



## Filing Receipt

**Received - 2021-12-13 11:35:33 AM**

**Control Number - 52531**

**ItemNumber - 12**

PUC DOCKET NO. 52531

PETITION BY E REAL ESTATE, LLC	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 10150	§	PUBLIC UTILITY COMMISSION
HELD BY MARILEE SPECIAL UTILITY	§	
DISTRICT IN COLLIN COUNTY	§	OF TEXAS

**FIRST AMENDED PETITION BY E REAL ESTATE, LLC FOR EXPEDITED  
RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.2541 (TRACT 4)**

**TO THE PUBLIC UTILITY COMMISSION OF TEXAS:**

E Real Estate, LLC, (“Petitioner”) files its First Amended Petition with the Public Utility Commission of Texas (the “PUC”) for expedited release from Marilee Special Utility District (“Marilee SUD”) water certificate of convenience and necessity (“CCN”) No. 10150 pursuant to (i) Texas Water Code Section 13.2541 and (ii) 16 Texas Administrative Code Section 24.245; and in support thereof shows as follows:

**I. APPLICABLE REGULATIONS**

Section 13.2541 of the Texas Water Code provides that the owner of a tract of land that is at least 25 acres and that is not receiving water or sewer service may petition for expedited release of the area from a CCN. TEX. WATER CODE § 13.2541. For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least one million, the owner of the qualifying tract “is entitled to that release.” *Id.* The rule adopted by the PUC pursuant to Section 13.2541 provides the same, and it recognizes that Collin County is a county in which owners of at least 25 acres are entitled to expedited release. *See* 16 TEX. ADMIN. CODE § 24.245(h). Under Section 13.2541(c), the PUC “shall grant a petition not later than the 60<sup>th</sup> day after the date the landowner files the petition.” *See* TEX. WATER CODE § 13.2541(c).

## II. REQUEST FOR EXPEDITED RELEASE

Petitioner owns approximately 924.232 acres of contiguous property (tract 4) in Collin County (the "Overall Property") that is located within the boundaries of water CCN No. 10150, held by Marilee SUD. Petitioner seeks release of 486.85 acres of the Overall Property (the "Requested Area") from CCN No. 10150, as reflected in the attached exhibits and submitted shapefiles. The Requested Area does not receive service from any water or sewer service provider. An Affidavit in support of this Petition is attached hereto as Exhibit "A." Exhibits "B-1 and B-2" attached to this Petition are true and correct copies of a general location map and a detailed map of the tract. Petitioner is owner of this land as evidenced by the Special Warranty Deeds attached as Exhibit C-1 through C-3. Digital mapping identifying the Overall Property and Requested Area will be filed separately in this docket.

## III. CONCLUSION AND PRAYER

Texas Water Code Section 13.2541 entitles Petitioner to expedited release of the Requested Area described herein. The Requested Area is greater than 25 acres, is not receiving water or sewer service, and is entirely within Collin County. Under Section 13.2541, the PUC should grant this Petition no later than the 60<sup>th</sup> day after the date of filing. Petitioner respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.2541 releasing all portions of the Requested Area that are within the boundaries of Water CCN No. 10150.

Respectfully submitted,

COATS | ROSE

By: 

Natalie B. Scott  
State Bar No. 24027970

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**ATTORNEY FOR PETITIONER**  
**E REAL ESTATE, LLC**

**CERTIFICATE OF SERVICE**

I hereby certify that on this 13<sup>th</sup> day of December, 2021, a true and correct copy of this document was served on all parties of record in this proceeding by electronic mail and by filing on the PUC Interchange System.

**Counsel for Marilee SUD:**

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**Attorney for Commission Staff:**

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Natalie B. Scott

EXHIBIT "A"

Affidavit of Gregg Allen

PETITION BY E REAL ESTATE, LLC	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 10150	§	PUBLIC UTILITY COMMISSION
HELD BY MARILEE SPECIAL UTILITY	§	
DISTRICT IN COLLIN COUNTY	§	OF TEXAS

**AFFIDAVIT GREGG ALLEN IN SUPPORT OF FIRST AMENDED PETITION FOR EXPEDITED RELEASE FROM WATER CCN NO. 10150. HELD BY MARILEE SPECIAL UTILITY DISTRICT PURSUANT, TEXAS WATER CODE SECTION 13.2541**

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

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

2. I am the President of Eland Energy, Inc., Manager for E Real Estate, LLC, the Petitioner in the above-captioned matter. Petitioner owns approximately 924.232 acres of contiguous property in Collin County, Texas (the "Overall Property"), which is located within the boundaries of Water CCN No. 10150 issued to Marilee Special Utility District ("Marilee SUD"). Petitioner seeks release of 486.85 acres of the Overall Property (the "Requested Area") from CCN No. 10150, as reflected in the attached exhibits and submitted shapefiles. Exhibits "B-1 and B-2" attached to this Petition are true and correct copies of a general location map and a detailed map of the tract. Petitioner is owner of this land as evidenced by the Special Warranty Deeds, attached as Exhibit C-1 through C-3. Digital mapping identifying the Overall Property and Requested Area will be filed separately in this docket.

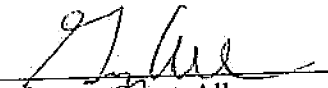
3. The Requested Area is not receiving water or sewer service from Marilee SUD or any other water or sewer service provider. The Requested Area has not requested water or sewer service from Marilee SUD or paid any fees or charges to initiate or maintain water or sewer service, and there are no billing records or other documents indicating an existing account for the Requested Area.

4. I request that the Public Utility Commission of Texas release the Property from Water CCN No. 10150"

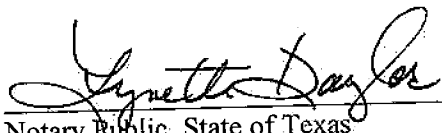
FURTHER AFFIANT SAYETH NOT.

**E REAL ESTATE LLC**

By: Eland Energy, Inc., its manager

By:   
Name: Gregg Allen  
Title: President

SWORN TO AND SUBSCRIBED TO BEFORE ME by Gregg Allen on the 10<sup>th</sup> of  
December, 2021.

  
Notary Public, State of Texas

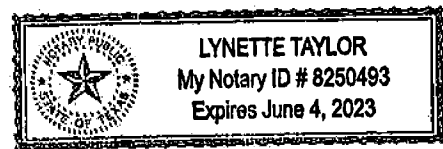
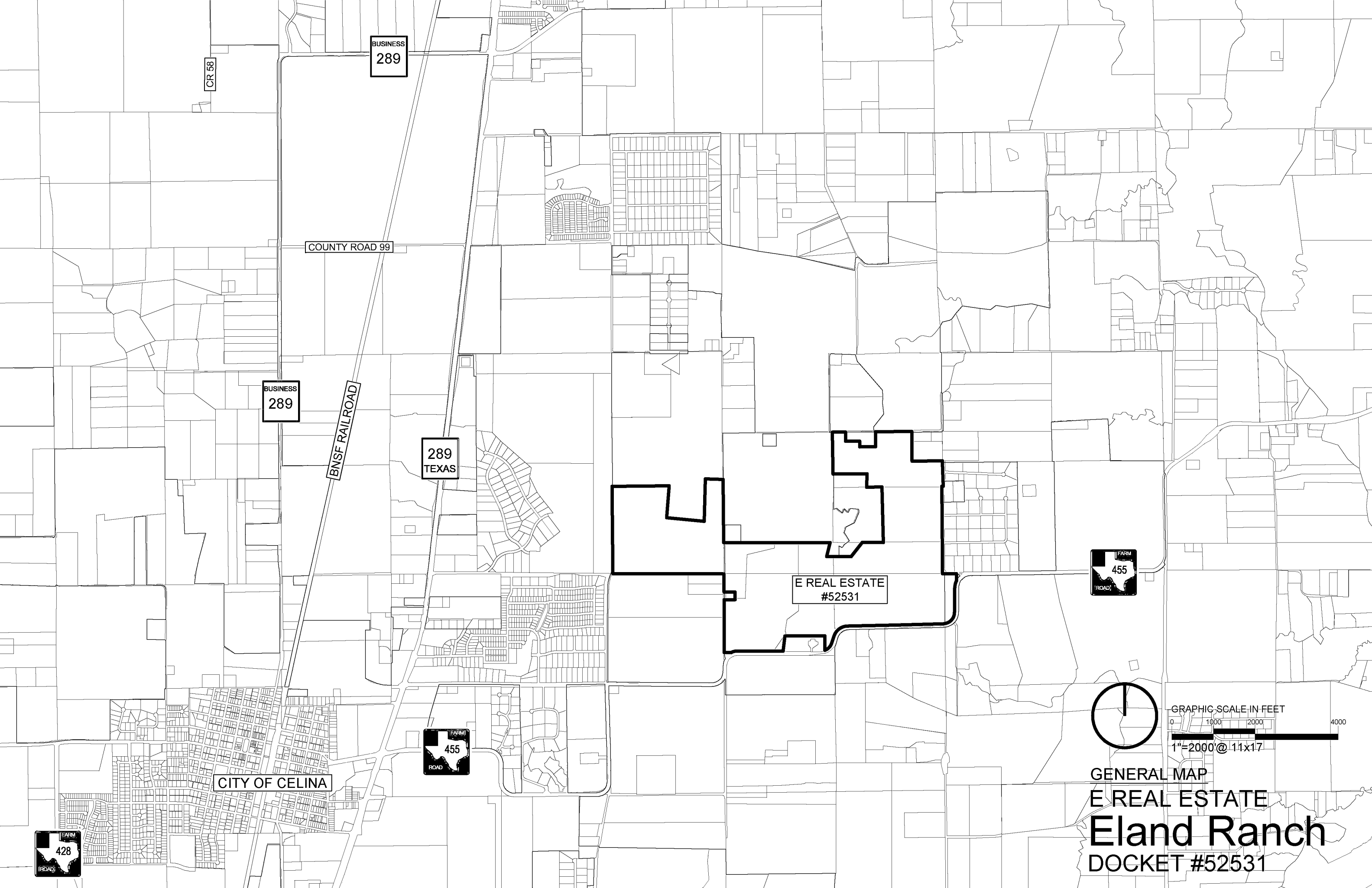


EXHIBIT "B-1"

General Location Map





CR 58

BUSINESS  
289

COUNTY ROAD 99

BUSINESS  
289

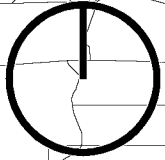
BNSF RAILROAD

289  
TEXAS

E REAL ESTATE  
#52531



CITY OF CELINA



GRAPHIC SCALE IN FEET  
0 1000 2000 4000  
1"=2000'@ 11x17

GENERAL MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531

EXHIBIT “B-2”

Detailed Map

CALLLED 43.777 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 272.545 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 2.499 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 62.434 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 154.059 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

AREA TO BE DECERTIFIED  
±486.85

TRACT FIVE (CALLED 18.748 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT TWO (CALLED 66.676 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

CALLLED 167.027 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200212000196500  
O.P.R.C.C.T.

TRACT ONE (CALLED 78.613 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT FOUR (CALLED 0.937 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT THREE  
(CALLED 59.916 AC.)\*  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

\*ACTUAL SURVEY ACREAGE  
REFERENCED IS 58.916 Ac.

COUNTY ROAD 97

COUNTY ROAD 101

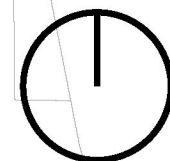
COUNTY ROAD 130

COUNTY ROAD 132

COUNTY ROAD 128

COUNTY ROAD 101

CR 98



GRAPHIC SCALE IN FEET  
0 400 800 1600  
1"=800' @ 11x17

DETAILED MAP

E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531

## DESCRIPTION OF DOCKET NUMBER 52531

**BEING** a tract of land situated in the Daniel Howell Survey, Abstract No. 394, Mary Howell Survey, Abstract No. 396 Benjamin Haile Survey, Abstract No. 397, Martha Herron Survey, Abstract No. 415 and the Isaac Walker Survey, Abstract No. 1056, City of Celina, Collin County, Texas, and being a portion of a called 272.545-acre tract of land, conveyed to E Real Estate LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20200515000713140 of the Official Public Records of Collin County, Texas, portion of a called "Tract One" (78.613 acres), a portion of a called "Tract Two" (66.676 acres), and apportion of a called "Tract Five" (18.748 acres), conveyed to E Real Estate LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 20200212000196540 of the Official Public Records of Collin County, Texas, all of a called 57.414-acre tract of land, conveyed to E Real Estate LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 20200515000713140 of the Official Public Records of Collin County, Texas, and a portion of a called 167.027-acre tract of land, conveyed to E Real Estate LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 20200212000196500 of the Official Public Records of Collin County, Texas, all of a called 30-foot wide street easement located along the westerly side of said "Tract One", conveyed to County, of Collin, Texas, recorded in County Clerk's File No. 96-0067344 of the Land Records of Collin County, Texas, all of a called 30-foot wide street easement located along the westerly side of said "Tract Five", conveyed to County, of Collin, Texas, recorded in County Clerk's File No. 96-0067345 of the Land Records of Collin County, Texas, more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of aforesaid "Tract Five" (18.748 acres), same being on the easterly line of aforesaid 242.545-acre tract, same also being in County Road No. 101 as depicted in said 30-foot wide street easement located along the westerly side of said "Tract Five", conveyed to County, of Collin, Texas, recorded in County Clerk's File No. 96-0067345;

**THENCE** North 89°58'09" East, departing the easterly line of said 272.545-acre tract and said County Road 101, along the northerly line of said "Tract Five" (18.748 acres), the northerly line of aforesaid "Tract One" (78.613 acres), the northerly line of aforesaid "Tract Two" (66.676 acre), passing the southerly, southwest corner of a called 154.059-acre tract, as described in a deed to E Real Estate LLC as recorded in Instrument No. 20200515000713140 of the Official Public Records of Collin County, Texas, continuing along the southerly line of said 154.059-acre tract, a distance of 2559.31 feet to a point for corner

**THENCE** South 13°53'43" West, departing the northerly line of said "Tract Two" (66.676 acre) the southerly line of said 154.059-acre tract, crossing said "Tract Two" (66.676 acre), a distance of 349.62 feet to a point for corner;

**THENCE** North 89°52'35" East, continuing across said "Tract Two" (66.676 acre), a distance of 291.93 feet to the northwest corner of aforesaid 167.027-acre tract, same being the southwest corner of a called 26.620-acre tract of land, conveyed to John O. Rea and wife, Patricia O. Rea, as evidenced in a General Warranty Deed, recorded in County Clerk's File No. 92-0067367 of the Land Records of Collin County, Texas;

**THENCE** North 89°52'35" East, along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 297.86 feet to a point for corner;

**THENCE** North 38°07'37" East, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 430.66 feet to a point for corner;

**THENCE** South 89°49'39" East, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 508.88 feet to the southeast corner of said 26.620-acre tract;

**THENCE** North 01°29'15" West, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 1335.38 feet to the northerly, northwest corner of said 167.027-acre tract and the northeast corner of said 26.620-acre tract, same being on the southerly line of aforesaid 57.414-acre tract;

**THENCE** South 89°21'14" West, along the southerly line of said 57.414-acre tract and the northerly line of said 26.620-acre tract, a distance of 369.43 feet to the southerly, southwest corner of said 26.620-acre tract, same being the southeast corner of a called 6.000-acre tract of land, conveyed to Central Frisco, Ltd., as evidenced in a General Warranty Deed, recorded in Instrument No. 20110831000926240 of the Official Public Records of Collin County, Texas;

**THENCE** North 02°26'25" East, along a westerly line of said 57.414-acre tract and the easterly line of said 6.000-acre tract, a distance of 323.28 feet to the northeast corner of said 6.000-acre tract;

**THENCE** South 89°28'44" West, along a southerly line of said 57.414-acre tract and the northerly line of said 6.000-acre tract, a distance of 819.08 feet to the westerly, southwest corner of said 57.414-acre tract and the northwest corner of said 6.000-acre tract, same being on the easterly line of aforesaid 154.059-acre tract;

**THENCE** North 00°56'35" West, along the westerly line of said 57.414-acre tract and the easterly line of said 154.059-acre tract, a distance of 1007.29 feet to the northwest corner of said 62.434-acre tract, same being in aforesaid County Road No. 130;

**THENCE** North 89°30'30" East, along the northerly line of said 57.414-acre tract and continuing generally along said County Road No. 130, a distance of 315.83 feet to the northwest corner of a called 5.02-acre tract of land described in a deed to Mindy L. Koehne, Trustee, as recorded in Instrument No. 20190909001106320 of the Official Public Records of Collin County, Texas;

**THENCE** South 00°29'19" East, departing said County Road No. 130 and along a westerly line of said 5.02-acre tract, a distance of 230.47 feet to the westerly, southwest corner of said 5.02-acre tract;

**THENCE** North 89°30'41" East, along a southerly line of said 5.02-acre tract, a distance of 340.14 feet to a point for corner;

**THENCE** South 00°29'19" East, along a westerly line of said 5.02-acre tract, a distance of 136.19 feet to the southerly, southwest corner of said 5.02-acre tract;

**THENCE** North 89°30'41" East, along the southerly line of said 5.02-acre tract, a distance of 382.73 feet to the southeast corner of said 5.02-acre tract;

**THENCE** North 00°29'19" West, along the easterly line of said 5.02-acre tract, a distance of 366.70 feet to the northeast corner of said 5.02-acre tract, same being on the northerly line of said 57.414-acre tract and in said County Road No. 130;

**THENCE** North 89°30'30" East, along the northerly line of said 57.414-acre tract and continuing generally along said County Road No. 130, a distance of 871.13 feet to the northernmost, northeast corner of said 62.434-acre tract, same being the northwest corner of a tract of land, conveyed to Porfirio Paulino and wife, Ojilvoa Paulino, as evidenced in a General Warranty Deed, recorded in Volume 5674, Page 3250 of the Land Records of Collin County, Texas;

**THENCE** South 00°29'02" East, departing said County Road No. 130, along an easterly line of said 62.434-acre tract, the westerly line of said Paulino tract and the westerly line of a tract of land, conveyed to John C. Kiesling and wife, Rhonda Kiesling, as evidenced in a Warranty Deed, recorded in Volume 4147, Page 717 of the Land Records of Collin County, Texas, a distance of 714.20 feet to the southwest corner of said Kiesling tract;

**THENCE** North 89°33'17" East, along the southernmost, northerly line of said 62.434-acre tract and the southerly line of said Kiesling tract, a distance of 728.71 feet to the easternmost, northeast corner of said 62.434-acre tract, same being in County Road No. 128, a public use right of way, no record found;

**THENCE** South 02°01'47" East, along the easterly line of said 62.434-acre tract and along said County Road No. 128, a distance of 46.49 feet to a corner;

**THENCE** South 01°52'14" East, continuing along the easterly line of said 62.434-acre tract and said County Road No. 128, a distance of 563.63 feet to the southeast corner of said 62.434-acre tract;

**THENCE** South 89°21'14" West, along the southerly line of said 62.434-acre tract, a distance of 32.93 feet to the northeast corner of aforesaid 167.027-acre Eland Energy, In., tract;

**THENCE** South 00°30'22" East, along the easterly line of said 167.027-acre tract and generally along said County Road No. 128, a distance of 2101.08 feet to an inner ell corner of said 167.027-acre tract, same being the southwest corner of Highpoint Estates, an addition to the City of Celina, Texas, according to the Final Plat, recorded in Volume M, Page 116 of the Plat Records of Collin County, Texas;

**THENCE** North 89°26'58" East, along a northerly line of said 167.027-acre tract, the southerly line of said Highpoint Estates and continuing along said County Road No. 128, a distance of 333.00 feet to the easternmost, northeast corner of said 167.027-acre tract;

**THENCE** South 00°23'39" East, along the easterly line of said 167.027-acre tract, a distance of 169.03 feet to a point for corner on the northerly right of way line of F. M. 455, a 90-foot wide right of way, and being at the beginning of a non-tangent curve to the left having a central angle of 27°43'02", a radius of 363.30 feet, a chord bearing and distance of South 14°01'49" West, 174.04 feet;

**THENCE** in a westerly direction, along the northerly right of way line of said F. M. 455, the following:

In a southwesterly direction, with said curve to the left, an arc distance of 175.75 feet to a point for corner;

South 00°32'21" West, a distance of 591.57 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 87°01'35", a radius of 273.22 feet, a chord bearing and distance of South 42°31'58" West, 376.23 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 414.99 feet to a point for corner;

South 88°29'55" West, a distance of 1164.55 feet to a point for corner;

South 88°45'21" West, a distance of 1131.56 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 76°02'01", a radius of 351.63 feet, a chord bearing and distance of South 54°15'27" West, 433.14 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 466.63 feet to a point for corner;

South 18°49'52" West, a distance of 159.42 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 53°01'37", a radius of 273.31 feet, a chord bearing and distance of South 42°36'49" West, 244.02 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 252.95 feet to a point for corner;

**THENCE** North 00°06'15" West, departing the northerly right of way line of said F. M. 455, crossing aforesaid "Tract Two" (66.676 acres), a distance of 347.37 feet to a point for corner;

**THENCE** South 89°53'45" West, continuing across said "Tract Two" (66.676 acres), a distance of 958.12 feet to a point for corner;

**THENCE** South 07°01'26" West, continuing across said "Tract Two" (66.676 acres), a distance of 366.48 feet to a point for corner on the northerly right of way line of said F. M. 455;

**THENCE** in a westerly direction, along the northerly right of way line of said F. M. 455, the following:

South 89°55'20" West, a distance of 252.94 feet to a point for corner;

North 89°13'55" West, a distance of 122.55 feet to a point for corner;

North 89°57'19" West, a distance of 317.33 feet to a point for corner;

South 89°24'08" West, a distance of 372.54 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 29°39'45", a radius of 363.31 feet, a chord bearing and distance of South 79°25'30" West, 185.99 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 188.09 feet to a point for corner;

**THENCE** North 89°24'11" West, continuing along the northerly right of way line of said F. M. 455 and along the southerly line of aforesaid "Tract One" (78.613-acres), a distance of 170.41 feet to a point for corner on the easterly line of a called "Second Tract", conveyed to Jane Willard, as evidenced in aforesaid Warranty Deed, recorded in Volume 3368, Page 434, same also being aforesaid County Road No. 101;

**THENCE** North 00°03'05" West, departing the northerly right of way line of said F. M. 455, along the easterly line of said "Second Tract", the easterly line of a called 66.68-acre tract, conveyed to Jane C. Willard, as evidenced in a Special Warranty Deed, recorded in County Clerk's File No. 93-0007503 of the Land Records of Collin County, Texas, the westerly line of aforesaid 30' Street Easement to Collin County, Texas, recorded in County Clerk's File No. 96-0067344, and generally along said County Road No. 101, a distance of 1270.27 feet to a point for corner;

**THENCE** North 89°39'11" East, departing said County Road No. 101, crossing said "Tract One" (78.613-acres), a distance of 265.19 feet to a point for corner;

**THENCE** North 00°20'49" West, continuing across "Tract One" (78.613-acres) for art of the way, crossing the common line of said Tract One" (78.613-acres) and aforesaid "Tract Five" (18.748 acres), continuing across said "Tract Five" (18.748 acres), a distance of 181.35 feet to a point for corner;

**THENCE** South 89°39'11" West, continuing across said "Tract Five" (18.748 acres), a distance of 265.18 feet to a point for corner on the westerly line of aforesaid 30' Street Easement to Collin County, Texas, recorded in County Clerk's File No. 96-0067344, in said County Road No. 101;

**THENCE** North 00°27'17" West, continuing along the easterly line of said 66.68-acre tract, the easterly line of a called 5.000-acre tract of land, conveyed to Brian Wayne Boyd, as evidenced in a General Warranty Deed, recorded in Instrument No. 20140205000108240, the easterly line of a called 5.000-acre tract of land, conveyed to Brian Wayne Boyd, as evidenced in a General Warranty Deed, recorded in Instrument No. 20140428000404190, both of the Official Public Records of Collin County, Texas, along the westerly line of said 30' Street Easement, recorded in County Clerk's File No. 96-0067345, and generally along said County Road No. 101, a distance of 438.30 feet to the southeast corner of aforesaid 272.545-acre, E Real Estate LLC, tract;

**THENCE** North 89°53'04" West, departing said County Road No. 101, along the northerly line of said 5.000-acre Brian Wayne Boyd tract, recorded in Instrument No. 20140428000404190, the northerly line of aforesaid 66.68-acre, Jane C. Willard tract and the southerly line of said 272.545-acre tract, a distance of 2669.41 feet to the southwest corner of said 272.545-acre tract, same being the southeast corner of aforesaid 450.71-acre, Central Frisco, Ltd., tract, same being in aforesaid County Road No. 97;

**THENCE** North 00°31'33" West, along the westerly line of said 272.545-acre tract, the easterly line of aforesaid 450.71-acre tract and generally along said County Road No. 97, a distance of 2097.59 feet to a point for corner;

**THENCE** North 89°24'25" East, departing said County Road No. 97, the westerly line of said 272.545-acre tract, the easterly line of aforesaid 450.71-acre tract and crossing said 272.545-acre tract, a distance of 1373.19 feet to a point for corner;



**THENCE** South 04°26'17" West, continuing across said 272.545-acre tract, a distance of 767.48 feet to a point for corner;

**THENCE** South 84°22'35" East, continuing across said 272.545-acre tract, a distance of 906.37 feet to a point for corner;

**THENCE** North 01°33'19" East, continuing across said 272.545-acre tract, a distance of 1021.45 feet to a point for corner;

**THENCE** South 88°05'51" East, continuing across said 272.545-acre tract, a distance of 427.08 feet to a point for corner on the easterly line of said 272.545-acre tract, same being on the westerly line of aforesaid 154.059-acre tract;

**THENCE** South 00°31'02" East, along the easterly line of said 272.545-acre tract, along the westerly line of said 154.059-acre tract and along said County Road 101, a distance of 1098.38 feet to the westerly, southwest corner of said 154.059-acre tract;

**THENCE** South 00°31'00" East, continuing along the easterly line of said 272.545-acre tract and said County Road 101, a distance of 417.42 feet to the **POINT OF BEGINNING** and containing 486.85 acres of land, more or less.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Ph. 972-335-3580  
michael.marx@kimley-horn.com



EXHIBIT "C-1"

Special Warranty Deed  
(Kirk Rockin K Ranch acre tracts)



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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**Effective Date:** January 1, 2020

**Grantor:** Eland Energy, Inc., a Texas corporation

**Grantor's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248;

**Grantee:** E REAL ESTATE LLC, a Texas limited liability company

**Grantee's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248.

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

**Property:** Those certain tracts of land described on the attached Exhibit "A" which is incorporated herein by reference together with all improvements situated thereon.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** All validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments (other than conveyances of the surface fee estate) that affect the Property; all validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and *ad valorem* taxes for the current year and subsequent assessments for the current year or for prior years due to change in land usage, ownership, or both; all of which Grantee assumes and agrees to pay.

**Conveyance:** Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey the Property, together with all rights associated with the Property, to Grantee and its heirs, successors, and assigns, forever.

Grantor bind itself and its heirs and successors to warrant and forever defend all the Property to Grantee and its heirs, successors, and assigns against every person claiming the same or any part thereof by,

Kirk Rockin K Ranch acre tracts

through and under Grantor but not otherwise; except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**SIGNED** with an effective date of January 1, 2020.

**Eland Energy, Inc.,**

  
\_\_\_\_\_  
Gregg Allen, President

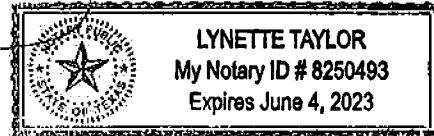
**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF DALLAS**

This instrument was acknowledged before me on May 4, 2020, by Gregg Allen, as President of Eland Energy, Inc.

  
\_\_\_\_\_  
Notary Public, State of Texas



**After recording, return to:**  
Robin D. McGuire  
16400 Dallas Parkway, Suite 100  
Dallas, Texas 75248

EXHIBIT A

**LEGAL DESCRIPTION OF PROPERTY**

**154.059 Acre Tract:**

All that certain tract or parcel of land situated in the BENJAMIN HAILE SURVEY, ABSTRACT NUMBER 397, County of COLLIN, State of Texas, said tract being part of a called 160.42 acre tract described in deed to Kirk's Rockin K Ranch & Land Company, Inc., filed 08 April 1998, and recorded in Volume 4139, Page 3116 of the Deed Records of the County of COLLIN, State of Texas, and being more fully described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a found 3/8 inch rebar. Said rebar being the Northeast corner of said Kirks Tract, same being the Northwest corner of a called 62.434 acre tract as described in deed to John U. Bond et ux, Danna Bond, filed 06 December 2005, and recorded in Volume 6059, Page 5352 of said Deed Records, and said rebar being on the South line of a tract as described in Deed to Paul H. Marin, et ux, Dee G. Martin, filed 12 June 1991, and recorded in Volume 3595, Page 481 of said Deed Records, said rebar also being in COLLIN County Road Number 130;

THENCE South 00 degrees 33 minutes 19 seconds East, with the East line of said Kirks tract, and with the West line of said Bond tract, and passing at 1007.30 feet a found 1/2 inch steel square tubing with a plastic cap marked Brennan 5560 being the Southwest corner of said Bond tract, same being the Northwest corner of a called 6.00 acre tract as described in Substitute Trustee's Deed to James Plasinski, filed 03 July 1990, and recorded in Volume 3305, Page 795 of said Deed Records, and continuing on said course a total distance of 1330.39 feet to a found 1/2 inch rebar for the Southwest corner of said Plasinski tract, same being the Northwest corner of a tract as described in deed to John W. Rea et ux, Patricia O. Rea, filed 01 October 1992, and recorded in County Clerks Number 92-0067368 of said Deed Records;

THENCE South 00 degrees 00 minutes 23 seconds East, with the East line of said Kirks tract a distance of 1320.85 feet to a found 1/2 inch rebar for the Southeast corner of said Kirks tract same being an ell corner of Tract Two a called 66.676 acre tract as described in Deed to Central Frisco, LTD., filed 27 April 2006, and recorded in County Clerks Number 06-000563410 of said Deed Records, and said rebar being North 31 degrees 05 minutes 30 seconds West, a distance of 2.42 feet from a found 1/2 inch rebar by a pipe fence corner post;

THENCE North 89 degrees 46 minutes 13 seconds West, with the North line of said Tract Two, a distance of 863.16 feet to a found 1/2 inch pipe for the Northwest corner of said Tract Two, same being the Northeast corner of Tract One a called 78.613 acre tract as described in said Central Frisco deed;

THENCE North 89 degrees 40 minutes 22 seconds West, with the North line of said Tract One a distance of 571.64 feet to a found 1/2 rebar for the Northwest corner of said Tract One. Same being the Northeast corner of Tract Five a called 18.746 acre tract as described in said Central Frisco deed;

THENCE North 89 degrees, 40 minutes 19 seconds West, with the North line of said Tract Five a distance of 791.41 feet to a found 1/2 inch steel square tubing for the most Southerly Southwest corner of this tract;

THENCE North 00 degrees 09 minutes 30 seconds West, a distance of 417.42 feet to a set 1/2 inch steel square tubing for an ell corner of this tract;

THENCE North 89 degrees 40 minutes 19 seconds West, and passing at 387.42 feet to a set 1/2 inch steel square tubing on the East side of COLLIN County Road Number 101, and continuing on said course a total distance of 417.42 feet to a set 1/2 inch steel square tubing for the most Westerly Southwest corner of this tract, said tubing being on the West line of said Kirks tract, and said tubing being in the center of said road;

THENCE North 00 degrees 09 minutes 30 seconds West, with the West line of said Kirks tract and with the center of said road, a distance of 2220.69 feet to a found 5/8 inch rebar for the Northwest corner of said Kirks tract, and said rebar being at the intersection of said County Road Number 101 and County Road Number 130, said rebar also being on the South line of a called 10.692 acre tract as described in deed to John D. Dove et ux, Linda D. Dove, filed 21 August 1997, and recorded in Volume 3981, Page 359 of said Deed Records, said rebar also being North 89 degrees 58 minutes 56 seconds East, a distance of 10.43 feet from a found 5/8 inch rebar being the Southwest corner of said Dove tract;

THENCE North 89 degrees 58 minutes 56 seconds East, with the North line of said Kirks tract, and with the South line of said Dove tract, and with the center of said County Road Number 130, a distance of 776.70 feet to a found 1/2 inch rebar for an angle point in the North line of said Kirks tract, same being the Southeast corner of said Dove tract, and said rebar being the Southwest corner of a called 75.931 acre tract as described in Deed to Patricia Miller, filed 24 November 1997, and recorded in Volume 4047, Page 299 of said Deed Records;

THENCE South 89 degrees 58 minutes 30 seconds East, with the North line of said Kirks tract and with said road, a distance of 177.79 feet to a set 1/2 inch steel square tubing for a corner of this tract;

THENCE South 00 degrees 1 minute 30 seconds West, and passing at 30.00 feet a set 1/2 inch steel square tubing on the South side road, and continuing on said course a total distance of 330.00 feet to a set 1/2 inch steel square tubing for a corner of this tract;

THENCE South 89 degrees 58 minutes 30 seconds East, a distance of 330.00 feet to a set 1/2 inch steel square tubing for a corner of this tract;

THENCE North 00 degrees 1 minute 30 seconds East, in passing at 300 feet to a set 1/2 inch steel square tubing on the South side of said road and continuing on said course a total distance of 330.00 feet to a said 1/2 inch steel square tubing for a corner of this tract. Said tubing being on the North line of said Kirks tract and being in said County Road Number 130;

THENCE South 89 degrees 58 minutes 30 seconds East, with the North line of said Kirk's tract and with said road a distance of 1353.36 feet to the POINT OF BEGINNING and containing 154.059 acres of land.

**62.434 Acre Tract**

ALL that certain tract or parcel of land situated in the Benjamin Haile Survey, Abstract Number 397, County of Collin, State of Texas, said tract being all of Tract One a called 52.170 acre tract, and all of Tract Two, a called 10.000 acre tract as described in deed to Piranio Family Living Trust, filed 27 January 1991, and recorded in Volume 3619, Page 331 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 3/8 inch rebar, said rebar being the northwest corner of said Tract One, and said rebar being in the center of Collin County Road Number 130;

THENCE: North 89 degrees 53 minutes 46 seconds East, with the north line of said Tract One, and with the center of said road, a distance of 1909.83 feet to a found nail for the northeast corner of said Tract One, same being the northwest corner of a tract as described in deed to Porfirio Paulino et ux, Olivia Paulino, filed 21 May 2004, and recorded in Volume 5674, Page 3250 of said deed records;

THENCE: South 00 degrees 05 minutes 46 seconds East, with the west line of said Paulino tract and passing at 22 feet a pipe fence corner post on the south side of said road, and continuing on said course with a barbed wire fence, and passing at 268.96 feet a found 1/2 inch square rod by a wood fence post being the southwest corner of said Paulino tract, same being the northwest corner of a called 7.78 acre tract as described in deed to John C. Kiesling et al, Rhonda Kiesling, filed 20 April 1998, and recorded in Volume 4147, Page 717 of said deed records, and continuing on said course with the west line of said Kiesling tract, a total distance of 714.20 feet to a pipe fence corner post for an ell corner of said Tract One; same being the southwest corner of said Kiesling tract;

THENCE: North 89 degrees 56 minutes 33 seconds East, with the south lines of said Kiesling tract and with a barbed wire fence, a distance of 728.71 feet to a pipe fence corner post for the northeast corner of said Tract Two, same being the southeast corner of said Kiesling tract, and said post being on the west side of Collin County Road Number 128;

THENCE: South 01 degrees 38 minutes 31 seconds East, with the east line of said Tract Two, and with a barbed wire fence, and with the west side of said road, a distance of 46.49 feet to a found 3/8 inch rebar for an angle point in the east line of said Tract Two;

THENCE: South 01 degrees 28 minutes 58 seconds East, with the west line of said road, and with a barbed wire fence, and passing at 538.07 feet a wood fence corner post, and continuing on said course leaving said fence, a total distance of 563.63 feet to a set nail for the southeast corner of this tract, said nail being in said road;

THENCE: South 89 degrees 44 minutes 30 seconds West, with the south line of said Tract Two and passing at 12.2 feet a pipe fence corner post on the west side of said road and continuing on said course with an old barbed wire fence, and tree line, and passing at 1792.78 feet a set 1/2 inch steel square tubing on the east side of a small lake, and continuing on said course a total distance of 1842.78 feet to a point in said lake for the southwest corner of a called 6.00 acre tract as described in substitute trustees deed to James Ptasinski, filed 03 July 1990, and recorded in Volume 3305, Page 795 of said deed records;

THENCE: North 02 degrees 49 minute 41 seconds East, with the east line of said Ptasinski tract, a distance of 323.28 feet to a set 1/2 inch steel square tubing for the northwest corner of said Ptasinski tract;

THENCE: South 89 degrees 52 minutes 00 seconds West, with the north line of said Ptasinski tract, a distance of 819.08 feet to a set 1/2/ inch steel square tubing for the most westerly southwest corner of said Tract One, same being the northwest corner of said Ptasinski tract;

THENCE: North 00 degrees 33 minutes 19 seconds West, with the west line of said Tract One, and with a barbed wire fence and tree line, a distance of 1007.30 feet to the POINT OF BEGINNING and containing 62.434 acres of land, more or less.

***LESS AND EXCEPT AND/OR SUBJECT TO THE FOLLOWING:***

That certain 5.02 acre tract of land conveyed to Mindy L. Koehn, Trustee by Special Warranty Deed with Vendor's Lien (Celina Municipal Management District No. 2 – Directors' Lot) filed on September 9, 2019, under Instrument No. 20190909001106320 of the records of Collin County, Texas.

**272.545 Acre Tract:**

BEING a tract of land situated in the Martha Herron Survey, Abstract No. 415, Collin County, Texas, and being all of that certain tract of land as described in Deed to Jesse T. Kirk and wife Milo M. Kirk recorded under Clerk's File No. 95-0064801, Deed Records, Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a one inch iron pipe found in the called North line of said Martha Herron Survey and the called Southeast corner of the George Joy Survey, Abstract No. 488, said point being the Southeast corner of a tract of land as described in Deed to Alfredo and Maria Rangel recorded under Clerk's File No. 92-0072684 and lying in the

West line of a tract of land as described in Deed to Joe E. and Janice K. Stalling recorded under Clerk's File No. 93-0075959;

THENCE South 00° 29' 00" East, along the East line of said Herron Survey and West line of the B.B.B. and C.R.R. Survey, same being the West line of said Stalling Tract, at 91 feet entering onto County Road 101, at a called distance of 263.80 feet passing the Southwest corner of said Stalling Tract and Northwest corner of a tract of land as described in Deed to Daniel D. Simons and Misty Simons recorded under Instrument No. 20070816001143760, at a called distance of 816.97 feet passing the Southwest corner of said Simons Tract and Northwest corner of a tract of land as described in Deed to Michael B. Patterson and Charles Dawson recorded under Instrument No. 20060630000904470, at a called distance of 1369.82

Kirk Rockin K Ranch acre tracts



feet passing the Southwest corner of said Patterson Tract and Northwest corner of a tract of land as described in Deed to John D. and Linda D. Love recorded in County Clerk's File No. 97-0068965, Deed Records of Collin County, Texas, at 1961.52 feet passing a 5/8 inch iron rod found which bears North 01 deg. 41 min. 05 sec. West, 3.51 feet and a 1/2 inch iron rod found which bears North 83 deg. 28 min. 54 sec. West, 0.87 feet at the Southwest corner of said Love Tract, at the intersection of said County Road 101 and County Road 130 and called to be the Southwest corner of said B.B.B. and C.R.R. Survey and the Northwest corner of the Benjamin Haile Survey, Abstract No. 397, same being the Northwest corner of a tract of land as described in Deed to Eland Energy Inc. recorded under Instrument No. 20141002001081270, Deed Records of Collin County, Texas, continuing along said County Road 101 and West line of said Haile Survey and said Eland Energy Tract (20141002001081270), South 00° 29' 00" East, a total distance of 4182.21 feet to a mag nail set for angle point, same being the Northwest corner of the Mary Howell Survey, Abstract No. 396 and a Southwest corner of said Eland Energy Tract (20141002001081270) and being the Northwest corner of a tract of land as described in Deed to Kirk's Rockin K Ranch and Land Company, Inc. recorded in Volume 4139, Page 3116, Deed Records of Collin County, Texas;

THENCE South 00° 28' 57" East, along said County Road 101 and West line of said Howell Survey and said Kirk's Rockin K Tract, a distance of 417.63 feet to a 1/2 inch iron rod found which bears South 89 deg. 59 min. 09 sec. East, 1.81 feet for the Southwest corner of said Kirk's Rockin K Tract, same being the Northwest corner of a tract of land as described in Deed to Eland Energy Inc. recorded under Instrument Number 20141002001081250, Deed Records of Collin County, Texas;

THENCE South 00° 29' 00" East, along said County Road 101 and West line of said Eland Energy Tract (20141002001081250), a distance of 737.87 feet to a mag nail found in asphalt at the Northeast corner of the H.C. Routh Survey, Abstract No. 765 and the Northeast corner of a tract of land as described in Deed to Brian Wayne Boyd recorded under Instrument Number 20140428000404190;

THENCE North 89° 51' 02" West, departing said County Road 101, along the North line of said Routh Survey and Boyd Tract, passing the Northwest corner of said Boyd Tract and Northeast corner of a tract of land as described in Deed to Willard Properties, LP recorded under Instrument No. 20070320000376380, continuing along the North line of said Willard Tract, in all a distance of 2671.55 feet to a 5/8 inch iron rod found with "Sparr" cap at the Southeast corner of the herein described tract;

THENCE North 00° 29' 31" West, departing the North line of said Willard Tract, along the East line of said Kirk's Rockin K Ranch Land Company Tract, at 181 feet entering onto County Road 97, in all a distance of 3747.56 feet to a 5/8 inch iron rod found with "Sparr" cap at the Southwest corner of a tract of land as described in Deed to Kirk's Rockin K Ranch Land Company, Inc. recorded in Volume 4532, Page 3308, Deed Records of Collin County, Texas;

THENCE North 89° 39' 49" seconds East, departing said County Road 97, along the South line of said Kirk's Rockin K Ranch Land Company Tract, in all a distance of 1435.57 feet to a 5/8 inch iron rod with "Sparr" cap found for internal corner;

THENCE North 00° 13' 20" West, along the East line of said Kirk's Rockin K Ranch Land Company Tract, at 512.34 feet passing a 1/2 inch iron rod found at the Northeast corner of said Kirk's Rockin K Ranch Land Company Tract, same being the Southeast corner of a tract of land as described in Deed to Jesse T. Kirk recorded under Clerk's File No. 96-0024353, continuing along the East line of said Kirk Tract, at 1025.15 feet passing a 1/2 inch iron rod found at the Northeast corner of said Kirk Tract, same being the Southeast corner of a tract of land as described in Deed to Tom Harper recorded under Clerk's File No. 93-0036670, continuing along the East line of said Harper Tract, in all a distance of 1141.75 feet

to a 1/2 inch iron rod found in the Southwest line of a tract of land as described in Deed to Collin County, Texas, recorded in Volume 5309, Page 7316, Deed Records of Collin County, Texas;

THENCE South 60° 03' 09" East, along the Southwest line of said Collin County Tract, 230.59 feet to a 1/2 inch iron rod found;

THENCE North 88° 52' 07" East, along the South line of said Collin County Tract, 10.17 feet to a 1/2 inch iron rod found;

THENCE North 00° 18' 57" West, along the East line of said Collin County Tract, 539.73 feet to a mag nail set in County Road 101, in the called South line of said Joy Survey;

THENCE North 89° 32' 35" East, along said County Road 101 and South line of said Joy Survey, at a called distance of 194.32 feet passing the Southwest corner of aforesaid Rangel Tract, in all a distance of 1020.62 feet to the Point of Beginning and containing 272.545 acres of land, more or less.

### **43.777 Acre Tract**

Being a tract of land situated in the Martha Herron Survey, Abstract No. 415, Collin County, Texas, and being all of those same tracts of land as described in following deeds, all being recorded in the Deed Records of Collin County, Texas (DRCCT): Kirk's Rockin K Ranch and Land Company, Inc. recorded in Volume 4532, Page 3308; Jesse T. Kirk recorded under Clerk's File No. 96-0024353 and Jesse T. Kirk recorded under Clerk's File No. 96-0024352, and being more particularly described as follows:

Beginning at a railroad spike found from which a railroad spike found bears South 34 deg. 54 min. 58 sec., 5.57 feet, in the called North line of said Martha Herron Survey, and the called South line of said George Joy Survey, at the intersection of County Road 97 and County Road 101, lying in the East line of a tract of land as described in Deed to Central Frisco, LTD. recorded in Instrument Number 20080306000268700, Official Public Records of Collin County, Texas, and being the Southwest corner of a tract of land as described in Deed to N.E. Coit & CR 101, LP recorded in Instrument Number 20081014001224170, Official Public Records of Collin County, Texas;

Thence North 89° 38' 41" East, along the called North line of said Herron Survey and called South line of said Joy Survey, along said County Road 101 and South line of said N.E. Coit tract, 402.02 feet to a mag nail set for angle point;

Thence North 89° 40' 15" East, continuing along the called North line of said Herron Survey and called South line of said Joy Survey, along said County Road 101 and South line of said N.E. Coit tract, 401.65 feet to a mag nail set at the Northwest corner of a tract of land as described in Deed to Tom Harper recorded under Clerk's File No. 93-0036670;

Thence South 00° 04' 18" East, departing said County Road 101, along the West line of said Harper tract, a distance of 541.77 feet to a 1/2 inch iron rod found at the Southwest corner of said Harper tract;

Thence North 89° 41' 54" East, along the South line of said Harper tract, 630.23 feet to a 1/2 inch iron rod found at the Southeast corner of said Harper tract and an interior corner of a tract of land as described in Deed to Jesse T. Kirk recorded under Clerk's File No. 95-0064801;

Thence South 00° 13' 20" East, along an interior line of said Kirk tract, 1024.48 feet to a 5/8 inch iron rod with "Sparr" cap found;

Kirk Rockin K Ranch acre tracts

Thence South 89° 39' 49" West, along an interior line of said Kirk tract, a distance of 1435.57 feet to a 5/8 inch iron rod with "Spari" cap found in County Road 97 and the East line of a tract of land as described in Deed to Central Frisco, LTD., recorded in Instrument Number 20080306000268700, Official Public Records of Collin County, Texas;

Thence North 00° 47' 34" West, along the East line of said Central Frisco tract and along said County Road 97, 185.43 feet to a mag nail set;

Thence North 00° 02' 19" East, along the East line of said Central Frisco tract and along said County Road 97, 326.74 feet to a mag nail set;

Thence North 00° 02' 18" West, along the East line of said Central Frisco tract and along said County Road 97, 513.20 feet to a 3/8 inch iron rod found;

Thence North 00° 01' 49" West, along the East line of said Central Frisco tract and along said County Road 97, a distance of 541.64 feet to the Point of Beginning and containing 43.777 acres of land, more or less.

### **2.5 Acre Tract**

BEING a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, Collin County, Texas, and being a portion of that certain tract of land as described in Deed Kirk's Rockin K Ranch and Land Company, Inc. recorded in Volume 4139, Page 3116, Deed Records, Collin County, Texas (DRCCT), and being more particularly described as follows:

COMMENCING at a mag nail set for the Northwest corner of that certain tract of land conveyed to Eland Energy Inc., by deed recorded under Instrument Number 20141002001081270, Official Public Records, Collin County, Texas, from which a 5/8 inch iron rod bears North 01 deg. 41 min. 05 sec. West, 3.51 feet and a 1/2 inch iron rod found bears North 83 deg. 28 min. 54 sec. West, 0.87 feet, same being in the intersection of County Road 130 (prescriptive asphalt right-of-way) and County Road 101 (prescriptive asphalt right-of-way), same being the Southwest corner of that certain tract of land conveyed to John D. Love & Linda D. Love, by deed recorded in Clerk's File No. 97-0068965, said Official Public Records;

THENCE North 89 deg. 39 min. 55 sec. East, along the common line of said Eland tract and said Love tract, same being the approximate centerline of said County Road 130, passing the Southeast corner of said Love tract, same being the Southwest corner of said Miller tract, and continuing along the common line of said Eland tract and said Miller tract, same being the approximate centerline of said County Road 130, a total distance of 954.49 feet to a mag nail set for the Northwest corner of the herein described tract, same being a northerly corner of said Eland tract, same being the POINT OF BEGINNING;

THENCE North 89 deg. 42 min. 00 sec. East, along the common line of said Kirk's Rockin K tract and said Miller tract, same being the approximate centerline of said County Road 130, a distance of 330.00 feet to a mag nail set for the Northeast corner of the herein described tract, same being a northerly corner of said Eland tract;

THENCE through the interior of said Kirk's Rockin K tract and along said Eland tract as follows:

South 00 deg. 18 min. 28 sec. East, a distance of 329.57 feet to 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Southeast corner of

Kirk Rockin K Ranch acre tracts

the herein described tract, same being an internal corner of said Eland tract; South 89 deg. 38 min. 54 sec. West, a distance of 329.93 feet to a 1/2 inch iron rod set for the Southwest corner of the herein described tract, same being an internal corner of said Eland tract; North 00 deg. 19 min. 12 sec. West, a distance of 329.87 feet to the POINT OF BEGINNING and containing 2.500 acres of computed land, more or less.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
05/15/2020 01:21:54 PM  
\$62.00 DKITZMILLER  
20200515000713140

Kirk Rockin K Ranch acre tracts



A handwritten signature in cursive script, appearing to read "Stacey Kemp".

EXHIBIT "C-2"

Special Warranty Deed  
(Collins 222 acre tract)

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

**Effective Date:** January 1, 2020

**Grantor:** Eland Energy, Inc., a Texas corporation

**Grantor's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248;

**Grantee:** E Real Estate LLC, a Texas limited liability company

**Grantee's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248.

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

**Property:** Those certain tracts of land described on the attached Exhibit "A" which is incorporated herein by reference together with all improvements situated thereon.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** All validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments (other than conveyances of the surface fee estate) that affect the Property; all validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and *ad valorem* taxes for the current year and subsequent assessments for the current year or for prior years due to change in land usage, ownership, or both; all of which Grantee assumes and agrees to pay.

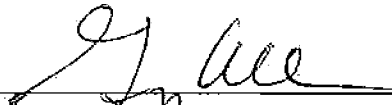
**Conveyance:** Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey the Property, together with all rights associated with the Property, to Grantee and its heirs, successors, and assigns, forever.

Grantor bind itself and its heirs and successors to warrant and forever defend all the Property to Grantee and its heirs, successors, and assigns against every person claiming the same or any part thereof by,

through and under Grantor but not otherwise; except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**SIGNED** with an effective date of January 1, 2020.

**Eland Energy, Inc.,**

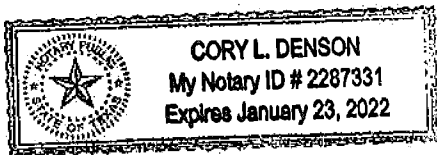
  
\_\_\_\_\_  
Gregg Allen, President

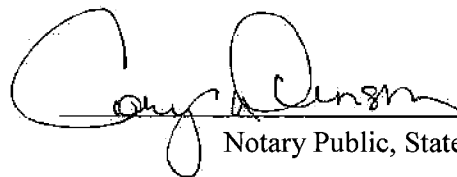
**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF DALLAS**

This instrument was acknowledged before me on January 27, 2020, by Gregg Allen, as President of Eland Energy, Inc.



  
\_\_\_\_\_  
Notary Public, State of Texas

**After recording, return to:**  
Robin D. McGuire  
16400 Dallas Parkway, Suite 100  
Dallas, Texas 75248

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

**TRACT ONE**

BEING a tract or parcel of land situated in Collin County, Texas, and being in the Mary Howell Survey, Abstract No. 396, and also being in the Daniel Howell Survey, Abstract No.394 and being all that certain tract of land conveyed to Collins Irrevocable Trust as recorded in County Clerks File No. 94-0103491 Deed Records Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with cap found for corner being the southwest corner of a tract of land to Roylene Klingsmith as recorded In Volume 4957, Page 1704 (D.R.C.C.T.) and also along in the centerline of County Road 101. Thence North 89 degrees 31 minutes 17 seconds East, a distance of 30 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner said corner being on the East line of a 30' right of way line as recorded in County Clerks File# 96-7344 D.R.C.C.T. for the POINT OF BEGINNING:

THENCE North 89 degrees 31 minutes 17 seconds East along the South line of said Klingsmith tract, a distance of 516.90 feet to a 1/2" iron rod found for corner;

THENCE North 01 degree 19 minutes 42 seconds East along the East line of said tract, a distance of 1054.20 feet to 1/2" iron rod with cap found for corner;

THENCE North 75 degrees 47 minutes 25 seconds East along said East line, a distance of 676.80 feet to a 1" pipe found for corner;

THENCE North 01 degrees 45 minutes 04 seconds West continuing along said East line, a distance of 124.41 feet to a 1/2" iron rod found for corner said corner being in the South line of a tract of land conveyed to Kirks Rockin K Ranch as recorded in County Clerks File No. 98-0033839 (D.R.C.C.T.);

THENCE North 88 degrees 48 minutes 23 seconds East along the South line of said Kirks tract, a distance of 571.80 feet to a 1/2" iron pipe found for corner said corner being the Northwest corner of a tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 Deed Records Collin County, Texas;

THENCE South 01 degrees 31 minutes 13 seconds East along the West line of said Collins Tract, a distance of 1627.09 feet to a 3/8" iron rod found for an angle point;

THENCE continuing along the said West line of Collins Tract the following 4 calls to a 1/2" iron rod with cap stamped Data Land Services set for angle points:

1. S 51° 43' 49" W a distance of 354.40 feet,
2. S 08° 01' 45" W a distance of 279.80 feet,
3. S 17° 10' 15" E a distance of 54.60 feet,
4. S 33° 29' 45" W a distance of 535.70 feet to a 1" pipe found for corner said corner being on the North line of F.M. No 455 ( 190' right of way);



THENCE South 89 degrees 42 minutes 44 seconds West along said North right of way, a distance of 122.55 feet to a TxDot wood right of way marker found for an angle point;

THENCE South 88 degrees 59 minutes 20 seconds West along said right of way, a distance of 317.33 feet to a Wood right of way Monument found for corner;

THENCE South 88 degrees 20 minutes 47 seconds West continuing along said right of way, a distance of 372.54 feet to a Wood right of way Monument found at the beginning of non-tangent curve to the left having a central angle of 25 degrees 21 minutes 06 seconds, a radius of 363.31 feet and a chord bearing of South 80 degrees 31 minutes 27 seconds West, a distance of 159.45 feet;

THENCE along said curving right of way to the left, an arc length of 160.75 feet to a Wood right of way Monument found at the end of said curve;

THENCE South 68 degrees 30 minutes 54 seconds West along said right of way, a distance of 30.79 feet to a 1/2" iron rod with cap for corner;

THENCE South 89 degrees 32 minutes 28 seconds West, a distance of 137.67 feet to a point for corner bears North 89 degrees 32 minutes 28 seconds East 30.00 feet to a 1/2" iron rod found in the aforementioned centerline of CR 101;

THENCE North 01 degrees 11 minutes 56 seconds West along the East line of said County Road, a distance of 1319.82 feet to the Point of Beginning containing 3,424,385 square feet or 78.613 acres of land, more or less.

## **TRACT TWO**

BEING a tract or parcel of land situated in Collin County, Texas, and being in the Mary Howell Survey, Abstract No. and also being in the Daniel Howell Survey, Abstract No. 394 and being all that certain tract of land conveyed to Ronnie Collins as recorded in Volume 1994, Page 342 Deed Records Collin County, Texas (D.R.C.C.T.) and also being all that certain tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 D.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped Data Land Services set for corner, said corner being the Southeast corner of a tract of land conveyed to Kirks Rockin K. Ranch as recorded in County Clerk's File No. 98-0033839 Deed Records Collin County, Texas;

THENCE North 01 degree 31 minutes 33 seconds West along the East line of said Kirks Rockin K. Ranch, a distance of 794.14 feet to a point in the center of a creek, said corner being the Southwest corner of a tract of land conveyed to John W. Rea as recorded in County Clerk's File No. 92-67368 Deed Records Collin County, Texas;

THENCE along the center of said creek and said Rea Tract the following 14 meander calls to a point for corner;

- N 65°48' 34" E a distance of 74.39 feet;
- S 52° 09' 33" E a distance of 184.77 feet;
- N 20° 54' 25" E a distance of 111.09 feet;
- S 48° 43' 53" E a distance of 127.34 feet;
- N 26° 45' 55" E a distance of 108.75 feet;

S 86° 03' 42" E a distance of 199.33 feet;  
S 13° 57' 32" E a distance of 66.79 feet;  
S 22° 33' 40" W a distance of 277.45 feet;  
S 61° 23' 36" W a distance of 233.49 feet;  
S 15° 32' 10" W a distance of 139.05 feet;  
S 33° 38' 58" E a distance of 235.17 feet;  
S 54° 20' 31" W a distance of 144.33 feet;  
S 32° 21' 26" W a distance of 96.33 feet;  
N 64°18' 48" W a distance of 93.04 feet to a point on the most Southerly West line of said Rea Tract;

THENCE South 02 degrees 08 minutes 02 seconds East along said most Southerly West line, a distance of 263.88 feet to a 3/8 inch iron rod found for corner, said corner being in the North line of a tract of land conveyed to Goff Development as recorded in Volume 5151, Page 2148 Deed Records Collin County, Texas;

THENCE South 88 degrees 25 minutes 00 seconds West along said North line, a distance of 124.68 feet to a pipe fence corner found for corner;

THENCE South 01 degrees 32 minutes 45 seconds East along the West line of said Goff tract, a distance of 455.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for an angle point;

THENCE South 01 degrees 33 minutes 55 seconds East continuing along said West line, a distance of 1258.56 feet to a pipe fence corner found for corner;

THENCE North 87 degrees 52 minutes 00 seconds East along the South line of said Goff tract, a distance of 162.90 feet to a pipe fence corner found for the beginning of a non-tangent curve to the left and being on the North line of F.M. 455 (a 90' right-of-way) having a central angle of 43 degrees 44 minutes 11 seconds, a radius of 363.31 feet and a chord bearing of South 37 degrees 28 minutes 25 seconds West, a chord distance of 270.65 feet;

THENCE along said curving right-of-way to the left, an arc length of 277.33 feet to a TxDot wood marker found for the end of said curve;

THENCE South 17 degrees 41 minutes 31 seconds West continuing along said right-of-way, a distance of 159.42 feet to a TxDot wood marker found for the beginning of a non-tangent curve to the right having a central angle of 54 degrees 24 minutes 37 seconds, a radius of 273.31 feet and a chord bearing of South 54 degrees 24 minutes 37 seconds West, a chord distance of 347.32 feet;

THENCE continuing along said curving right-of-way, an arc length of 376.36 feet to a TxDot wood marker found for the being in the East line of a tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 D.R.C.C.T.;

THENCE South 88 degrees 51 minutes 59 seconds West continuing along said ROW, a distance of 196.55 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;

THENCE across and through said Ronnie Collins Tract recorded in Volume 1072, Page 203 the following 15 calls;

N 01°26' 34" E, a distance of 81.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;

N 53° 56' 40" E, a distance of 164.61 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 00° 26' 32" W, a distance of 63.24 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
S 89° 37' 57" W, a distance of 34.36 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
**N 01° 02' 15" E, a distance of 21.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;**  
S 89° 48' 07" W, a distance of 41.40 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 01° 31' 31" W, a distance of 43.78 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 89° 36' 04" W, a distance of 100.51 feet to 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
S 01° 57' 06" E, a distance of 28.62 feet to a pipe fence post for corner;  
S 87° 40' 38" W, a distance of 13.39 feet to a pipe fence post for corner;  
S 00° 31' 01" E, a distance of 15.93 feet to a pipe fence post for corner;  
S 89° 39' 29" W, a distance of 47.35 feet to a pipe fence post for corner;  
S 00° 58' 42" E, a distance of 97.66 feet to a pipe fence post for corner;  
s 36° 03' 15" E, a distance of 103.77 feet to a pipe fence post for corner;  
S 02° 14' 34" E, a distance of 80.80 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;

THENCE South 88 degrees 45 minutes 89 seconds West along the aforementioned right-of-way, a distance of 902.64 feet to a 1" pipe found for corner, said corner being the Southeast corner of a tract of land conveyed to Collin Irrevocable Trust as recorded in County Clerk's File No. 94-0104591 Deed Record\$ Collin County, Texas;

THENCE along the East line of said Collins Irrevocable Trust tract the following 5 calls:

N 33° 24' 45" E, a distance of 535.70 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 17° 10' 15" W, a distance of 54.60 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 08° 01' 45" E, a distance of 279.80 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 51° 43' 49" E, a distance of 354.40 feet to a 3/8 inch iron rod found for corner;  
N 01° 31' 13" W, a distance of 1627.09 feet to a 1/2 inch iron pipe found for corner in the aforementioned South line of Kirks Rockin K Ranch Tract;

THENCE North 88 degrees 48 minutes 23 seconds East along said South line, a distance of 863.04 feet to a Point of Beginning and Containing 2,904.413 square feet or 66.676 acres of land.

### **TRACT THREE**

BEING tract of land situated in Collin County, Texas, and being in the Daniel Howell Survey Abstract 394, and being all that certain tract of land conveyed to Ronnie Collins as recorded in Volume 1694, Page 836 Deed Records Collin County Texas (D.R.C.C.T.)

and being more particularly described as follows:

BEGINNING at a bois de arc fence post said corner being a the Southeast corner of said Collins Tract and also being at an ell corner of a tract of land conveyed to Jane Willard as recorded in County Clerks File #96-0039930;

THENCE South 88 degrees 44 minutes 04 seconds West along the said North line of said Willard tract and also along a barb wire fence, a distance of 2639.07 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner said corner being in the centerline of a dirt road also corner being in the East line of tract of land conveyed to Willard Cattle Company as recorded in Volume 4938, Page 3494 D.R.C.C.T.;

THENCE North 01 degrees 11 minutes 12 seconds West along the East line of said Willard Cattle Company and also in or near the center line of said dirt road, a distance of 405.05 feet to 1/2" iron rod with cap stamped Data Land Services set for corner said corner being at the South right of way line of F.M. 455 (a 90' right-of-way) said corner being the beginning of a non-tangent curve to the left having a central angle of 28 degrees 01 minute 58 seconds a chord 175.99 feet;

THENCE along said curving right of way an arc length of 177.75 to a 1/2" iron rod with cap stamped Data Land Services set for corner at the end of said curve;

THENCE North 02 degrees 03 minutes 00 seconds West along said South right of way line, a distance of 99.75 feet to a 1/2" iron rod with cap stamped Data Land Services set for the beginning of a tangent curve to the right having a central angle of 90 degrees 45 minutes 02 seconds, a radius of 273.31 feet and a chord bearing of North 43 degrees 19 minutes 31 seconds East, a chord of 389.04 feet;

THENCE along said South right of way line an arc length of 432.89 feet to a 1/2" iron rod with cap stamped Data Land Services set at the end of said curve;

THENCE North 88 degrees 43 minutes 16 seconds East along said South right of way line, a distance of 2324.51 feet to 1/2" iron rod found for corner said corner being in the West line of a tract of land conveyed to Robert C. Campbell as recorded in County Clerks File 93-0051766 D.R.C.C.T.;

THENCE South 01 degrees 23 minutes 08 seconds East along the West line of said Campbell tract, a distance of 953.17 feet to the place of beginning containing 2,479,264 square feet of 59.916 acres, more or less.

#### **TRACT FOUR**

BEING a tract or parcel of land situated in Collin County, Texas, and being in the Mary Howell Survey, Abstract No. 396 and also being in the Daniel Howell Survey, Abstract No. 394 and being part of a Tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 Deed Records Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch pipe found at the North line of F.M. 455 (a 90' ROW) and being the Southeast corner of a tract of land conveyed to Collin Irrevocable Trust as recorded in County Clerks File# 94-0104591 Deed Records Collin County, Texas;

THENCE North 88 degrees 45 minutes 59 seconds East along said North right-of-way, a distance or 902.64 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner for the Point of Beginning;

THENCE across and through said Collins tract as recorded in Volume 1072, Page 203 D.R.C.C.T. the following 15 calls:

North 02° 14' 34" West, a distance of 80.80 feet to a pipe fence post for corner; North 36° 03' 15" West, a distance of 103.77 feet to a pipe fence post for corner; North 00° 58' 42" West, a distance of 97.66 feet to a pipe fence post for corner;  
North 89° 39' 29" East, a distance of 47.35 feet to a pipe fence post for corner; North 00° 31' 01" West, a distance of 15.93 feet to a pipe fence post for corner, North 87° 40' 38" East, a distance of 13.39 feet to a pipe fence post for corner;  
North 01° 57' 06" West, a distance of 26.82 feet to 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 89° 36' 04" East, a distance of 100.151 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 01° 31' 31" East, a distance of 43.78 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
North 89° 48' 07" East, a distance of 41.40 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 01° 02' 15" West, a distance of 21.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
North 89° 37' 57" East, a distance of 34.36 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 00° 26' 32" East, a distance of 63.24 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 53° 56' 40" West, a distance of 164.61 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 01° 26' 34" West, a distance of 81.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner, said corner being in the North line right-of-way line of F.M. 455;

THENCE South 88 degrees 51 minutes 49 seconds West along said North right-of-way line, a distance of 36.11 feet to the Point of Beginning, Containing 40,826 square feet or 0.937 acres of land.

#### **TRACT FIVE**

BEING a tract or parcel of land situated in Collin County Texas and on being a part of the Mary Howell Survey Abstract No. 396 and a part of the Daniel Howell Survey Abstract No. 394. And being conveyed to Roylene Klinglesmith as recorded in Volume 4957, Page 1704 Deed Records Collin County Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with cap found in the centerline of County Road 101 and being at the original Southwest corner of a tract of land conveyed to Kirks Rockin K Ranch, as recorded in County Clerks File 98-0033839 (D.R.C.C.T.). THENCE North 88 degrees 48 minutes 23 seconds East, a distance of 30.00 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner said corner being in the east line of 30' dedicated right-of-way as recorded in County Clerks File # 96-67345 D.R.C.C.T. for the POINT OF BEGINNING;

THENCE North 88 degrees 48 minutes 23 seconds East along the South line of said Rea tract, a distance of 1172.70 feet to a 1/2" iron rod with cap found for corner said corner being the Northwest corner of a tract of land conveyed to Collins Irrevocable Trust, as recorded in County Clerks File No.98-0033839 (D.R.C.C.T.);

THENCE South 01 degrees 45 minutes 04 seconds East along the West line of said Collins tract, a distance of 124.41 feet to a 1/2" iron rod with cap found for corner;

THENCE South 75 degrees 45 minutes 25 seconds West continuing along said West line, a distance of 676.80 feet to a 1/2" iron rod with cap found for corner;

THENCE South 01 degrees 19 minutes 42 seconds East continuing along said West line, a distance of 1054.20 feet to a 1/2" iron rod with cap found for corner;

THENCE North 89 degrees 31 minutes 17 seconds East along the most Southerly North line of said Collins tract, a distance of 516.90 feet to point for corner from which a 1/2" iron rod with cap found bears South 89 degrees 31 minutes 17 seconds West 30.00 feet in the aforementioned centerline of CR. 101;

THENCE North 01 degrees 11 minutes 56 seconds West along or near said centerline, a distance of 1324.58 feet to the POINT OF BEGINNING, CONTAINING 816,595 square feet or 18.748 acres of land, more or less.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
02/12/2020 08:23:14 AM  
\$58.00 NPRECELLA  
20200212000196540



A handwritten signature in cursive script, appearing to read "Stacey Kemp".

EXHIBIT "C-3"

Special Warranty Deed  
(BBJV 167 acre tract)



20200212000196500 02/12/2020 08:23:14 AM D1 1/4

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

### **SPECIAL WARRANTY DEED**

**Effective Date:** January 1, 2020

**Grantor:** Eland Energy, Inc., a Texas corporation

**Grantor's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248;

**Grantee:** E Real Estate LLC, a Texas limited liability company

**Grantee's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248.

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

**Property:** Those certain tracts of land described on the attached Exhibit "A" which is incorporated herein by reference together with all improvements situated thereon.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** All validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments (other than conveyances of the surface fee estate) that affect the Property; all validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and *ad valorem* taxes for the current year and subsequent assessments for the current year or for prior years due to change in land usage, ownership, or both; all of which Grantee assumes and agrees to pay.

**Conveyance:** Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey the Property, together with all rights associated with the Property, to Grantee and its heirs, successors, and assigns, forever.

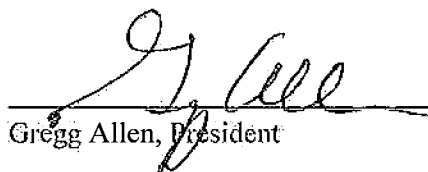
Grantor bind itself and its heirs and successors to warrant and forever defend all the Property to Grantee and its heirs, successors, and assigns against every person claiming the same or any part thereof by,



through and under Grantor but not otherwise; except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**SIGNED** with an effective date of January 1, 2020.

**Eland Energy, Inc.,**

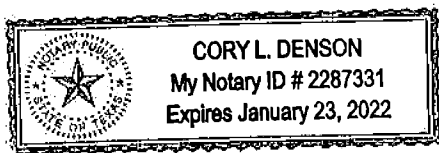
  
\_\_\_\_\_  
Gregg Allen, President

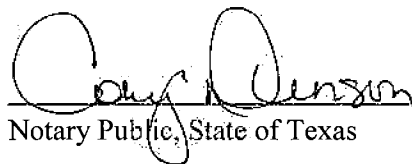
**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF DALLAS**

This instrument was acknowledged before me on January 27, 2020, by Gregg Allen, as President of Eland Energy, Inc.



  
\_\_\_\_\_  
Notary Public, State of Texas

**After recording, return to:**  
Robin D. McGuire  
16400 Dallas Parkway, Suite 100  
Dallas, Texas 75248

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

BEING, a tract of land situated in the D. HOWELL SURVEY, ABSTRACT NO. 394 and the MARY HOWELL SURVEY, ABSTRACT NO. 396 and the BENJAMIN HAILE SURVEY, ABSTRACT NO. 397 and the ISAAC WALKER SURVEY, ABSTRACT NO. 1056, Collin County, Texas and being part of a tract of land described in a Gift Deed to John M. Shelton, Jr., Frank Shelton and Billy Jack Shelton, recorded in Volume 1975, Page 353, Deed Records, Collin County, Texas (DRCCT) and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found at a fence corner post for the Southwest corner of a tract of land described in a deed to John O. Rea, recorded in Collin County Clerk's File No. 92-00067367, said point being at an ell corner of a tract of land described in a deed to Ronnie Collins, recorded in Volume 1994, Page 342 (DRCCT);

THENCE North 88 degrees 44 minutes 14 seconds East along the South line of said Rea tract and a fence line, a distance of 297.86 feet to a 1/2" iron rod found at a fence corner post;

THENCE North 36 degrees 59 minutes 16 seconds East continuing along said Rea tract and a fence line, a distance of 430.66 feet to a fence corner post for corner;

THENCE North 89 degrees 02 minutes 00 seconds East continuing along said Rea tract and a fence line, a distance of 508.88 feet to a 1/2" iron rod with cap stamped Dain Land Services set for corner (1/2" iron rod set) as herein described;

THENCE North 02 degrees 37 minutes 36 seconds West generally along a fence line and along East line of said Rea tract, a distance of 1332.86 feet to a fence corner post for corner, said point being on the South line of a tract of land described in a deed to Piranio Family Living Trust, recorded in Volume 3619, Page 237 (DRCCT);

THENCE North 88 degrees 06 minutes 50 seconds East generally along a fence line and South line of Piranio tract, a distance of 1440.38 feet to a 1/2" iron rod set for corner, said corner being in the projection of the centerline of Collin County Road No. 128;

THENCE South 01 degrees 38 minutes 43 seconds East passing a railroad spike in the centerline of said County Road No. 128 at a distance of 390.90 feet, said railroad spike being the Southwest corner of Bethel Baptist Church, continuing in all a total distance of 2101.10 feet to a 1/2" iron rod set for corner from which a 1/2" iron rod found bears South 60 degrees 41 minutes 53 seconds East, a distance of 0.87 feet;

THENCE North 88 degrees 18 minutes 37 seconds East in or near the centerline of County Road No. 128, a distance of 333.00 feet to a 1/2" iron rod set for corner from which a 1/2" iron rod found bears South 67 degrees 54 minutes 21 seconds East, a distance of 0.93 feet;

THENCE South 01 degrees 32 minutes 00 seconds East, a distance of 169.03 feet to a 1/2" iron rod set for corner, said point being on the West right-of-way line of F.M. Hwy. No. 455 (a 90' wide right-of-way), said point being the beginning of a curve to the left having a central angle of 27 degrees 43 minutes 02 seconds, a radius of 363.30 feet, a chord that bears South 12 degrees 53 minutes 28 seconds West, a chord distance of 174.04 feet;

THENCE along said curving right-of-way line to the left, an arc distance of 175.75 feet to a 1/2" iron rod set at the end of said curve;

THENCE South 00 degrees 36 minutes 00 seconds East continuing along said right-of-way line a distance of 591.57 feet to a 1/2" iron rod found for corner, said corner being the beginning of a curve to the right having a central angle of 92 degrees 26 minutes 36 seconds, a radius of 273.32 feet and a chord that bears South 44 degrees 06 minutes 32 seconds West, a chord distance of 394.67 feet;

THENCE continuing along said curving right-of-way line to the right, an arc distance of 440.97 feet to a 1/2" iron rod found for the end of said curve;

THENCE South 87 degrees 21 minutes 23 seconds West along the North right-of-way line of said F.M. Hwy. No. 455 passing a wood right-of-way marker at a distance of 733.85 feet, containing in all a total distance of 1138.60 feet to a 1/2" iron rod set for an angle point;

THENCE South 87 degrees 37 minutes 00 seconds West continuing along said right-of-way line a distance of 1131.56 feet to a wood right-of-way marker, said corner being the beginning of a curve to the left having a central angle of 29 degrees 52 minutes 43 seconds, a radius of 363.31 feet and a chord that bears South 76 degrees 03 minutes 00 seconds West, a chord distance of 187.32 feet;

THENCE continuing along said curving right-of-way line, an arc distance of 189.46 feet to a pipe fence corner post at the end of said curve for corner;

THENCE South 87 degrees 52 minutes 00 seconds West leaving said right-of-way line, a distance of 162.90 feet to a pipe fence corner post for corner, said corner being at an ell corner of a tract of land described in a deed to Ronnie Collins as recorded in Volume 1994, Page 342 (DRCCT);

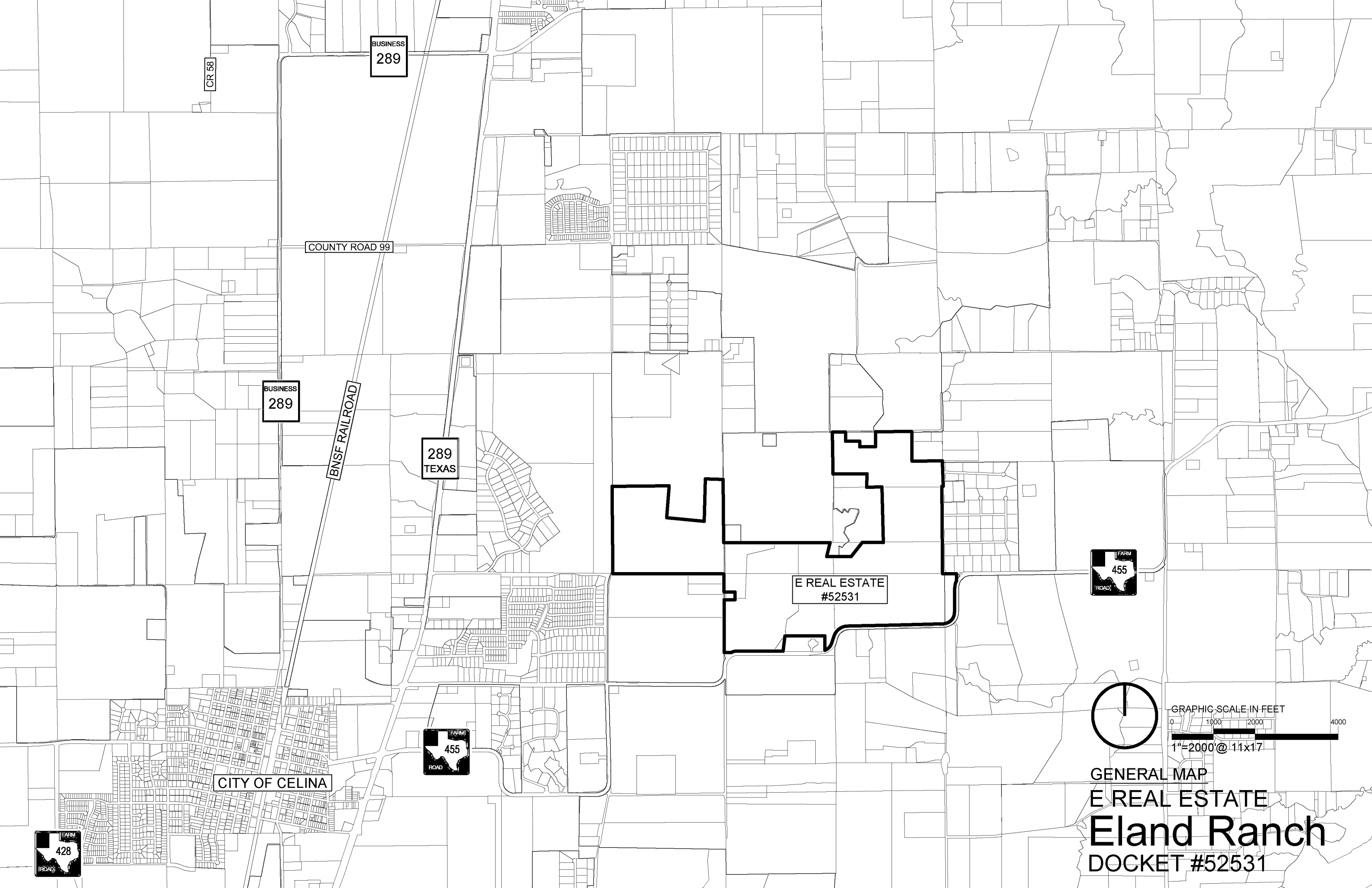
THENCE North 01 degrees 33 minutes 37 seconds West generally along a pipe fence line and the East line of said Collins tract, a distance of 1713.93 feet to a pipe fence post for corner;

THENCE North 88 degrees 25 minutes 00 seconds East along an old barb wire fence line, a distance of 124.68 feet to the POINT OF BEGINNING and containing 7,275,675 square feet or 167.027 acres of land, more or less.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
02/12/2020 08:23:14 AM  
\$38.00 NPRECELLA  
20200212000196500



A handwritten signature in cursive script that reads "Stacey Kemp".



CR 58

BUSINESS  
289

COUNTY ROAD 99

BUSINESS  
289

BNSF RAILROAD

289  
TEXAS

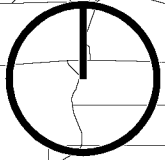
E REAL ESTATE  
#52531

FARM  
455  
ROAD

FARM  
455  
ROAD

CITY OF CELINA

FARM  
428  
ROAD



GRAPHIC SCALE IN FEET  
0 1000 2000 4000  
1"=2000'@ 11x17

GENERAL MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531

CALLLED 43.777 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 272.545 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 154.059 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 2.499 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 62.434 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 167.027 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200212000196500  
O.P.R.C.C.T.

TRACT FIVE (CALLLED 18.748 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT TWO (CALLLED  
66.676 AC.)  
E REAL ESTATE LLC  
INST. NO.  
20200212000196540  
O.P.R.C.C.T.

TRACT ONE (CALLLED 78.613 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT THREE  
(CALLLED 59.916 AC.)\*  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT FOUR (CALLLED 0.937 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

\*ACTUAL SURVEY ACREAGE  
REFERENCED IS 58.916 Ac.

AREA TO BE DECERTIFIED  
±486.85

COUNTY ROAD 101

COUNTY ROAD 132

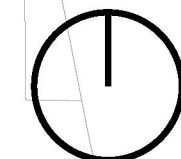
COUNTY ROAD 130

COUNTY ROAD 128

COUNTY ROAD 97

COUNTY ROAD 101

CR 98



GRAPHIC SCALE IN FEET  
0 400 800 1600  
1"=800' @ 11x17

DETAILED MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531

The following files are not convertible:

52531-Deed.cpg  
52531-Deed.dbf  
52531-Deed.idx  
52531-Deed.prj  
52531-Deed.shp  
52531-Deed.shx  
Eland\_Ranch-52531.cpg  
Eland\_Ranch-52531.dbf  
Eland\_Ranch-52531.idx  
Eland\_Ranch-52531.prj  
Eland\_Ranch-52531.shp  
Eland\_Ranch-52531.shx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov) if you have any questions.