

GF No. R240278R

WARRANTY DEED

Notice of confidentiality rights: If you are a natural person, you may remove or strike any and all of the following information from any instrument that transfers an interest in real property before it is filed of record in the public records: your Social Security number or your driver's license number.

DATE: March 14, 2024

GRANTOR: Denise Wang, an unmarried person

GRANTOR'S ADDRESS: 17501 Northgate Drive, Terrell, Texas 75160

GRANTEE: RCH Water Supply Corporation, a Texas corporation

GRANTEE'S ADDRESS: 1251 Pin Oak Road #131, Katy, Texas 77494

CONSIDERATION: Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

PROPERTY (INCLUDING ANY IMPROVEMENTS): Being a tract of land situated in the James W. Pittman Survey, Abstract No. 181, Rockwall County, Texas, and being part of those tracts of land described in a deed from C. A. Edwards and W. A. Edwards to Maria A. Pratt recorded in Volume 33, Page 280, of the Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds on the attached Exhibit A

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

The herein described property is conveyed subject to any and all easements, restrictions, reservations, whether of minerals or other kinds, covenants and agreements of record, if any, as same may affect said property, including but not limited to the following:

The restrictive covenants recorded in Volume 173, Page 745, Volume 1287, Page 281, and Volume 1705, Page 235, Deed Records, Rockwall County, Texas

The following easements and building lines as shown in Restrictions recorded in Volume 173, Page 745, Volume 1287, Page 281, and Volume 1705, Page 235, Deed Records, Rockwall County, Texas:

25' setback line from the public road and 15' setback lines along other property lines as set out in Amended Restrictions recorded in Volume 1705, Page 235, Deed Records, Rockwall County, Texas.

Easement dated November 15, 1947, from W. A. Edwards to State of Texas recorded in Volume 43, Page 49, Deed Records, Rockwall County, Texas.

Easement dated November 16, 1983, from The Estate of Arch Hampton Edwards, deceased, Isbell Edwards, individually and Billy Gwynn Otts to RCH Water Supply Corporation recorded in Volume 564, Page 28, Deed Records, Rockwall County, Texas.

Mineral reservation in deed dated April 20, 1983 from The Estate of Arch Hampton Edwards, deceased, Isbell Edwards, individually and Billie Gwynn Otts to Omniland, Inc., and Goodwin Enterprises, Inc. recorded in Volume 173, Page 745, Deed Records, Rockwall County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

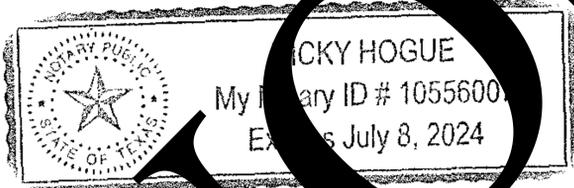
When the context requires, singular nouns and pronouns include the plural.

Denise Wang
Denise Wang

STATE OF TEXAS

COUNTY OF Rockwall

This instrument was acknowledged before me on this 14 day of March, 2024 by
Denise Wang



[Signature]
Notary Public, State of Texas

UNOFFICIAL

EXHIBIT A

BEING a tract of land situated in the James W. Pittman Survey, Abstract No. 181, Rockwall County, Texas, and being part of those tracts of land described in a deed from C.D. Edwards and wife W.A. Edwards to Maria A. Pratt recorded in Volume 33, Page 280, of the Deed Records of Rockwall County, Texas, said tract being more fully described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found on the Southeast right-of-way line of F.M. 550, said point being the most Easterly corner of the said Pratt Tract and the most Westerly corner of a called 159.18 acre tract of land described in Deed to Henry Miller recorded in Volume 968, Page 305 of the Deed Records of Rockwall County, Texas;

THENCE: South 42°44'59" West, along said Southeast right-of-way line, a distance of 2,575.41' to a 1/2" iron rod found;

THENCE: South 42°39'25" West, continuing along said right-of-way line, a distance of 1006.48' to a 1/2" iron rod found at the POINT OF BEGINNING;

THENCE: South 47°15'01" East, a distance of 2171.44' to a 1/2" iron rod found for a corner;

THENCE: South 45°01'05" West, a distance of 803.35' to a 1/2" iron rod set for corner;

THENCE: North 47°15'01" West, a distance of 2188.5' to a 1/2" iron rod set for a corner in the Southeast right-of-way line of F.M. 550;

THENCE: North 42°39'25" East, along the Southeast right-of-way of F.M. 550, a distance of 803.35' to the POINT OF BEGINNING and containing 12.48 ac. or 40,000 Acres.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/15/2024 10:20:48 AM
Fee: \$33.00
20240000004465



Jennifer Fogg

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