

STATE OF TEXAS)
)
COUNTY OF TRAVIS) **FIRST AMENDMENT TO REAL ESTATE SALES
CONTRACT**

THIS FIRST AMENDMENT TO REAL ESTATE SALES CONTRACT (the, “Amendment”), entered into this 18th day of December 2023, by and between the City of Manor, Texas, a Texas municipal corporation (the, “Buyer”), and Greenfield OZ Real Estate LP, a Texas limited partnership, and PV Interstate, LLC, a Texas limited liability company (the, “Seller”).

WHEREAS, the Buyer and the Seller entered into that certain Real Estate Sales Contract for the sale and purchase of approximately 114 acres located at 15317 US HWY 290 E., Manor, Texas (the, “Contract”), and;

WHEREAS, Section A.2 of the Contract stated that the purchase price and acreage would be determined after receipt of a survey determining the final acreage; and

WHEREAS, the required survey has been obtained and the Buyer and Seller now desire to finalize the acreage and price of the purchase.

NOW THEREFORE, for good and valuable consideration, the Buyer and Seller agree to the following:

1. The foregoing recitals are true and accurate.
2. The acreage to be purchased under the Contract is 110.50, as shown on the survey attached hereto as **Exhibit A**, incorporated by reference herein, and labeled, “Tract 2,” and further described by the metes and bounds description attached hereto as **Exhibit B**, attached hereto and incorporated by reference herein.
3. The purchase price of the Contract is **\$9,734,400.00**

EXECUTED the 18th day of December 2023

[SIGNATURE PAGES FOLLOW]

BUYER

City of Manor, a Texas Limited Partnership,

Scott Moore, City Manager

SELLER

Greenfield OZ Real Estate, LP, a Texas limited partnership, acting by and through its Limited Liability Company, Greenfield Original Real Estate, LLC, a Texas Limited Liability Company,

Santosh Eukonda, Manager

PV interstate, LLC, a Texas limited liability company,

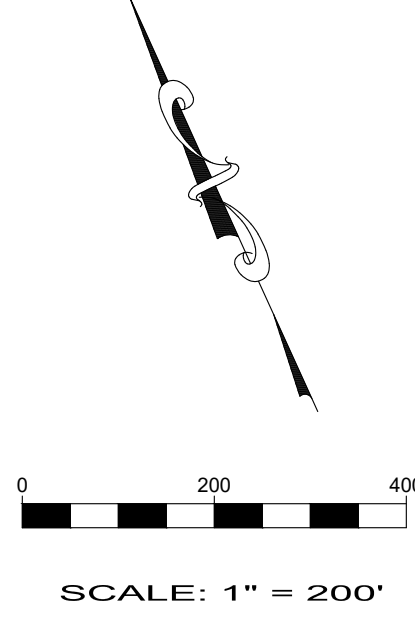
Santosh Eukonda, Manager

EXHIBIT A
[SEE ATTACHED]

SURVEY FOR
City of Manor
(236.09 Acres)
Tract 1 - 49.751 Acres
Tract 2 - 110.50 Acres
Tract 3 - 75.832 Acres
out of 242.07 Acres
Document No. 2022126058
Greenfield OZ RE Investments LP
and PV Interstate, LLC
Correction Deed Document No 2023041913
Situated in the A. C. Caldwell Survey, Abstract No. 154
Travis County, Texas
15317 US Highway 290, Manor

L. KIMBRO SURVEY, ABSTRACT NO. 456

COTTONWOOD ESTATES SUBDIVISION
 Document No. 200900016

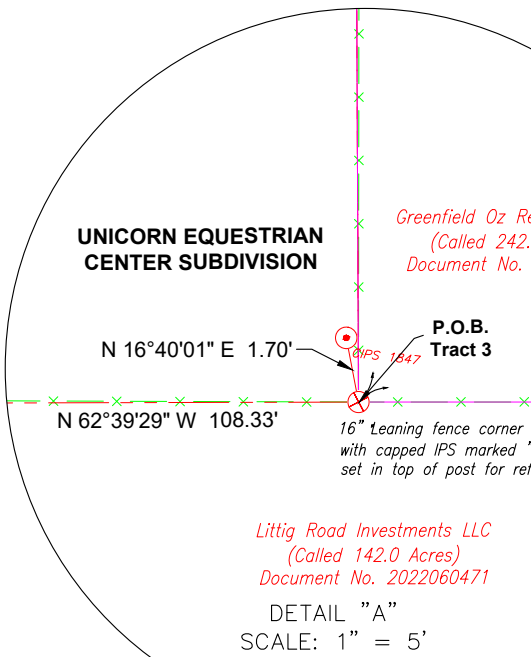


Note:
 The bearing basis for this survey is the State Plane Coordinate System NAD83, Texas Central Zone, (4203) GEOID: 19 DATUM: NAVD83 CONVERGENCE: 128'12.79" COMBINED SCALE FACTOR: 0.99992762 All distances shown hereon are surface values, based on a grid to surface combined scale factor of 1.000072385

LEGEND

- 1/2" IRON PIN FOUND (STEEL PIN)
- CAPPED IRON PIN SET "FOREST RPLS 1847"
- CAPPED IRON PIN FOUND "FOREST RPLS 1847"
- NAIL SET/WASHER "FOREST RPLS 1847"
- NAIL SET
- NAIL FOUND
- CAPPED IRON PIN FOUND
- 3/4" IRON PIPE FOUND
- COTTON GIN SPINDLE FOUND
- COTTON GIN SPINDLE SET
- TOOT TYPE I CONCRETE MARKER
- TOOT TYPE II BRONZE MONUMENT
- TOOT TYPE III CPFF
- FENCE CORNER POST
- SQUARE BAR/PIN
- POINT SUBMERGED UNDERWATER
- BENCHMARK MONUMENT (COTTON SPINDLE SET)
- PROPANE TANK
- GAS METER
- STORMWATER MANHOLE
- CABLE TV PEDESTAL
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- ELECTRIC POWER POLE
- TELEPHONE POLE
- GUY WIRE
- MAILBOX
- LIGHT STANDARD
- WASTEWATER CLEANOUT
- WASTEWATER MANHOLE
- SEPTIC TANK
- ELECTRIC BOX
- WATER VALVE
- ICV WATER VALVE
- WATER METER
- WATER WELL
- WATER SUPPLY LINE
- UNDERGROUND UTILITY
- OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC TRANSMISSION
- TELEPHONE LINE
- CABLE TV
- FIBER OPTIC CABLE
- WIRE FENCE (approximate location)
- CHAINLINK FENCE (approximate location)
- BOXWIRE FENCE (approximate location)
- METAL FENCE (approximate location)
- WOODEN FENCE (approximate location)
- SURVEY/ABSTRACT LINES
- TRACT LINES
- BOUNDARY LINES
- () Denotes Record Information

All document references are in Travis County, Texas
 O.P.R.I.C.T. Official Public Records of Travis County, Texas
 P.R.T.C.T. Plat Records of Travis County, Texas
 D.R.T.C.T. Deed Records of Travis County, Texas



Commitment for: 236.09 Acres, out of a 242.07 acres tract, described in a deed of record to Greenfield OZ Real Estate LP and PV Interstate LLC, Document No. 2022126058 of record to Greenfield OZ RE Investments LP and PV Interstate LLC, Document No. 2023041913 Official Public Records Travis County, Texas (OPRTCT), situated in the A. C. Caldwell Survey, Abstract No. 154, Travis County, Texas.

Proposed Insured and Borrower: City of Manor, a Texas Municipal Corporation

This Survey has been completed without the benefit of an abstracted title. Restrictive covenants and Record easements have been listed hereon as identified for this survey by Commitment of 2360947-00M provided by Independence Title acting as agent for Title Resources Surety Co., effective date: July 12, 2023 as follows (may apply if extending to site):

- Schedule B
 10-1) DELETED
- 1) Easement: Recorded: Volume 551, Page 371, Deed Records, Travis County, Texas. To: Texas Power & Light Company; Purpose: electric line (As shown on map)
 - 2) Easement: Recorded: Volume 551, Page 373, Deed Records, Travis County, Texas. To: Texas Power & Light Company; Purpose: electric line (As shown on map)
 - 3) Easement: Recorded: Volume 623, Page 604, Deed Records, Travis County, Texas. To: Lower Colorado River Authority; Purpose: transmission line (As shown on map)
 - 4) Easement: Recorded: Volume 634, Page 113, Deed Records, Travis County, Texas. To: Lower Colorado River Authority; Purpose: transmission line (As shown on map)
 - 5) Easement: Recorded: Volume 644, Page 355, Deed Records, Travis County, Texas. To: Lower Colorado River Authority; Purpose: transmission line (As shown on map)
 - 6) Easement: Recorded: Volume 1440, Page 292, Deed Records, Travis County, Texas. To: State of Texas; Purpose: channel (As shown on map)
 - 7) Easement: Recorded: Volume 4823, Page 1969, Deed Records, Travis County, Texas. To: Manville Water Supply Corporation; Purpose: water line 15' Blanket Easement along centerline of line as installed.
 - 8) Easement: Recorded: Document No. 2016200507, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: joint access, ingress and egress (As shown on map)
 - 9) Easement: Recorded: Document No. 2016200508, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: outfall (As shown on map)
 - 10) Easement: Recorded: Document No. 2016200509, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: waste water utility (As shown on map)
 - 11) Easement: Recorded: Document No. 2016200510, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: public utility (As shown on map)
 - 12) Easement: Recorded: Document No. 2016200511, Official Public Records, Travis County, Texas. To: City of Manor, Texas; Purpose: buffer zone (As shown on map)
 - 13) Easement: Recorded: Document No. 2019169167, Official Public Records, Travis County, Texas. To: Bluebonnet Electric Cooperative, Inc.; Purpose: overhead and underground electric facilities (As shown on map)
 - 14) Easement: Recorded: Document No. 2022055796, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: Access and Temporary Construction (As shown on map)
 - 15) Easement: Recorded: Document No. 2022055797, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: Access and Temporary Construction (As shown on map)
 - 16) Easement: Recorded: Document No. 2022055798, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: waste water utility, outfall and Temporary Construction (As shown on map)
 - 17) Easement: Recorded: Document No. 2022055799, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: Public Utility and Temporary Construction (As shown on map)
 - 18) Easement: Recorded: Document No. 2022055800, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: waste water utility and Temporary Construction (As shown on map)
 - 19) Easement: Recorded: Document No. 2022055801, Official Public Records, Travis County, Texas. To: City of Manor; Purpose: waste water utility and Temporary Construction (As shown on map)

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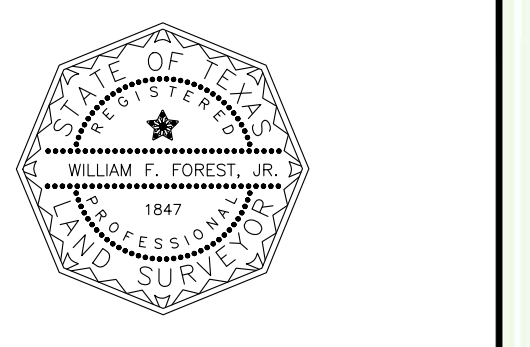
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I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This plot is correct to the best of my knowledge and belief and identifies any evidence of utilities, boundary line conflicts, shortages in area, protrusions, intrusions, and overlapping of significant improvements. This property abuts a public roadway, except as shown hereon.

Survey Date November 15, 2023

William F. Forest, Jr.
 William F. Forest, Jr., R.P.L.S. 1847



Forest Surveying & Mapping Company
 1002 Ash Street, Georgetown, Texas
 Phone: (512) 930-5927
 www.forestsurveying.com
 TBPLS FIRM NO. 100020000

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
 1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

I hereby certify that the property described hereon is within a special flood hazard area (Zone AE) as identified by the Federal Emergency Management Agency, Flood hazard boundary map revised as per Map Number 48453C0505H, effective date 9/26/2008. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey.

Drawing Date: November 20, 2023
 Field Book/Page: 161/55
 PP: P: 15317 US HWY 290 MANOR
 Dwg: 15317 US HWY 290.dwg
 LO: 15317 US HWY 290
 Forest Surveying & Mapping Co. © 2023

EXHIBIT B
[SEE ATTACHED]

FOREST SURVEYING AND MAPPING CO.

T.B.P.L.S Firm # 10002000

1002 Ash St.

Georgetown, TX, 78626

DESCRIPTION FOR: Greenfield OZ RE Investments, LP,

Tract 2 – 110.50 Acres

BEING 110.50 acres of land, situated in the A. C. Caldwell Survey, Abstract No. 154, in Travis County, Texas, said 110.50 acres being a portion out of a 242.07 acre tract, of record to Greenfield Oz Real Estate, LP and PV Interstate, LLC, Document No. 2022126058, Official Public Records Travis County, Texas (OPRTCT), correction deed to Greenfield OZ RE Investments, LP, Document No. 2023041913, (OPRTCT). This tract was surveyed on the ground in November of 2023 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" iron pin found (steel pin), at the Southeast corner of said 242.07 acre tract, said point being the Southwest corner of a 52.466 acre tract, of record to Eric Carl Lof, Volume 7587, Page 3, Deed Records Travis County, Texas (DRTCT), said point being a point in the North boundary line of a 161.49 acre tract, of record to Littig Estate, LLC, Document No. 2022184088, (OPRTCT), for the Southeast corner hereof,

THENCE, with the common boundary line of said 242.07 acre tract and said 161.49 acre tract, along or near a fence, N 62°54'23" W, 290.66 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof, from which a ½" iron pin found, bears: N 62°54'23" W, 108.12 feet,

THENCE, over and across said 242.07 acre tract, the following nine (9) courses and distances:

1. N 03°12'47" W, 563.27 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
2. N 01°00'17" E, 493.80 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
3. N 30°50'57" W, 356.83 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
4. N 49°05'16" W, 253.02 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
5. S 48°16'21" W, 439.94 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
6. N 58°49'35" W, 50.41 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
7. N 03°45'03" E, 389.42 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
8. N 33°00'26" W, 456.77 feet, to a ½" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
9. N 49°48'56" W, 1143.69 feet, to a ½" capped iron pin set, marked "RPLS 1847", said point being a point in the lower West boundary line of said 242.07 acre tract, same being a point in the East boundary line of a 22.78 acre tract, of record to Krantz Properties, LLC, Document No. 2008155343, (OPRTCT), for the Southwest corner hereof, from which a 16" fence corner post found, at the Southwest corner of said 242.07 acre tract, bears: S 27°14'03" W, 1606.23 feet,

THENCE, with the common boundary line of said 242.07 acre tract and said 22.78 acre tract, N 27°14'03" E, 1105.01 feet, to a ½" capped iron pin set, marked "RPLS 1847", at the Northwest corner of said 242.07 acre tract, said point being the Southwest corner of the Duque Estates Subdivision, Document No. 202200281, (OPRTCT), for the Northwest corner hereof,

THENCE, with the Northwest boundary line of said 242.07 acre tract, S 63°15'01" E, 862.33 feet, to a ½" capped iron pin set, marked "RPLS 1847", said point being in the West boundary line of a 6.000 acre tract, of record to the City of Manor, Texas, Document No. 2023055795, (OPRTCT), for an angle point hereof, from which a ½" iron pin found, at the Southeast corner of the Duque Estates Subdivision, same being the Southwest corner of a 5.091 acre tract, of record to AGAP Manor, LP, Document No. 2022171443, (OPRTCT), bears: S 64°18'24" E, 153.78 feet,

THENCE, over and across said 242.07 acre tract, with the existing boundary line of said 6.000 acre tract, the following three (3) courses and distances:

1. S 27°06'21" W, 347.06 feet, to a ½" capped iron pin found, marked "G & R", at the Southwest corner of said 6.000 acre tract, for an angle point hereof,
2. S 63°00'33" E, 746.34 feet, to a ½" capped iron pin found, marked "G & R", at the Southeast corner of said 6.000 acre tract, for an angle point hereof,
3. N 27°13'58" E, 350.20 feet, to a ½" capped iron pin found, marked "RPLS 1847", at the Northeast corner of said 6.000 acre tract, said point being the Southeast corner of a 10.15 acre tract, of record to JKR Realty Partners, LLC, Document No. 2021229958, (OPRTCT), for an angle point hereof, from which a ½" capped iron pin found, mark not legible, at the common corner of said 10.15 acre tract and said 5.091 acre tract, bears: N 62°50'54" W, 65.79 feet,

THENCE, with the common boundary line of said 242.07 acre tract and said 10.15 acre tract, along or near a fence, N 27°15'22" E, 458.01 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for the North corner hereof, from which a 3/4" iron pipe found, at the Northeast corner of said 10.15 acre tract, bears: N 27°15'22" E, 855.62 feet,

THENCE, over and across said 242.07 acre tract the following three (3) courses and distances:

1. S 43°46'11" E, 83.43 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
2. S 19°17'03" E, 108.72 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
3. S 84°12'30" E, 51.55 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
4. S 12°11'39" E, 102.01 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
5. S 48°12'38" W, 101.95 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
6. S 22°22'52" W, 147.12 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
7. S 19°39'20" E, 178.40 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
8. S 10°56'29" E, 126.28 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
9. S 12°41'44" W, 230.51 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
10. S 68°10'01" E, 240.65 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
11. S 74°01'15" E, 253.09 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", for an angle point hereof,
12. S 39°38'55" E, 223.13 feet, to a 1/2" capped iron pin set, marked "RPLS 1847", said point being a point in the East boundary line of said 242.07 acre tract, same being a point in the West boundary line of a 22.046 acre tract, of record to William S. Johnson, Jr, Et. Ux., Volume 7411, Page 355, (DRTCT), for an angle point hereof, from which a 1/2" capped iron pin found, marked "RPLS 1847", at the Northeast corner of said 242.07 acre tract, bears: N 27°11'43" E, 2270.54 feet,

THENCE, with the common boundary line of said 242.07 acre tract and said 22.046 acre tract, along or near a fence, the following two (2) courses and distances:

1. S 27°11'43" W, 122.85 feet, to a 1/2" capped iron pin found, marked "RPLS 1847", at the Southwest corner of said 22.046 acre tract, for an angle point hereof,
2. S 60°52'48" E, 399.69 feet, to a 1/2" capped iron pin found, marked "RPLS 1847", at the Southeast corner of said 22.046 acre tract, said point being a point in the West boundary line of said 52.466 acre tract, for the Northeast corner hereof,

THENCE, with the common boundary line of said 242.07 acre tract and said 52.466 acre tract, along or near a fence, S 27°09'39" W, 2186.41 feet, to the POINT OF BEGINNING, and containing 110.50 acres, more or less.

STATE OF TEXAS :
: KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF TRAVIS :

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 29th day of August 2023, A.D. File: 15317 US HWY 290 Tract 2.docx


WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847

