



20210000001102 1/7 DEED 01/14/2021 10:24:28 AM

Upon Recording, please return to:

Land Solutions SV
15441 Knoll Trail
Suite 150
Dallas, Tx 75248

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF ROCKWALL

§

THAT **LAND SOLUTIONS SV LLC**, a Delaware limited liability company ("Grantor"), for Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid and caused to be paid to Grantor by **RCH WATER SUPPLY CORPORATION**, a Texas corporation ("Grantee"), whose mailing address is P.O. Box 2034, Rockwall, Texas 75087, the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, certain real property described on Exhibit A attached hereto and made a part hereof for all purposes (the "Subject Property").

This Special Warranty Deed (this "Deed") is expressly made subject to the conditions, restrictions, reservations and easements of record affecting all or any part of the Subject Property (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Subject Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, Grantee's heirs, successors, and assigns, forever; and Grantor does hereby bind Grantor, Grantor's heirs, successors, and legal representatives to WARRANT and FOREVER DEFEND all and singular the Subject Property unto Grantee, Grantee's heirs, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when such claim is by, through or under Grantor, but not otherwise, except as to the Permitted Exceptions.

GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT IT HAS INSPECTED AND ASSESSED THE SUBJECT PROPERTY AND HAS SATISFIED ITSELF AS TO THE CONDITION OF SAME AND THAT IT ACCEPTS THE SUBJECT PROPERTY "AS IS" AND "WHERE IS" AND WITH ALL FAULTS, WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESSED, IMPLIED, BY OPERATION OF LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTY AS TO HABITABILITY, SUITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR FITNESS FOR ANY PURPOSE, SAVE AND EXCEPT THE WARRANTIES OF TITLE CONTAINED HEREIN SUBJECT TO THE PERMITTED EXCEPTIONS.

Grantor hereby retains and reserves, for Grantor and its successors and assigns forever, all of the oil, gas or other minerals in, on or under the Subject Property ("Minerals") (but not any water rights); provided, however, Grantor waives and releases, on behalf of Grantor and Grantor's successors and assigns, all rights of ingress and egress and all other rights of every kind and character whatsoever to enter upon or to use the surface of the Subject Property or any part thereof for any reason, including, without limitation, the right to enter upon the surface of the Subject Property for purposes of exploring for, developing, drilling, and/or producing the Minerals in and under, and that may be produced from, the Subject Property, or any other purpose incident thereto (with the foregoing being Grantor's "Surface Waiver" for the Subject Property); provided further, however, nothing herein shall prevent Grantor or its successors and assigns from exploring for, developing, and/or producing the Minerals in and under the Property by pooling or by directional drilling, which enters or bottoms at least 500 feet under the surface of the Subject Property, from well sites located on other property so long as such production activities for the Minerals do not impair the lateral or subjacent support of the surface of the Subject Property or otherwise interfere with or impair Grantee's use, enjoyment, and ability to develop the Subject Property. Any party under a future deed conveying Minerals and/or any future lease of the Minerals (a "Future Party") shall be bound by (and the instrument conveying such rights shall be deemed to contain) the following: (i) such Future Party shall be bound by the foregoing Surface Waiver and limitations on the Minerals, and (ii) the Grantee hereunder or any subsequent owner of the surface of the Subject Property shall have the right to pursue directly against the Future Party any and all claims for damage or injury to the surface of the Property.

Grantor warrants payment of all ad valorem taxes on the Subject Property through calendar year 2018, and Grantee hereby assumes and agrees to pay ad valorem taxes for the calendar year 2019 and all subsequent years.

EXECUTED on the date of the acknowledgment set forth below, to be effective for all purposes as of August 26, 2019.

DECLARANT:

LAND SOLUTIONS SV LLC,
a Delaware limited liability company

By: [Signature]
Name: Rudy Newell
Title: Vice President

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me this 26 day of AUGUST, 2019, by Rudy Newell, VP of Land Solutions SV LLC, on behalf of said limited liability company.

(SEAL)

[Signature]
Notary Public Signature



EXHIBIT "A"

TRACT 1
43,560 SQUARE FEET, OR 1.000 ACRE OF LAND

BEING a tract of land located in the King Latham Survey, Abstract Number 133 City of McLendon Chisholm, Rockwall County, Texas, being a portion of a tract of land described by deed to Land Solutions SV, LLC. (Tract 1) as recorded in Instrument Number 20180000014913 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the east corner of said Land Solutions tract also lying at the intersection of the center of Edwards Road and the center of Wallace Road;

THENCE South 45 degrees 21 minutes 19 seconds West, along the center of said Wallace Road, same being the southeast line of said Land Solutions tract a distance of 330.40 feet to a point for corner;

THENCE North 44 degrees 37 minutes 08 seconds West, leaving said Wallace Road and through the interior of said Land Solutions tract, a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for the Point of Beginning of the herein described tract;

THENCE continuing through the interior of said Land Solutions tract the following courses and distances:

North 44 degrees 37 minutes 08 seconds West, a distance of 150.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 45 degrees 21 minutes 19 seconds East, a distance of 290.40 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 37 minutes 08 seconds East, a distance of 150.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 45 degrees 21 minutes 19 seconds West, a distance of 290.40 feet to the POINT OF BEGINNING containing 43,560 square feet, or 1.000 acre of land.

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY Online Positioning User Service (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.



teague nall & perkins

820 Waters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381
Project No. FCU 18271

EXHIBIT "A"

**TRACT 2 ACCESS EASEMENT
19,216 SQUARE FEET, OR 0.441 OF AN ACRE OF LAND**

BEING a tract of land located in the King Latham Survey, Abstract Number 133 City of McLendon, Chisholm, Rockwall County, Texas, being a portion of a tract of land described by deed to Land Solutions SV, LLC. (Tract 1) as recorded in Instrument Number 20180000014913 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the east corner of said Land Solutions tract also lying at the intersection of the center of Edwards Road and the center of Wallace Road;

THENCE South 45 degrees 21 minutes 19 seconds West, along the center of said Wallace Road, same being the southeast line of said Land Solutions tract, a distance of 330.40 feet to a point for corner;

THENCE North 44 degrees 37 minutes 08 seconds West, leaving said Wallace Road and through the interior of said Land Solutions tract, a distance of 40.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE continuing through the interior of said Land Solutions tract the following courses and distances:

North 45 degrees 21 minutes 19 seconds East, a distance of 290.40 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 44 degrees 37 minutes 08 seconds West, a distance of 150.00 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

North 45 degrees 21 minutes 19 seconds East, a distance of 40.00 feet to a point for corner lying in the center of the aforementioned Edwards Road, also lying on the northeast line of said Land Solutions tract;

THENCE South 44 degrees 37 minutes 08 seconds East, along the center of said Edwards Road and the northeast line of said Land Solutions tract, a distance of 190.00 feet to the POINT OF BEGINNING containing 19,216 square feet, or 0.441 of an acre of land.

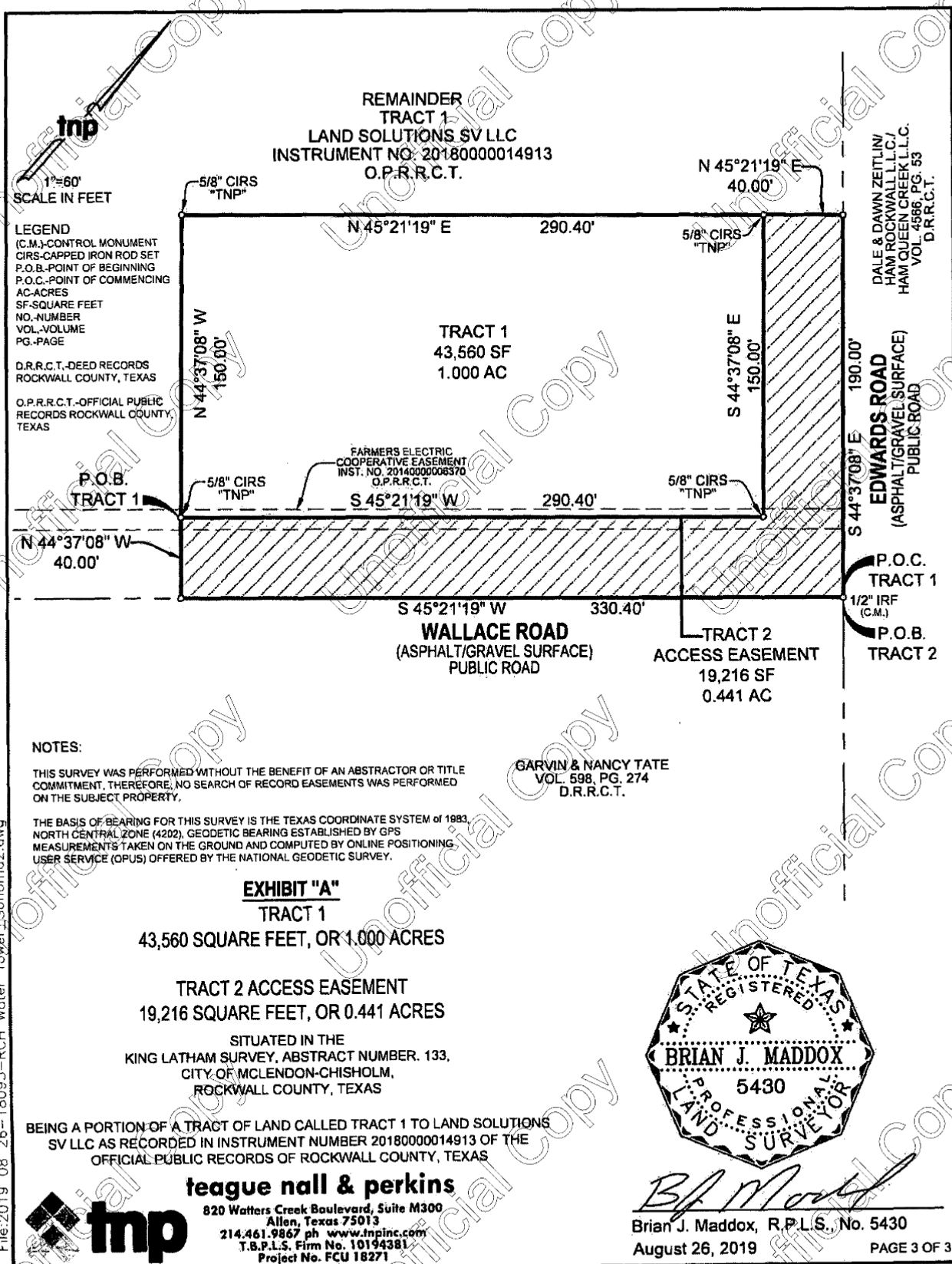
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Project No. FCU 18271

B. J. Maddox
Brian J. Maddox, R.P.L.S., No. 5430
August 26, 2019



LEGEND
 (C.M.)-CONTROL MONUMENT
 CIRS-CAPPED IRON ROD SET
 P.O.B.-POINT OF BEGINNING
 P.O.C.-POINT OF COMMENCING
 AC-ACRES
 SF-SQUARE FEET
 NO.-NUMBER
 VOL.-VOLUME
 PG.-PAGE

D.R.R.C.T.-DEED RECORDS
 ROCKWALL COUNTY, TEXAS

O.P.R.R.C.T.-OFFICIAL PUBLIC
 RECORDS ROCKWALL COUNTY,
 TEXAS

P.O.B.
 TRACT 1

N 44°37'08" W
 40.00'

REMAINDER
 TRACT 1-
 LAND SOLUTIONS SV LLC
 INSTRUMENT NO. 2018000014913
 O.P.R.R.C.T.

TRACT 1
 43,560 SF
 1.000 AC

FARMERS ELECTRIC
 COOPERATIVE EASEMENT
 INST. NO. 20140000005370
 O.P.R.R.C.T.

WALLACE ROAD
 (ASPHALT/GRAVEL SURFACE)
 PUBLIC ROAD

TRACT 2
 ACCESS EASEMENT
 19,216 SF
 0.441 AC

DALE & DAWN ZEITLIN/
 HAM ROCKWALL L.L.C./
 HAM QUEEN CREEK L.L.C.
 VOL. 4586, PG. 53
 D.R.R.C.T.

EDWARDS ROAD
 (ASPHALT/GRAVEL SURFACE)
 PUBLIC ROAD

P.O.C.
 TRACT 1
 1/2" IRF
 (C.M.)
 P.O.B.
 TRACT 2

NOTES:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACTOR OR TITLE COMMITMENT, THEREFORE, NO SEARCH OF RECORD EASEMENTS WAS PERFORMED ON THE SUBJECT PROPERTY.

GARVIN & NANCY TATE
 VOL. 598, PG. 274
 D.R.R.C.T.

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM of 1983, NORTH CENTRAL ZONE (4202), GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.

EXHIBIT "A"

TRACT 1
 43,560 SQUARE FEET, OR 1.000 ACRES

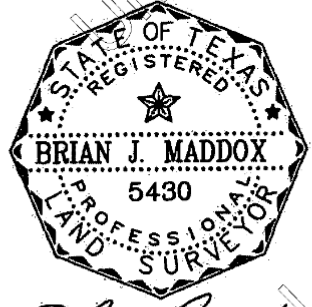
TRACT 2 ACCESS EASEMENT
 19,216 SQUARE FEET, OR 0.441 ACRES

SITUATED IN THE
 KING LATHAM SURVEY, ABSTRACT NUMBER. 133,
 CITY OF MCLENDON-CHISHOLM,
 ROCKWALL COUNTY, TEXAS

BEING A PORTION OF A TRACT OF LAND CALLED TRACT 1 TO LAND SOLUTIONS SV LLC AS RECORDED IN INSTRUMENT NUMBER 2018000014913 OF THE OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS



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Brian J. Maddox
 Brian J. Maddox, R.P.L.S., No. 5430
 August 26, 2019

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Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
01/14/2021 10:24:28 AM
\$50.00
2021000001102



Jennifer Fogg