

Control Number: 51545



Item Number: 15

Addendum StartPage: 0

### **DOCKET NO. 51545**

March Comment

PETITION BY COMPASS	§	2021 MAY - 6 PH 12: 24 <b>BEFORE THE</b>
DATACENTERS DFW III, LLC FOR	§	19 Heart and I a
STREAMLINED EXPEDITED	§	1.1.13.1 - 144
RELEASE FROM ROCKETT SPECIAL UTILITY DISTRICT'S	8	PUBLIC UTILITY COMMISSION
CCN NO. 10099 PURSUANT TO	8 8	•
TEXAS WATER CODE § 13.2541 AND	§	
16 TAC § 24.254(h)	§	OF TEXAS

# AMENDED PETITION BY COMPASS DATACENTERS DFW III, LLC FOR STREAMLINED EXPEDITED RELEASE FROM ROCKETT SPECIAL UTILITY DISTRICT'S CCN NO. 10099

COMES NOW Compass Datacenters DFW III, LLC (Petitioner or Compass), and files this Amended Petition with the Public Utility Commission of Texas (Commission) for Streamlined Expedited Release from Rockett Special Utility District's (Rockett) water certificate of convenience and necessity (CCN) number 10099 pursuant to Texas Water Code (TWC) § 13.2541 and 16 Texas Administrative Code (TAC) § 24.245(h), and in support thereof would show as follows:

## I. BACKGROUND

On November 20, 2020, Compass filed its Original Petition for Streamlined Expedited Release from Rockett's water CCN number 10099. On December 3, 2020, Compass filed its Supplement to its Petition with proof of the provision of notice in the form of a receipt evidencing delivery of Notice Letter sent by Certified Mail to Rockett on November 20, 2020.

On April 8, 2021, Commission Staff filed its Comments on Administrative Completeness and Notice, recommending that the petition be found administratively incomplete due to deficiencies in the mapping content. Compass worked with Commission Staff to identify the specific deficiencies and create revised mapping content. Consistent with Compass's conversations with Commission Staff, Compass now files this Amended Petition, explaining the mapping discrepancies and attaching revised materials.

On April 20, 2021, the Commission Administrative Law Judge (ALJ) filed Order No. 5, finding the petition administratively incomplete and establishing a deadline of May 6, 2021, for Compass to cure the deficiencies in the petition. Therefore, this Amended Petition is timely filed.

## II. LEGAL AUTHORITY

Petitioner files this Amended Petition seeking the streamlined expedited release of property owned by Petitioner in Ellis County, Texas, from water CCN number 10099 currently held by Rockett. Pursuant to TWC § 13.2541 and 16 TAC § 24.245(h), 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 § 13.2541(c), the Commission shall grant a petition received pursuant to Subsection (b) no later than the 60th day after the date the landowner files the petition. The Commission's rule at 16 TAC § 24.245(h)(7) 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.

#### III. PETITIONER INFORMATION

Petitioner is a Delaware limited liability company, with its principal place of business in Dallas, Texas, and authorized to do business in this state. Petitioner has no assumed names; it conducts business only under its own name. Exhibit A contains true and correct copies of the entity details on file with the Texas Secretary of State.

## IV. AMENDED DECERTIFICATION REQUEST

Petitioner owns approximately 171.158 acres in Ellis County. Petitioner is requesting that a portion of this acreage be released from Rockett's water CCN number 10099. Petitioner is seeking release of 149.34 acres (the Property). The Property is made up of three tracts of land:

- Tract 1 is composed of approximately 93.713 acres, of which Petitioner is requesting 75.550 acres be released;
- Tract 2 is composed of approximately 74.9 acres, of which Petitioner is requesting 71.304 acres be released; and
- Tract 3 is composed of approximately 2.545 acres, of which Petitioner is requesting 2.486 acres be released.

Exhibit D includes the warranty deeds for the above-described land, evidencing Compass's ownership of all three tracts.

Exhibits C and E include revised mapping materials, clearly delineating the Property, which is the land Compass is requesting be released from Rockett's water CCN number 10099.

The mapping discrepancies in Compass's Original Petition were caused in part by a transaction not reflected in the Original Petition. On November 8, 2019, Compass purchased from James Murray Scott, a neighboring landowner, Tract 3, comprised of 2.545 acres.<sup>2</sup> Although Tract 3 was acquired through a different deed and is not by itself more than 25 acres, Compass has combined Tract 3 with Tract 2, which is now an area of land that has common ownership and is not severed by other land under different ownership.<sup>3</sup> As such, Tracts 2 and 3 are defined as one "tract of land" under 16 TAC § 24.3(38), and therefore qualify for streamlined expedited release.

The revised mapping materials should now accurately depict the total acreage owned by Compass<sup>4</sup> and the Property to be released from Rockett's water CCN number 10099,<sup>5</sup> and these depictions are consistent with the special warranty deeds attached in Exhibit D, and the information contained in this Amended Petition.

All three of the tracts are within the boundary of water CCN number 10099 held by Rockett in Ellis County, 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. No property of Rockett will be rendered useless or valueless, 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 number 10099 have been met. The Property:

- a. is owned by Petitioner;
- b. is more than 25 acres in size;
- c. is not receiving water service;
- d. is within water CCN number 10099 held by Rockett; and

<sup>&</sup>lt;sup>1</sup> The Property is labeled the "Release Area" on the revised mapping materials.

<sup>&</sup>lt;sup>2</sup> Compass's acquisition of Tract 3 is evidenced in Exhibit D, Special Warrant Deed Instrument No. 1933740.

<sup>&</sup>lt;sup>3</sup> Pursuant to 16 Texas Administrative Code § 24.3(38) (TAC), a tract of land is defined as "[a]n area of land that has common ownership and is not severed by other land under different ownership . . . A tract of land may be acquired through multiple deeds or shown in separate surveys."

<sup>&</sup>lt;sup>4</sup> The total acreage owned by Compass is labeled the "Warranty Deed" on the revised mapping materials.

<sup>&</sup>lt;sup>5</sup> The Property is labeled the "Release Area" on the revised mapping materials.

e. is located in Ellis County, which is a qualifying county under the criteria set forth in TWC § 13.2541 and 16 TAC § 24.245(h)(2)(B).

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

- Exhibit A Entity Details, Texas Secretary of State.
- Exhibit B Affidavit of Jared Day, President and CFO of Compass Datacenters.
- Exhibit C Revised mapping materials, including a general location map (16 TAC § 24.245(k)(1)(A)) and detailed map (16 TAC § 24.245(k)(1)(B)).
- Exhibit D Deeds containing metes and bounds descriptions of the Property, demonstrating ownership of the Property by Petitioner.
- Exhibit E Revised digital mapping data for the three tracts comprising the Property.
- Exhibit F Proof that a copy of the Original Petition was sent to Rockett, the current CCN holder.

Pursuant to TWC § 13.2541 and 16 TAC § 24.245(h)(3)(F), a true and correct copy of the Original Petition has been sent via certified mail to Rockett, the current holder of CCN number 10099. Because Rockett has already been served notice of this Petition, and because Rockett is already an intervening party in this proceeding, Compass did not re-notice this Amended Petition, but has provided notice of the filing of this document to Rockett via electronic mail on May 6, 2021, in accordance with the Order Suspending Rules, issued in Project No. 50664.

### V. 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 § 13.2541 and 16 TAC § 24.245(h). The Property is greater than 25 acres, is not receiving water service, and is in Ellis County. Petitioner respectfully requests that the Commission grant this Petition and issue an order under the authority of TWC § 13.2541 releasing the Property from CCN number 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

JAMIE L. MAULDIN

State Bar No. 24065694

jmauldin@lglawfirm.com

TAYLOR P. DENISON

State Bar No. 24116344

tdenison@lglawfirm.com

ATTORNEYS FOR PETITIONER

## **CERTIFICATE OF SERVICE**

I certify that notice of the filing of this document was provided to all parties of record via electronic mail on May 6, 2021, in accordance with the Order Suspending Rules, issued in Project No. 50664.

JAMIE L. MAULDIN

## **EXHIBIT A**

# ENTITY DETAILS, TEXAS SECRETARY OF STATE

Form 304 (Revised 05/11)

Submit in duplicate to: Secretary of State P.O. Box 13697 Austin, TX 78711-3697 512 463-5555 FAX: 512/463-5709

NOV 0 4 2019

Secretary of State

Filing Fee: \$750

Application for Registration of a Foreign Limited Liability Company

This space reserved for office use.

FILED In the Office of the Secretary of State of Texas

NOV 0 4 2019

**Corporations Section** 

7 mm 5 7 co. 07 5 c	Diability Company			
1. The entity is a foreign limi	ted liability company. The n	ame of the entity is:	•	
	,	anic of the entity is.	•	
Compass Datacenters DFW II		ument in its jurisdiction of	formation	
Provide the full legal name of the entity as stated in the entity's formation document in its jurisdiction of formation.  2A. The name of the entity in its jurisdiction of formation does not contain the word "limited liability company" or "limited company" (or an abbreviation thereof). The name of the entity with the word or abbreviation that it elects to add for use in Texas is:				
2B. The entity name is not av and transact business in Texas		ed name under whic	ch the entity will qualify	
The assumed name must include an acce	ptable organizational identifier or an	accepted abbreviation of e	one of these terms.	
3. Its federal employer identif	ication number is:			
Federal employer identific	ation number information is	not available at this	time.	
4. It is organized under the lav	ws of: (set forth state or foreign cour	ntry) Delaware		
and the date of its formation in	that jurisdiction is: 10/22	2/2019		
			d/yyyy	
5. As of the date of filing, currently exists as a valid limit				
6. The purpose or purposes transaction of business in Texa	s of the limited liability co as are set forth below.	ompany that it pro	poses to pursue in the	
To engage in any and all lawfi	ul activity in which it may en	gage under the laws	s of the State of Texas.	
The entity also certifies that it country under which it is organ	is authorized to pursue such			
7. The date on which the foreign entity first transacted by	ousiness in Texas is: 10/22/2	2019		
		****	ay apply (see instructions).	
8. The principal office address	s of the limited liability comp	oany is:	•	
14555 N. Dallas Parkway, Ste			USA 75254	
Address	City	State (	Country Zip/Postal Code	
RECEIVED				
Form 304	6		****	

Complete item 9A or 9B, but not both. Complete item 9C.  9A. The registered agent is an organization (cannot be entity named above) by the name of:						
Co	rporation Service Company					
OR	9B. The registered agent is an ind	lividua	I resident of the state v	whose name i	s:	
First	Name M.	I.	Last Name			Suffix
9C.	The business address of the regist	ered ag	gent and the registered	l office addre	ss is:	
211	East 7th Street, Suite 620	Aust	lin	TX	787	01
Stree	et Address	City		State	e Zip	Code
the	The entity hereby appoints the Sec circumstances set forth in section 5 The name and address of each gov	5.251 o	f the Texas Business (	~		process under
NAI	ME AND ADDRESS OF GOVERNING IF INDIVIDUAL	PERSO	ON (Enter the name of either an	individual or an org	anization, b	ut not both.}
	First Name	M.I.	Last Name	· · · · · · · · · · · · · · · · · · ·		Suffix
OR	IF ORGANIZATION					
	Compass Datacenters, LLC					
	Organization Name					
	55 N. Dallas Parkway, Suite 125		Dallas	TX	USA	75254
Stree	t or Mailing Address	<u> </u>	City	State	Country	Zip Code
NAI	ME AND ADDRESS OF GOVERNING IF INDIVIDUAL	PERSO	ON (Enter the name of either an	individual or an org	anization, bu	ıt not both.)
-	First Name	M.I.	Last Name			Suffix
OR	IF ORGANIZATION					
•	Organization Name	<del></del>				
Stree	t or Mailing Address	···	City	State	Country	Zip Code
NAD	Æ AND ADDRESS OF GOVERNING IF INDIVIDUAL	PERSC	ON (Enter the name of either an .	individual or an org	anization, bu	it not both.)
OR -	First Name	M.I.	Last Name	-, <u>-,</u>	· · · · · · · · · · · · · · · · · · ·	Suffix
OR	IF ORGANIZATION					
-	Organization Name					
Stree	t or Mailing Address		City	State	Country	Zip Code

Form 304

Supplemental Provisions/Information			
Text Area: [The attached addendum, if any, is incorporated herein by reference.]			
Effectiveness of Filing (Select either A, B, or C.)			
A. X This document becomes effective when the document is filed by the secretary of state.			
B. This document becomes effective at a later date, which is not more than ninety (90) days from			
the date of signing. The delayed effective date is:			
C. This document takes effect upon the occurrence of a future event or fact, other than the			
passage of time. The 90 <sup>th</sup> day after the date of signing is:			
The following event or fact will cause the document to take effect in the manner described below:			
Execution			
The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.			
Date: October 31, 2019			
J. Jand Day			
Signature of authorized person (see instructions)			
J. Jared Day, President			
Deighted on tripped name of authorized parson			

Form 304 8



# Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

Compass Datacenters DFW III, LLC Filing Number. 803462401

Application for Registration

November 04, 2019

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on November 20, 2020.



Phone. (512) 463-5555

Prepared by: SOS-WEB

Ruth R. Hughs Secretary of State

(512) 463-5709 Dial: 7-1-1 for Relay Services TID: 10266 Document: 1008845280003

# **EXHIBIT B**

# AFFIDAVIT OF JARED DAY, PRESIDENT AND CHIEF FINANCIAL OFFICER FOR COMPASS DATACENTERS

### **DOCKET NO. 51545**

PETITION OF COMPASS	§	BEFORE THE
DATACENTERS DFW III, LLC TO	§	
AMEND ROCKETT SPECIAL	§	
UTILITY DISTRICT'S CERTIFICATE	§	PUBLIC UTILITY COMMISSION
OF CONVENIENCE AND	§	
NECESSITY IN ELLIS COUNTY BY	§	
EXPEDITED RELEASE	§	OF TEXAS

## AFFIDAVIT OF JARED DAY

STATE OF TEXAS

COUNTY OF DALLAS

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

- My name is Jared Day. 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 and Chief Financial Officer of Compass Datacenters DFW III, LLC (Compass), the Petitioner in the above-captioned matter. Exhibit A to the Petition contains true and correct copies of the entity details for Compass on file with the Texas Secretary of State.
- 3. Compass owns approximately 171.158 acres and is seeking release of approximately 149.34 acres of land (the Property), which is located within the boundaries of water certificate of convenience and necessity (CCN) number 10099 issued to Rockett Special Utility District (Rockett). The Property is a tract of land, comprised of three contiguous tracts of land owned by Compass, containing more than 25 acres. The property is located in Ellis County, Texas. Exhibit C 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.

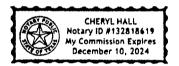
  Compass has not requested water service from Rockett or paid any fees or charges to initiate or

maintain water service to the Property, and there are no billing records or other documents indicating an existing account for the Property.

- 5. Exhibit D is a true and correct copy of the deeds containing metes and bounds descriptions of the Property and demonstrating Compass' ownership of the Property.
  - 6. Exhibit E contains the digital mapping data for the tracts.
- 7. Exhibit F is a true and correct copy of the original notice provided to Rockett of the filing of this Petition, along with the mailing receipt.
- 8. On behalf of Compass, I request that the Public Utility Commission of Texas release this Property from water CCN number 10099.

FURTHER AFFIANT SAYETH NOT.

SIGNED this 4th day of May, 2021.



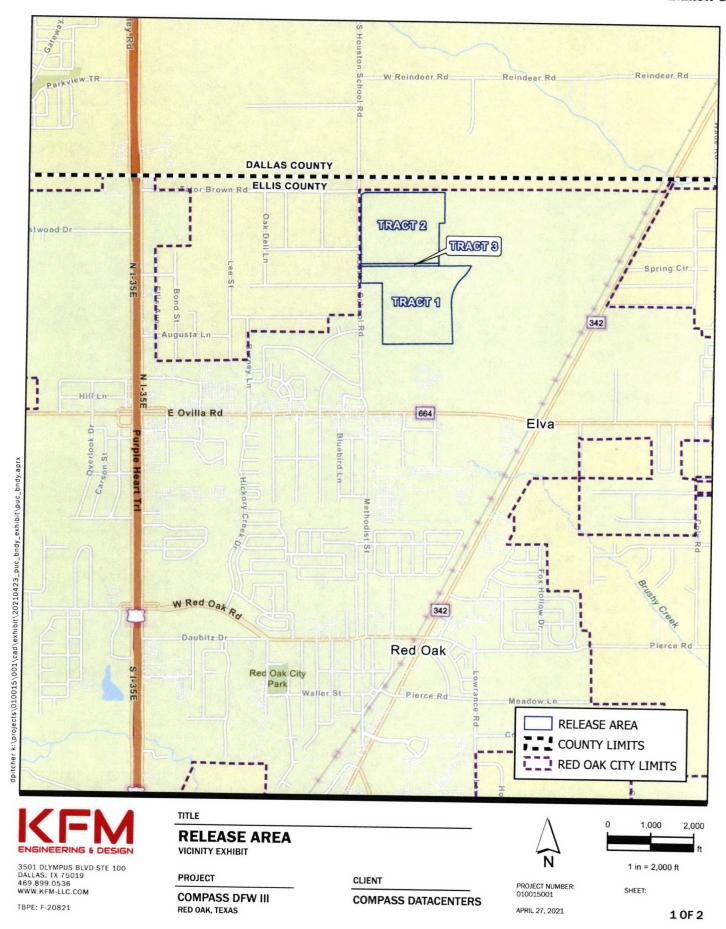
Jared Day

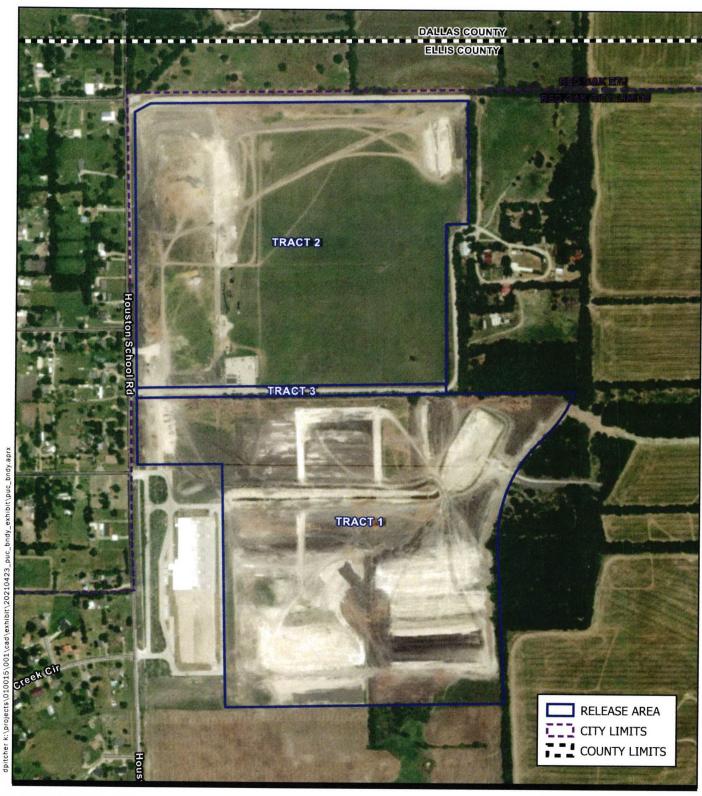
SWORN TO AND SUBSCRIBED BEFORE ME by Jared Day on May 4, 2021.

Notary Public State of Texas

## **EXHIBIT C**

REVISED MAPPING MATERIALS, INCLUDING
A GENERAL LOCATION MAP IDENTIFYING THE PROPERTY IN
REFERENCE TO THE NEAREST COUNTY BOUNDARY, CITY, OR
TOWN AND A DETAILED LOCATION MAP IDENTIFYING THE
PROPERTY IN REFERENCE TO VERIFIABLE MAN-MADE AND
NATURAL LANDMARKS







3501 OLYMPUS BLVD STE 100 DALLAS, TX 75019 469.899.0536 WWW.KFM-LLC.COM

TBPE: F-20821

TITLE

## **RELEASE AREA**

**AERIAL EXHIBIT** 

PROJECT

COMPASS DFW III RED OAK, TEXAS CLIENT

**COMPASS DATACENTERS** 



PROJECT NUMBER: 010015001

APRIL 27, 2021



1 in = 500 ft

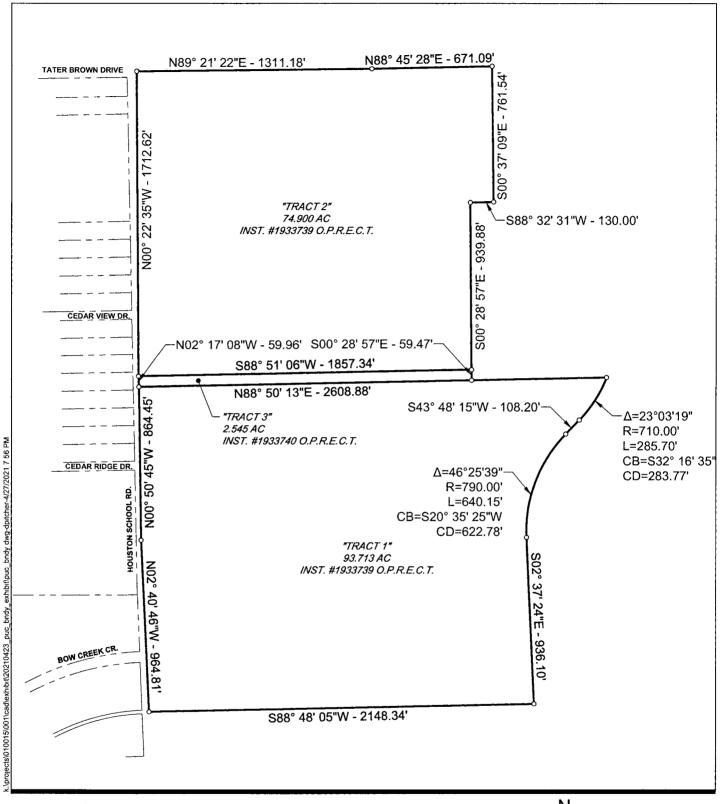
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2 OF 2





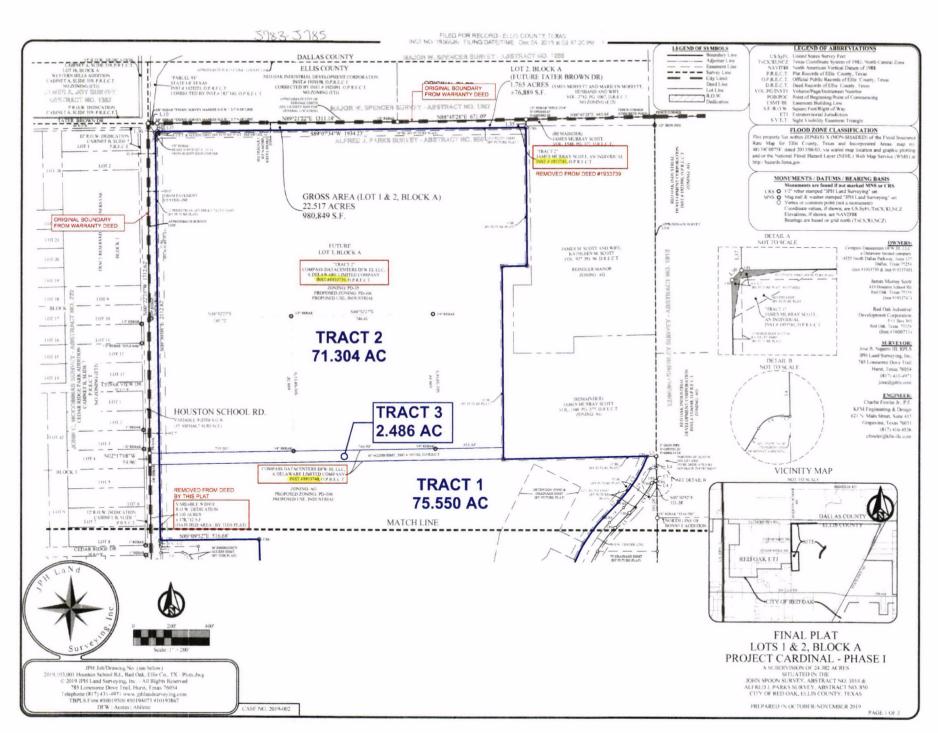
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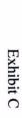


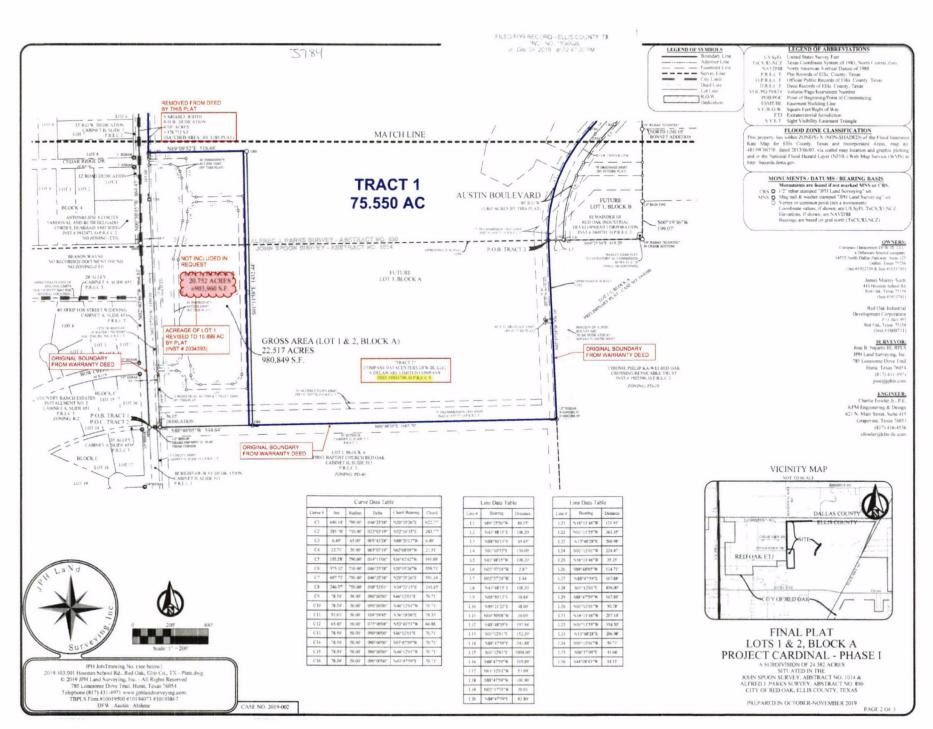


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with the said curve to the right, as are length of 640.14 feet, across a closel which

bears '\ 20" 35' 26" E, a shord length of 622.77 feet to a found U2 such capped rebat

bears 5 36" 42" 42" W. a closed length of 195.08 fact to a set 1.2 inch capped rehar

5.89° 25' 56" W, with the said property lines, a distance of 80.05 feet returning to the POINT OF BEGINNING and enclosing 1.865 scres (n81,239 square fact).

northeast corner of the said Red Oak tract.

stamped "IPII Land Surveying".

TRACT 2 - AUSTIN BOULEVARD (80° R.O.W. DEDICATION)

#### TRACT 1-LOTS L& 2, BLOCK A

N 02" 17" 08" W with the west fine of the said Compans Daracenters. THENCE N 02" 17" 08" W with the west free of the said Company Datacenters freet (first, No. 1933/140), being in Housten School Road, a distance of 39.66 feet to a PK nall found at the northwest corner of the said Company Datacenters trace (first, No. 1933/140), same being a southwest corner of the said Company Datacenters Trace 2 (first, No. 1933/140).

THENCE N. 60° 22: 35° W. slong-said Horston School Boad and with the virial line of the said Compass Distances Treat 2 (bits. No. 1933)29; a distance of 1,712.02 feet to the numbers current of the still Compass Distances Treat 2 (bits. No. 1937)99, from which a found 3.9 did with who bears N. 87° 21° 22° 1; a distance of 1,1.24 feet, and form and found 3.9° did, when = 3.9° aids capped how stamped "TASINT" SLAVINY. MARKER R.O.W found at the muthwest owner of the truct described in the deed to the State of Texas recorded under Instrument Number 1827103. O.P.R.E.C.T., bears north 2.7 fbct:

Tract Z (Inst. No. 1933739), and being south of an established fence, at a distance of 48.00 feet passing the northwest corner of the aforementioned Junes Murray Scott. THENCE Tract 2, and continuing on said course in all, a total distance of 1,311 48 feet to a 1/2 inch reber found at the conflowed garner of the tract described in the deed to 2 Mofflet and Marilyo Mofflet, bushand and write, recorded in Volume 2742, Page 1067 Deed Records, Elis County, Texas.

THENCE N 88" 45" 28" E, continuing with the north line of the said launes Murray Scott Fried 2, a distance of 61109 fees to a 12 inch capped rebur stanqued TREN.5.574" found at the northics corner of the until laters Murray Scott rom which a concrete fence post bears N 88° 45' 78" E. a distance

S 00" 37" 09" E. with the cast line of the said James Morray Scott Tract 2. a distance of 41.06 feet to a 1.2 linch capped return samped "IPH Land Surveying" set at the insufficial corner of the said James Murray Scott Tricc 2;

of 1934.23 feet to a 1/2 such cupped reltar stamped "FH Land Surveying" set at the southwest corner of the said James Murray Scott Tract 1;

S. 44° 08 43° W, over and across the said Compass Datacenters. Tract 2 (Inst. No. 1933739), a distance of 14.15 feet to a set 1/2 seh capped rehain. stamped "IPII Land Surveying".

S 90° 50′ 08° E. continuing over and across said Compass Datacenters Fras 2 (fins. No. 1933799, and acrossing over and across the afferencetowood und Compass Datacenters (fins. No. 1933740) and be afferencetowood and Compass Datacenters Fract I (fins. No. 1947719), a total distance of 2112.82 foot to a set 1/2

continuing over and across the said Compass Datacenters Tract 1 (but. No. 1933739). following courses and distances

mch capped rehar -tamped "JPH Land Surveying".

N 89" (W 52" E. a distance of \$16.68 feet to a set 1.2 such capped rebar stamped "JPH

2 S 01" 11" 58" E, a distance of 1432.44 feet to a 1/2 inch capped rebar stamped "39% nd Surveying" set on the woon line of the said Company Datacenters Trust 1 (linst. THENCH, 1933739), being common with the north-line of glorementioned Lot 1. Block A.

THENCS: \$ 88° 48° 05° W, with the said presenty lines, a distance of 544.64 feet returning to the POINT OF REGINNING and exclosing 22.517 acres to 980.849 square feet)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Red Oak Industrial Development Consumtion, acting berein by and through it's duly authorized officer, Company Datacenters DFW III, LLC, a Delaware Instact liability company, acting herein by and through it's fails authorized officer, and Jacos Morroy Scott, do hereby adopt this just designating the homenshows described proposity or Project Cardinate - Plante 1, in additions to the Usy of Red Odd. Texas and de horeby IBM. I. A. List. I and James Marry Sort, are the course of the Internet Name of State Stat dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thorson. The streets

Indiance modifing of way):

N 67 = 66 - W, with the vast live of the and Compos Discovers Treat I does No. 1923 VIII, 1984 to the set of the composition of the compo

Red Oak Industrial Develo STATE OF TEXAS N 43° 48° 15° E. a distance of 108.20 feet to a 1/2 inch capped return stamped 'IPH Land Surveying' found at the beginning of a curve to the left having a radius of 710.00 COUNTY OF Ellis

N 88° 50' 13" E, with the north line of the said Red (link trace, and with the south time. Given under my hand real seal of office, this the 3.12 day of December 2019

of the said Scott tract, a distance of 45.65 feet to a 2 inch area sipe found at the to a 1/2 inch capped robet stamped "TPH Land Surveying" found at the beginning of a curve to the right having a radius of 65.00 feet; Notary Public in and for the State of Texas

CARYN STEVENS Notary 10 # 12249836 My Commission Expires March 22, 202\*

with the said curve to the right, as an length of 4.49 fors, across a cheer which beam. N 88° 20° 12° W, a cheel length of 6.49 feet to a 12° ends capped rebut stamped "DHI Land Servyong" on at the begroving of a curve to the fell turning a realise of 20.00. WITNESS my hand that the 20° thickey of . NO METABLES.

with the said curve to the left, as are length of 22.71 feet, across a coord which bears  $5.62^\circ$  06° 09° W, a chierd length of 21.51 feet to a 102 nesh suppose return stamped "IPHE Land Surveying" set as the Dephinong of a corve to the right having a radius of 790.00 feet. Janes Marry Acres with the said curve to the right, in arc length of 195.58 feet, service a chief which

5.43° 48' 15" W, a distance of 108.20 fort to a 1/2 such capped robor stamped "3PH STATE OF TEXAS Land Surveying" set at the beginning of a curve to the left having a radius of 710 00 COUNTY OF Effice.

Compass Datapeaters DEW RILLLE

a Delaware limited comments STATE OF TEXAS COUNTY OF Dalles 1

5 20" 35" 26" W, a abord length of 559.71 feet to a set 1/2 inch copped rebut. Before me, the undersigned authority a Notary Public in and for the State of Texas, on this day personally appeared James Marray Scott known to me to be the person whose name is subscribed to the foregoing \$ 02° 37° 24" W, a distance of 2.87 fort in a 1/2 bulk capital rober stamped "IPH Land expressed. Surveying" set a sooth line of the said Red Oak truct, some being the month line of the aforementioned Chienh tract. instrument and acknowledged to me that he executed the same for the purpose and comiderations thereig

Jarger W. 70 garty Green under trey hand and scal of office, this theological November

WILNESS my hand this the 20 Harry of November (2) BEFORE ME, the undersigned, a Notary Public  $\alpha$  and for said Coorns and Statz, on this day personally appeared **love B. Najarro HI**, known to me to the person whose cause  $\alpha$  is inhoralized to the foregoing instrument and achievological to so that the same vas the act of the cost and shift but between the same as the act of such for the purpose and consideration therein expressed, and it the capacity therein stated.

Notary Public in and for the State of Lexus



ERTIFICATE OF APPROVAL

JPH Job/Drawing No. (see below) 2019.103.001 Houston Schold Rd. Red Oak, Elis Co., IX. - Plats dwg.

2019.103.001 Houston Schold Rd. Red Oak, Elis Co., IX. - Plats dwg.

2019.104 H. Land Surveying, Inc. - All Rights Reserved.

785 Lonesome Dove Frisi, Hurst, Festa 70054.

Telephone (817).431.-4971 www. jublandsurveying.com.

TBPLS Firm 2(0.01950).01010.4073. io.1013867. DFW Austin Abileo

CASE NO. 2019-002

appeared Law Law authorized officer of Compani Datacenters DFW III, LLC, a
Delaware limited hability company known to me to be the person whose name is subscribed to the foregoing

Given under my band and sent of office, this the 19th day of November 2019.

Brogeth



GENERAL PLAT NOTES:

f state law and city ordinance and is subject to fines and withholding of utility services and building permits.

There shall be no tree, shrub, plant, sign, well, fesce, retaining: screening, wall or other vertical elements that obstruct the view of a vehicle having a height greater than two (2) feet within the Sight Violethy Eusement. The owners of all corner lots shall maintain sight triacides in occurriance

with the City's Subdivision Ordinano

This survey was performed with the benefit of a title contentracial This survey was performed with the enterts of a time continuous provided by First American Title Insurance Company, GF# 1042-285029-RT1, Commitment # 1042-285029-RT1, effective August 15, 2019, and insued August 30, 2019. Therefore, constneyts, agreements, or other document either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey

City limits shown hereon are approximated via scaled stap location and graphic pioning of the Plate 1-5 City of Red Onli, Texas (City Limits and ETF) map dated October 2010. For occurate city limits location refer to the perceponding City ordinance.

Survey lines are approximate and based on the Yexas Suttent Resources nion Systems /GIS decay

Current zoning adformation shown hereon is based on the City of Red Oak, Texas Official Zoning Map.

8. The fieldwork was completed on September 19, 2019.

9 The owners of all corner lots shall maintain right triangles (a.k.a. Sight Visibility Eusement Triangle) in accordance with the City's Sub-

Per the covenant in the Spenial Warrancy Deed recorded in Volume 1334, Page 514, Deed Records, Ellis County, Texas, "there-shall be no general dumping or storage of excess parts of extensibiles, machinery, or the like within fifty feet (50') of each side of the Property's western boundary line. The western boundary line is identified hereon, as the 761.54, 130.00, and 999.35' section of the cust line of Lot L Block A.

The entirety of Lot 2, Block A shall be reserved for future publi right-of-way dedication by the owners to the City of Red Cole free of charge, until such time as the City of Rad Osk constructs norm charge, until ware time in the Cuty of that Oak constroins permanent making improvements, in the interior, the enterty of 16 x 2 Block A Shall he a privile accord contenter for the benefit of Janus and Keithlean Socia, owners of the tracs decurbed in the deed to Janus Morring South recorded in Volume 1548, Page 377, Daoid Rountle, Edit Courty, Toras and shall be ministed folly the owner. The end is in two thinkfollers' lets.

12. Conditions of Acceptance of Draloage and Floodway Eastment

This plat is proposed by the owners of properties described here This just in proposed by the ewiners of properties described decrine flowershife referred to a "Proposity ownersh and supported by the Lity of Rad Oak subject to the following conditions which shall be brinding eyes the property owners, his basis grantees, successors and assigns. No obstructions to the flow of contensusar ratio—fif shall be pointing the pro-teed of the contensus of the flow of contensusar ratio—fif shall be pointing to pro-teed on the contensus of the flow of contensus ratio of the contensus of the conten structure within the drainage congruent above herein on the plat, order approved by the City of Red Oak, Provided, however, it is understood that the event it becomes necessary for the City of Red Oak to erect drainage in the creat it becomes necessary for the City of Ned Cut to over dramage facilities in order to improve the demondrating that care by a coasioned by the stress and affeys in or adjacent to the indivision, their is water event, the City of Red coals shall have the right to orner und clerolage osseries at any point or points to erect, construct and maintain any facility demondration for institution propriets. The property owners will be responsible for materialisms and demongrations and the construction of the constructio

The property owners shall keep upid drainage concruent clean and free or The property owners shall keep unit diminage construct does not free of defirst, shit high evodes, and any substance which would be used in consuming or underlinds conditions. The City of Rad Oad shell have the right of ingress and oppose for the property of impecting and supervising maintenance work done by the property owners. If at any time the property owners fall to units' any of their determination of conjugations of obligations. But City of Rad Oad, upon our (10) days error notice to the obligations. See City of Rad Oad, upon our (10) days error notice to the owners, may enter said draining ensement at any owner or power to perform maintenance or clean-up, and bill the property owners the cost incurred, o place a lien on said properties if the bill is not paid within thury (30) day held liable for any damages resulting from the occurrence of these natural phenomena or the failure of any facilities within said decrease essenter Further, the City of Red Oak will not be responsible for crossion control or any damage to private properties or persons resulting from the flow of water within said drainage easement and properties.

SURVEYOR'S CERTIFICATION

STATE OF TEXAS COUNTY OF TARRANT

THIS  $\alpha$  to certify that I, lene B. Novam III, a Registered Profondant Lead Yeaveyor for the Note of Texas, take placed the above adobtsoom time autoriti energy at the ground, and that all lot corners, negle points and points of curve have been properly standed on the granted and that this fact cornectly represents that the properly standed on the granted and that this fact cornectly represents that the properly standed on the granted and that this fact cornectly represents that the properly standed on the granted and the this fact cornectly represents that the properly standed on the granted and the standard properly standard that the properly standard the properly standard that the properly standard the properly standard that the properly standard that the properl survey made to me.

iose B. Najaero III, RPLS Registered Professional sweatights.com

STATE OF TEXAS COUNTY OF TARRANT

er very brand and seed of office, this the 2 our of November 2019

FINAL PLAT LOTS 1 & 2, BLOCK A PROJECT CARDINAL - PHASE I

A SUBDIVISION OF 24.382 ACRES SITUATED IN THE JOHN SPOON SURVEY, ABSTRACT NO. 1014 & ALFRED J. PARKS SURVEY, ABSTRACT NO. 850 CITY OF RED OAK, ELLIS COUNTY, TEXAS

PREPARED IN OCTOBER-NOVEMBER 2019

## **EXHIBIT D**

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

1002-285029 CR9-RIT

28/9 MOV - 8 PM 1: 41

K\*\* SMAC AT MZ

THE

After Recording, Return To: Williams Anderson Ryan & Carroll LLP 1717 Main Street, Suite 5350 Dallas, Texas 75201 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

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ELLIS	§	

Red Oak Industrial Development Corporation, a Texas corporation ("Grantor"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto Compass Datacenters DFW III, LLC, a Delaware limited liability company ("Grantee"), the real property in Ellis County, Texas, fully described in Exhibit A, all improvements thereon, and all of Grantor's rights, titles, and interests in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate, together with all rights, titles, and interests appurtenant to the foregoing (collectively, the "Property").

The special warranty of Grantor under this Special Warranty Deed is made subject to the matters described in <u>Exhibit B</u>, to the extent the same are validly existing and applicable to the Property (collectively, the "Exceptions to Warranty").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Exceptions to Warranty.

Grantee's address is: 14555 N. Dallas Parkway, Suite 125, Dallas, Texas, 75254.

EXECUTED as of November, 20	019.
	RED OAK INDUSTRIAL DEVELOPMENT CORPORATION, a Texas corporation
	By: Den Gordung
	Name: Ben Goodwyn Title: President
THE STATE OF TEXAS §	
COUNTY OF Ellis §	
	efore me on November, 2019, by, evelopment Corporation, a Texas corporation, on behalf of
said corporation.	Carre - S
CARYN STEVENS Notary ID # 12249836 My Commission Expires March 22, 2021	Notary Public, State of Texas

#### Exhibit A

#### TRACT 1

That certain tract situated in the Alfred J. Parks Survey, Abstract No. 850 and the John Spoon Survey, Abstract No. 1014, City of Red Oak, Ellis County, Texas, said tract being a portion of the same tract described in the deed to Red Oak Industrial Development Corporation recorded under Instrument Number 1600711, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.); the subject tract, surveyed by JPH Land Surveying, Inc., is more particularly described as follows (Bearings are based on Grid North per the Texas Coordinate System of 1983, North Central Zone):

COMMENCING at a PK nail found in Houston School Road (a variable width right of way), at the most westerly northwest corner of the tract described in the deed to James Murray Scott recorded in Volume 1548, Page 377, Deed Records, Ellis County, Texas (D.R.E.C.T.); THENCE S 02° 17' 08" E, with the west line of the said Scott tract, a distance of 59.96 feet to a 3/8 inch rebar found in said Houston School Road, at the most westerly southwest corner of the Scott tract and being the POINT OF BEGINNING;

THENCEN 88° 50' 13" E, with the north line of the said City of Red Oak tract, by deed called to be common with the south line of the Scott tract, a distance of 2,608.88 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve to the right, having a radius of 710.00 feet, from said set rebar, a 2-inch iron pipe found at the northeast corner of the City of Red Oak tract bears N 88° 50' 13" E, a distance of 45.65 feet;

THENCE, departing the said common lines, over and across the said Red Oak tract, the following calls;

- 1. With the said curve to the right, an arc length of 285.70 feet, across a chord which bears S 32° 16' 35" W, a chord length of 283.77 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set;
- 2.S 43° 48' 15" W, a distance of 108.20 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at the beginning of a curve to the left, having a radius of 790.00 feet;
- 3. With the said curve to the left, an arc length of 640.15 feet, across a chord which bears S 20° 35' 26" W, a chord length of 622.78 feet to a 5/8 inch capped rebar stamped "STANTEC" found at the reentrant corner of the City of Red Oak tract;

THENCE, S 02° 37' 24" E, with the east line of the City of Red Oak tract, a distance of 936.10 feet to a 1/2 inch rebar found at the southeast corner of the City of Red Oak tract;

THENCE, S 88° 48' 05" W, with the north line of the tract described in the deed to First Baptist Church, Red Oak recorded in Volume 1593, Page 850, D.R.E.C.T. (now platted and recorded in Cabinet H, Slide 513, Plat Records, Ellis County, Texas), a distance of 2,148.34 feet to the southwest corner of the City of Red Oak tract, from which a found 1/2 inch rebar bears N 88° 48' 05" E, a distance of 30.00 feet;

THENCE, N 02° 40' 46" W, with the west line of the City of Red Oak tract, being in Houston School Road, a distance of 964.81 feet;

THENCE, N 00° 50' 45" W, continuing with the west line of the City of Red Oak tract, being in Houston School Road, a distance of 864.45 feet returning to the POINT OF BEGINNING and enclosing 93.713 acres (±4,082,139 square feet).

#### TRACT 2

BEING that certain tract of Land situated in the Alfred J. Parks Survey, Abstract No. 850, City of Red Oak, Ellis County, Texas, said tract being the same tract described in the deed to Red Oak Industrial Development Corporation, Inc. recorded under Instrument Number 1830620, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.), being more particularly described as follows:

BEGINNING at a PK nail found in Houston School Road (a variable width right of way), at the most westerly northwest corner of the tract described in the deed to James Murray Scott recorded in Volume 1548, Page 377, Form 5025348 (7-1-14) Page 6 of 15 T-7: Commitment for Title Insurance (Rev. 1-3-14) Deed Records, Ellis County, Texas (D.R.E.C.T.);

THENCE N 00° 22' 35" W, along said Houston School Road and with the west line of the said City of Red Oak tact, a distance of 1,712.62 feet (deed call 1,708.26 feet) to the northwest corner of the City of Red Oak tract, from which a found 3/8 inch rebar bears N 89° 21' 22" E, a distance of 11.34 feet, and from said found 3/8 inch rebar a 5/8 inch capped rebar stamped "TXDOT SURVEY MARKER R.O.W" found at the southwest corner of the tract described in the deed to the State of Texas recorded under Instrument Number 1827103, O.P.R.E.C.T., bears north 2.7 feet;

THENCE N 89° 21' 22" E, with the monumented north line of the City of Red Oak tract, and being south of an established fence, passing the said found 3/8 inch rebar, and continuing on said course, in all, a total distance of 1,311.18 feet to a 1/2 inch rebar found at the southwest corner of the tract described in the deed to James Moffett and Marilyn Moffett, husband and wife, recorded in Volume 2742, Page 1067, D.R.E.C.T.;

THENCE N 88° 45' 28" E, continuing with the monumented north line of the City of Red Oak tract, a distance of 671.09 feet to a 1/2 inch capped rebar stamped "RPLS 2574" found at the northeast corner of the City of Red Oak tract, from which a concrete fence post bears N 88° 45' 28" E, a distance of 645.84 feet;

THENCE with the perimeter of the said Scott tract, the following calls:

- 1. S 00° 37' 09" E, a distance of 761.54 feet to a set 1/2 inch capped rebar stamped "JPH Land Surveying"; 2. S 88° 32' 31" W, a distance of 130.00 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set:
- 3. S 00° 28' 57" E, a distance of 939.88 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set; 4. S 88° 51' 06" W, passing two found 3/4 inch rebar at 355.44 feet and an additional 746.90 feet, in all, a total distance of 1,857.34 feet (deed call 1,855.2 feet) returning to the POINT OF BEGINNING and enclosing 74.900 acres (± 3,262,662 square feet).

#### Exhibit B

## **Exceptions to Warranty**

- 1. Easement granted by Cora F. Furneaux and husband Fred Furneaux to Rockett Water Supply, recorded in Volume 511, Page 556, Real Property Records, Ellis County, Texas. (Affects Tract 1)
- 2. Easement and right of way granted by Rockett Water Supply Corporation to Texas Power & Light Company, recorded in Volume 567, Page 173, Real Property Records, Ellis County, Texas. (Affects
- 3. Tract 1)
- 4. Easement granted by PSD Land Investment to the City of Red Oak, filed 09/24/2007, recorded in Volume 2340, Page 5008, Real Property Records, Ellis County, Texas
- Terms, provisions, conditions, and obligation contained in Development Agreement by and among Walton Texas, LP, Walton Red Oak Crossing, LP, Camden Homes, LLC, Red Oak Industrial Development Corporation, filed 04/26/2018, recorded in cc# 1811663, Real Property Records, Ellis County, Texas.
- 6. Mineral lease together with all rights, privileges and immunities incident thereto, to C. R. Jeter, as Lessee described in instrument, recorded in Volume 665, Page 241, Real Property Records, Ellis County, Texas; subject to Assignment of Overriding Royalty Interests recorded in Volume 672, Page 968, Real Property Records, Ellis County, Texas; subject to Assignment of Oil, Gas and Mineral Leases recorded in Volume 673, Page 97, Real Property Records, Ellis County, Texas.
- 7. 100' wide no dumping area as referenced in Special Warranty Deed recorded in Volume 1334, Page 514, Real Property Records, Ellis County, Texas, and as shown on survey of JPH Land Surveying, Inc., certified to by Jose B. Najarro III, RPLS No. 6736, dated October 30, 2019
- 30' Access and Utility Easement granted by Red Oak Industrial Development Corporation to Alamo
  Mission LLC, filed contemporaneously herewith, in the Real Property Records of Ellis County,
  Texas.
- 9. 75' Transmission Line Easement granted by Red Oak Industrial Development Corporation to Alamo Mission LLC, filed contemporaneously herewith, in the Real Property Records of Ellis County, Texas.

XX Sign Constitution

After Recording, Return To:
Williams Anderson Ryan & Carroll LLP
1717 Main Street, Suite 5350
Dallas, Texas 75201

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

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ELLIS	§	

James Murray Scott, an individual ("<u>Grantor</u>"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has **GRANTED**, **BARGAINED**, **SOLD**, and **CONVEYED** and by these presents does **GRANT**, **BARGAIN**, **SELL**, **AND CONVEY** unto Compass Datacenters DFW III, LLC, a Delaware limited liability company ("<u>Grantee</u>"), the real property in Ellis County, Texas, fully described in <u>Exhibit A</u>, all improvements thereon, and all of Grantor's rights, titles, and interests in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate, together with all rights, titles, and interests appurtenant to the foregoing (collectively, the "<u>Property</u>").

The special warranty of Grantor under this Special Warranty Deed is made subject to the matters described in <u>Exhibit B</u>, to the extent the same are validly existing and applicable to the Property (collectively, the "<u>Exceptions to Warranty</u>").

Grantor further agrees to vacate, abandon, relinquish, and forever waive (and does hereby vacate, abandon, relinquish, and forever waive) any interest in or rights to that 60' Access Easement over the Property, as referenced in Special Warranty Deed recorded in Volume 1334, Page 514, Real Property Records, Ellis County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject only to the Exceptions to Warranty.

Grantee's address is: 14555 North Dallas Parkway, Suite 125, Dallas, Texas 75254.

EXECUTED as of November 2, 2019, to be effective November 8, 2019.

THE STATE OF TEXAS

§ 8

COUNTY OF Dallas

§ §

This instrument was acknowledged before me on November 4, 2019, by James Murray Scott.

Notary Public, State of Texas

MEREDITH R. WILLIAMS
Notary Public
State of Texas
ID # 124602439
Comm. Expires 06/25/2023

## Exhibit A

BEING that certain tract of Land situated in the Alfred J. Parks Survey, Abstract No. 850, City of Red Oak, Ellis County, Texas, said tract being a portion of the tract described in the deed to James Murray Scott recorded in Volume 1548, Page 377, Deed Records, Ellis County, Texas (D.R.E.C.T.), being more particularly described as follows:

BEGINNING at a PK nail found in Houston School Road (a variable width right of way), at the most westerly northwest corner of the said tract described in the deed to James Murray Scott recorded in Volume 1548, Page 377, Deed Records, Ellis County, Texas (D.R.E.C.T.);

THENCE S 88° 51' 06" W, with the north line of the Scott tract, passing two found 3/4 inch rebar at 755.00 feet and an additional 746.90 feet, in all, a total distance of 1,857.34 feet (deed call 1,855.2 feet) to a 1/2 inch capped rebar stamped "JPH Land Surveying" set at a reentrant corner of the Scott tract;

THENCE S 00° 28' 57" E, through the interior of the Scott tract, a distance of 59.47 feet to a 1/2 inch capped rebar stamped "JPH Land Surveying" set on the south line of the Scott tract, from which a 2-inch iron pipe found at the southeast corner of the Scott tract bears N 88° 50' 13" E, a distance of 799.07 feet;

THENCE S 88° 50' 13" W, with the said south line of the Scott tract, a distance of 1,855.46 feet to a 3/8 inch rebar found in said Houston School Road, at the southwest corner of the Scott tract;

THENCE N 02° 17' 08" W, along Houston School Road and with the west line of the Scott tract, a distance of 59.96 feet returning to the POINT OF BEGINNING and enclosing 2.545 acres (± 110,840 square feet).

### Exhibit B

## **Exceptions to Warranty**

- 1. Terms, provisions, and conditions of Ordinance, recorded in Volume 720, Page 47 and Volume 720, Page 49, Real Property Records, Ellis County, Texas.
- 2. 60' access easement and 100' wide no dumping area as referenced in Special Warranty Deed recorded in Volume 1334, Page 514, Real Property Records, Ellis County, Texas, and as shown on survey of JPH Land Surveying, Inc., certified to by Jose B. Najarro III, RPLS No. 6736, dated October 30, 2019. (the "Survey")
- 3. Terms, provisions, and conditions of Ordinance 98-22, filed 12/30/1998, recorded in Volume 1525, Page 1204, Real Property Records, Ellis County, Texas.

4835-3796-3691, v. 2

# **EXHIBIT E**

# REVISED DIGITAL MAPPING DATA (CD)

## **EXHIBIT F**

# PROOF OF NOTICE TO ROCKETT SUD



816 Congress Avenue, Suite 1900 Austin, Texas 78701 512.322.5800 p 512.472.0532 f

lglawfirm.com

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

November 20, 2020

CERTIFIED MAIL NO. 7019 2970 0000 3564 2924 RETURN RECEIPT REQUESTED

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

RE: Compass Datacenters DFW III, LLC's Petition for Streamlined Expedited

Release from Rockett Special Utility District's Water CCN No. 10099,

Pursuant to Texas Water Code § 13.2541 and 16 TAC § 24.245(h)

Dear Ms. Phillips:

I have enclosed a copy of the Petition being filed today at the Public Utility Commission of Texas, on behalf of Compass Datacenters DFW III, LLC for a streamlined expedited release of property owned by Compass 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 § 13.2541 and 16 Tex. Admin. Code § 24.245(h).

Sincerely

Georgia N. Crumi

GNC/jas 4243/00

Enclosure (Petition)

U.S. Postal Service™ **CERTIFIED MAIL® RECEIPT** 2924 Waxehochrepalx 564 3.55 Extra Services & Fees (check box, m 0000 Return Receipt (electronic) Postmark ☐ Certified Mail Restricted Deliver
☐ Adult Signature Required Here Adult Signature Restricted Deliv \$2.00 7 11/20/2020 s Total Postage and Fees \$ ነ ፋበ ñu m MS. KAY PHILLIPS | GM-ROCKETT SPECIAL HILTY DOME TAPL NO, OF PO BOX NO.
ALTON ADAMS DRIVE City, State, 2/P+4°

NAXAHA CHIE 7X 75 | 65

PS Form 3600 April 2015 Psit 735002 0003007

See Reverse for Instruction



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	First-Class Mai Large Envelope Waxahachie, Weight. 0 l Estimated [	, TX 75165 lb 6.00 oz Delivery Da		\$2 00 .
	Mon 11. Certified	/23/2020 Mail®		\$3.55
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	Grand Total:			\$0.00

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■ Complete items 1, 2, and 3.  ■ 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:  MS. KAY PHILLIPS GM  ROCKETT SPECIAL UDLITY DISMICT  12 & ALTON ADMS DRIVE  WAXA HACHIE, TX 75165	A. Signature  X
9590 9402 6031 0069 5723 33 2. Article Number (Transfer from service label) 7019 2970 0000 3564 2924	3. Service Type  □ Adult Signature □ Adult Signature Restricted Delivery □ Certified Mail® □ Certified Mail Restricted Delivery □ Collect on Delivery Restricted Delivery □ collect on Delivery Restricted Delivery □ insured Mail □ insured Mail Restricted Delivery ○ over \$500) □ Priority Mail Express® □ Registered Mail™ □ Registered Mail Restricted Delivery □ Signature Confirmation □ Signature Confirmation □ Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	Domestic Return Receipt