (O.P.R.E.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument (CM)) at the common northeast corner of said Armendariz tract and the southeast corner of the remainder (approximately 10.823 acres) of a called 34.689 acre tract of land described in a General Warranty Deed to the R. W. and K. A. Olsen Revocable Living Trust, dated June 3, 1999, recorded in County Clerk's Instrument No. 201500274445, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being on the west line of a called 33.988 acre tract of land described in a General Warranty Deed to James Moffett and Marilyn Moffett, husband and wife, recorded in recorded in County Clerk's Instrument No. 201300386413, O.P.R.D.C.T., with said point also being on the Dallas-Ellis County Line;

THENCE South 89 degrees 23 minutes 58 seconds West, along said County Line and along the common north line of said Armendariz tract and south line of said Olsen tract, passing at a distance OF 511.93 feet, the southeast corner of the remainder (approximately 2.369 acres) of a called 34.689 tract of land as described in a Warranty Deed to Larry Harwell, recorded in County Clerk's Instrument No. 200501400655, O.P.R.D.C.T., and continuing along said County line and along the common north line of said Armendariz tract and the south line of said Harwell tract, in all, a total distance of 1,131.09 feet to a set 5/8 inch iron rod with a 1 3/4 inch pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" (hereinafter referred to as "with pink plastic ROW cap") on the new southerly Right-of-Way (ROW) line of State loop 9, for the POINT OF BEGINNING at Station 1098+24.39, 270.00 feet right, and having a Texas Coordinate System, NAD83 (2011), North Central Zone (4202), surface coordinate of North 6,887,148.23, East 2,491,176.38, same being the beginning of a non tangent curve to the right, with the radius point situated North 24 degrees 14 minutes 43 seconds West, a distance of 4,820.00 feet;

THENCE along said non-tangent curve to the right and departing said common line and across said Armendariz tract and along the new southerly ROW line of said State Loop 9, in a southwesterly direction, having a central angle of 00 degrees 59 minutes 35 seconds, a radius of 4,820.00 feet, a chord bearing of South 66 degrees 15 minutes 05 seconds West, a distance of 83.55 feet, and an arc distance of 83.55 feet, to a set 5/8 inch iron rod with pink plastic ROW cap;

THENCE South 32 degrees 49 minutes 04 seconds West, continuing across said Armendariz tract and along the new southerly ROW line of said State Loop 9, a distance of 98.11 feet to a set 5/8 inch iron rod with pink plastic ROW cap;

GF#1905068

THENCE South 05 degrees 51 minutes 12 seconds West, continuing across said Armendariz tract and along the new southerly ROW line of said State Loop 9, a distance of 236.34 feet to a set 5/8 inch iron rod with pink plastic ROW cap;

THENCE South 88 degrees 34 minutes 46 seconds West, continuing across said Armendariz tract and along the new southerly ROW line of said State Loop 9, a distance of 7.40 feet to a set 5/8 inch iron rod with pink plastic ROW cap at Station 1095+63.54, 532.58 feet right, on the west line of said Armendariz tract and the apparent east ROW line of Houston School Road (a variable width ROW - no recording information found), from which a 3/8 inch iron rod found at the southwest corner of said Armendariz tract bears South 01 degrees 01 minutes 34 seconds East, a distance of 2.72 feet (CM);

THENCE North 01 degrees 01 minutes 34 seconds West, along the west line of said Armendariz tract and the apparent east ROW line of said Houston School Road, a distance of 349.70 feet to the northwest corner of said Armendariz tract, said point being on the south line of said Harwell tract, and from which a 3/8 inch iron rod found for a Point of Reference (P.O.R.) bears North 85 degrees 16 minutes 18 seconds West, a distance of 4.52 feet and also from which a cotton gin spindle found in Houston School Road bears South 89 degrees 23 minutes 58 seconds West, a distance of 28.47 feet (CM);

THENCE North 89 degrees 23 minutes 58 seconds East, departing the apparent east ROW line of said Houston School Road and along the common north line of said Armendariz tract and the south line of said Harwell tract, a distance of 167.42 feet to the POINT OF BEGINNING and containing 0.3321 acres (14,468 Square Feet) of land, more or less.

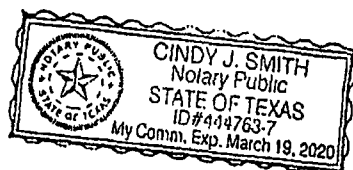
5. I have given notice of this correction of the Original Instrument by sending a copy of this Correction Instrument by regular mail delivery to each party to the Original Instrument pursuant to the requirements in Section 5.028 (d)(2) of the Texas Property Code.
6. This Correction Instrument will be recorded in all counties where the Original Instrument was recorded.

Person with Personal Knowledge of Correction:

Harold L. Barnard
Harold L. Barnard

STATE OF TEXAS
COUNTY OF ELLIS

This instrument was sworn to and subscribed before me on the 8th day of August, 2019 by
Harold L. Barnard.



Cindy J. Smith
Notary Public, State of Texas

Notary's commission expires:

AFTER RECORDING RETURN TO:
Red Oak Industrial Development Corporation
P.O. Box 393
Red Oak, Texas 75154

PREPARED IN THE LAW OFFICE OF:
James R. Pitts, Attorney at Law
P. O. Box 561
Waxahachie, Texas 75168

EXHIBIT F

DIGITAL MAPPING DATA (CD)

EXHIBIT G

PROOF OF NOTICE TO ROCKETT SUD



EXHIBIT G

816 Congress Avenue, Suite 1900
Austin, Texas 78701
Telephone: (512) 322-5800
Facsimile: (512) 472-0532
www.lglawfirm.com

Ms. Crump's Direct Line: (512) 322-5832
Email: gcrump@lglawfirm.com

August 19, 2019

CERTIFIED MAIL NO. 7016 3560 0000 8464 9100
RETURN RECEIPT REQUESTED

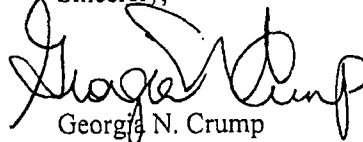
Ms. Kay Phillips
General Manager
Rockett Special Utility District
126 Alton Adams Drive
Waxahachie, TX 75165

RE: City of Red Oak Industrial Development Corporation's Petition for Streamlined Expedited Release from Rockett Special Utility District's Water CCN No. 10099, Pursuant to Texas Water Code § 13.254(a-5) and 16 TAC § 24.245(l)

Dear Ms. Phillips:

I have enclosed a copy of the Petition being filed today at the Public Utility Commission of Texas, on behalf of the City of Red Oak Industrial Development Corporation, for a streamlined expedited release of property owned by the Corporation from the Water Certificate of Convenience and Necessity (CCN) held by Rockett Special Utility District in Ellis County, Texas. The Petition is being filed pursuant to Texas Water Code § 13.254(a-5) and 16 Tex. Admin. Code § 24.245(l).

Sincerely,



Georgia N. Crump

GNC/jmc
40270007893999

Enclosure (Petition)

EXHIBIT G

Lloyd Gosselink
ATTORNEYS AT LAW
Lloyd Gosselink Rochelle & Townsend, P.C.
816 Congress Avenue Suite 1900 Austin, Texas 78701

To: Ms. Kay Phillips
General Manager
Rockett Special Utility District
126 Alton Adams Drive
Waxahachie, TX 75165

Blumberg Excelsior, Inc. 800 LAW MART
Reorder No. 3098
Label for envelope feeder



7016 3560 0000 8464 9100

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For delivery information, visit our website at www.usps.com®.

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☒ Return Receipt (hardcopy) \$ 2.50

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 2.20

Total Postage and Fees \$ 8.50

Sent To Kay Phillips
Street and Apt. No., or PO Box No. Rockett SUD
City, State, ZIP+4

AUSTIN DOWNTOWN
AUG 19 2009
L9 JMC 78701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kay Phillips
General Manager
Rockett SUD
126 Alton Adams Dr.
Waxahachie, TX 75165

2. Article Number (Transfer from service label) 7016 3560 0000 8464 9100

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail

☐ Registered ☐ Return Receipt for Merchandise

☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540