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PUC DOCKET NO. _____

PETITION BY FALCON PLACE SF, LTD,	§	PUBLIC UTILITY COMMISSION
FOR STREAMLINED EXPEDITED	§	
RELEASE FROM WATER CCN NO. 10088	§	OF TEXAS
HELD BY MOUNT ZION WATER	§	
SUPPLY CORPORATION	§	

**PETITION BY FALCON PLACE SF, LTD.
FOR STREAMLINED EXPEDITED RELEASE
PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW, Falcon Place SF, Ltd. (“Falcon Place”) and files this Petition with the Public Utility Commission of Texas (the “PUC”) for streamlined expedited release from water certificate of convenience and necessity (“CCN”) No. 10088, held by Mount Zion Water Supply Corporation (“Mount Zion WSC”) pursuant to (i) Texas Water Code Section 13.2541; and (ii) Rule 24.245(h) of the Commission’s Rules found at 16 Tex. Admin. Code Section 24.245; and in support thereof would respectfully show 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 streamlined expedited release of the area from a CCN.¹ 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.”² The rule adopted by the PUC pursuant to Section 13.2541 provides the same, and it recognizes that Rockwall County is a county in which owners of at least 25 acres are entitled to expedited release.³ Under Section

¹ TWC § 13.2541.

² *Id.*

³ 16 Tex. Admin. Code §24.245(h)

13.2541(c), the PUC “shall grant a petition received not later than the 60th day after the date the landowner files the petition.”

II. REQUEST FOR STREAMLINED EXPEDITED RELEASE

Falcon Place owns approximately 78.64 acres of contiguous property in Rockwall County, Texas (the “Property”). The Property is located within the boundaries of water CCN No. 10088, held by Mount Zion WSC. None of the Property receives service from any water or sewer service provider. In support of this Petition, Falcon Place has attached the following exhibits:

1. Affidavit in support of this Petition is attached hereto as **Exhibit A**;
2. General Location Map is attached hereto as **Exhibit B**;
3. Detailed Property Map is attached hereto as **Exhibit C**; and
4. Property records (special warranty deed including metes and bounds description) is attached hereto as **Exhibit D**.

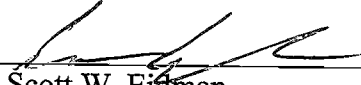
III. CONCLUSION AND PRAYER

Texas Water Code Section 13.2541 entitles Falcons Place to expedited release of the Property described herein and in the attached exhibits from CCN No. 10088. The Property is greater than 25 acres, is not receiving water or sewer service, and is entirely within Rockwall County. Under Section 13.2541(c), the PUC should grant this Petition no later than the 60th day after the date of filing. Falcon Place 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. 10088.

Respectfully submitted,

WINSTEAD PC

By: _____


Scott W. Eidman
State Bar No. 24078468
seidman@winstead.com

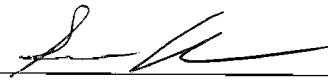
2728 N. Harwood Street
Suite 500
Dallas Texas 75201
Telephone: (214) 745-5484
Facsimile: (214) 745-5390

ATTORNEY FOR PETITIONER

CERTIFICATE OF SERVICE

I hereby certify that on this 10th day of February, 2022, a true and correct copy of the Petition by Falcon Place SF, LTD, for Streamlined Expedited Release Pursuant to Texas Water Code Section 13.2541 was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Via Certified Mail, RRR
Mount Zion Water Supply Corporation
5736 SH 205 South, Ste 101
Rockwall, Texas 75032



Scott W. Eidman

EXHIBIT A
AFFIDAVIT OF ADAM BUCZEK

PUC DOCKET NO. _____

PETITION BY FALCON PLACE SF, LTD	§	PUBLIC UTILITY COMMISSION
FOR STREAMLINED EXPEDITED	§	
RELEASE FROM WATER CCN NO. 10088	§	OF TEXAS
HELD BY MOUNT ZION WATER	§	
SUPPLY CORPORATION	§	

AFFIDAVIT OF ADAM BUCZEK IN SUPPORT OF PETITION

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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

1. “My name is Adam Buczek, 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 authorized to sign documents on behalf of Falcon Place SF, LTD, the owner of the 78.64 acres of land (the “Property”) in the above-captioned matter. The Property is located within the boundaries of water CCN No. 10088 issued to Mount Zion Water Supply Corporation.

3. The Property is located in Rockwall County, Texas, is over 25 acres in size, and consists of contiguous tracts of land. Attached to this Petition is Exhibit B, which is a true and correct copy of a map identifying the Property, its location, and the area of the CCN.

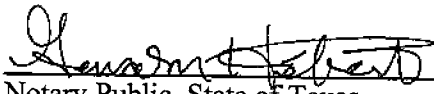
4. The Property is not receiving water or sewer service from Mount Zion Water Supply Corporation. Falcon Place SF, LTD, has not requested water or sewer service from Mount Zion WSC or paid any fees or charges to initiate or maintain water service, and there are no billing records or other documents indicating an existing account for the Property.

5. I request that the Public Utility Commission of Texas release this Property from water CCN No. 10088.”

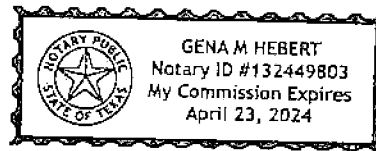
FURTHER AFFIANT SAYETH NOT.


Adam Buczek

SWORN TO AND SUBSCRIBED TO BEFORE ME by Adam Buczek on
February 10, 2022


Notary Public, State of Texas

(SEAL)



TRACT OF LAND TO BE RELEASED

Rockwall

FM 552

66 TEXAS

30

Mobile City

Rockwall Creek

Rockwall Water Treatment Plant


Rockwall City Hall

Rockwall Police Station

Scale: 1 inch = 1 mile

North Arrow

 City Limits

 Proposed Streets

A number line illustrating the conversion of miles to kilometers. The top scale is in miles, ranging from 0 to 1.8, with major tick marks at 0, 0.46, 0.9, and 1.8. The bottom scale is in kilometers, ranging from 0 to 3, with major tick marks at 0, 0.75, 1.5, and 3. The scales are aligned such that 0.46 miles corresponds to 0.75 kilometers, and 0.9 miles corresponds to 1.5 kilometers.

City of Rockwall U.S. Texas Parks & Wildlife, Esri, HERE, Garmin,
SafeGraph, VETIAUSA, USGS, EPA, NPS, USDA

City of Rockwell GIS, Texas Parks & Wildlife, E&H, HERE, O&M, O&O, H&E, INCREVENT P. METHUEN, UGOS, EPA, ITP, US Census Bureau, USDA | City of Rockwell GIS, Texas Parks & Wildlife, E&H, HERE, O&M, O&O, H&E, INCREVENT P. METHUEN, UGOS, EPA, ITP, US Census Bureau, USDA | City of Rockwell GIS, Texas Parks & Wildlife, E&H, HERE, O&M, O&O, H&E, INCREVENT P. METHUEN, UGOS, EPA, ITP, US Census Bureau, USDA

EXHIBIT C

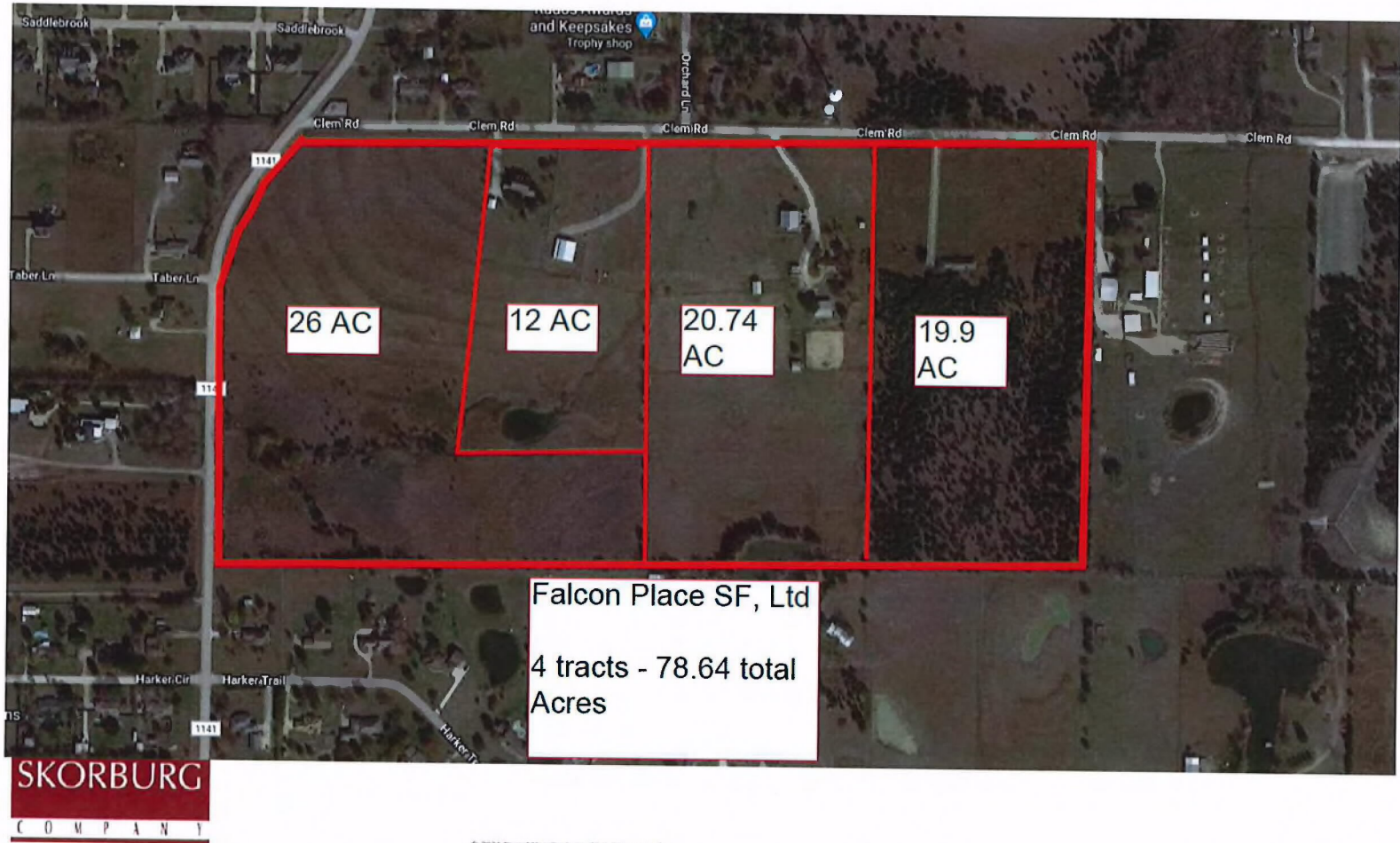


EXHIBIT D
DEEDS

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.

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF ROCKWALL

§
§
§
KNOW ALL MEN BY THESE PRESENTS:

Benchmark Title, LLC
2007 Randall Street
Dallas, TX 75201

Effective Date: August 5, 2021

Grantor: VASUNDHARA K. REDDY, a/k/a REDDY K.
VASUNDHARA, and ALEX R. FREEMAN

Grantor's Mailing Address: 811 S. Central Expressway, Suite 306
Richardson, Dallas County, Texas 75080

Grantee: FALCON PLACE SF, LTD., a Teas limited partnership

Grantee's Mailing Address: 8214 Westchester, Suite 900
Dallas, Texas 75225

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, including the execution and delivery of a Promissory Note ("Note") of even date herewith in the principal amount of Two Million Seven Hundred Ninety Five Thousand One Hundred Forty Four and No/100 Dollars (\$2,795,144.00) payable to the order of Simmons Bank ("Lender"), which is secured by a vendor's lien retained in this Deed and by a deed of trust of even date from Grantee to Mark Crawford, Trustee upon the Property (the "Deed of Trust").

Property: That certain real property situated in Rockwall County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right,

title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the real property (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same (the "Permitted Encumbrances").

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Encumbrances.

But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title are retained against the Property by Grantor, its successors and assigns, until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, the payee named in the Note, without recourse on Grantor.

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

Remainder of page intentionally left blank

GENERAL WARRANTY DEED WITH VENDOR'S LIEN - Page 2

EXECUTED on the date of acknowledgement, but to be effect the 5 day of ^{August} ~~July~~, 2021. ¹ ~~ARR,~~ ^{KVR}

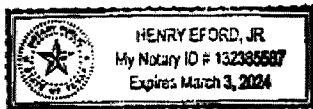
GRANTOR:

VASUNDHARA K. REDDY a/k/a REDDY K. VASUNDHARA

ALEX R. FREEMAN

THE STATE OF TEXAS §
COUNTY OF Dallas §

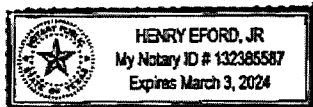
This instrument was acknowledged before me on the 5 day of ^{August} ~~July~~, 2021, by Vasundhara K. Reddy a/k/a Reddy K. Vasundhara.



[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 5 day of ^{August} ~~July~~, 2021, by Alex R. Freeman.



[Signature]
Notary Public, State of Texas

GENERAL WARRANTY DEED WITH VENDOR'S LIEN - Page 3

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being all of a called 26.012 acre tract of land described in a deed to Reddy K. Vasundhara and Alex R. Freeman, recorded in Instrument No. 20160000021465, in the Official Public Records of Rockwall County, Texas (O.P.R.C.T.), being more particularly described as follows:

BEGINNING at a magnail set the northwest corner of said 26.012 acre tract and the southwest corner of a tract of land described in a deed to Jerry F. Fisher, recorded in Volume 3060, Page 140, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation), from which a found magnail bears South 24 degrees 31 minutes 32 seconds West, a distance of 3.01 feet;

THENCE North 88 degrees 43 minutes 27 seconds East, with the north line of said 26.012 acre tract and the south lines of said Fisher tract and a tract of land described in deed to Lee Allen McBee and wife, Vivian McBee, recorded in Volume 993, Page 98, D.R.R.C.T., and along said approximate center of Clem Road, a distance of 532.46 feet to a magnail set at the most northerly northeast corner of said 26.012 acre tract and the northwest corner of a tract of land described in deed to Mark G. Taylor and Jessica K. Taylor, recorded in Instrument No. 20200000001599, O.P.R.C.T.;

THENCE South 00 degrees 49 minutes 20 seconds West, departing the south line of said McBee tract and said approximate center of Clem Road, with an east line of said 26.012 acre tract and the west line of said Taylor tract, a distance of 284.30 feet to a steel fence post;

THENCE South 04 degrees 32 minutes 42 seconds West, continuing with an east line of said 26.012 acre tract and the west line of said Taylor tract, a distance of 113.32 feet to steel fence post;

THENCE South 05 degrees 01 minute 12 seconds West, continuing with an east line of said 26.012 acre tract and the west line of said Taylor tract, a distance of 597.75 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" (controlling monument) found at the southwest corner of said Taylor tract, being an interior corner of said 26.012 acre tract;

THENCE North 88 degrees 32 minutes 08 seconds East, with the south line of said Taylor tract and a north line of said 26.012 acre tract, a distance of 574.09 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" found at the southeast corner of said Taylor tract and the most easterly northeast corner of said 26.012 acre tract, being in the west line of a tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, D.R.R.C.T.;

GENERAL WARRANTY DEED WITH VENDOR'S LIEN - Page 4

THENCE South 00 degrees 40 minutes 21 seconds East, with an east line of said 26.012 acre tract and the west line of said Stevenson tract, a distance of 334.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said 26.012 acre tract, the southwest corner of said Stevenson tract, the northwest corner of Maytona Ranch Estates, an addition to Rockwall County, Texas, recorded in Cabinet B, Page 78, of the Map Records of Rockwall County, Texas (M.R.R.C.T.), and the northeast corner of Meadowview Ranch Estates, an addition to Rockwall County, Texas, recorded in Cabinet A, Page 253, M.R.R.C.T., from which a 3/8-inch iron rod bears North 57 degrees 35 minutes 26 seconds East, a distance of 4.47 feet;

THENCE South 88 degrees 40 minutes 07 seconds West, with the south line 26.012 acre tract and the north line of said Meadowview Ranch Estates, a distance of 510.65 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 25 minutes 48 seconds West, continuing with the south line of said 26.012 acre tract and the north line of said Meadowview Ranch Estates, a distance of 778.01 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said 26.012 acre tract and the northwest corner of said Meadowview Ranch Estates, being in said easterly line of F.M. 1141, from which a found 5/8-inch iron (bent) bears North 87 degrees 45 minutes 50 seconds East, a distance of 3.13 feet;

THENCE North 00 degrees 35 minutes 35 seconds West, with the west line of said 26.012 acre tract and said easterly line of F.M. 1141, a distance of 811.47 feet to a 1/2-inch iron rod (controlling monument) found at the point of curvature of a curve to the right, having a radius of 533.14 feet and a central angle of 39 degrees 09 minutes 00 seconds;

THENCE continuing with the west line of said 26.012 acre tract and said easterly line of F.M. 1141, with said curve to the right, an arc distance of 364.29 feet (Chord Bearing North 18 degrees 58 minutes 55 seconds East - 357.25 feet) to the point of tangency, from which a found 1" iron rod bears South 48 degrees 34 minutes 47 seconds East - 0.90 feet;

THENCE North 38 degrees 33 minutes 25 seconds East, with the west line of said 26.012 acre tract and said easterly line of F.M. 1141, a distance of 218.04 feet to the POINT OF BEGINNING and containing 26.0275 acres of land, of which a portion lies within a publicly used roadway (Clem Road).

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Easement executed by Roy Phelps and Mary Phelps to Lone Star Gas Company, dated May 29, 1926, filed June 18, 1926, recorded in Volume 25, Page 619, Deed Records, Rockwall County, Texas; and noted on survey dated May 2021 prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504.
2. Easement executed by Avice F. Johnston to the State of Texas, dated October 24, 1950, filed October 27, 1950, recorded in Volume 46, Page 575, Deed Records, Rockwall County, Texas; and shown on survey dated May 2021 prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504.
3. Easement executed by Avice F. Johnston to Mt. Zion Water Supply Corporation, dated October 24, 1967, filed April 23, 1968, recorded in Volume 82, Page 378, Deed Records, Rockwall County, Texas; and shown on survey dated May 2021 prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504.
4. Covenants, terms, and conditions of that certain Development Agreement by and between the City of Rockwall, Texas and Glen D. Walker, dated November 12, 2008, filed February 10, 2009, recorded in Volume 5692, Page 251, Official Public Records, Rockwall County, Texas.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/09/2021 02:04:08 PM
Fee: \$46.00
20210000021526



Jennifer Fogg

GENERAL WARRANTY DEED WITH VENDOR'S LIEN - Page 6

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

SPECIAL WARRANTY DEED

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

Effective Date: July 21, 2021

Grantor: MARK G. TAYLOR AND JESSICA K. TAYLOR,
 TRUSTEES OF THE M.G. & J.K. TAYLOR LIVING
 TRUST, DATED DECEMBER 13, 2019

Grantor's Mailing Address: 237 Clem Road
 Rockwall, Rockwall County, Texas 75087

Grantee: FALCON PLACE SF, LTD., a Texas limited partnership

Grantee's Mailing Address: 8214 Westchester Drive, Suite 900
 Dallas, Dallas County, Texas 75225

Consideration: Ten Dollars (\$10.00) and other good and valuable
 consideration.

Property: That certain real property situated in Rockwall County,
 Texas, and being more particularly described on Exhibit
 "A" attached hereto and incorporated herein by reference
 for all purposes, together with, (i) all improvements located
 on the real property (the "Improvements"), (ii) all and
 singular the rights, benefits, privileges, easements,
 tenements, hereditaments, and appurtenances thereon or in
 anywise appertaining to the real property, (iii) all right,
 title, and interest of Grantor in and to all strips and gores
 and any land lying in the bed of any street, road or alley,
 open or proposed, adjoining the real property, and (iv) all
 right, title and interest of Grantor in and to all utilities and
 utility availability, sewage treatment capacity and water
 capacity which serves or will serve the real property (the
 "Property").

SPECIAL WARRANTY DEED - Page 1

BENCHMARK TITLE, LLC
2007 RANDALL STREET
DALLAS, TX 75201
GF# PL70-20214

Reservations from Conveyance:

Grantor reserves for the benefit of Grantor and Grantor's successors and assigns forever, and does not convey to Grantee, any and all right, title or interest in or to all subsurface water, oil, gas, and minerals ("Reserved Minerals") of every kind and character, including, without limitation, coal, lignite coal, coal bed methane gas, sulfur, uranium and any other mineral substance in and under and that may be produced or otherwise extracted in any way from the Property, but specifically excluding those minerals that form a part of the surface or soil, such as building stone, sand, iron ore, gravel, uranium, coal lignite, shale, limestone, or caliche. Grantor, on behalf of Grantor and its successors and assigns, waives the right of ingress and egress and any other use of the surface of the Property for the purpose of mining, drilling, exploring, operating and developing for oil, gas and other minerals and removing same therefrom and other activities associated with its ownership of the Reserved Minerals in the Property. Nothing herein, however, restricts or prohibits the pooling of the Reserved Minerals with land other than the Property or the exploration or production of the Reserved Minerals by means of wells that are drilled on the Property but enter or bottom under the Property, provided that these operations (i) are located not less than six hundred feet from the boundary of the Property, and penetrate the Property no closer than one thousand feet (1000') below the surface, and (ii) in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance
and Warranty:

This conveyance, however, is made and accepted subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same (the "Permitted Encumbrances").

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to 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 Grantor, but not otherwise, subject to the Permitted Encumbrances.

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

EXECUTED on the date of acknowledgement, but to be effective the 21st day of July, 2021.

GRANTOR:

Mark G. Taylor

MARK G. TAYLOR, Trustee of the M.G. & J.K.
TAYLOR LIVING TRUST, DATED DECEMBER
13, 2019

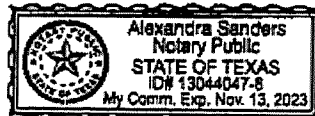
Jessica K. Taylor

JESSICA K. TAYLOR, Trustee of the M.G. & J.K.
TAYLOR LIVING TRUST, DATED DECEMBER
13, 2019

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 21st day of July, 2021, by Mark G. Taylor, Trustee.

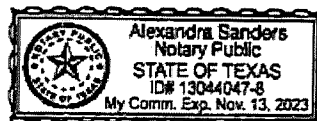


Alexandra Sanders
Notary Public, State of Texas

THE STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 21st day of July, 2021, by Jessica K. Taylor, Trustee.



Alexandra Sanders
Notary Public, State of Texas

SPECIAL WARRANTY DEED - Page 3

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being all of a called 12.0 acre tract of land described in a deed to Mark G. Taylor and Jessica K. Taylor, recorded in Instrument No. 20200000001599, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), being more particularly described as follows:

BEGINNING at a magnail set at the northwest corner of said 12.0 acre tract and the most northerly northeast corner of a called 26.012 acre tract of land described in a deed to Reddy K. Vasundhara and Alex R. Freeman, recorded in Instrument No. 20160000021465, O.P.R.R.C.T., being in the south line of a tract of land described in deed to Lee Allen McBee and wife, Vivian McBee, recorded in Volume 993, Page 98, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being in the approximate center of Clem Road (by use and occupation);

THENCE North 88 degrees 43 minutes 27 seconds East, with the north line of said 12.0 acre tract, the south lines of said McBee tract and Tract 15 of J.L. Peoples Subdivision, an addition to Rockwall County, Texas, recorded in Cabinet A, Page 109, of the Map Records of Rockwall County, Texas, and along said approximate center of Clem Road, a distance of 497.05 feet to a magnail set at the northeast corner of said 12.0 acre tract and the northwest corner of a tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, D.R.R.C.T.;

THENCE South 00 degrees 40 minutes 21 seconds East, departing the south line of said Tract 15 and said approximate center of Clem Road, with the east line of said 12.0 acre tract and the west line of said Stevenson tract, a distance of 989.15 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" found at the southeast corner of said 12.0 acre tract, and the most easterly northeast corner of said 26.012 acre tract;

THENCE South 88 degrees 32 minutes 08 seconds West, departing the west line of said Stevenson tract, with the south line of said 12.0 acre tract and a north line of said 26.012 acre tract, a distance of 574.09 feet to a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" (controlling monument) found at the southwest corner of said 12.0 acre tract, being and interior corner of said 26.012 acre tract;

THENCE North 05 degrees 01 minute 12 seconds East, with the west line of said 12.0 acre tract and an east line of said 26.012 acre tract, a distance of 597.75 feet to a steel fence post;

THENCE North 04 degrees 32 minutes 42 seconds East, continuing with the west line of said 12.0 acre tract and east line of said 26.012 acre tract, a distance of 113.32 feet to a steel fence post;

SPECIAL WARRANTY DEED - Page 4

THENCE North 00 degrees 49 minutes 20 seconds East, continuing with the west line of said 12.0 acre tract and east line of said 26.012 acre tract, a distance of 284.30 feet to the POINT OF BEGINNING and containing 11.9983 acres of land, of which a portion lies within a publicly used roadway (Clem Road).

SPECIAL WARRANTY DEED - Page 5

EXHIBIT "B"

EXCEPTIONS TO CONVEYANCE AND WARRANTY

1. Any portion of the subject property lying within the boundaries of any road or roadway, public or private, including Clem Road, as shown on survey dated May 2021 prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504.
2. Easement executed by Roy Phelps and Mary Phelps to Lone Star Gas Company, a corporation, dated May 29, 1926, filed June 18, 1926, recorded in Volume 25, Page 619, Deed Records, Rockwall County, Texas; and noted on survey dated May 2021 prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504.
3. Telephone pedestal near north property line, as shown on survey dated May 2021 prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
07/22/2021 10:38:24 AM
Fee: \$46.00
20210000019714



Jennifer Fogg

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF ROCKWALL

§
§
§

PL 21-28952
KNOW ALL MEN BY THESE PRESENTS:

Benchmark Title, LLC
2007 Randall Street
Dallas, TX 75201

Effective Date: August 5, 2021

Grantor: ALLEN G. STEVENSON and wife, LISA MARIE STEVENSON

Grantor's Mailing Address: 427 Clem Road
Rockwall, Rockwall County, Texas 75087

Grantee: FALCON PLACE SF, LTD., a Texas limited partnership

Grantee's Mailing Address: 8214 Westchester Drive, Suite 900
Dallas, Dallas County, Texas 75225

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, including the execution and delivery of a Promissory Note ("Note") of even date herewith in the principal amount of Two Million Seven Hundred Ninety Five Thousand One Hundred Forty Four and No/100 Dollars (\$2,795,144.00) payable to the order of Simmons Bank ("Lender"), which is secured by a vendor's lien retained in this Deed and by a deed of trust of even date from Grantee to Mark Crawford, Trustee upon the Property (the "Deed of Trust").

Property: That certain real property situated in Rockwall County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right,

title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the real property (the "Property").

Reservations from Conveyance:

Grantor reserves for the benefit of Grantor and Grantor's successors and assigns forever, and does not convey to Grantee, any and all right, title or interest in or to all subsurface water, oil, gas, and minerals ("Reserved Minerals") of every kind and character, including, without limitation, coal, lignite coal, coal bed methane gas, sulfur, uranium and any other mineral substance in and under and that may be produced or otherwise extracted in any way from the Property, but specifically excluding those minerals that form a part of the surface or soil, such as building stone, sand, iron ore, gravel, uranium, coal lignite, shale, limestone, or caliche. Grantor, on behalf of Grantor and its successors and assigns, waives the right of ingress and egress and any other use of the surface of the Property for the purpose of mining, drilling, exploring, operating and developing for oil, gas and other minerals and removing same therefrom and other activities associated with its ownership of the Reserved Minerals in the Property. Nothing herein, however, restricts or prohibits the pooling of the Reserved Minerals with land other than the Property or the exploration or production of the Reserved Minerals by means of wells that are drilled on the Property but enter or bottom under the Property, provided that these operations (i) are located not less than six hundred feet from the boundary of the Property, and penetrate the Property no closer than one thousand feet (1000') below the surface, and (ii) in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to the matters described on Exhibit "B" attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same (the "Permitted Encumbrances").

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to 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 Grantor, but not otherwise, subject to the Permitted Encumbrances.

But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title are retained against the Property by Grantor, its successors and assigns, until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, the payee named in the Note, without recourse on Grantor.

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

[Remainder of Page Intentionally Left Blank]

EXECUTED on the date of acknowledgement, but to be effective the 5th day of ~~July~~^{August}, 2021.

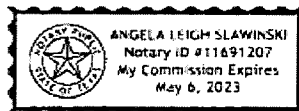
GRANTOR:

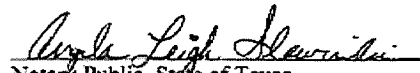

ALLEN G. STEVENSON


LISA MARIE STEVENSON

THE STATE OF TEXAS §
 §
COUNTY OF Rockwall §

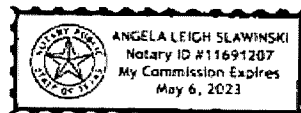
This instrument was acknowledged before me on the 5th day of ~~July~~^{August}, 2021, by Allen G. Stevenson.

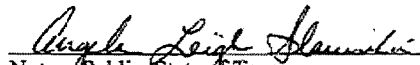



Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF Rockwall §

This instrument was acknowledged before me on the 5th day of ~~July~~^{August}, 2021, by Lisa Marie Stevenson.




Notary Public, State of Texas

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN - Page 4

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being part of a called 20.83 acre tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a magnail set at the northwest corner of said 20.83 acre tract and the northeast corner of a tract of land described in deed to Mark G. Taylor and Jessica K. Taylor, recorded in Instrument No. 2020000001599, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), being in the south line of J.L. Peoples Subdivision, an addition to Rockwall County, Texas, recorded in Cabinet A, Page 109, of the Map Records of Rockwall County, Texas (M.R.R.C.T.), also being in the approximate center of Clem Road (by use and occupation);

THENCE North 89 degrees 10 minutes 09 seconds East, with the north line of said Stevenson tract, the south line of said J.L. Peoples Subdivision and said approximate center of Clem Road, at a distance of 519.81 feet passing the southeast corner of said J.L. Peoples Subdivision and the southwest corner of a tract of land described in deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, D.R.R.C.T., continuing for a total distance of 685.32 feet to a magnail set at the northeast corner of said Stevenson tract and the northwest corner of a tract of land described in deed to Gordon C. Fogg, recorded in Volume 145, Page 21, D.R.R.C.T.;

THENCE South 00 degrees 46 minutes 35 seconds East, departing the south line of said Erwin tract and said approximate center of Clem Road, with the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 311.82 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 11 minutes 18 seconds West, departing the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 255.02 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 48 minutes 42 seconds East, a distance of 171.90 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 88 degrees 11 minutes 18 seconds East, a distance of 251.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Stevenson tract and the west line of said Fogg tract;

THENCE South 00 degrees 46 minutes 35 seconds East, a distance of 835.09 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN - Page 5

THENCE South 88 degrees 54 minutes 00 seconds West, departing the east line of said Stevenson tract and the west line of said Fogg tract, at a distance of 158.62 feet passing the northeast corner of Maytona Ranch Estates, an addition to Rockwall County Texas, recorded in Cabinet B, Page 78, M.R.R.C.T., continuing with the north line of said Maytona Ranch Estates for a total distance of 687.73 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Stevenson tract and the east line of tract of land described in a deed to Reddy K. Vasundhara and Alex R. Freeman, recorded in Instrument No. 20160000021465, O.P.R.R.C.T.;

THENCE North 00 degrees 40 minutes 21 seconds West, with the west line of said Stevenson tract and the east line of said Vasundhara and Freeman tract, at a distance of 332.92 feet passing a 1/2-inch iron rod with cap stamped "BG&A RPLS 5569" found at a northeast corner of said Vasundhara and Freeman tract and the southeast corner of said Taylor tract, continuing for a total distance of 1,322.07 feet to the POINT OF BEGINNING and containing 19.8105 acres of land, of which a portion lies within a publicly used roadway (Clem Road).

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN - Page 6

EXHIBIT "B"

**EXCEPTIONS TO CONVEYANCE
AND WARRANTY**

1. Restrictive covenants recorded in Volume 171, Page 885, Deed Records, Rockwall County, Texas.
2. Terms, provisions and conditions of that certain Development Agreement by and between the City of Rockwall, Texas and Allen G. Stevenson et ux, dated November 17, 2008, filed February 10, 2009, recorded under Clerk's File No. 2009-00411371, Official Public Records, Rockwall County, Texas.
3. Terms, provisions and conditions of that certain Development Agreement by and between the City of Rockwall, Texas and Allen G. Stevenson Et Ux, dated January 3, 2011, filed February 10, 2011, recorded under Clerk's File No. 2011-00445924, Official Public Records, Rockwall County, Texas.
4. Terms, conditions and restrictions contained in Development Agreement by and between City of Rockwall and Allen and Lisa Stevenson filed July 07, 2021, recorded under Clerk's File 20210000018308, Official Public Records, Rockwall County, Texas.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/09/2021 02:04:07 PM
Fee: \$50.00
20210000021525



SPECIAL WARRANTY DEED WITH VENDOR'S LIEN - Page 7

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

PL21-28952

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

Benchmark Title, LLC
2007 Randall Street
Dallas, TX 75201

Effective Date: August 5, 2021

Grantor: ALLEN G. STEVENSON and wife, LISA MARIE STEVENSON

Grantor's Mailing Address: 427 Clem Road
 Rockwall, Rockwall County, Texas 75087

Grantee: FALCON PLACE SF, LTD., a Texas limited partnership

Grantee's Mailing Address: 8214 Westchester Drive, Suite 900
 Dallas, Dallas County, Texas 75225

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, including the execution and delivery of a Promissory Note ("Note") of even date herewith in the principal amount of Two Million Seven Hundred Ninety Five Thousand One Hundred Forty Four and No/100 Dollars (\$2,795,144.00) payable to the order of Simmons Bank ("Lender"), which is secured by a vendor's lien retained in this Deed and by a deed of trust of even date from Grantee to Mark Crawford, Trustee upon the Property (the "Deed of Trust").

Property: That certain real property situated in Rockwall County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right,

title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the real property (the "Property").

Reservations from Conveyance:

Grantor reserves for the benefit of Grantor and Grantor's successors and assigns forever, and does not convey to Grantee, any and all right, title or interest in or to all subsurface water, oil, gas, and minerals ("Reserved Minerals") of every kind and character, including, without limitation, coal, lignite coal, coal bed methane gas, sulfur, uranium and any other mineral substance in and under and that may be produced or otherwise extracted in any way from the Property, but specifically excluding those minerals that form a part of the surface or soil, such as building stone, sand, iron ore, gravel, uranium, coal lignite, shale, limestone, or caliche. Grantor, on behalf of Grantor and its successors and assigns, waives the right of ingress and egress and any other use of the surface of the Property for the purpose of mining, drilling, exploring, operating and developing for oil, gas and other minerals and removing same therefrom and other activities associated with its ownership of the Reserved Minerals in the Property. Nothing herein, however, restricts or prohibits the pooling of the Reserved Minerals with land other than the Property or the exploration or production of the Reserved Minerals by means of wells that are drilled on the Property but enter or bottom under the Property, provided that these operations (i) are located not less than six hundred feet from the boundary of the Property, and penetrate the Property no closer than one thousand feet (1000') below the surface, and (ii) in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to the matters described on Exhibit "B" attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same (the "Permitted Encumbrances").

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN - Page 2

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to 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 Grantor, but not otherwise, subject to the Permitted Encumbrances.

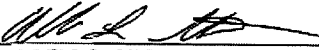
But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title are retained against the Property by Grantor, its successors and assigns, until the Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, the payee named in the Note, without recourse on Grantor.

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

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EXECUTED on the date of acknowledgement, but to be effective the 5th day of ~~July~~^{August}, 2021.

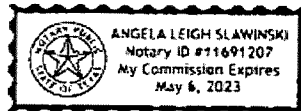
GRANTOR:

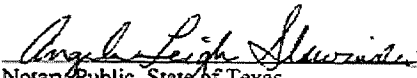

ALLEN G. STEVENSON


LISA MARIE STEVENSON

THE STATE OF TEXAS §
 §
COUNTY OF Rockwall §

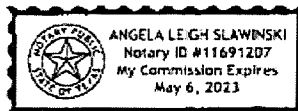
This instrument was acknowledged before me on the 5th day of ~~July~~^{August}, 2021, by Allen G. Stevenson.

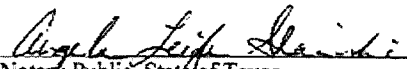



Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF Rockwall §

This instrument was acknowledged before me on the 5th day of ~~July~~^{August}, 2021, by Lisa Marie Stevenson.




Notary Public, State of Texas

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN - Page 4

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being part of a called 20.83 acre tract of land described in deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Stevenson tract and the west line of a tract of land described in deed to Gordon C. Fogg, recorded in Volume 145, Page 21, D.R.R.C.T., being South 00 degrees 46 minutes 35 seconds East, a distance of 311.82 feet from the northeast corner of said Stevenson tract and the northwest corner of said Fogg tract;

THENCE South 00 degrees 46 minutes 35 seconds East, with the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 171.93 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 88 degrees 11 minutes 18 seconds West, departing the east line of said Stevenson tract and the west line of said Fogg tract, a distance of 251.91 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degree 48 minutes 42 seconds West, a distance of 171.90 feet a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 88 degrees 11 minutes 18 seconds East, a distance of 255.02 feet to the POINT OF BEGINNING and containing 1.000 acres of land.

EXHIBIT "B"

**EXCEPTIONS TO CONVEYANCE
AND WARRANTY**

1. Restrictive covenants recorded in Volume 171, Page 885, Deed Records, Rockwall County, Texas.
2. Terms, provisions and conditions of that certain Development Agreement by and between the City of Rockwall, Texas and Allen G. Stevenson Et Ux, dated November 17, 2008, filed February 10, 2009, recorded under Clerk's File No. 2009-00411371, Official Public Records, Rockwall County, Texas.
3. Terms, provisions and conditions of that certain Development Agreement by and between the City of Rockwall, Texas and Allen G. Stevenson Et Ux, dated January 3, 2011, filed February 10, 2011, recorded under Clerk's File No. 2011-00445924, Official Public Records, Rockwall County, Texas.
4. Terms, conditions and restrictions contained in Development Agreement by and between City of Rockwall, Allen and Lisa Stevenson, and Skorburg Retail Corporation, filed July 7, 2021, recorded under Clerk's File No. 20210000018308, Official Public Records, Rockwall County, Texas.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
08/09/2021 02:04:06 PM
Fee: \$46.00
20210000021524

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN - Page 6



Jennifer Fogg

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

SPECIAL WARRANTY DEED

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

Effective Date: December 21, 2021

Grantor: GORDON C. FOGG

Grantor's Mailing Address: 505 Clem Road
 Rockwall, Rockwall County, Texas 75087

Grantee: FALCON PLACE SF, LTD., a Texas limited partnership

Grantee's Mailing Address: 8214 Westchester Drive, Suite 900
 Dallas, Dallas County, Texas 75225

Consideration: Ten Dollars (\$10.00) and other good and valuable
 consideration.

Property: That certain real property situated in Rockwall County,
 Texas, and being more particularly described on Exhibit
 "A" attached hereto and incorporated herein by reference
 for all purposes, together with, (i) all improvements located
 on the real property (the "Improvements"), (ii) all and
 singular the rights, benefits, privileges, easements,
 tenements, hereditaments, and appurtenances thereon or in
 anywise appertaining to the real property, (iii) all right,
 title, and interest of Grantor in and to all strips and gores
 and any land lying in the bed of any street, road or alley,
 open or proposed, adjoining the real property, and (iv) all
 right, title and interest of Grantor in and to all utilities and
 utility availability, sewage treatment capacity and water
 capacity which serves or will serve the real property (the
 "Property").

Reservations from Conveyance:

Grantor reserves for the benefit of Grantor and Grantor's successors and assigns forever, and does not convey to Grantee, any and all right, title or interest in or to all subsurface water, oil, gas, and minerals ("Reserved Minerals") of every kind and character, including, without limitation, coal, lignite coal, coal bed methane gas, sulfur, uranium and any other mineral substance in and under and that may be produced or otherwise extracted in any way from the Property, but specifically excluding those minerals that form a part of the surface or soil, such as building stone, sand, iron ore, gravel, uranium, coal lignite, shale, limestone, or caliche. Grantor, on behalf of Grantor and its successors and assigns, waives the right of ingress and egress and any other use of the surface of the Property for the purpose of mining, drilling, exploring, operating and developing for oil, gas and other minerals and removing same therefrom and other activities associated with its ownership of the Reserved Minerals in the Property. Nothing herein, however, restricts or prohibits the pooling of the Reserved Minerals with land other than the Property or the exploration or production of the Reserved Minerals by means of wells that are drilled on the Property but enter or bottom under the Property, provided that these operations (i) are located not less than six hundred feet from the boundary of the Property, and penetrate the Property no closer than one thousand feet (1000') below the surface, and (ii) in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance
and Warranty:

This conveyance, however, is made and accepted subject to the matters described on Exhibit "B" attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same (the "Permitted Encumbrances").

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to 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 Grantor, but not otherwise, subject to the Permitted Encumbrances.

SPECIAL WARRANTY DEED - Page 2

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

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SPECIAL WARRANTY DEED - Page 3

EXECUTED on the date of acknowledgement, but to be effective the 21st day of December, 2021.

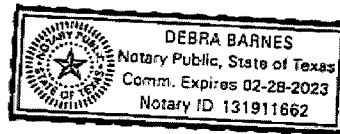
GRANTOR:

Gordon C. Fogg
GORDON C. FOGG

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 15 day of December, 2021, by Gordon C. Fogg.

Debra Barnes
Notary Public, State of Texas



SPECIAL WARRANTY DEED - Page 4

EXHIBIT "A"

LEGAL DESCRIPTION

Being a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, being all of a called 20.00-acre tract of land described in deed to Gordon C. Fogg, recorded in Volume 145, Page 21, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.), being more particularly described as follows:

BEGINNING at a magnail set at the northwest corner of said Fogg tract and the northeast corner of a tract of land described in a deed to Allen G. Stevenson and wife, Lisa Marie Stevenson, recorded in Volume 171, Page 885, D.R.R.C.T., being in the south line of a tract of land described in a deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, D.R.R.C.T., also being in the approximate center of Clem Road (by use and occupation);

THENCE North 89 degrees 14 minutes 40 seconds East, with the north line of said Fogg tract, the south line of said Erwin tract and along said approximate center of Clem Road, a distance of 661.43 feet to a magnail set at the northeast corner of said Fogg tract and the northwest corner of a tract of land described in a deed to Craig William McCallum, recorded in Instrument No. 2015000001423, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 46 minutes 30 seconds East, departing the south line of said Erwin tract and said approximate center of Clem Road, with the east line of said Fogg tract and the west line of said McCallum tract, a distance of 1,314.86 feet to the southeast corner of said Fogg tract and the southwest corner of said McCallum tract, being the northeast corner of a tract of land described in deed to James H. Lee and Barbara Lee, recorded in Instrument No. 20170000015627, O.P.R.R.C.T., from which a 3/8-inch iron rod bears South 00 degrees 46 minutes 30 seconds east, a distance of 0.70';

THENCE South 88 degrees 54 minutes 00 seconds West, with the south line of said Fogg tract and the north line of said Lee tract, at a distance of 326.80 feet passing the northwest corner of said Lee tract and the northeast corner of a tract of land described in deed to Rockwall RV Park and Tiny Home Village, LLC, recorded in Instrument No. 20190000016425, O.P.R.R.C.T., continuing with the south line of said Fogg tract and the north line of said Rockwall RV Park and Tiny Home Village, LLC tract, a total distance of 661.41 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Fogg tract and the southeast corner of said Stevenson tract;

THENCE North 00 degrees 46 minutes 35 seconds West, departing the north line of said Rockwall RV Park and Tiny Home Village, LLC tract, with the west line of said Fogg tract and the east line of said Stevenson tract, a distance of 1,318.84 feet to the POINT OF BEGINNING and containing 19.995 acres of land, of which 5,739 square feet lie within a publicly used roadway (Clem Road).

SPECIAL WARRANTY DEED - Page 5

EXHIBIT "B"

**EXCEPTIONS TO CONVEYANCE
AND WARRANTY**

1. Easement and Right-of-Way executed by Gordon C. Fogg, to Texas Power & Light Company, dated April 21, 1980, filed July 21, 1980, recorded in Volume 151, Page 580, Deed Records, Rockwall County, Texas and as noted on survey prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504, dated September 23, 2021.
2. Easement and Right-of-Way executed by Gordon C. Fogg, to Texas Power & Light Company, dated April 21, 1980, filed July 21, 1980, recorded in Volume 151, Page 582, Deed Records, Rockwall County, Texas and as noted on survey prepared by Patrick J. Baldasaro, Registered Professional Land Surveyor No. 5504, dated September 23, 2021.

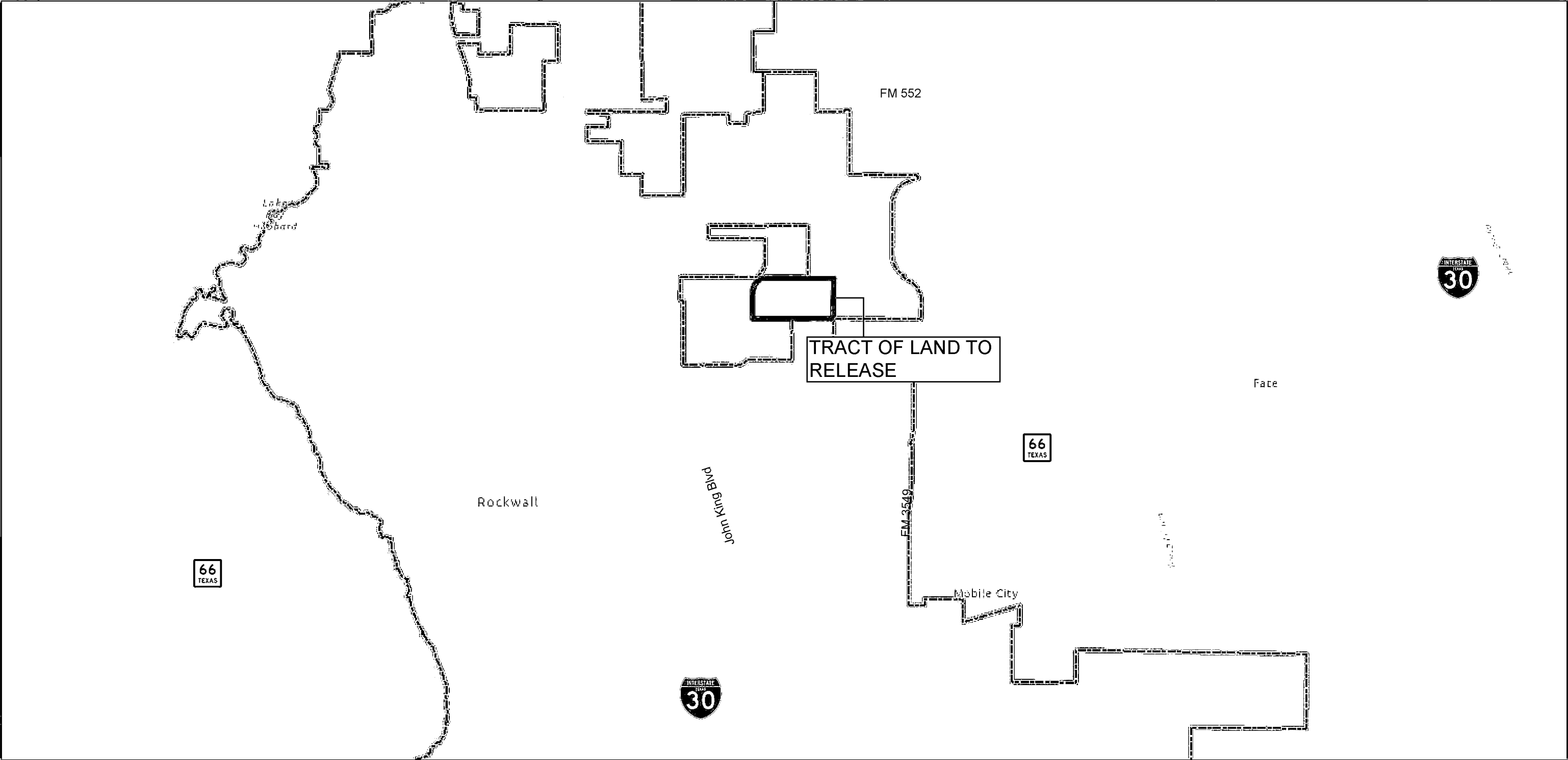
BENCHMARK TITLE, LLC
2007 RANDALL STREET
DALLAS, TX 75201
GF# PL 21-29783 / PL 21-31349

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
12/28/2021 11:12:36 AM
Fee: \$46.00
20210000034939




Jennifer Fogg

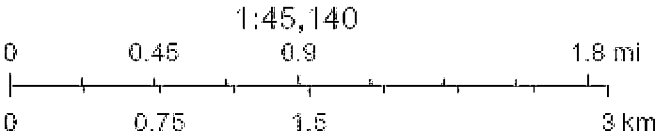
SPECIAL WARRANTY DEED - Page 6



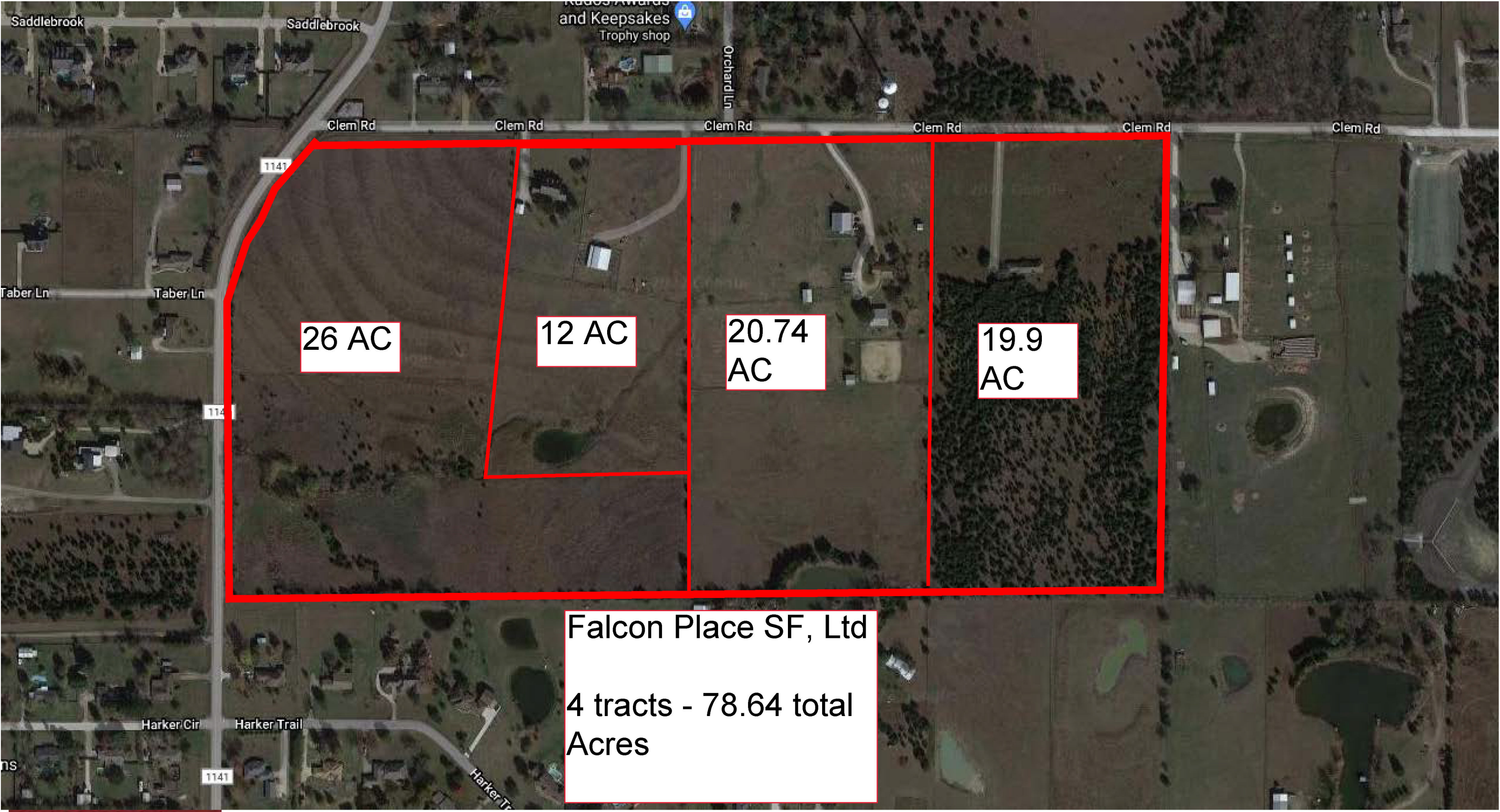
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 City Limits

 Proposed Streets



City of Rockwall GIS, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA



Falcon Place SF, Ltd
4 tracts - 78.64 total
Acres

The following files are not convertible:

Falcon Place SF LTD.dbf
Falcon Place SF LTD.idx
Falcon Place SF LTD.shp
Falcon Place SF LTD.shx

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

Contact centralrecords@puc.texas.gov if you have any questions.