



Control Number: 51545



Item Number: 15

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DOCKET NO. 51545

PETITION BY COMPASS
DATACENTERS DFW III, LLC FOR
STREAMLINED EXPEDITED
RELEASE FROM ROCKETT
SPECIAL UTILITY DISTRICT'S
CCN NO. 10099 PURSUANT TO
TEXAS WATER CODE § 13.2541 AND
16 TAC § 24.254(h)

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BEFORE THE

PUBLIC UTILITY COMMISSION

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 10099.¹

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.² 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.³ 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 Compass⁴ and the Property to be released from Rockett's water CCN number 10099,⁵ 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

¹ The Property is labeled the "Release Area" on the revised mapping materials.

² Compass's acquisition of Tract 3 is evidenced in Exhibit D, Special Warrant Deed Instrument No. 1933740.

³ 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."

⁴ The total acreage owned by Compass is labeled the "Warranty Deed" on the revised mapping materials.

⁵ 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:

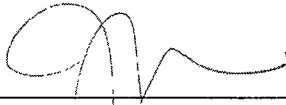
- Exhibit A – Entity Details, Texas Secretary of State.
- Exhibit B – Affidavit of Jared Day, President and CFO of Compass Datacenters.
- Exhibit C – Revised mapping materials, including a general location map (16 TAC § 24.245(k)(1)(A)) and detailed map (16 TAC § 24.245(k)(1)(B)).
- Exhibit D – Deeds 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
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 04 2019**Corporations Section**

1. The entity is a foreign limited liability company. The name of the entity is:

Compass Datacenters DFW III, LLC

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 available in Texas. The assumed name under which the entity will qualify and transact business in Texas is:

The assumed name must include an acceptable organizational identifier or an accepted abbreviation of one of these terms.

3. Its federal employer identification number is: _____

☒ Federal employer identification number information is not available at this time.

4. It is organized under the laws of: (set forth state or foreign country) Delaware

and the date of its formation in that jurisdiction is: 10/22/2019

mm/dd/yyyy

5. As of the date of filing, the undersigned certifies that the foreign limited liability company currently exists as a valid limited liability company under the laws of the jurisdiction of its formation.

6. The purpose or purposes of the limited liability company that it proposes to pursue in the transaction of business in Texas are set forth below.

To engage in any and all lawful activity in which it may engage under the laws of the State of Texas.

The entity also certifies that it is authorized to pursue such stated purpose or purposes in the state or country under which it is organized.

7. The date on which the foreign entity intends to transact business in Texas, or the date on which the foreign entity first transacted business in Texas is: 10/22/2019

mm/dd/yyyy

Late fees may apply (see instructions).

8. The principal office address of the limited liability company is:

14555 N. Dallas Parkway, Ste 125 Dallas

TX

USA

75254

Address

City

State

Country

Zip/Postal Code

RECEIVED**NOV 04 2019****Secretary of State**

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:

Corporation Service Company

OR

☐ 9B. The registered agent is an individual resident of the state whose name is:

First Name	M.I.	Last Name	Suffix
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9C. The business address of the registered agent and the registered office address is:

211 East 7th Street, Suite 620	Austin	TX	78701
Street Address	City	State	Zip Code

10. The entity hereby appoints the Secretary of State of Texas as its agent for service of process under the circumstances set forth in section 5.251 of the Texas Business Organizations Code.

11. The name and address of each governing person is:

NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)					
IF INDIVIDUAL					
First Name	M.I.	Last Name	Suffix		
OR					
IF ORGANIZATION					
Compass Datacenters, LLC					
Organization Name					
14555 N. Dallas Parkway, Suite 125	Dallas	TX	USA	75254	
Street or Mailing Address	City	State	Country	Zip Code	

NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)					
IF INDIVIDUAL					
First Name	M.I.	Last Name	Suffix		
OR					
IF ORGANIZATION					
Organization Name					
Street or Mailing Address	City	State	Country	Zip Code	

NAME AND ADDRESS OF GOVERNING PERSON (Enter the name of either an individual or an organization, but not both.)					
IF INDIVIDUAL					
First Name	M.I.	Last Name	Suffix		
OR					
IF ORGANIZATION					
Organization Name					
Street or Mailing Address	City	State	Country	Zip Code	

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. ☒ 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 90th 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

DocuSigned by:
J. Jared Day
80012C8895F7487
Signature of authorized person (see instructions)

J. Jared Day, President
Printed or typed name of authorized person.



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.



A handwritten signature in black ink, appearing to read "Ruth R. Hughes".

Ruth R. Hughes
Secretary of State

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:

1. 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.

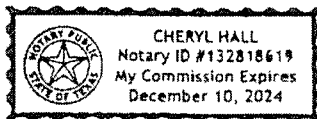
6. Exhibit E contains the digital mapping data for the tracts.

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.



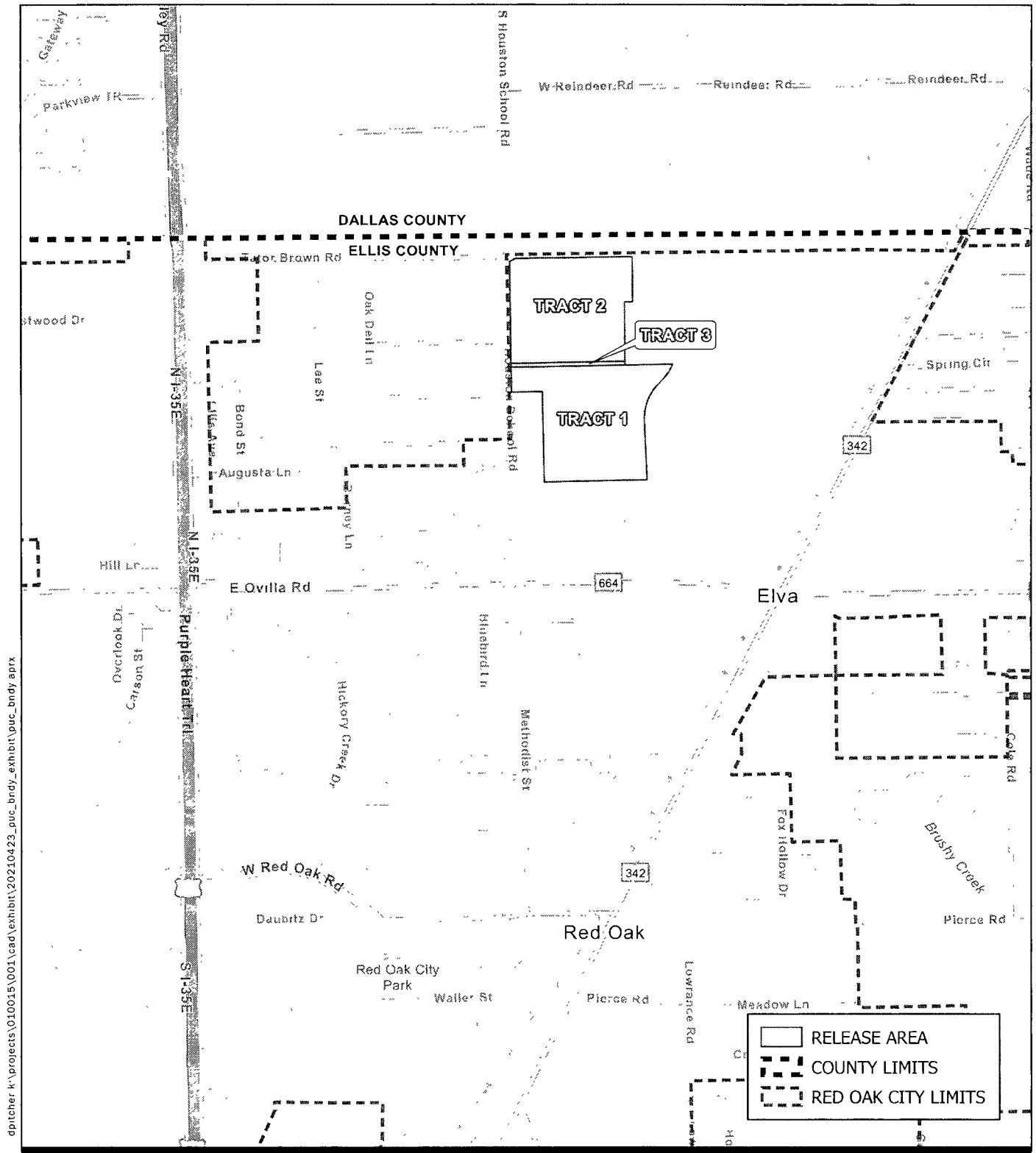
Jared Day

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

Cheryl Hall
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**



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3501 OLYMPUS BLVD STE 100
DALLAS, TX 75019
469 899 0536
WWW.KFM-LLC.COM

T&PE F-20821

TITLE

RELEASE AREA
VICINITY EXHIBIT

PROJECT

COMPASS DFW III
RED OAK, TEXAS

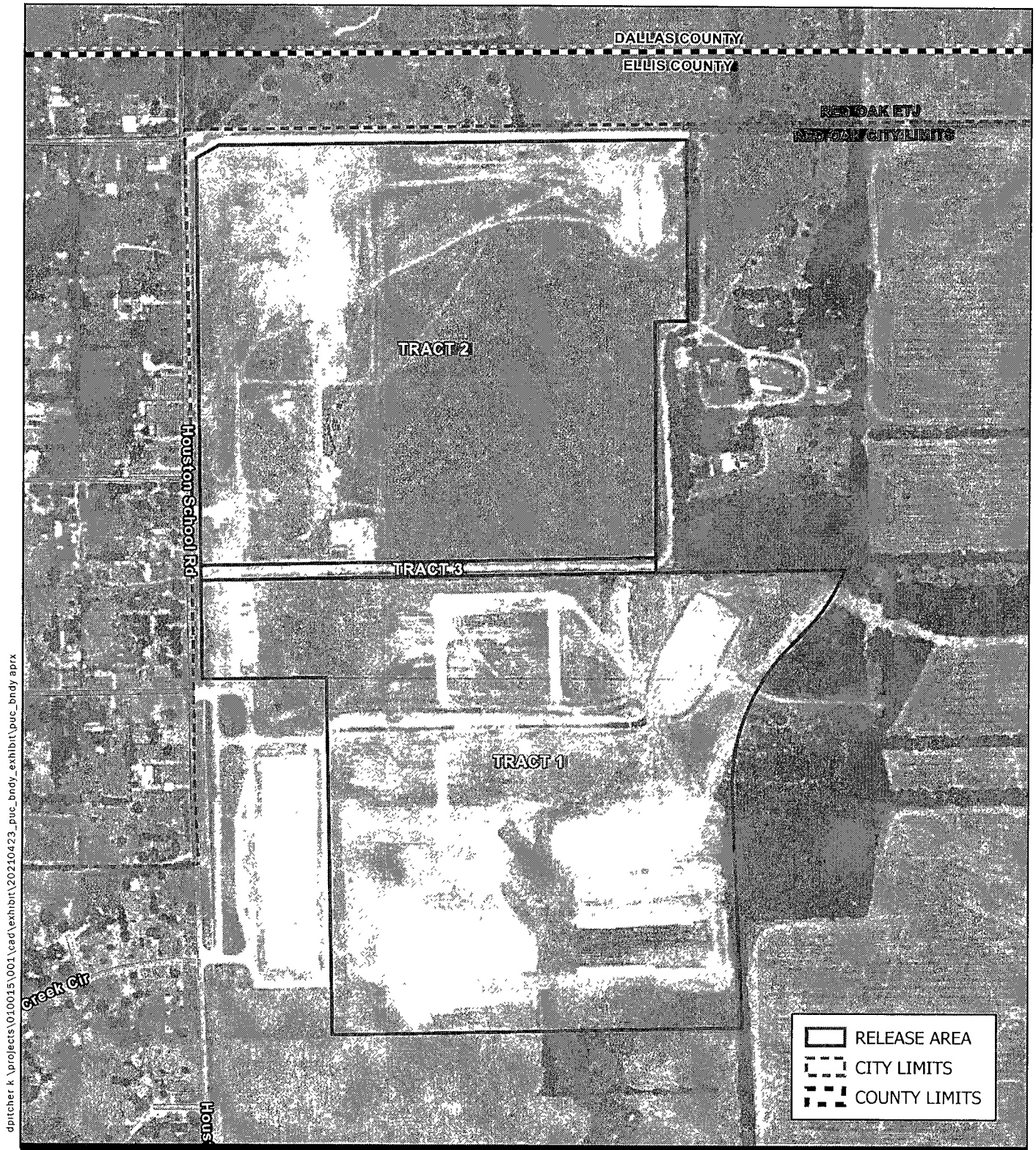
CLIENT

COMPASS DATACENTERS

PROJECT NUMBER
010015001
APRIL 27, 2021

SHEET

1 OF 2



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3501 OLYMPUS BLVD STE 100
DALLAS, TX 75019
469 899 0536
WWW.KFM-LLC.COM

TBPE F-20821

TITLE

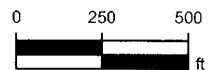
RELEASE AREA
AERIAL EXHIBIT

PROJECT

COMPASS DFW III
RED OAK, TEXAS

CLIENT

COMPASS DATACENTERS



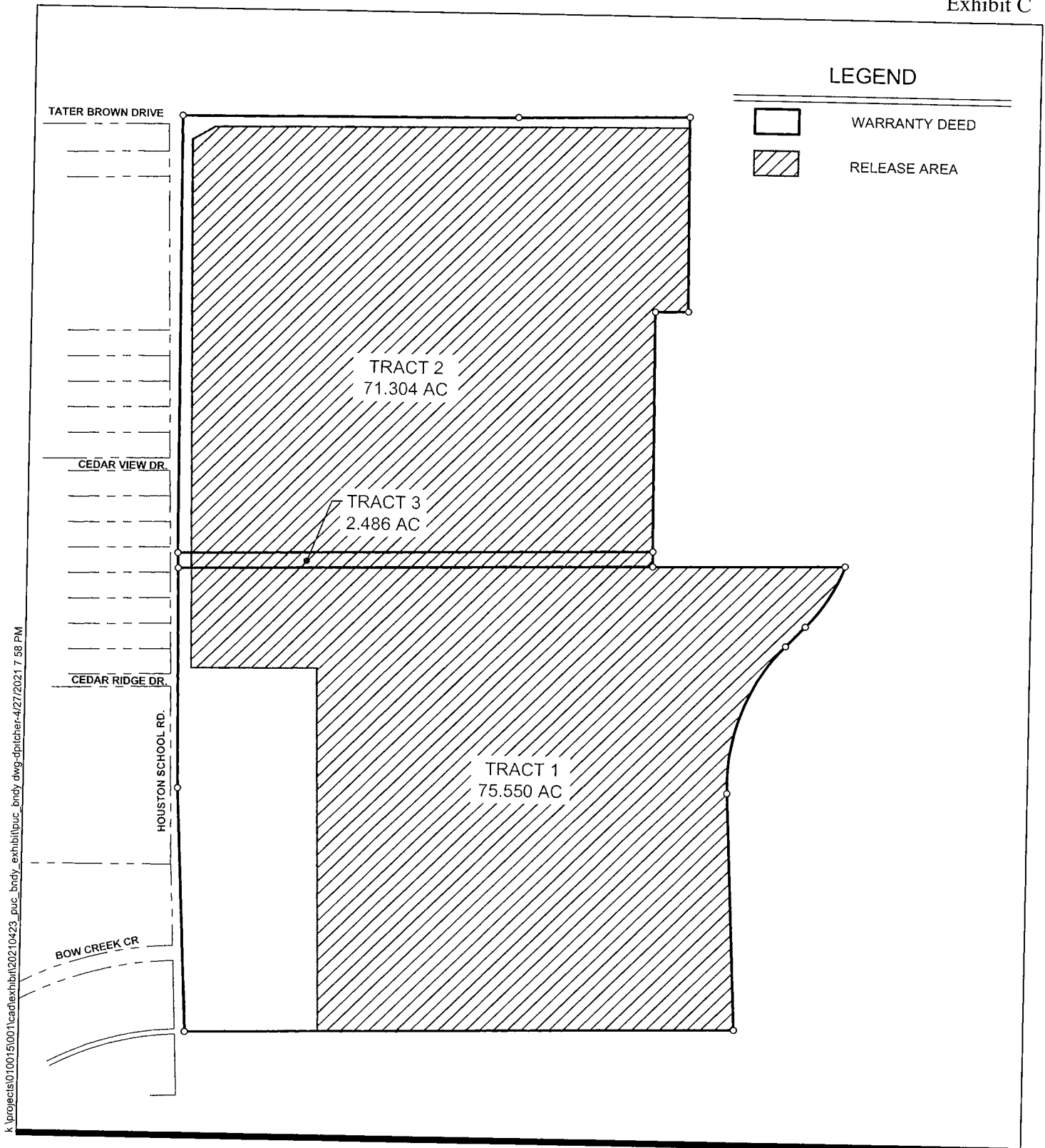
1 in = 500 ft

PROJECT NUMBER
010015001

APRIL 27, 2021

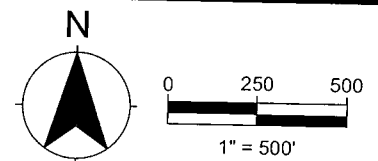
SHEET

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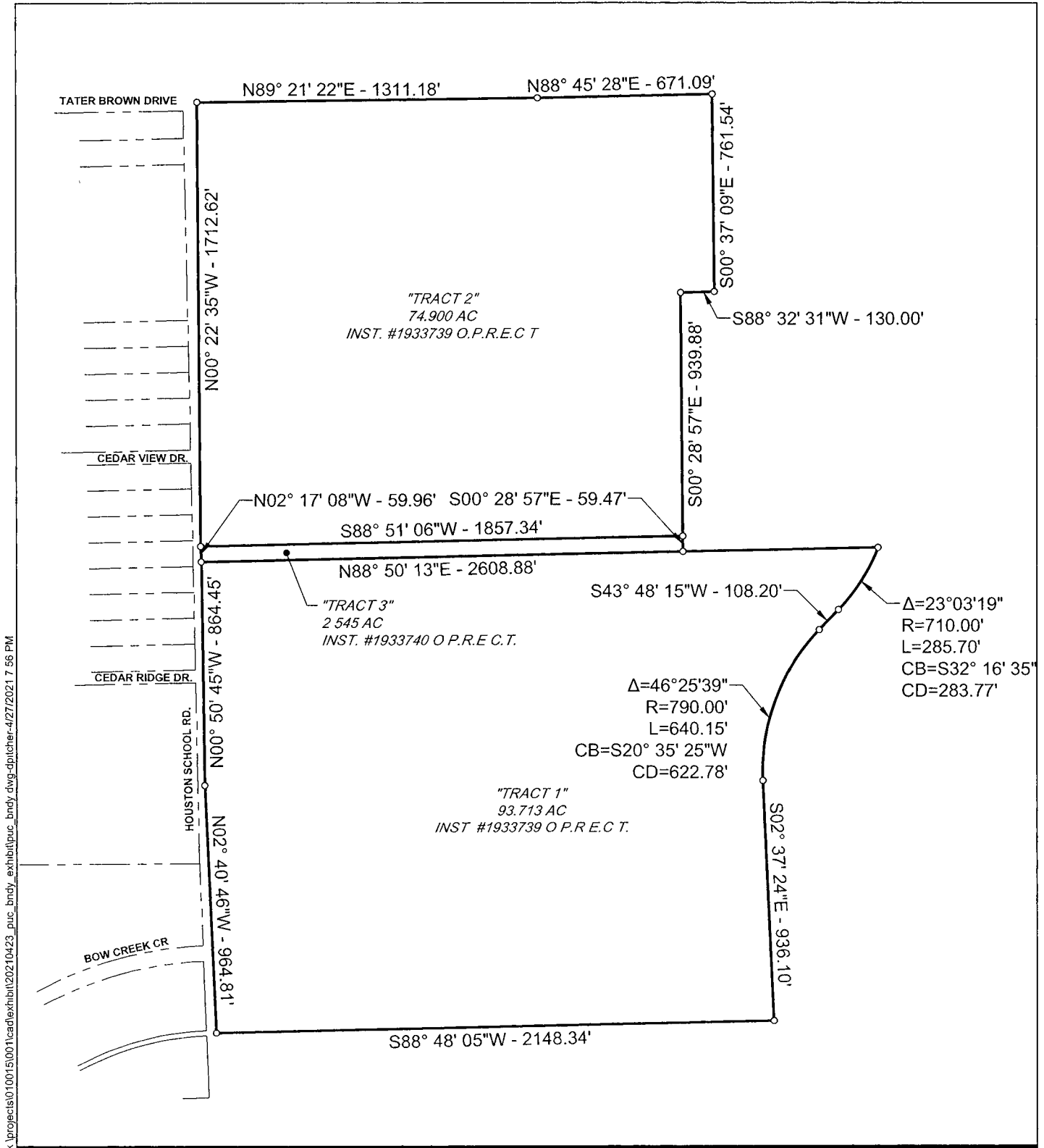
KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE (817) 416-4536
WWW.KFM-LLC.COM
TBPE # F-20821

TITLE	
ELE E E T EE E I IT	
PROJECT	CLIENT
CO P RE O TE	CO P T CE TER



PROJECT CR ECT

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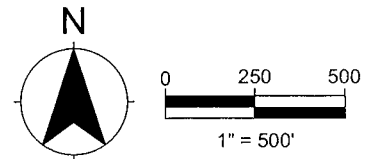
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KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE (817) 416-4536
WWW.KFM-LLC.COM
TBPE # F-20821

TITLE
E L E E
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PROJECT
CO P
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CO P T CE TER



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DIE VEREINIGTE ARBEITER

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 OFFICE OF THE ATTORNEY GENERAL
NORMA FLORES, Secretary
Corpus Christi, Texas 78401
Tel.: 361-545-1234

EXHIBIT D

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

2018 NOV -8 PM 1:41

1002-285029 CR9-RIT

RECEIVED
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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 Exhibit B, 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 1, 2019.

**RED OAK INDUSTRIAL DEVELOPMENT
CORPORATION**, a Texas corporation

By: *Ben Goodwyn*

Name: Ben Goodwyn

Title: President

THE STATE OF TEXAS

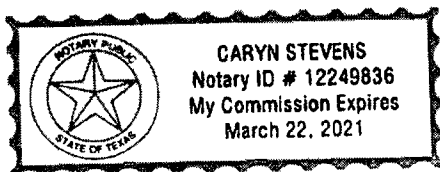
§

COUNTY OF Ellis

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This instrument was acknowledged before me on November 1, 2019, by Ben
Goodwyn of Red Oak Industrial Development Corporation, a Texas corporation, on behalf of
said corporation.



Caryn Stevens
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 tract, 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 (\pm 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
5. 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
8. 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.

1002-285029-A CR9-EW

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 1717 Main Street, Suite 5350
 Dallas, Texas 75201

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SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ELLIS

§

§

James Murray Scott, an individual ("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 Exhibit B, to the extent the same are validly existing and applicable to the Property (collectively, the "Exceptions to Warranty").

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 ¹⁰~~8~~¹, 2019., to be effective November 8, 2019.

X James Murray Scott
James Murray Scott, an individual

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

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

[Signature]
Notary Public, State of Texas

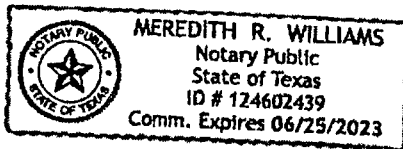


Exhibit A

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 (\pm 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,

A handwritten signature in black ink, appearing to read "Georgia N. Crump".

Georgia N. Crump

GNC/jas
4243/00

Enclosure (Petition)

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Total Postage and Fees \$8.40	11/20/2020
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Street and Apt. No., or PO Box No. 126 ALTON ADAMS DRIVE	
City, State, ZIP+4® WAXAHACHIE, TX 75165	
PS Form 3800, April 2015 PSN 7530-02-000-9047-9047 See Reverse for Instructions	



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Grand Total			\$0.00

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<p>1. Article Addressed to:</p> <p>MS. KAY PHILLIPS / GM ROCKETT SPECIAL UTILITY DISTRICT 126 ALTON ADAMS DRIVE WAXAHACHIE, TX 75165</p>	<p>B. Received by (Printed Name) <u>CW19 B</u></p>	<p>C. Date of Delivery <u>11/24</u></p>																
<p>9590 9402 6031 0069 5723 33</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>																	
<p>2. Article Number (Transfer from service label) 7019 2970 0000 3564 2924</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery over \$500</td> <td></td> </tr> </table>		<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery over \$500	
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