

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

SPECIAL WARRANTY DEED

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

RPO PROPERTIES, L.P., a Texas limited partnership ("**Grantor**"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto **MV BURLESON LLC**, a Texas limited liability company ("**Grantee**") the tract or parcel of land in Johnson County, Texas, described in Exhibit A, together with all rights, titles, and interests appurtenant thereto including, without limitation, (a) Grantor's right, title and interest in and to any and all improvements located thereon; (b) Grantor's right, title and interest in and to any and all appurtenances belonging or appertaining thereto, including, but not limited to, any and all appurtenant streets, roads, alleys, easements or rights-of-way affecting said real property and any of Grantor's rights to use same; (c) Grantor's rights in and to any and all rights of ingress and egress to and from said real property; and (d) all right, title, and interest, if any, of Grantor in and to any and all strips, gores, or pieces of property abutting, bounding, or which are adjacent or contiguous to said real property (whether owned or claimed by deed, limitations or otherwise) (such land and interests are hereinafter collectively referred to as the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "**Permitted Exceptions**").

Grantee acknowledges that the Property is subject to that certain Development Agreement by and among The City of Burleson, Texas, Phelps Real Estate III, LLC and RPO Properties, L.P. dated June 16, 2025 (the "**Development Agreement**"), and Grantee is bound by the terms of the Development Agreement as a Successor Landowner (as such term is defined in the Development Agreement).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its 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 Exceptions.

Grantee's address is 516 West Shore Drive, Richardson, Texas 75080.

GRANTEE IS RELYING ON GRANTEE'S OWN DUE DILIGENCE INVESTIGATION IN MAKING ITS DECISION TO PURCHASE THE PROPERTY AND HAS NOT RELIED ON ANY REPRESENTATIONS OR WARRANTIES OF GRANTOR OR ANYONE ACTING ON BEHALF OF GRANTOR, EXCEPT FOR THE LIMITED WARRANTY OF TITLE SET FORTH IN THIS DEED AND THE REPRESENTATIONS AND WARRANTIES OF SELLER EXPRESSLY SET FORTH IN THAT CERTAIN UNIMPROVED PROPERTY CONTRACT DATED APRIL 22, 2024, AS AMENDED (THE


“CONTRACT”) AND ANY DOCUMENT WHICH MAY BE EXECUTED BY THE PARTIES TO THE CONTRACT AT CLOSING UNDER THE CONTRACT (THE **“CLOSING DOCUMENTS”**). EXCEPT AS SET FORTH IN THIS DEED, IN THE CONTRACT AND THE CLOSING DOCUMENTS, THE PROPERTY IS BEING SOLD "AS IS" AND WITHOUT ANY REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, EXCEPT AS EXPRESSLY PROVIDED IN THE CONTRACT OR ANY CLOSING DOCUMENTS, GRANTOR MAKES NO REPRESENTATION OR WARRANTY AS TO WHETHER THE PROPERTY IS IN VIOLATION OF ANY CITY, STATE OR FEDERAL LAWS, RULES, CODES, ORDERS, REGULATIONS OR ORDINANCES (COLLECTIVELY CALLED **“LAWS”**), INCLUDING, WITHOUT LIMITATION, ANY LAWS RELATING TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY. THIS PROVISION SHALL SURVIVE THE CLOSING.

[SIGNATURE PAGE ON FOLLOWING PAGE]

EXECUTED to be effective as of July 24, 2025.

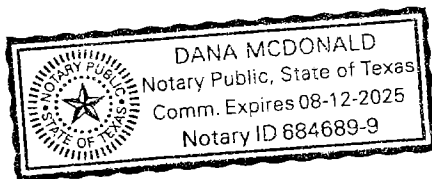
RPO PROPERTIES, L.P.,
a Texas limited partnership

By: Orr Investments, LLC,
a Texas limited liability company
Its: General Partner

By: 
Rob Orr, President

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on July 24, 2025, by Rob Orr, President of Orr Investments, LLC, a Texas limited liability company, General Partner of RPO Properties, L.P., a Texas limited partnership, on behalf of said limited partnership.



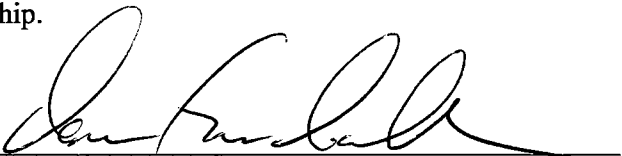

Notary Public, State of Texas

EXHIBIT A

LEGAL DESCRIPTION

BEING a 173.151 acre tract of land situated in the Garrett Fox Survey, Abstract 273 and the Ebenezer Jewell Survey, Abstract No. 447 in Johnson County, Texas, being a tract of land described in deed to RPO Properties, L.P., recorded in Instrument No. 2022-40569 of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.), said 173.151 acre tract being more particularly described as follows;

BEGINNING at a 5/8" iron rod found in the south line of F.M. 917 (Conveyor Drive) (80' Right-of-Way), being the northwest corner of a tract of land described in deed to Jeremy Clark, recorded in Volume 4406, Page 445, of the Deed Records of Johnson County, Texas (D.R.J.C.T.);

THENCE South 00 Degrees 11 Minutes 50 Seconds West, departing the south line of said F.M. 917, along the west line of said Jeremy Clark tract, a distance of 782.04 feet to a fence corner post found at the southwest corner of said Jeremy Clark tract;

THENCE North 89 Degrees 24 Minutes 54 Seconds East, along the south line of said Jeremy Clark tract, generally along a barb wire fence, a distance of 390.98 feet to a 5/8" iron rod found at the southeast corner of said Jeremy Clark tract, same being the southwest corner of a called 3.47 acre tract of land described in deed to East Owl Properties, LLC, recorded in Instrument No. 2022-14441, O.P.R.J.C.T.;

THENCE North 89 Degrees 22 Minutes 01 Seconds East, along the south line of said 3.47 acre tract, generally along a barb wire fence, a distance of 189.81 feet to a 5/8" iron rod found at the southeast corner of said 3.47 acre tract, same being the southwest corner of Lot 1, Block 1 of Gotech Barn Addition, an addition to Johnson County, recorded in Instrument No. 2022-223, O.P.R.J.C.T.;

THENCE North 89 Degrees 36 Minutes 33 Seconds East, along the south line of Lot 1, Block 1 of said Gotech Barn Addition, generally along a barb wire fence, at a distance of 227.29 feet passing a 1/2" iron rod with orange cap found at the southeast corner of said Lot 1, Block 1, continuing for a total distance of 868.93 feet to a fence corner post found at the northwest corner of Lot 1 of Locker Place, an addition to Johnson County, Texas, recorded in Volume 6, Page 37 of the Plat Records of Johnson County, Texas, (P.R.J.C.T.);

THENCE South 00 Degrees 40 Minutes 42 Seconds East, along the west line of said Locker Place Addition, at a distance of 796.15 feet passing a 1/2" iron rod found at the southwest corner of a called 5.00 acre tract of land described in deed to Joan Cochell, recorded in Instrument No. 2012-20971, O.P.R.J.C.T., at a distance of 2,066.72 feet passing a 1/2" iron rod found at the southwest corner of Lot 11 of said Locker Place Addition, same being a tract of land described in deed to Jeffrey Horn and Lisa Marie Horn, recorded in Instrument No. 2011-2988, O.P.R.J.C.T., continuing for a total distance of 2,251.11 feet to a fence corner post found at the northeast corner of Lot 1 of Three Sisters Estates, an addition to Johnson County, Texas, recorded in Volume 11, Page 553, P.R.J.C.T.;

THENCE South 89 Degrees 13 Minutes 48 Seconds West, along the north line of Lot 1 of said Three Sisters Estates, a distance of 647.98 feet to a 1/2" iron rod found at the common corner between Lot 1 and Lot 2 of said Three Sisters Estates;

THENCE South 88 Degrees 15 Minutes 00 Seconds West, continuing along the north line of said Three Sisters Estates, a distance of 858.68 feet to a 1" iron pipe found at the northeast corner of Lot 2 Block 5 of Ridgecrest Estates, an addition to Johnson County, Texas, recorded in Volume 1, Page 31, P.R.J.C.T.;

THENCE South 89 Degrees 17 Minutes 50 Seconds West, along the north line of said Ridgecrest Estates, a distance of 880.85 feet to a 5/8" with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the northeast corner between Lot 1R2, Block 5 of Ridgecrest Estates, an addition to Johnson County, Texas, according to the Replat recorded in Volume 10, Page 823, P.R.J.C.T.;

THENCE South 89 Degrees 54 Minutes 00 Seconds West, along the north line of said Lot 1R2, Block 5, of said Ridgecrest Estates, generally along a barb wire fence, at a distance of 259.61 feet passing a 1/2" iron rod with orange cap found at the northeast corner of Lot 1R1 of said Block 5 of Ridgecrest Estates, at a distance of 465.48 feet passing a 1/2" iron rod with orange cap found at the northwest corner of Lot 1R1 of said Block 5 of Ridgecrest Estates, continuing for a total distance of 497.88 feet to a fence corner post found in the west line of Meadow Drive (variable width Right-of-Way) according to the plat of Ridgecrest Estates Section 3, an addition to Johnson County, Texas, recorded in Volume 1, Page 73, P.R.J.C.T.;

THENCE North 00 Degrees 14 Minutes 03 Seconds West, along the east line of said Ridgecrest Estates Section 3, generally along a barb wire fence, at a distance of 30.63 feet passing a 1/2" iron rod found at the southeast corner of Lot 7 of said Ridgecrest Estates Section 3, at a distance of 430.66 feet passing a 1/2" iron rod found at the common corner between Lot 6 and Lot 7, Block 12 of said Ridgecrest Estates Section 3, at a distance of 693.13 feet passing a 1/2" iron rod found between said Lot 6 and Lot 5 of said Ridgecrest Estates Section 3, at a distance of 953.68 feet passing a 1/2" iron rod found at the common corner between said Lot 5 and Lot 4, Block 12 of said Ridgecrest Addition Section 3 and continuing for a total distance of 1,505.28 feet the south line of a called 1.00 acre tract of land described in deed to C. W. Vest and Linda Vest, recorded in Volume 783, Page 134, D.R.J.C.T.;

THENCE North 03 Degrees 11 Minutes 48 Seconds East, along the west line of the aforementioned RPO Properties, L.P. tract, a distance of 433.19 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the southeast corner of a called 13.32 acre tract of land described in deed to C. W. Vest and Linda Jo Vest, recorded in Volume 553, Page 44, D.R.J.C.T.;

THENCE North 01 Degrees 22 Minutes 49 Seconds East, along the east line of said 13.32 acre Vest tract, generally along a barb wire fence, a distance of 600.21 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the southeast corner of a tract of land described in deed to Charles Dickerson and Eugenia Dickerson, recorded in Volume 553, Page 711, D.R.J.C.T.;

THENCE North 00 Degrees 06 Minutes 06 Seconds West, along the east line of said Dickerson tract, generally along a barb wire fence, a distance of 467.43 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set in the south Right-of-Way line of the aforementioned F.M. 917, also being the beginning of a non-tangent curve to the right;

THENCE Northeasterly, along the south line of said F.M. 917 and along said non-tangent curve to the right having central angel of 30 Degrees 01 Minutes 08 Seconds, a radius 427.18 feet, an arc distance of 223.81 feet and a chord bearing and distance of North 74 Degrees 43 Minutes 43 Seconds East, 221.26 feet to a 1/2" iron rod found at the northwest corner of a called 1.00 acre tract of land described in deed to Carol Ann Wylie, recorded in Volume 4090, Page 907, D.R.J.C.T.;

THENCE South 00 Degrees 02 Minutes 33 Seconds East, departing the south line of said F.M. 917, along the west line of said Wylie 1.00 acre tract, a distance of 271.63 feet to a 5/8" iron rod found at the southwest corner of said Wylie 1.00 acre tract;

THENCE North 89 Degrees 54 Minutes 21 Seconds East, along the south line of said Wylie 1.00 acre tract, a distance of 159.88 feet to a 5/8" iron rod found at the southeast corner of said Wylie 1.00 acre tract;

THENCE North 00 Degrees 07 Minutes 32 Seconds West, along the east line of said Wylie 1.00 acre tract, a distance of 272.80 feet to a 5/8" iron rod found at the northeast corner of said Wylie 1.00 acre tract and the south line of said F.M. 917;

THENCE North 89 Degrees 56 Minutes 59 Seconds East, along the south line of said F.M. 917, a distance of 1,006.67 feet to the **POINT OF BEGINNING** and containing 173.151 acres of land more or less.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any right of adjoining property owners in and to that part of the hereinabove property which may constitute accretion or avulsion by virtue of the possible shifting of the bed or shores of the river, stream or body of water which bounds the Property.
2. Rights of the general public and the State of Texas in the water of streams or the rights of riparian and appropriation owners in the waters of such.
3. Standby fees, taxes and assessments by any taxing authority for the year 2025 which shall be prorated between Grantor and Grantee as of the date hereof, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
4. Mineral and/or royalty interest as set forth in instrument executed by Darla J. Bradshaw, Independent Executor of the Estate of Lucille Jackson, Deceased to RPO Properties, LP, dated November 29, 2022, filed November 30, 2022, recorded in Clerk's File No. 2022-40569, Real Property Records, Johnson County, Texas.
5. Easement created in instrument executed by C.R. Briley and Myrtle to Sinclair Pipe Line Company, dated November 8, 1955, filed December 14, 1955, recorded in Volume 405, Page 401, Real Property Records, Johnson County, Texas.
6. Easement created in instrument executed by Lucille Jackson to Johnson County Electric Cooperative Association, filed September 28, 1994, recorded in Volume 1830, Page 594, Real Property Records, Johnson County, Texas.
7. Easement created in instrument executed by to C.R. Briley deceased Lucille Jackson to Johnson County Electric Cooperative dated March 23, 1999, filed November 15, 1999, recorded in Volume 2405, Page 814, Real Property Records, Johnson County, Texas.
8. Easement created in instrument executed by A. D. Jackson and Lucille Jackson to Southwestern Gas Pipeline, Inc., dated February 29, 2008, filed May 20, 2008, recorded in Volume 4360, Page 569, Real Property Records, Johnson County, Texas.
9. Easement created in instrument executed by A. D. Jackson and Lucille Jackson to Hollis R. Sullivan, Inc., dated May 30, 2008, filed July 21, 2008, recorded in Volume 4404, Page 378, Real Property Records, Johnson County, Texas.
10. Easement created in instrument executed by Lucille B. Jackson and A. D. Jackson to Hollis R. Sullivan, Inc., filed August 1, 2008, recorded in Volume 4440, Page 674, Real Property Records, Johnson County, Texas.
11. Easement created in instrument executed by A.D. Jackson and Lucille Jackson to Southwestern Gas Pipeline, Inc., dated August 29, 2008, filed September 11, 2008, recorded in Volume 4445, Page 439, Real Property Records, Johnson County, Texas.

12. Easement created in instrument executed by A.D. Jackson and Lucille Jackson to Williams Barnett Gathering System, L.P., dated November 17, 2008, filed December 3, 2008, recorded in Volume 4499, Page 20, Real Property Records, Johnson County, Texas.

13. Easement created in instrument executed by A.D. Jackson and Lucille Jackson to Devon Energy Production Company, L.P., dated Dec 23, 2008, filed Jan 21, 2009, recorded in Volume 4522, Page 265, Real Property Records, Johnson County, Texas.

14. Easement created in instrument executed by A.D. Jackson and Lucille Jackson to Southwestern Gas Pipeline, Inc., dated 2/18/2009, filed 3/27/2009, recorded in Volume 4560, Page 258, Real Property Records, Johnson County, Texas.

15. Easement created in instrument executed by A.D. Jackson and Lucille Jackson to Southwestern Gas Pipeline, Inc., dated 5/11/2010, filed 6/4/2010, recorded in CC# 201000015774, Real Property Records, Johnson County, Texas.

16. Easement created in instrument executed by Lucille and A. D Jackson to Bosque Disposal Systems, LLC, dated February 27, 2013, filed August 20, 2013, recorded in CC# 201300020567, Real Property Records, Johnson County, Texas.

17. The following matters shown on survey by Eduardo Martinez, R.P.L.S. 5274, dated June 9, 2025:

- a. Variations between the fence lines and Property lines;
- b. Flood zone area;
- c. Water line along part of the east side of Property;
- d. Location of wetland in the southeast part of Property;
- e. Electric line(s) and poles along the north Property line; and
- f. Any underground lines as disclosed by telephone pedestals, electric line(s) and poles along the north Property line.

18. Terms and provisions of Development Agreement by and between the City of Burleson, Texas and Phelps Real Estate III and RPO Properties, L.P. dated June 16, 2025, filed June 25, 2025, recorded in Clerk's File No. 2025-18407, Real Property Records, Johnson County, Texas.

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2025 - 21521

eRecording - Real Property

Warranty Deed

Recorded On: July 24, 2025 02:27 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$53.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025 - 21521
Receipt Number: 20250724000145
Recorded Date/Time: July 24, 2025 02:27 PM
User: Honor C
Station: CCL45

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.**

April Long
Johnson County Clerk
Johnson County, TX

April Long