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A PROFESSIONAL CORPORATION

NATALIE SCOTT
DIRECTOR

NSCOTT@COATSROSE.COM
DIRECT: (512) 541-3846
FAX: (512) 469-9408

September 09, 2021

Public Utilities Commission
P.O. Box 13326
Austin, Texas 78711-3326

***Via Electronic Filing
and Via Hand Delivery***

Re: New PUC Docket; *Petition by Mesquaque Ranch, LLC for Expedited Release from
Water CCN No. 10150 Held by Marilee Special Utility District in Collin County*

Dear Sir or Madam:

Enclosed for filing in the above-referenced matter please find a Petition by Mesquaque Ranch, LLC for Expedited Release Pursuant to Texas Water Code Section 13.2541.

Very truly yours,



Natalie B. Scott

NBS:mzp
Enclosures

Cc (w/encl.):
Marilee Special Utility District
Attn.: Donna Loiselle, General Manager
2300 West Pecan Street
Celina, Texas 75009

Via Certified Mail, Return Receipt Requested
No. 7020 1810 0002 0061 7847

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
coatsrose.com

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS | CINCINNATI
000001.000001\4843-1519-6666.v1

PUC DOCKET NO. _____

PETITION BY MESQUOAKEE RANCH, 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

**PETITION BY MESQUOAKEE RANCH, LLC FOR EXPEDITED RELEASE
PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

Mesquaukee Ranch, LLC, (“Petitioner”) files its 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 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. *See* 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 60th day after the date the landowner files the petition.” *See* TEX. WATER CODE § 13.2541(c).

II. REQUEST FOR EXPEDITED RELEASE

Petitioner owns approximately 857.021 acres of contiguous property in Collin County (the "Overall Property"). The Overall Property is within the boundaries of water CCN No. 10150, held by Marilee SUD. Approximately 841 acres of the Overall Property (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 Warranty Deeds and Special Warranty Deeds, attached as Exhibit C-1 through C-6.

III. CONCLUSION AND PRAYER

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

Respectfully submitted,

COATS | ROSE

By: 
Natalie B. Scott
State Bar No. 24027970
nscott@coatsrose.com
Terrace 2
2700 Via Fortuna, Suite 350
Austin, Texas 78746
(512) 469-7987 Telephone
(512) 469-9408 Telecopier

**ATTORNEY FOR PETITIONER
MESQUOAKEE RANCH, LLC**

CERTIFICATE OF SERVICE

I hereby certify that on this 9th day of September, 2021, a true and correct copy of the Petition by Mesquaukee Ranch, LLC for Expedited Release Pursuant to Texas Water Code Section 13.254.1 was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Marilee Special Utility District
Attn.: Donna Loiselle, General Manager
2300 West Pecan Street
Celina, Texas 75009

Via Certified Mail, RRR



Natalie B. Scott

EXHIBIT "A"

Affidavit of Alan W. Tompkins

PUC DOCKET NO. _____

PETITION BY MESQUOAKEE RANCH, 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 OF ALAN W. TOMPKINS IN SUPPORT OF PETITION FOR EXPEDITED
RELEASE FROM WATER CCN NO. 10150 HELD BY MARILEE SPECIAL UTILITY
DISTRICT PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

STATE OF TEXAS §

COUNTY OF Dallas §

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

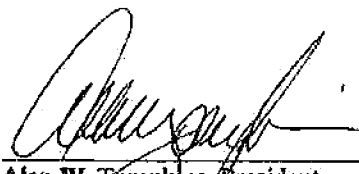
1. "My name is Alan W. Tompkins. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I am the President of Mesquaukee Ranch, LLC, the Petitioner in the above-captioned matter. Petitioner owns approximately 857.021 acres of land (the "Overall Property"), which is located within the boundaries of water CCN No. 10150 issued to Marilee SUD. Petitioner seeks to have approximately 841 acres (the "Requested Area") located within the Overall Property released from Water CCN No. 10150. The Requested Area is located in Collin County, Texas. 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 Warranty Deeds and Special Warranty Deed, attached as Exhibit C-1 through C-6.

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.

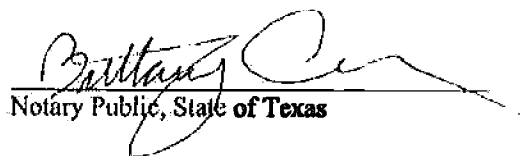
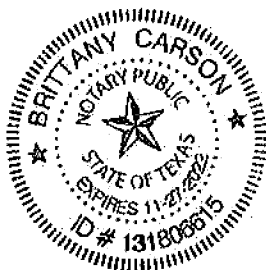
4. I request that the Public Utility Commission of Texas release the Requested Area from water CCN No. 10150"

FURTHER AFFIANT SAYETH NOT.



Alan W. Tompkins, President
Mesquaquee Ranch, LLC

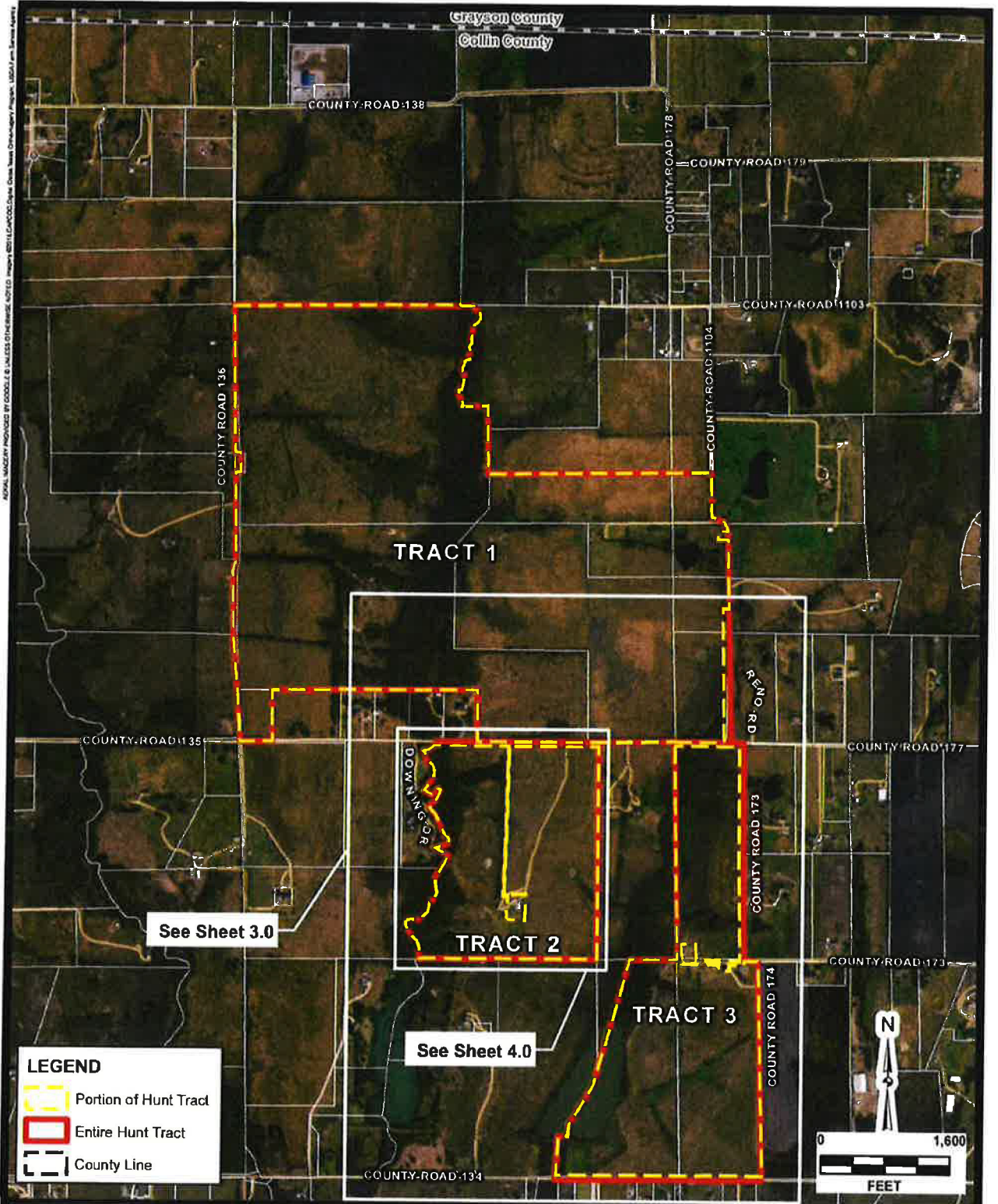
**SWORN TO AND SUBSCRIBED TO BEFORE ME by Alan W. Tompkins on 8th
September, 2021.**



Notary Public, State of Texas

EXHIBIT “B-1”

General Location Map



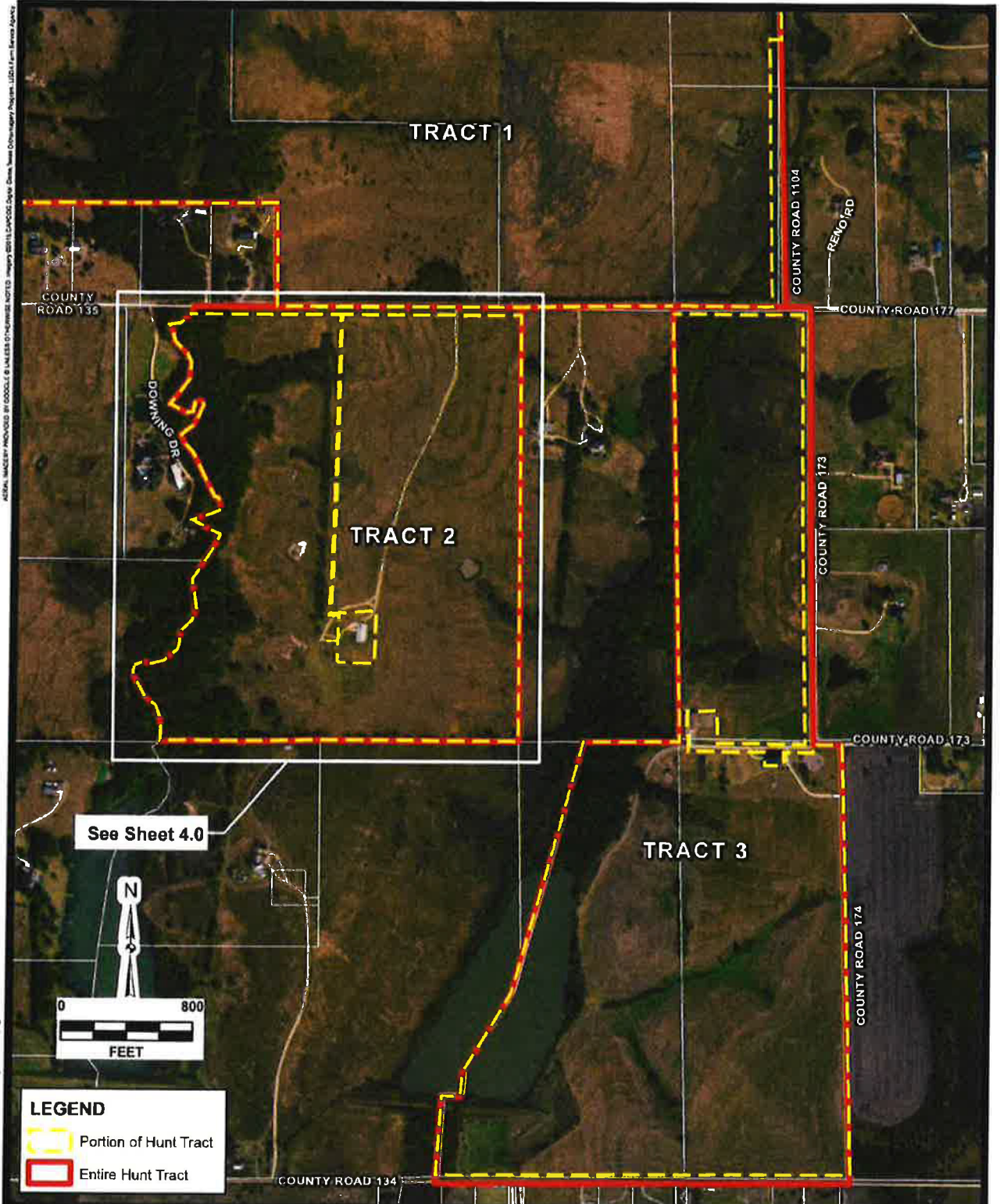
JOB NO.	---
DATE	Aug 2021
DESIGNER	DW
CHECKED	DW
DRAWN	EH
SHEET	2.0

STREAMLINED EXPEDITED RELEASE (SER)
MARILEE SUD WATER CCN NO. 10150
HUNT TRACT
LOCATION MAP
COLLIN COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
 DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

DATE: Aug 27, 2021 1:24:17 PM User: BMSuper
 FILE: C:\Users\BMSuper\Documents\2021\BMSuper\10150\10150_Hunt_Tract_Map_Sheet1.mxd

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Date: Aug 27, 2021 1:33 PM User: Engineer
 File: Z:\Projects\HuntTract\HuntTract.dwg
 Plot: 21895040002.dwg
 Description: 21895040002.dwg
 User: 21895040002.dwg
 User: 21895040002.dwg

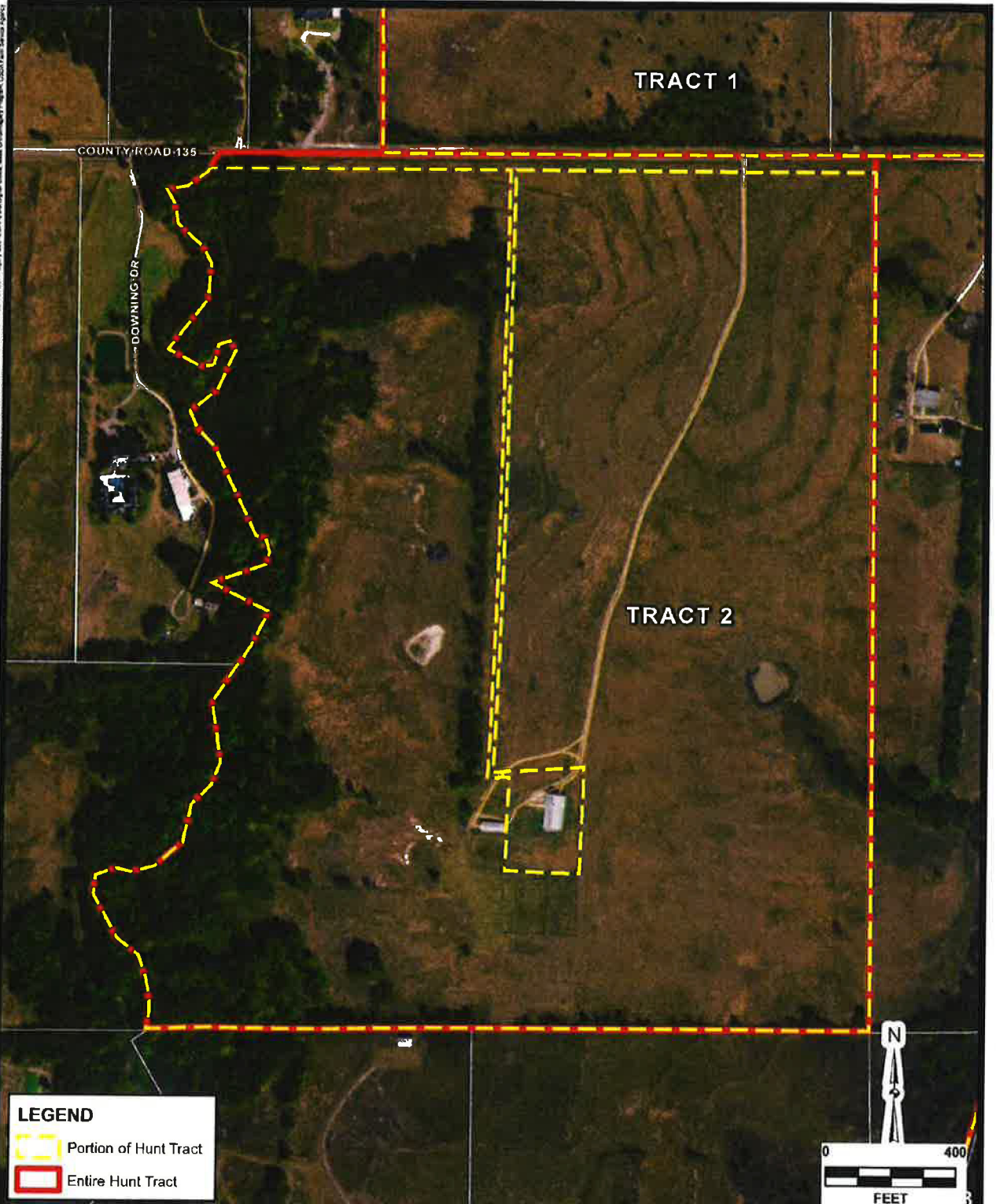
JOB NO. —
 DATE Aug 2021
 DESIGNER DW
 CHECKED DW DRAWN EH
 SHEET 3.0

STREAMLINED EXPEDITED RELEASE (SER)
MARILEE SUD WATER CCN NO. 10150
HUNT TRACT
LOCATION MAP
COLLIN COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
 DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214 420 8494
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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LEGEND

 Portion of Hunt Tract

 Entire Hunt Tract

JOB NO. --

DATE Aug 2021

DESIGNER DW

CHECKED DW DRAWN EH

SHEET 4.0

STREAMLINED EXPEDITED RELEASE (SER)
MARILEE SUD WATER CCN NO. 10150
HUNT TRACT 2
LOCATION MAP
COLLIN COUNTY, TEXAS

Pape-Dawson
ENGINEERS

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
5610 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

Date: Aug 27, 2021 1:53:05 PM User: E:\kramer
File: C:\Users\kramer\Documents\210810MKT001\mkt_210810MKT001.dwg
Sheet: 4.0 of 4.0

THIS DOCUMENT HAS BEEN PREPARED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE DIFFERENCES FROM THE ORIGINAL. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL ARE REQUIRED FOR THIS DOCUMENT TO BE VALID.

EXHIBIT “B-2”

Detailed Map

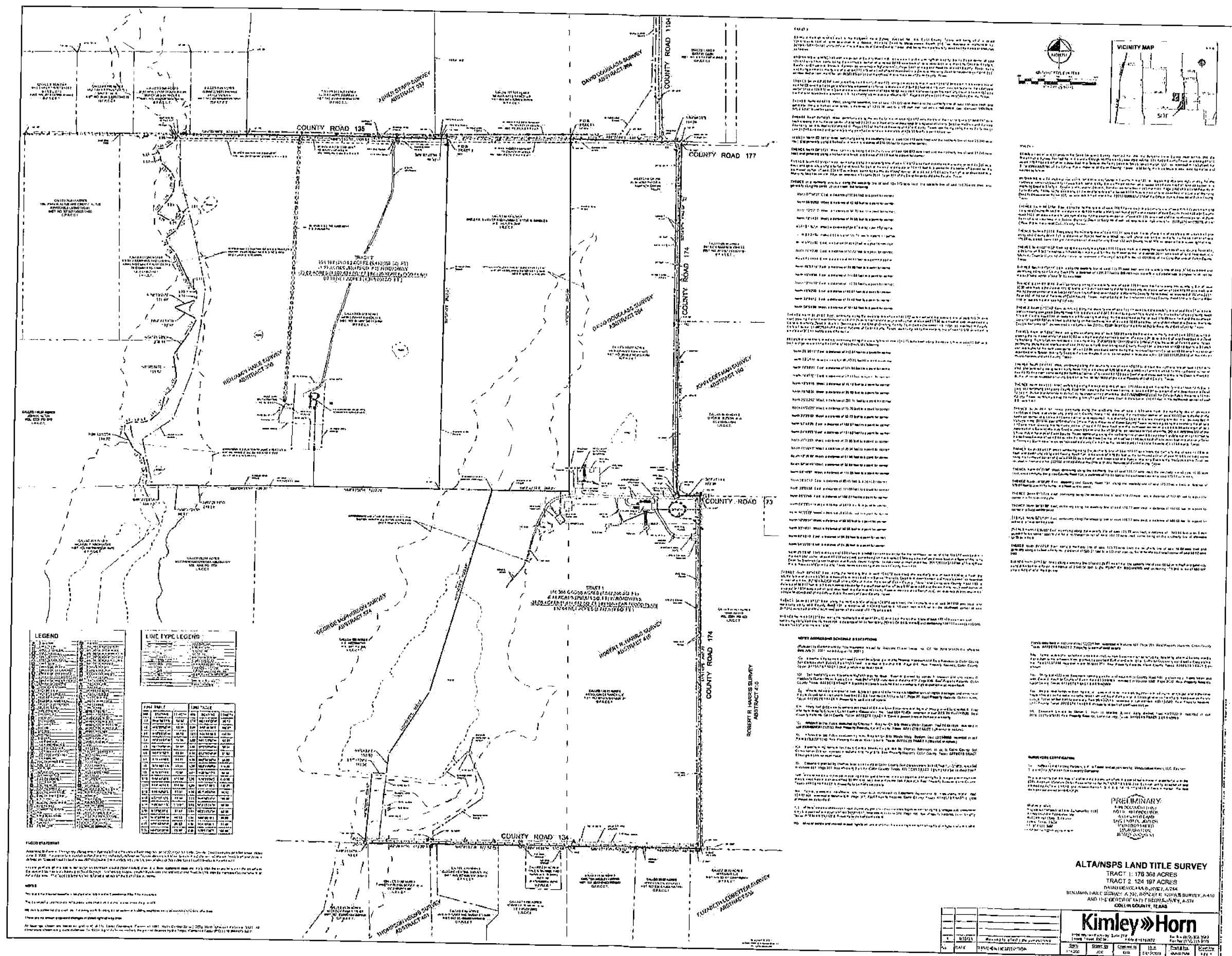


EXHIBIT "C-1"

Warranty Deed – North Parcel - 25.864 acre tract

2018-174573



20160322000339650

03/22/2016 03:57:05 PM D1 1/4

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

WARRANTY DEED

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

THAT **MICHAEL P. PENICK**, expressly representing that the subject property constitutes no part of his homestead (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **MESQUOAKEE RANCH, LLC**, a Texas limited liability company (herein referred to as "Grantee"), whose address is 1601 Elm Street, Suite 4000, Dallas, Texas 75201, all of the following described real property in Collin County, Texas (hereinafter referred to as the "Property"), to-wit:

Being a 25.864 acre tract of land situated in the A.G. Stapp Survey, Abstract No. 832 and the John Douglas Survey, Abstract No. 263, Collin County, Texas, and being more fully described in Exhibit A attached hereto and made a part hereof for all purposes.

This conveyance shall include all and singular the rights, privileges, and appurtenances pertaining to the Property, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

This conveyance is made expressly subject to the exceptions listed on Exhibit B (the "Permitted Exceptions") attached hereto and incorporated herein for all purposes.

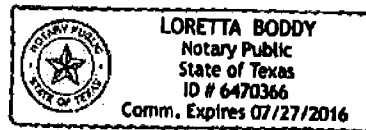
TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind himself, his heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the Permitted Exceptions.

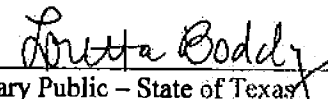
EXECUTED on the dates of the acknowledgment, but to be EFFECTIVE on the 22nd day of March, 2016.


MICHAEL P. PENICK

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 22nd day of March, 2016, by MICHAEL P. PENICK.




Notary Public – State of Texas

Prepared in the Law Office of:

Abernathy, Roeder, Boyd & Hullett, P.C.
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
4716.0948 / 2018-174573

After Recording, Return to:

Mr. Alan W. Tompkins
Mesquoakee Ranch, LLC
1601 Elm St., Suite 4000
Dallas, Texas 75201

EXHIBIT A

BEING a tract of land situated in the A.G. Stapp Survey, Abstract No. 832 and the John Douglas Survey, Abstract No. 263, Collin County, Texas and also being all 25.87 acre tract as conveyed to the Gary Bell Sample as recorded in Volume 4110, Page 1285 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the Southwest corner of said 25.87 acre tract;

THENCE North 00 degrees 21 minutes 09 seconds West a distance of 654.83 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 44 minutes 06 seconds East a distance of 170.20 feet to a 60d nail found for corner;

THENCE North 89 degrees 50 minutes 18 seconds East a distance of 436.45 feet to a 60d nail found for corner;

THENCE North 89 degrees 26 minutes 00 seconds East a distance of 593.21 feet to a 60d nail found for corner;

THENCE North 89 degrees 09 minutes 05 seconds East a distance of 426.94 feet to a 1/2 inch iron rod set for corner in County Road No. 1104;

THENCE South 66 degrees 11 minutes 38 seconds East following County Road 1104 a distance of 37.57 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 degrees 26 minutes 46 seconds East following County Road 1104 a distance of 69.61 feet to a 1/2 inch iron rod set for corner;

THENCE South 11 degrees 33 minutes 26 seconds East following County Road 1104 for a distance of 123.86 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 15 minutes 45 seconds East following County Road 1104 a distance of 467.62 feet to a 1/2 inch iron set for corner;

THENCE South 89 degrees 31 minutes 30 seconds West a distance of 1731.95 feet to the POINT OF BEGINNING and Containing 1,126,615 square feet or 25.864 acres of land, more or less.

EXHIBIT B

1. Right-of-way rights of the public with respect to those portions of the property lying within the boundaries of County Road 1104 currently shown on survey of Surdukan Surveying, Inc., certified to by David J. Surdukan, R.P.L.S. #4613, dated 12/11/2003.
2. Easement granted by Gary Sample to Grayson Collin Electric Cooperative, Inc., filed 09/26/1997, recorded in Volume 4006, Page 706, Real Property Records, Collin County, Texas.

As currently shown on survey of Surdukan Surveying, Inc. certified to by David J. Surdukan R.P.L.S. #4613 dated 12/11/2003.

3. Gravel road and fence over the Grayson Collin Electric Cooperative, Inc. easement as shown on survey of Surdukan Surveying, Inc., certified to by David J. Surdukan, R.P.L.S. #4613, dated 12/11/2003.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/22/2016 03:57:06 PM
\$38.00 CJAMAL
20160322000339650



EXHIBIT “C-2”

General Warranty Deed – North Parcel 177.179 acre tract



20160322080337270 03/22/2016 01:32:43 PM DI 1/7

G.F. No. 15-237495-MM

ADDRESS OF AND RETURN TO:

Mesquoaakee Ranch, LLC
1601 Elm Street, Suite 4000
Dallas, TX 75201

GENERAL WARRANTY DEED

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

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **MONETTA SAMPLE OWEN** (as to a certain **20.83%** interest) *as part of a Section 1031 exchange made through Forest Grove Investments, LLC,, as Qualified Intermediary*, **DONNA SUE WHITWORTH** (as to a certain **22.92%** interest), **TAMMY L. SHUMWAY** (as to a certain **18.75%** interest), **LAUREN B. OWEN** (as to a certain **18.75%** interest), and **KEVIN OWEN** (as to a certain **18.75%** interest) *as part of a Section 1031 exchange made through Forest Grove Investments, LLC,, as Qualified Intermediary*, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash in hand to Grantor paid by **MESQUOAKEE RANCH, LLC**, a **Texas limited liability company**, *as part of a Section 1031 exchange made through Nationwide Exchange Services Corp as Qualified Intermediary*, whose mailing address is 1601 Elm Street, Suite 4000, Dallas, TX 75201, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, HAVE GRANTED, SOLD AND CONVEYED and do by these presents GRANT, SELL AND CONVEY unto the said Grantee all the following described real property (“Property”), to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

This conveyance is made and accepted subject to 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

Page 1 of 7 General Warranty Deed

in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

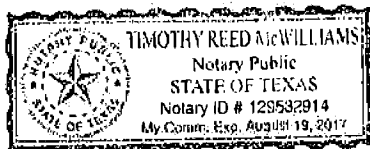
Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 21st day of March, 2016.

Monetta Sample Owen
MONETTA SAMPLE OWEN, Individually and
as Attorney-In-Fact for LAUREN B. OWEN

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 21st day of March 2016, by
MONETTA SAMPLE OWEN, Individually and as Attorney-In-Fact for LAUREN B.
OWEN.

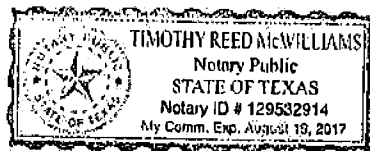


[Signature]
Notary Public, State of Texas


TAMMY L. SHUMWAY

STATE OF TEXAS
COUNTY OF COLLIN

This instrument was acknowledged before me on the 21st day of ^{March}~~December~~ 2016, by
TAMMY L. SHUMWAY.





Notary Public, State of Texas

Donna Sue Whitworth
DONNA SUE WHITWORTH

STATE OF ~~Texas~~

COUNTY OF *Montgomery*

This instrument was acknowledged before me on the *18* ^{*Month*} day of December 201*8*,
by DONNA SUE WHITWORTH.

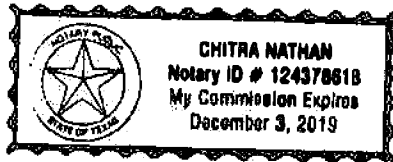


M K
Notary Public, State of _____

Kevin Owen
KEVIN OWEN

STATE OF Texas
COUNTY OF Collin

This instrument was acknowledged before me on the 19th day of March, 2016, by KEVIN OWEN.



A. C. B.
Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF:

McWILLIAMS & THOMPSON

2713 Virginia Pkwy, Ste. 100

McKinney, Texas 75071

\\Archives\Files\15-MM\7495 Owen - Mesquiteres Run\17495 Mesquiteres Warranty Deed - Cash.doc

EXHIBIT "A"

BEING a tract or parcel of land situated Collin County, Texas, being part of the J.W.S. Butler Survey, Abstract No. 67, T. Allen Survey, Abstract No. 13, part of the A. Stapp Survey, Abstract No. 832, part of the J.G. Douglas Survey, Abstract No. 263 and part of the D. Douglas Survey, Abstract No. 264, being part of Tract 1 as described in a Special Warranty Deed from Elizabeth Samples and Donna Sue Whitworth to Monetta Sample Owen, Tammy L. Shumway, Lauren B. Owen and Donna Sue Whitworth as recorded in Volume 5954 at Page 3939 (ccf# 2005-0090086) of Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod set for a corner, said Point of Beginning being at the existing southwest corner of a 15.000 acre tract as conveyed to Gary Cash as recorded in Volume 5110 at Page 3331 of the Official Records of Collin County, Texas, said Point of Beginning being at the intersection of the center of Collin County Road No. 135 and the center of Collin County Road No. 1104;

THENCE N 89°22'27" W along the center of Collin County Road No. 135, a distance of 1728.30 feet to a 1/2 inch iron rod set for a corner, said corner being further marked by a fence post found on the north line of Collin County Road No. 135 bearing N 00°41'52" W at a distance of 25.50 feet;

THENCE N 00°41'52" W joining and along a fence, a distance of 1105.65 feet to a 1/2 inch iron rod found for a corner;

THENCE N 89°56'55" W along a fence, a distance of 1657.29 feet to a 1/2 inch iron rod found for a corner;

THENCE N 00°08'29" E along a fence, a distance of 1251.86 feet to a 1/2 inch iron rod found for a corner;

THENCE N 42°06'41" E along a fence, a distance of 605.88 feet to a 1/2 inch iron rod found for a corner;

THENCE N 00°43'15" E along a fence, a distance of 467.27 feet to a 1/2 inch iron rod found for a corner, said corner being at the existing southwest corner of a 61.380 acre tract as conveyed to Elizabeth Sample as recorded in Volume 6053 at Page 3713 of the Official Records of Collin County, Texas;

THENCE S 89°46'12" E along the south line of said 61.380 acre tract, a distance of 2757.64 feet to a 1/2 inch iron rod set for a corner at the southeast corner of said 61.380 acre tract in the center of Collin County Road No. 1104;

THENCE S 00°06'29" E along the center of Collin County Road No. 1104, a distance of 504.09 feet to a 1/2 inch iron rod set for a corner;

THENCE S 51°43'17" E along the center of Collin County Road No. 1104, a distance of

128.98 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing northeast corner of a 25.864 acre tract as conveyed to Michael Penick as recorded in Volume 5569 at Page 3135 of the Official Records of Collin County, Texas;

THENCE S 89°12'25" W joining and along a fence and along the north line of said 25.864 acre tract, a distance of 426.94 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89°29'20" W along a fence and the north line of said 25.864 acre tract, a distance of 593.21 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89°53'38" W along a fence and the north line of said 25.864 acre tract, a distance of 436.45 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89°47'26" W along a fence and the north line of said 25.864 acre tract, a distance of 170.20 feet to a 1/2 inch iron rod found for a corner at the northwest corner of said 25.864 acre tract;

THENCE S 00°19'42" E along the west line of said 25.864 acre tract, a distance of 655.05 feet to a 1/2 inch iron rod set for a corner at the southwest corner of said 25.864 acre tract;

THENCE N 89°34'50" E along the south line of said 25.864 acre tract, a distance of 1731.80 feet to a 1/2 inch iron rod set for a corner at the southeast corner of said 25.864 acre tract in the center of Collin County Road No. 1104;

THENCE S 00°25'25" E along the center of Collin County Road No. 1104, a distance of 2044.49 feet returning to the Point of Beginning and containing 177.179 acres of land.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/22/2016 01:32:43 PM
\$60.00 SCAPELA
20160322000337270



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

EXHIBIT "C-3"

Warranty Deed – North Parcel 6.00 acre tract

2018-176996



20160323000344750 03/23/2016 03:22:33 PM D1 1/4

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

WARRANTY DEED

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

THAT **WILLIAM A. PORTER**, expressly representing that the subject property constitutes no part of his homestead (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **MESQUOAKEE RANCH, LLC, a Texas limited liability company** (herein referred to as "Grantee"), whose address is 1601 Elm Street, Suite 4000, Dallas, Texas 75201, all of the following described real property in Collin County, Texas (hereinafter referred to as the "Property"), to-wit:

Being a 6.00 acre tract of land situated in Collin County, Texas, being part of the E. Rightman Survey, Abstract No. 750, and part of the Abner G. Stapp Survey, Abstract No. 832, and being more fully described in Exhibit A attached hereto and made a part hereof for all purposes.

This conveyance shall include all and singular the rights, privileges, and appurtenances pertaining to the Property, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

This conveyance is made expressly subject to the exceptions listed on Exhibit B (the "Permitted Exceptions") attached hereto and incorporated herein for all purposes.

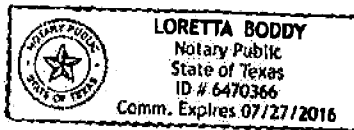
TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind himself, his heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the Permitted Exceptions.


EXECUTED on the dates of the acknowledgments, but to be EFFECTIVE on the 18th day of March, 2016.


WILLIAM A. PORTER

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 18th day of March, 2016, by WILLIAM A. PORTER.




Notary Public – State of Texas

Prepared in the Law Office of:

Abernathy, Roeder, Boyd & Hullett, P.C.
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
4716.0976 / 2018-176996

After Recording, Return to:

Mr. Alan W. Tompkins
Mesquoakee Ranch, LLC
1601 Elm Street, Suite 4000
Dallas, Texas 75201

Warranty Deed:1784349_1
Page 2

EXHIBIT A

BEING a tract or parcel of land situated in Collin County, Texas, being part of the E. Rightman Survey, Abstract No. 750 and part of the A. Stapp Survey, Abstract No. 832, being all of a 6.00 acre tract of land as described in a Warranty Deed from Kathleen Carter to William A. Porter as recorded in Volume 3958 at Page 1425 (ccf# 97-0058461) of Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the Southwest corner of said 6.00 acre tract said Point of Beginning being at the intersection of the center of Collin County Road No. 135 and the center of Collin County Road No. 136, said Point of Beginning being at the existing Southeast corner of a 63.938 acre tract as conveyed to Thomas and Nancy Carter as recorded in/under Clerk's File No. 20150827001083840 of Collin County, Texas;

THENCE North 02 degrees 46 minutes 14 seconds West along the West line of said 6.00 acre tract, the East line of said 63.938 acre tract and the center of Collin County Road No. 136, a distance of 626.14 feet to a 1/2 inch iron rod found for a corner at the Northwest corner of said 6.00 acre tract;

THENCE South 89 degrees 11 minutes 43 seconds East along the North line of said 6.00 acre tract, a distance of 437.88 feet to a 1/2 inch iron rod found for a corner at the Northeast corner of said 6.00 acre tract;

THENCE South 00 degrees 39 minutes 02 seconds West (bearing basis) along the East line of said 6.00 acre tract, a distance of 621.94 feet to a 1/2 inch iron rod found for a corner at the Southeast corner of said 6.00 acre tract in the center of Collin County Road No. 135;

THENCE North 89 degrees 37 minutes 19 seconds West along the South line of said 6.00 acre tract and the center of Collin County Road No. 135, a distance of 400.52 feet returning to the Point of Beginning and containing 6.000 acres of land.

EXHIBIT B

1. Right-of-way rights of the public with respect to any portion of the subject property lying within the boundaries of a public or private road.
2. 30' Easement granted by William A. Porter to the County of Collin, dated 02/22/2005, filed 02/24/2005, recorded in Volume 5863, Page 3338, Real Property Records, Collin County, Texas, and as shown on the survey of Frank R. Owens, R.P.L.S. #5387, dated 02/29/2016, last revised 03/18/2016.
3. Rights of third parties in and to that portion of the property lying between County Roads 135 and 136 and the barbed wire fence as shown on the survey of Frank R. Owens, R.P.L.S. #5387, dated 02/29/2016, last revised 03/18/2016.
4. Rights of third parties as a result of the Power Poles, as shown on the survey of Frank R. Owens, R.P.L.S. #5387, dated 02/29/2016, last revised 03/18/2016.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
03/23/2016 03:22:33 PM
\$39.00 SCAPELA
20160323000344750



EXHIBIT “C-4”

General Warranty Deed – North Parcel 347.852 acre tract

GF# 15-11-6307

GENERAL WARRANTY DEED
(Cash)

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

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

THAT THE UNDERSIGNED, WILLIAM BRIAN SANDERS, AS INDEPENDENT EXECUTOR OF THE ESTATE OF JAMES BLAIR CARTER, DECEASED, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, whose address is 1601 ELM STREET, SUITE 4000, DALLAS, TX 75201 the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto MESQUOAKEE RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, herein referred to as "Grantee", whether one or more, all Grantor's right, title and interest in and to the real property described as follows, to-wit:

SEE LEGAL DESCRIPTION OF THE PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property subject to PERMITTED EXCEPTIONS AS DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor's heirs, executors, administrators, successors and/or assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

TO BE EFFECTIVE this 5 day of April, 2016.

GRANTOR:

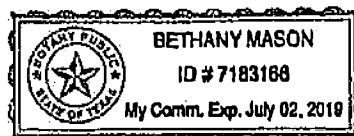
THE ESTATE OF JAMES BLAIR
CARTER, DECEASED

BY: [Signature]
WILLIAM BRIAN SANDERS,
AS INDEPENDENT EXECUTOR

ACKNOWLEDGMENT

THE STATE OF Texas §
COUNTY OF Tarrant §

The foregoing instrument was acknowledged before me on the 5 day of April, 2016, by WILLIAM BRIAN SANDERS, AS INDEPENDENT EXECUTOR OF THE ESTATE OF JAMES BLAIR CARTER, DECEASED, .



[Signature]
NOTARY PUBLIC, STATE OF Texas
PRINTED NAME OF NOTARY

Bethany Mason

MY COMMISSION EXPIRES:

7-2-19

AFTER RECORDING, RETURN TO:

MESQUOAKEE RANCH, LLC.
1601 ELM STREET, SUITE 4000
DALLAS, TX 75201

GENERAL WARRANTY DEED (Cash)

Page 2 of 2

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract or parcel of land situated Collin County, Texas, being part of the E. Rightman Survey, Abstract No. 750, part of the J.W.S. Butler Survey, Abstract No. 67 and part of the A. Stapp Survey, Abstract No. 832, being all of a called 348.022 acre tract of land as described in a Correction Special Warranty Deed from Thomas J. Carter, Jr. to James B. Carter as recorded in Volume 5121 at Page 1001 (ccff#2002-0034513) of Official Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch Iron rod set for a corner at the northwest corner of said 348.022 acre tract in the center of Collin County Road No. 138, said Point of Beginning being at the existing southwest corner of an 81.321 acre tract as conveyed to Eland Energy, Inc. as recorded in/under Clerk's File No. 20141002001081560 of Collin County, Texas, said Point of Beginning being further marked by a fence post found on the eastline of Collin County Road No. 138 bearing S 89°12'24" E at a distance of 20.94 feet;

THENCE S 89° 12'24" E along the north line of said 348.022 acre tract and the south line of said 81.321 acre tract, a distance of 2776.82 feet to a 1/2 inch iron rod set for a corner;

THENCE S 88°08'51" E along the north line of said 348.022 acre tract, a distance of 174.42 feet to a 1 inch pipe found for a corner at the northeast corner of said 348.022 acre tract, said corner being at the existing northwest corner of a 76.060 acre tract as conveyed to Clifford Johnson as recorded in Volume 5130 at Page 787 of the Official Records of Collin County, Texas;

THENCE in the Southerly direction, along the center of a creek, the following calls:

S 05°47'50" E, 30.74 feet;
S 58°27'10" E, 75.42 feet;
S 14°55'10" E, 71.99 feet;
S 22°23'00" W, 38.23 feet;
S 42°21'21" W, 45.46 feet;
S 57°49'32" W, 54.36 feet;
S 10°11'35" W, 163.22 feet;
S 09°06'59" E, 33.18 feet;
S 18°18'08" W, 24.12 feet;
S 32°48'29" W, 45.63 feet;
S 04°15'01" E, 20.13 feet;
S 28°57'34" E, 39.65 feet;
S 28°42'42" W, 52.09 feet;
S 00°31'15" W, 11.19 feet;
S 15°50'06" E, 43.08 feet;
S 71°34'27" W, 60.70 feet;
S 14°42'34" W, 35.31 feet;
S 28°22'54" W, 52.33 feet;
S 00°43'36" W, 44.08 feet;
S 23°25'11" E, 29.95 feet;
S 40°55'59" E, 25.86 feet;
S 11°48'45" W, 121.21 feet;
S 16°50'18" W, 64.29 feet;
S 79°19'15" W, 33.46 feet;
S 04°26'32" W, 18.60 feet;
S 00°19'46" W, 45.83 feet;
S 36°45'42" E, 51.55 feet;

(15-11-6307.PFD/15-11-6307/27)

EXHIBIT A
(Continued)

S 20°44'41" E, 49.73 feet;

THENCE S 14°42'57" W along the center of said creek, a distance of 43.49 feet to a point for a corner, said corner being further marked by a fence post found on the east side of said creek bearing N 89°34'07" E at a distance of 21.93 feet;

THENCE N 89°34'07" E joining and along a fence, a distance of 324.87 feet to a fence post for a corner;

THENCE S 00°43'15" W along a fence, a distance of 1003.82 feet to a 1/2 inch iron rod found for a corner;

THENCE S 42°06'41" W along a fence, a distance of 605.88 feet to a 1/2 inch iron rod found for a corner;

THENCE S 00°08'29" W along a fence, a distance of 1251.86 feet to a 1/2 inch iron rod found for a corner;

THENCE S 89°56'55" E along a fence, a distance of 1657.29 feet to a 1/2 inch iron rod found for a corner;

THENCE S 00°41'52" E along and leaving a fence, a distance of 1105.65 feet to a 1/2 inch iron rod set for a corner in the center of Collin County Road No. 135, said corner being further marked by a fence post found on the north side of Collin County Road No. 135 bearing N 00°41'52" W at a distance of 25.50 feet;

THENCE N 89°09'51" W along the center of Collin County Road No. 135, a distance of 1409.75 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing southeast corner of a 6.000 acre tract as conveyed to Russell and Kayla Verden as recorded in/under Clerk's File No. 20150406000378640 of Collin County, Texas;

THENCE N 00°39'02" E along the east line of said 6.000 acre tract, a distance of 626.13 feet to a 1/2 inch iron rod set for a corner at the northeast corner of said 6.000 acre tract;

THENCE N 89°11'43" W along the north line of said 6.000 acre tract, a distance of 418.18 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 6.000 acre tract;

THENCE N 89°11'46" W a distance of 419.87 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing northeast corner of a 5.998 acre tract as conveyed to 4E Prosper LLC as recorded in/under Clerk's File No. 20121005001287230 of Collin County, Texas;

THENCE N 89°11'16" W along the north line of said 5.998 acre tract, a distance of 420.76 feet to a 1/2 inch iron rod set for a corner at the northwest corner of said 5.998 acre tract, said corner being at the existing northeast corner of a 6.000 acre tract as conveyed to Matthew and Laura Edgemon as recorded in/under Clerk's File No. 20061117001644590 of Collin County, Texas;

THENCE N 89°11'43" W along the north line of said 6.000 acre tract, a distance of 420.15 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing northeast corner of a 6.000 (Tract 3) acre tract as conveyed to LDJ Properties, LTD as recorded in/under Clerk's File No. 20060608000781 540 of Collin County, Texas;

THENCE N 89°11'41" W a distance of 420.93 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing northeast corner of a 6.000 (Tract 2) acre tract as conveyed to LDJ Properties, LTD as recorded in/under Clerk's File No. 20060608000781540 of Collin County, Texas;

(15-11-6307.PFD/16-11-6307/27)

EXHIBIT A
(Continued)

THENCE N 89° 11'44" W a distance of 421.28 feet to a 1/2 inch iron rod set for a corner, said corner being at the existing northeast corner of a 6.000 acre tract as conveyed to William Porter as recorded in/under Clerk's File No. 97-0058461 of Collin County, Texas;

THENCE N 89°11'43" W a distance of 437.88 feet to a 1/2 inch iron rod set for a corner in the center of Collin County Road No. 136;

THENCE N 04°05'44" W along the center of Collin County Road No. 136, a distance of 648.96 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00°14'21" W along the center of Collin County Road No. 136, a distance of 770.86 feet to a 1/2 inch iron rod set for a corner;

THENCE N 07°32'51" E along the center of Collin County Road No. 136, a distance of 50.97 feet to a 1/2 inch iron rod set for a corner;

THENCE N 20°00'19" E along the center of Collin County Road No. 136, a distance of 85.29 feet to a 1/2 inch iron rod set for a corner;

THENCE N 02°31' 13" E along the center of Collin County Road No. 136, a distance of 56.53 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00°13'08" E along the center of Collin County Road No. 136, a distance of 1035.95 feet to a 1/2 inch iron rod set for a corner;

THENCE N 89°04'40" E a distance of 66.00 feet to a 1/2 inch iron rod set for a corner;

THENCE N 00°23'55" W a distance of 241.11 feet to a 1/2 inch iron rod set for a corner;

THENCE S 89°00'06" W a distance of 66.00 feet to a 1/2 inch iron rod set for a corner in the center of Collin County Road No. 136;

THENCE N 00°05'18" E along the center of Collin County Road No. 136, a distance of 1791.04 feet returning to the Point of Beginning and containing 347.852 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

{15-11-6307.PFD/15-11-6307/27}

EXHIBIT B

Right of Way Easement executed by Thomas J. Cater to Texas Power & Light Company, dated September 10, 1954, recorded in Volume 490, Page 174, Deed Records of Collin County, Texas.

Easement and Right of Way executed by Thomas J. Carter, Jr. to Gunter Rural Water Supply Corporation, dated January 21, 1997, recorded in Volume 4052, Page 2596, Official Records of Collin County, Texas.

Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 25, 1956, by and between Thos. J. Carter and wife, Dorothy E. Carter, as Lessor, and W.L. Douthit, as Lessee, recorded in Volume 614, Page 347, Deed Records of Collin County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s).

The location of the following as shown on survey dated 1/6/2016 by Frank R. Owens RPLS No. 5387 with Owens Land Surveying Job no. 2015-494

- 1) fence off property line
- 2) Intentionally Deleted
- 3) Third party rights, if any, in the power pole and overhead electric line, along the most south property line and the southern portion of the most west property line
- 4) Public right-of-way rights, if any, for any portion of the property lying within County Road 136,
- 5) flood plain
- 6) fence located over that certain easement for Texas Power & Light Co.,



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
04/06/2016 12:29:10 PM
\$46.00 SCAPELA
20160406000409790

Stacey Kemp

EXHIBIT "C-5"

General Warranty Deed – South Parcel 124.072 acre tract

2018-280514

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

GENERAL WARRANTY DEED

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

THAT **J T NEVILL PARTNERSHIP, a Texas general partnership** (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **MESQUOAKEE RANCH, LLC, a Texas limited liability company** (herein referred to as "Grantee"), whose address is: 5956 Sherry Lane, Suite 1500, Dallas, Texas 75225, all of the following described real property in Collin County, Texas (hereinafter referred to as the "Property"), to-wit:

Being 124.072 acres situated in the Benjamin Haile Survey, Abstract No. 398 in Collin County, Texas, and being more fully described in Exhibit A attached hereto and made a part hereof for all purposes.

This conveyance shall include all and singular the rights, privileges, and appurtenances pertaining to the Property; including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

This conveyance is made expressly subject to the exceptions listed on Exhibit B (the "Permitted Exceptions") attached hereto and incorporated herein for all purposes.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, twenty-five percent (25%) of minerals and mineral rights, that are now owned by Grantor, in, to and under the Property, and grants and conveys to Grantee the balance (75%) of Grantor's minerals and mineral rights in, to, and under the Property, together with all (100%) of Grantor's executive rights and other rights to negotiate, execute, grant, deliver or convey leases or agreements in and to, or affecting all of the minerals and mineral rights in, to and under the Property including, without limitation, those minerals and mineral rights reserved to Grantor, subject to Grantor's right to receive a proportionate share of any bonus or rentals paid under any mineral leases granted by Grantee and covering such minerals and mineral rights. With respect to the grant and conveyance of the executive rights by Grantor to Grantee, Grantor agrees that Grantee shall have the exclusive and unrestricted right to negotiate, execute, grant, deliver or convey leases or agreements in and to, or affecting the minerals and mineral rights reserved to Grantor on such terms and conditions and

#2856788
 Page 1

in favor of such parties as Grantee elects in its sole discretion. Notwithstanding anything to the contrary set forth herein, Grantor agrees that Grantee shall have the exclusive and unrestricted surface rights, rights of ingress and egress, exploration and development rights, production and drilling rights, as well as ownership and all rights to all surface materials (water, sand, gravel, limestone, building stone, caliche, surface shale, near surface lignite and iron) and use thereof.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the Permitted Exceptions.

[SIGNATURE PAGE TO FOLLOW]

#2856788
Page 2

EXECUTED on the dates of the acknowledgments, but to be EFFECTIVE on the 13th
day of September, 2019.

J T NEVILL PARTNERSHIP, a Texas general
partnership

By: C J NEVILL TRUST, General Partner

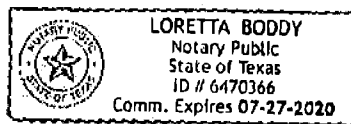
By: *Jimmy Travis Nevill*
JIMMY TRAVIS NEVILL, Trustee

By: J T NEVILL TRUST, General Partner

By: *Jimmy Travis Nevill*
JIMMY TRAVIS NEVILL, Trustee

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 13th day of September, 2019, by
JIMMY TRAVIS NEVILL, Trustee of the C J NEVILL TRUST and the J T NEVILL TRUST,
General Partners of J T NEVILL PARTNERSHIP, a Texas general partnership, in the capacity
therein stated.



Loretta Boddy
Notary Public – State of Texas

Prepared in the Law Office of:

Abernathy, Roeder, Boyd & Hullett, P.C.
1700 Redbud Blvd., Suite 300
McKinney, Texas 75069
4716.2136 / 2018-280514

#2856788
Page 3

EXHIBIT A

BEING a tract of land situated in the Benjamin Haile Survey, Abstract No. 398, Collin County, Texas, and being all of three tracts conveyed to J T Nevill Partnership as recorded in Instrument No. 20160724001035170, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set for corner at the northeast corner of tract 2 of said J T Nevill Partnership Tract, said nail being at the northwest corner of a tract conveyed to Shelly and Steve Sandler as recorded in Volume 4407, Page 3460, L.R.C.C.T., said nail being in County Road No. 135;

THENCE S 00°00'31" E following the west line of said Sandler Tract passing at 30.32' a 1/2" iron rod found and continuing in all a distance of 2626.23' to a 1/2" iron rod found for corner in a east - west fence;

THENCE N 89°21'18" W a distance of 145.24' to a 1/2" iron rod found for corner;

THENCE S 89°59'08" W following the fence line a distance of 53.94' to a 1/2" iron rod found for corner;

THENCE N 89°18'49" W following the fence line a distance of 54.06' to a 1/2" iron rod found for corner;

THENCE N 89°53'42" W following the fence line a distance of 133.44' to a point for corner;

THENCE N 88°47'48" W following the fence line a distance of 80.29' to a point for corner;

THENCE S 87°22'47" W following the fence line a distance of 45.08' to a point for corner;

THENCE N 88°24'04" W following the fence line a distance of 64.54' to a point for corner;

THENCE S 88°35'18" W following the fence line a distance of 193.31' to a point for corner;

THENCE N 87°28'55" W following the fence line a distance of 93.58' to a point for corner;

THENCE S 89°28'12" W following the fence line a distance of 138.33' to a point for corner;

#2856788
Page 4

THENCE S 89°59'56" W following the fence line a distance of 344.45' to a point for corner;

THENCE S 88°43'28" W following the fence line a distance of 233.09' to a point for corner;

THENCE S 89°12'29" W following the fence line a distance of 119.79' to a point for corner;

THENCE N 89°33'37" W following the fence line a distance of 134.34' to a point for corner;

THENCE N 89°19'16" W following the fence line a distance of 81.71' to a point for corner;

THENCE N 86°52'17" W following the fence line a distance of 111.83' to a point for corner;

THENCE S 87°26'57" W following the fence line a distance of 89.95' to a point for corner;

THENCE S 86°33'46" W following the fence line passing at 57.06' a 3/8" iron rod found for a reference corner and continuing in all a distance of 85.59' to a point for corner in Honey Creek Tributary 14;

THENCE following Honey Creek Tributary 14 the following calls:

N 07°58'39" E a distance of 50.94' to a point for corner;

NORTH a distance of 42.58' to a point for corner;

N 10°22'08" W a distance of 56.70' to a point for corner;

N 18°14'25" W a distance of 74.05' to a point for corner;

N 51°50'02" W a distance of 84.87' to a point for corner;

N 28°52'48" W a distance of 149.72' to a point for corner;

N 07°11'54" E a distance of 56.80' to a point for corner;

N 70°43'40" E a distance of 63.72' to a point for corner;

S 75°56'12" E a distance of 44.41' to a point for corner;

N 76°57'20" E a distance of 75.98' to a point for corner;

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N 49°49'38" E a distance of 111.08' to a point for corner;
N 12°14'15" E a distance of 117.55' to a point for corner;
N 45°42'04" E a distance of 83.67' to a point for corner;
N 22°03'14" E a distance of 74.48' to a point for corner;
N 08°50'37" W a distance of 181.62' to a point for corner;
N 34°21'35" E a distance of 206.11' to a point for corner;
N 26°50'13" E a distance of 113.87' to a point for corner;
N 63°25'17" W a distance of 192.15' to a point for corner;
N 70°59'23" E a distance of 171.94' to a point for corner;
N 16°03'59" E a distance of 37.44' to a point for corner;
N 15°59'17" W a distance of 45.18' to a point for corner;
N 76°58'28" W a distance of 29.32' to a point for corner;
N 25°52'50" W a distance of 297.74' to a point for corner;
N 44°09'23" W a distance of 75.26' to a point for corner;
N 23°29'30" W a distance of 56.72' to a point for corner;
N 52°48'31" E a distance of 102.97' to a point for corner;
N 24°49'05" E a distance of 131.62' to a point for corner;
N 31°13'53" W a distance of 33.86' to a point for corner;
S 70°02'51" W a distance of 36.94' to a point for corner;
S 12°35'40" W a distance of 61.00' to a point for corner;
S 82°34'47" W a distance of 38.69' to a point for corner;
N 63°14'05" W a distance of 114.06' to a point for corner;
N 38°50'14" E a distance of 80.45' to a point for corner;

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N 38°06'00" E a distance of 111.06' to a point for corner;
 N 05°07'50" E a distance of 108.27' to a point for corner;
 N 27°39'30" W a distance of 54.42' to a point for corner;
 N 46°56'20" W a distance of 104.90' to a point for corner;
 N 10°29'12" W a distance of 60.59' to a point for corner;
 N 30°18'05" W a distance of 50.06' to a point for corner;
 N 80°48'21" E a distance of 65.28' to a point for corner;
 N 54°32'37" E a distance of 74.36' to a point for corner;
 N 29°03'50" E a distance of 68.89' to a mag nail set for corner in County Road No. 135;
 THENCE S 89°57'36" E following County Road No. 135 a distance of 1911.17' to a mag
 nail set for corner in County Road No. 135;
 THENCE N 89°34'27" E following County Road No. 135 a distance of 98.28' to the
 POINT OF BEGINNING and containing 5,404,588 Square Feet or 124.072 Acres of land.

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EXHIBIT B

1. Terms, provisions, conditions, and easements contained in Easement Agreement for Impounding Water, filed 11/17/1955, recorded in Volume 506, Page 345, Real Property Records, Collin County, Texas, as shown on survey prepared by David J. Surdukan, RPLS No. 4613, dated 07/12/2019.
2. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 04/04/1947, recorded in Volume 378, Page 169, Real Property Records, Collin County, Texas.
3. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 03/22/1955, recorded in Volume 497, Page 201, Real Property Records, Collin County, Texas.
4. Terms, provisions, conditions created in that certain Easement for constructing, operating and maintaining electric distribution or transmission lines, granted by Leonard Griffin and wife, Shari Griffin to Grayson-Collin Electric Cooperative, Inc., filed 01/03/1996, recorded in cc# 96-0000774, Real Property Records, Collin County, Texas, as shown on survey prepared by David J. Surdukan, RPLS No. 4613, dated 07/12/2019.
5. Thirty-foot (30') wide Easement running parallel and adjacent to County Road 135, granted by J. Travis Nevill and wife, Carol J. Nevill to County of Collin, filed 02/21/2005, recorded in Volume 5860, Page 2000, Real Property Records, Collin County, Texas, as shown on survey prepared by David J. Surdukan, RPLS No. 4613, dated 07/12/2019.
6. Barbed wire fence not located on property line, as shown on survey prepared David J. Surdukan, R.P.L.S. #4613, dated 07/12/2019.

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Page 8



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/13/2019 03:02:54 PM
\$54.00 KBATES
20190913001134580

Stacey Kemp

EXHIBIT "C-6"

Special Warranty Deed – South Parcel 175.793 acre tract



20160226000226180 02/26/2016 03:33:11 PM D1 1/8

2018-173805

SPECIAL WARRANTY DEED

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

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF COLLIN

§

THAT CHARLES E. BRAY, AND HIS WIFE, NICKI L. BRAY ("Grantors"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, paid to Grantors by, MESQUOAKEE RANCH, LLC, a Texas limited liability company, having an address at 1601 Elm Street, Ste. 4000, Dallas, Texas 75201 ("Grantee"), has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain land (the "Land") situated in Collin County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes, together with together with any and all improvements situated thereon and all rights and appurtenances pertaining or appertaining thereto, including, without limitation, any and all rights, title and interest of Grantors in and to (a) any improvements located on the Land, (b) all and singular Grantors' interest in the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining to the Land, (c) all rights, title and interest of Grantors in and to all strips and gores and any land lying in the bed of any street, road or alley, open or closed, adjoining the Land, and (d) all rights, titles and interest of Grantors in and to any and all oil, gas, and any other minerals (all the foregoing are collectively referred to as the "Minerals") beneath the surface of the real property described above (the Land, Minerals, improvements, appurtenances and all of the foregoing set forth in clauses (a) through (d) are hereinafter collectively referred to as the "Property").

This conveyance and the warranties of title contained herein are expressly made subject only to those certain encumbrances, easements and other matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the Property (subject to the foregoing) unto Grantee and Grantee's successors and assigns forever, and Grantors do hereby bind Grantors and Grantors' successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantors, but not otherwise.

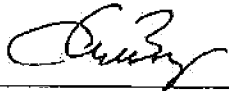
GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED, GRANTORS HAVE NOT MADE AND DO NOT MAKE ANY COVENANT OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY, AND THE PROPERTY IS CONVEYED AND TRANSFERRED TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS". GRANTORS DO NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUANTITY, QUALITY, LAYOUT, SQUARE FOOTAGE, PHYSICAL CONDITION, VALUE, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS, OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY, AND GRANTORS SHALL BE UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIRS, ALTERATIONS OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY. GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY RESULTING FROM THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY, WHICH GRANTEE HAS INSPECTED AND ACCEPTS "AS IS".

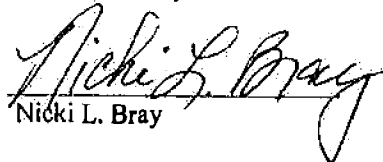
Ad valorem taxes for the year 2016 have been prorated between Grantors and Grantee and, by acceptance of this Special Warranty Deed, Grantee hereby assumes responsibility for the payment thereof, subject to the Tax Proration Agreement of even date herewith agreed by and between Grantors and Grantee.

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EXECUTED to be effective as of the 26th day of February, 2016.

GRANTORS:

By: 
Charles E. Bray

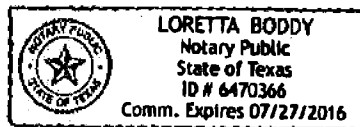
By: 
Nicki L. Bray

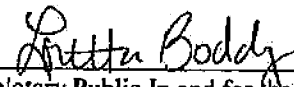
STATE OF TEXAS §
COUNTY OF Collin §

Before me Charles E. Bray on this day personally appeared, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of February, 2016.

SEAL



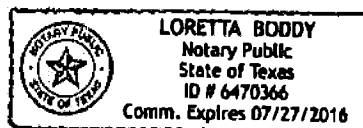

Notary Public In and for the State of Texas


STATE OF TEXAS §
COUNTY OF Collin §

Before me Nicki L. Bray on this day personally appeared, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 26th day of February, 2016.

SEAL




Notary Public In and for the State of Texas

AFTER RECORDING RETURN TO:
Mesquoakee Ranch LLC
1601 Elm Street, Suite 4000
Dallas, Texas 75201
Attention: General Counsel

SEND TAX NOTICES TO:
Mesquoakee Ranch LLC
1601 Elm Street, Suite 4000
Dallas, Texas 75201
Attention: Accounting

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

SITUATED In Collin County, Texas, in the D. Douglas Survey, Abstract No. 264, the G. McPherson Survey, Abstract No. 574 and the R. R. Harris Survey, Abstract No. 410, being a survey of the 175.793 acre tract described in a Deed from Gretchen L. Ferris and Sarah Jane Rinehart to Charles E. Bray and Nick L. Bray, dated October 10, 2005, recorded in Volume 6020, Page 4040 of the Collin County Deed Records, being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron pin set at the North-Northwest corner of said 175.793 acre tract, in the center of Road 135 (East-West paved road);

THENCE South 89 degrees 32 minutes 15 seconds East, with the North line of said 175.793 acre tract and generally with said Road 135, passing the end of said Road 135 and the beginning of Road 177 (paved road), and continuing generally with said Road 177, in all 851.40 feet to a 1/2 inch iron pin set at the North-Northeast corner of said 175.793 acre tract;

THENCE South 00 degrees 27 minutes 37 seconds East, with an East line of said 175.793 acre tract and generally on the East side of the pavement of Road 174 (paved road), 2640.00 feet to a mag nail set at the East inside corner of said 175.793 acre tract; same being in a turn of said Road 174;

THENCE South 89 degrees 32 minutes 15 seconds East, generally with said Road 174 and with a North line of said 175.793 acre tract, 151.80 feet to a 1/2 inch iron pin set at the East-Northeast corner of said 175.793 acre tract;

THENCE South 00 degrees 16 minutes 26 seconds East, with the East line of said 175.793 acre tract and generally with said Road 174, 2640.00 feet to a 1/2 inch iron pin set at the Southeast corner of said 175.793 acre tract; same being Northwest of the intersection of Road 134 (East-West paved road) and said Road 174;

THENCE North 89 degrees 32 minutes 15 seconds West, with the South line of said 175.793 acre tract and North of the pavement of said Road 134, 2527.54 feet to a 1/2 inch iron pin set at the Southwest corner of said 175.793 acre tract;

THENCE North 04 degrees 47 minutes 34 seconds East, with the West line of said 175.793 acre tract, passing a 1/2 inch iron pin set near the top of a dam at 440.46 feet and continuing in all, 507.52 feet to a point in a NRCS lake at the West-Northwest corner of said 175.793 acre tract;

THENCE with said NRCS lake as follows:

South 86 degrees 32 minutes 15 seconds East, with a North line of said 175.793 acre tract, 112.00 feet to a point at the West inside corner of said 175.793 acre tract;

North 05 degrees 37 minutes 13 seconds East, with a West line of said 175.793 acre tract, 150.00 feet to a point for an angle point;

North 32 degrees 52 minutes 15 seconds East, with a West line of said 175.793 acre tract, 556.03 feet to a point for an angle point;

THENCE North 16 degrees 41 minutes 19 seconds East, with a West line of said 175.793 acre tract, 1583.80 feet to an old corner post found at a Northwest corner of said 175.793 acre tract;

THENCE South 89 degrees 32 minutes 16 seconds East, with a North line of said 175.793 acre tract, 586.21 feet to a 1/2 inch Iron pin found by a corner post at an Inside corner of said 175.793 acre tract; same being the Southeast corner of the 58.02 acre tract recorded in Volume 4407, Page 3460;

THENCE North 00 degrees 27 minutes 38 seconds West, with a West line of said 175.793 acre tract and with the East line of said 58.02 acre tract, passing the Northeast corner of said 58.02 acre tract at 2631.88 feet and continuing in all, 2640.04 feet to the PLACE OF BEGINNING and Containing 175.77 acres.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement Agreement for Flood Control Structures granted by Thomas Robinson and Cora Robinson to Collin County Soil Conservation District, filed 11/17/1955, recorded in Volume 506, Page 376, Real Property Records, Collin County, Texas. The current location of which is shown on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016.
2. Ten foot (10') wide easement Right-Of-Way for Water Pipeline granted by James R. Hadden and wife Velma O. Hadden to Gunter Water Supply Corp., filed 04/14/1972, recorded in Volume 817, Page 406, Real Property Records, Collin County, Texas. The current location of which is shown on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016.
3. Easement granted by Sarah Jane Rinehart & Gretchen Goedecke to Collin County, filed 08/24/1993, recorded in cc# 93-0070669, Real Property Records, Collin County, Texas. The current location of which is shown on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016.
4. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 01/17/1966, recorded in Volume 667, Page 20, Real Property Records, Collin County, Texas.
5. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 05/26/1976, recorded in Volume 1001, Page 894, Real Property Records, Collin County, Texas.
6. Thirty foot (30') wide easement described in Electric Line Easement and Right of Way granted by Charles E. Bray and Nicki Bray to Grayson Collin Electric Cooperative, Inc., filed 06/07/2006, recorded in cc# 20060607000777220, Real Property Records, Collin County, Texas. As noted on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016.
7. Affidavit to the Public executed by Charles E. Bray for On-Site Waste Water System, filed 08/28/2006, recorded in cc# 20060828001232650, Real Property Records, Collin County, Texas. As noted on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016.
8. Affidavit to the Public executed by Nicki Bray for On-Site Waste Water System, filed 02/25/2008, recorded in cc# 20080225000215740, Real Property Records, Collin County, Texas. As noted on survey of G. M. Greer, R.P.L.S. #3258, dated 01/16/2016.
9. Easement Agreement for Flood Control Structures granted by Thomas Robinson et ux to Collin County Soil Conservation District, recorded in Volume 506, Page 374,

Real Property Records, Collin County, Texas. The current location of which is shown on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016.

10. Easement granted by Thomas Robinson Estate to Collin County Soil Conservation District, filed 10/13/1959, recorded in Volume 557, Page 367, Real Property Records, Collin County, Texas. The current location of which is shown on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016.
11. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 02/01/1949, recorded in Volume 399, Page 239, Real Property Records, Collin County, Texas.
12. Easement rights of third parties, if any, as to the following items shown on survey of G. M. Geer, R.P.L.S. #3258, dated 01/16/2016:
 - phone cable vault(s);
 - water line sign;
 - water valve(s);
 - aerial electric line(s);
 - guy anchor;
 - phone cable box(s) and repeater.

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
02/26/2016 03:33:11 PM
\$64.00 DL91RD
20160226000226100

