

Capital Title GF# 25-854539-BL

**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

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

**Phelps Real Estate III, LLC**, a Florida limited liability company (hereinafter called "**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by **MV Burleson LLC**, a Texas limited liability company (hereinafter called "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER to Grantee the real property described in **Exhibit A** attached hereto and made a part hereof, together with all rights, titles and interests appurtenant thereto, including, without limitation, (i) all structures, fixtures, buildings, and improvements situated thereon (the "**Land**"), together without warranty (ii) all rights, titles, powers, privileges, licenses, easements, rights-of-way and interests, if any, of Grantor, either at law or in equity, in possession or in expectancy, in and to any real estate lying in the streets, highways, roads, alleys, rights-of-way or sidewalks, open or proposed, in front of above, over, under, through or adjoining the Land and in and to any strips or gores of real estate adjoining the Land, (iii) all oil, gas and other minerals in and under and that may be produced from the Land, (iv) all of Grantor's right, title and interest, if any, in and to any air rights and water and riparian rights appurtenant to the Land, and (v) all rights, titles, powers, privileges and interests appurtenant or incident to any of the foregoing; subject, however, to the encumbrances described in **Exhibit B** attached hereto and made a part hereof (hereinafter called 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 herein described Land, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the Land unto 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, however, to the Permitted Exceptions.

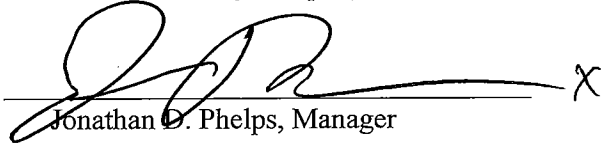
Grantee's address is 516 West Shore Drive, Richardson, Texas 75080.

[SIGNATURE PAGE FOLLOWS]

GRANTOR:

Phelps Real Estate III, LLC,  
a Florida limited liability company

By: \_\_\_\_\_

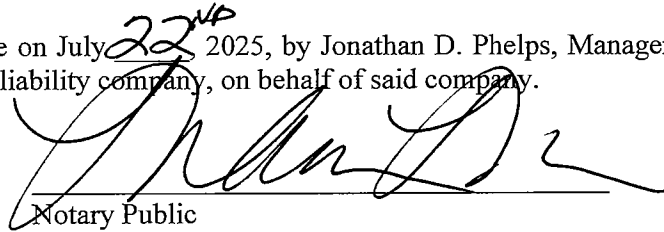
 X  
Jonathan D. Phelps, Manager

STATE OF FLORIDA

COUNTY OF ORANGE

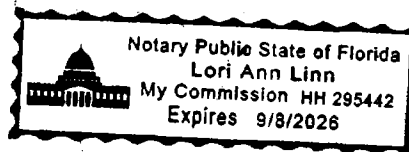
§  
§  
§

This instrument was acknowledged before me on July 22<sup>nd</sup> 2025, by Jonathan D. Phelps, Manager of Phelps Real Estate III, LLC, a Florida limited liability company, on behalf of said company.

  
Notary Public

After Recording, Return To:

Polsinelli, PC  
Attn: Zachary M. Garsek  
3230 Camp Bowie Blvd., Suite 580  
Fort Worth, Texas 76107



## EXHIBIT A

### LEGAL DESCRIPTION

BEING a 430.371 acre tract of land situated in the E. Jewell Survey, Abstract 447, the G. Fox Survey, Abstract No. 273, the M. J. Moore Survey, Abstract No. 605, the G. R. Collins Survey, Abstract No. 157 and the E. B. Ray Survey, Abstract No. 717 in Johnson County, Texas, being a portion of a called 314.3351 acre tract of land described in deed to Phelps Real Estate III, LLC, recorded in Instrument No. 2022-23190 of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.), and a portion of a called 117.022 acre tract of land described in deed to Phelps Real Estate III, LLC, recorded in Instrument No. 2022-37251, O.P.R.J.C.T., said 430.371 acre tract being more particularly described as follows;

BEGINNING at a 3/8" iron rod found in the north line of F.M. 917 (Conveyor Drive) (80' Right-of-Way), as recorded in Volume 367, Page 594, of the Deed Records of Johnson County, Texas (D.R.J.C.T.), being the southeast corner of said 314.3351 acre tract and the southwest corner of a tract of land described in deed to Winnett Road, LLC, recorded in Instrument No. 2023-12285, O.P.R.J.C.T.;

THENCE along the north line of said F.M. 917 and the south line of said 314.3351 acre tract, the following courses:

South 88 Degrees 41 Minutes 22 Seconds West, a distance of 1,298.11 feet to a mag nail with washer (KHA) found;

South 89 Degrees 51 Minutes 36 Seconds West, a distance of 181.03 feet to a 5/8" capped iron rod (KHA) found;

South 89 Degrees 47 Minutes 23 Seconds West, a distance of 167.97 feet to a 5/8" capped iron rod (KHA) found;

South 89 Degrees 59 Minutes 49 Seconds West, a distance of 1,629.31 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the southeast corner of a 20' wide roadway easement described in deed to Cliff Witherspoon and Linda Witherspoon, recorded in Volume 1721, Page 111, D.R.J.C.T., also being the southeast corner of a called 1.313 acre tract of land described in deed to Richard B. Strain and Keli L. Teich, recorded in Instruments No. 2015-17078, O.P.R.J.C.T., from said point a 5/8" capped iron rod (KHA) found bears South 73 Degrees 52 Minutes 02 Seconds West, a distance of 4.22 feet;

THENCE departing the north line of said F.M. 917, along the east line of said 20' wide roadway easement and said 1.313 acre tract, the following courses:

North 00 Degrees 27 Minutes 57 Seconds East, a distance of 1,018.52 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set;

North 00 Degrees 13 Minutes 52 Seconds East, a distance of 155.61 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the northeast corner of the Witherspoon tract, same being the southeast corner of a tract of land described in deed to Angelbirth and Ana Ougin, recorded in Instrument No. 2022-815, O.P.R.J.C.T.;

THENCE North 00 Degrees 21 Minutes 20 Seconds West, along the east line of said Oguin tract, a distance of 596.88 feet to a 3/8" iron rod found at the northeast corner of said Oguin tract and the most easterly

southeast of Tract #1, a called 36.40 acre tract of land described in deed to Stride Rite, LLC, recorded in Instrument No. 2022-24930, O.P.R.J.C.T.;

THENCE North 00 Degrees 08 Minutes 55 Seconds West, along the east line of said Stride Rite, LLC tract, a distance of 351.54 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set in the east line of said 36.40 acre tract;

THENCE North 00 Degrees 13 Minutes 36 Seconds East, along the east line of said 36.40 acre tract, at a distance of 92.71 feet passing a 1/2" iron rod found, at a distance of 385.82 feet passing a 1/2" iron rod found at the northeast corner of said 36.40 acre tract, and continuing for a total distance of 532.98 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set in the east line of a tract of land described in deed to Thomas W. Gray and Laura Luise Gray, recorded in Volume 593, Page 329, D.R.J.C.T.;

THENCE North 00 Degrees 48 Minutes 48 Seconds East, along the east line of said Gray tract, a distance of 64.09 feet to a 5/8" iron rod found at the northeast corner of said Gray tract and the southeast corner of Lot 2, Block 1 of the Minor Plat of Lots 1 and 2, Block 1 of Seekins Addition, an addition to Johnson County, recorded in Instrument No. 2021-243, O.P.R.J.C.T.;

THENCE North 00 Degrees 15 Minutes 58 Seconds East, along the east line of said Seekins Addition, a distance of 434.57 feet to a 8" wood fence corner post found at the northeast corner of Lot 2, Block 1 of said Seekins Addition and the southeast corner of Lot 12, Block 1 of the Final Plat of Lots 1-23, Block 1 of Sherwood Oaks Estates, an addition to the City of Burleson, Johnson County, Texas, recorded in Instrument No. 2023-109, O.P.R.J.C.T.;

THENCE North 00 Degrees 13 Minutes 46 Seconds East, along the east line of said Sherwood Oaks Estates, a distance of 655.69 feet to a 5/8" iron rod found at the northeast corner of Lot 11, Block 1 of said Sherwood Oaks Estates and the southeast corner of the remainder of a tract of land described in deed to James Clifton Thiebaud and Kristen L. Thiebaud, recorded in Instrument No. 2013-1990, O.P.R.J.C.T.;

THENCE North 00 Degrees 06 Minutes 31 Seconds East, along the east line of said Thiebaud tract, a distance of 453.03 feet to a point from which 5/8" iron rod found at the northeast corner of said Thiebaud tract bears North 00 Degrees 10 Minutes 17 Seconds East, a distance of 0.30 feet;

THENCE along the north line of said 314.3351 acre tract, the following courses:

South 89 Degrees 49 Minutes 13 Seconds East, along the south line of a tract of land described in deed to Scott P. Campbell and Andrea D. Campbell, recorded in Volume 3619, Page 848, D.R.J.C.T., and a tract of land described in deed to Roger Ball, recorded in Volume 4267, Page 656, D.R.J.C.T., at a distance of 1093.19 feet passing the southeast corner of said Ball tract, and the southwest corner of a tract of land described in deed to MET Group, LLC, recorded in Instrument No. 2023-10103, O.P.R.J.C.T., continuing for a total distance of 1,516.43 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set;

South 89 Degrees 37 Minutes 19 Seconds East, along the south line of said MET Group tract, a distance of 245.19 feet to a 5/8" iron rod found at the most westerly northwest corner of said 117.022 acre tract and the southwest corner of Tract Four, described in deed to Jena L. Tarver, recorded in Instrument No. 2014-19196, O.P.R.J.C.T.;

THENCE North 89 Degrees 04 Minutes 04 Seconds East, along the north line of said 117.022 acre tract and the south line of said Tract Four, a distance of 1,309.32 feet to a 5/8" iron rod with plastic cap stamped

“QUIDDITY ENG. PROPERTY CORNER” set at the southeast corner of said Tract Four, from which a 1/2” iron rod found bears North 89 Degrees 02 Minutes 24 Seconds East, 152.14 feet;

THENCE North 00 Degrees 37 Minutes 42 Seconds West, along the west line of said 117.022 acre tract and the east line of said Tract Four, the east line of Tract Three and Tract Two, described in the Jena L. Tarver deed, a distance of 1,976.22 feet to a 5/8” capped iron rod found at the northeast corner of said Tarver Tract Two and the southeast corner of a called 34.781 acre tract of land described in deed to John E. Tarver, recorded in Volume 1371, Page 132, D.R.J.C.T.;

THENCE North 01 Degrees 17 Minutes 41 Seconds West, along the west line of said 117.022 acre tract and the east line of said 34.781 acre tract, a distance of 668.19 feet to a 5/8” capped iron rod found at the most northerly northwest corner of said 117.022 acre tract;

THENCE North 89 Degrees 18 Minutes 11 Seconds East, along the north line of said 117.022 acre tract and the south line of Tract One, described in deed to Jackie L. Eason and Patricia L. Eason, recorded in Volume 4195, Page 839, D.R.J.C.T., a distance of 697.40 feet to a 1/2” iron rod found at the most northerly northeast corner of said 117.022 acre tract;

THENCE South 00 Degrees 03 Minutes 56 Seconds West, along the east line of said 117.022 acre tract and the west line of a tract of land described in deed to Lynn Smiley Allen, recorded in Volume 3044, Page 680 and Volume 3535, Page 539, D.R.J.C.T., a distance of 930.06 feet to a 1/2” capped iron rod found at the southwest corner of said Allen tract;

THENCE North 89 Degrees 39 Minutes 17 Seconds East, along the north line of said 117.022 acre tract and the south line of said Allen tract, a distance of 161.83 feet to a 1/2” capped iron rod found at the northwest corner of Tract 14 of South Oaks subdivision, an addition to Johnson County, recorded in Volume 4, Page 30, D.R.J.C.T.;

THENCE South 00 Degrees 27 Minutes 53 Seconds West, along the east line of said 117.022 acre tract and the west line of said South Oaks subdivision, a distance of 936.93 feet to a 3/8” iron rod found in the north line of Lot 1, Block 1 of Bassham Addition, an addition to the Town of Cross Timber, Johnson County, Texas, recorded in Instrument No. 2022-78, O.P.R.J.C.T., from which a 3 /8” iron rod found bears South 00 Degrees 28 Minutes 12 Seconds West, 1.95 feet;

THENCE North 89 Degrees 58 Minutes 37 Seconds West, along the north line of said Lot 1, Block 1 of Bassham Addition, a distance of 138.20 feet to a 5/8” capped iron rod found at the northwest corner of said Lot 1, Block 1 of Bassham Addition;

THENCE South 81 Degrees 29 Minutes 34 Seconds West, a distance of 17.37 feet to a 5/8” capped iron rod found in the east line of said 117.022 acre tract;

THENCE South 00 Degrees 03 Minutes 57 Seconds East, along the east line of said 117.022 acre tract, a distance of 788.04 feet to a 1” steel pipe found for a re-entrant corner of said 117.022 acre tract;

THENCE North 88 Degrees 20 Minutes 24 Seconds East, along the north line of said 117.022 acre tract, a distance of 197.91 feet to a 1/2” capped iron rod found in the south line of said Lot 1, Block 1 of Bassham Addition, from which a 5/8” iron rod found bears North 88 Degrees 29 Minutes 26 Seconds East, 1,006.05 feet;

THENCE North 89 Degrees 50 Minutes 35 Seconds East, along the south line of said Lot 1, Block 1 of Bassham Addition, a distance of 982.02 feet to a point in County Road 805 (Bethesda Road), in the north

line of a tract of land described in deed to Richard A. Eason and Violet D. Eason, recorded in Volume 905, Page 264, D.R.J.C.T., from which a mag nail with washer found at the southeast corner of said Bassham Addition, bears North 89 Degrees 50 Minutes 35 Seconds East, 6.20 feet;

THENCE along the approximate center of said County Road 805 (no right-of-way dedication found), the following courses:

South 40 Degrees 23 Minutes 36 Seconds West, along the northerly line of said Eason tract, a distance of 259.48 feet to a 5/8" iron rod found at the northwest corner of said Eason tract and the northeast corner of a tract of land described in deed to Shawn A. Becker and Julie E. Becker, recorded in Instrument No. 2016-22121, O.P.R.J.C.T.;

South 40 Degrees 35 Minutes 51 Seconds West, along the northerly line of said Becker tract, a distance of 160.68 feet to a point in the east line of said 117.022 acre tract;

South 41 Degrees 24 Minutes 43 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 297.87 feet;

South 39 Degrees 32 Minutes 43 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 337.08 feet to a point in the northerly line of a tract of land described in deed to Luis Jose Lopez and Dannia Isabel Angarita, recorded in Instrument No. 2023-5032, O.P.R.J.C.T.;

South 41 Degrees 30 Minutes 16 Seconds West, along the northerly line of said Lopez and Angarita tract, a distance of 149.60 feet to a 1/2" iron rod found;

South 20 Degrees 21 Minutes 02 Seconds West, along the northerly line of said Lopez and Angarita tract, a distance of 50.05 feet to a point in the easterly line of said 117.022 acre tract;

South 26 Degrees 02 Minutes 43 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 65.13 feet;

South 17 Degrees 21 Minutes 40 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 126.98 to a point in the northerly line of said Lopez and Angarita tract;

South 20 Degrees 18 Minutes 10 Seconds West, along the northerly line of said Lopez and Angarita tract, a distance of 58.66 feet to a 1/2" iron rod found, from which a disturbed 1/2" iron rod found bears North 10 Degrees 22 Minutes 38 Seconds East, a distance of 12.38 feet and a bent 5/8" iron rod found bears North 39 Degrees 09 Minutes 48 Seconds East, a distance of 4.92 feet;

South 01 Degrees 49 Minutes 22 Seconds West, along the northwesterly line of said Lopez and Angarita tract, a distance of 83.30 feet to a 1/2" iron rod found at the most westerly corner of said Lopez and Angarita tract, from which a disturbed 1/2" iron rod found bears North 40 Degrees 59 Minutes 30 Seconds East, a distance of 4.94 feet;

THENCE along the approximate center of said County Road 805 and the west line of a tract of land described in deed to Betty A. Foster, recorded in Instrument No. 2020-21539, O.P.R.J.C.T., the following courses:

South 06 Degrees 43 Minutes 35 Seconds East, a distance of 110.13 feet;

South 12 Degrees 28 Minutes 01 Seconds East, a distance of 210.55 feet;

South 10 Degrees 32 Minutes 11 Seconds East, a distance of 71.04 feet;

South 06 Degrees 17 Minutes 47 Seconds East, a distance of 37.95 feet;

South 04 Degrees 50 Minutes 19 Seconds East, a distance of 47.91 feet;

South 02 Degrees 30 Minutes 59 Seconds East, a distance of 49.33 feet;

THENCE South 00 Degrees 04 Minutes 11 Seconds East, along the east line of the aforesaid 314.3351 acre tract, a distance of 1,226.51 feet to a mag nail found in said County Road 805, being the northeast corner of the aforesaid Winnett Road, LLC tract, recorded in Instrument No. 2023-12285, O.P.R.J.C.T.;

THENCE South 88 Degrees 58 Minutes 11 Seconds West, departing said County Road 805, along the north line of said Winnett Road, LLC tract, a distance of 822.35 feet to a leaning 1" steel pipe found at the northwest corner of said Winnett Road, LLC tract;

THENCE South 00 Degrees 48 Minutes 56 Seconds West, along the west line of said Winnett Road, LLC tract, a distance of 1,213.21 feet to the POINT OF BEGINNING and containing 430.371 acres of land more or less.

## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

1. Those restrictive covenants recorded in Clerk's File No. 2025-18407, of the Real Property Records of Johnson County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 2025, and subsequent years.
3. Terms and provisions of Right of Way and Joint Use Agreement by and between Brazos Electric Power Cooperative, Inc and Bethesda Water Supply Corporation dated June 8, 1999, filed August 13, 1999, recorded in Volume 2368, Page 561, Real Property Records, Johnson County, Texas, as noted on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
4. Terms and provisions of Right of Way Agreement by and between Ronald A. Meeks, et al and Southwestern Gas Pipeline, Inc. dated February 4, 2009, filed February 25, 2009, recorded in Volume 4543, Page 433, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
5. Terms and provisions of Right of Way Agreement by and between Ronald A. Meeks, et al and Southwestern Gas Pipeline, Inc. dated January 29, 2009, filed February 25, 2009, recorded in Volume 4543, Page 438, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
6. Terms and provisions of Right of Way Agreement by and between Ronald A. Meeks, et al and Southwestern Gas Pipeline, Inc. dated December 21, 2009, filed February 1, 2010, recorded in Clerk's File No. 201000003112, Real Property Records, Johnson County, Texas, as noted on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
7. Terms and provisions of Agreed Judgment dated August 13, 1974, filed August 30, 1974, recorded in Volume 646, Page 247, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
8. Terms and provisions of Judgment dated April 22, 1988, filed April 22, 1988, recorded in Volume 1350, Page 872, Real Property Records, Johnson County, Texas. Supplemental Easement, dated November 5, 2004, filed May 10, 2005, recorded in Volume 3531, Page 178, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
9. Terms and provisions of Judgment dated April 22, 1988, filed April 22, 1988, recorded in Volume 1350, Page 875, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
10. Terms and provisions of Judgment dated March 13, 2009, filed April 20, 2009, recorded in Volume 4574, Page 498, Real Property Records, Johnson County, Texas., as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
11. Easement created in instrument to the State of Texas, recorded in Volume 370, Page 190, Real Property Records, Johnson County, Texas , as noted on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.



12. Easement created in instrument to Brazos Electric Power Cooperative, Inc., recorded in Volume 688, Page 518, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
13. Easement created in instrument to Brazos Electric Cooperative, Inc., recorded in Volume 773, Page 696, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
14. Easement created in instrument to Brazos Electric Power Cooperative, Inc., recorded in Volume 773, Page 698, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
15. Easement created in instrument to Brazos Electric Power Cooperative, Inc., recorded in Volume 1515, Page 535, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
16. Easement created in instrument to Bethesda Water Supply Corporation, recorded in Volume 2426, Page 9, Real Property Records, Johnson County, Texas, as noted on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
17. Easement created in instrument to United Electric Cooperative Services, Inc., recorded in Volume 3458, Page 414, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
18. Easement created in instrument to EOG Resources, Inc., recorded in Volume 4340, Page 243, Real Property Records, Johnson County, Texas; as amended by instruments recorded in Volume 4428, Page 291 and Volume 4473, Page 321, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
19. Easement created in instrument to Barnet Gathering, LP, recorded in Volume 4588, Page 718, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
20. Easement created in instrument to Barnet Gathering, LP, recorded in Clerk's File No. 200900026169, Real Property Records, Johnson County, Texas, as noted and shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
21. Easement created in instrument to Barnet Gathering, LP, recorded in Clerk's File No. 200900026170, Real Property Records, Johnson County, Texas, as noted on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
22. Mineral Deed executed by Annette Meeks to Mary Sparks, dated July 25, 1981, filed March 24, 2006, recorded in Volume 3760, Page 963, Real Property Records, Johnson County, Texas.
23. Oil, Gas and Mineral Lease executed by Ronald A. Meeks, et al to EOG Resources, Inc., dated November 6, 2003, filed December 4, 2003, recorded in Volume 3187, Page 994, Real Property Records, Johnson County, Texas. As affected by Declaration of Pooled Unit - Meeks Unit, recorded in Volume 3911, Page 726; amended in Volume 4079, Page 791, Real Property Records, Johnson County, Texas, as noted on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.

24. Easement created in instrument executed by Tarver Equity Partnership, Jena Tarver to United Electric Cooperative Services, Inc., dated February 18, 2010, filed July 12, 2010, recorded in CC# 201000020064, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
25. Easement created in instrument executed by Tarver Equity Partners, LP to Bosque Disposal Systems, LLC, dated January 24, 2013, filed August 20, 2013, recorded in CC# 201300020537, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
26. Mineral reservation in Deed executed by Jena L. Tarver nka Jena L. Tarver Jackson to Phelps Real Estate III, LLC, dated October 21, 2022, filed October 26, 2022, recorded in Document No. 2022-37251, Real Property Records, Johnson County, Texas.
27. Easement created in instrument executed by Mrs. N.S. Gregory to Lone Star Gas Company, dated August 19, 1925, filed February 16, 1926, recorded in Volume 252, Page 601, Deed Records, Johnson County, Texas.
28. Easement created in instrument executed by Shirley R. Clark to Lone Star Gas Company, dated January 30, 1993, filed April 25, 1973, recorded in Volume 606, Page 89, Deed Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
29. Easement created in instrument executed by A. B. Pumphrey and Jolene Pumphrey to Lone Star Gas Company, dated January 20, 1973, filed April 27, 1973, recorded in Volume 606, Page 281, Deed Records, Johnson County, Texas, as noted on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
30. Easement created in instrument executed by Mary Sparks to Brazos Electric Power Cooperative, Inc., dated February 22, 1974, filed August 1, 1974, recorded in Volume 643, Page 720, Deed Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
31. Easement created in instrument executed by Gary Walker, Shirley R. Clark and Pearl Clark to Chevron Pipe Line Company, dated January 12, 1988, filed January 15, 1988, recorded in Volume 1332, Page 944, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
32. Easement created in instrument to Chevron Pipe Line Company, recorded in Volume 1350, Page 26, Real Property Records, Johnson County, Texas, as shown on survey by Eduardo Martinez, R.P.L.S. No. 5274, dated June 9, 2025.
33. Terms, conditions, provisions and stipulations contained in that certain Development Agreement by and between The City of Burleson, Texas and Phelps Real Estate III, LLC 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**

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**Instrument Number:** 2025 - 21529

eRecording - Real Property

Warranty Deed

Recorded On: July 24, 2025 03:07 PM

Number of Pages: 11

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**" Examined and Charged as Follows: "**

Total Recording: \$61.00

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**\*\*\*\*\* 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 - 21529  
**Receipt Number:** 20250724000168  
**Recorded Date/Time:** July 24, 2025 03:07 PM  
**User:** Amanda T  
**Station:** ccl83

**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*