

DRAFT

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF LUBBOCK §

THIS SPECIAL WARRANTY DEED (this "Deed") is entered into as of the ____ day of _____, 2026, by and between the WOLFFORTH LAND COMPANY, LLC, a Texas limited liability company, hereinafter referred to as "Wolfforth Land Company" or "Grantor", and the CITY OF WOLFFORTH TEXAS, a Texas municipality (the "City" or "Grantee").

RECITALS

A. Wolfforth Land Company, LLC, is the current owner of three right-of-way tracts of land in the City of Wolfforth, Lubbock County, Texas, that are burdened by Utility Easements to South Plains Electric Cooperative, Inc., a Texas electric cooperative ("SPEC"), a local electric utility service in Wolfforth, Texas, and many other areas in Texas; and

B. Wolfforth Land Company is a residential subdivision developer and in 2014 purchased all the remaining residential lots in Preston Manor Addition from UDF-Preston Manor, LLC, a Texas limited liability company, for re-sale to homeowners or builders, and is also the initial developer of the Windsor at Preston Manor Addition, and its affiliate purchased the Phase 1 lots of the Iron Horse Subdivision lots for re-sale and then expanded the remaining land to Phase 2, which subdivisions either adjoin the three right-of-way tracts or are served by SPEC's electric utility service (the Preston Manor Addition, the Windsor at Preston Manor Addition and Iron Horse Addition are collectively referred to herein as the "Adjoining Subdivisions"); and

C. The City requested that Wolfforth Land Company convey ownership of the three right-of-way parcels to the City to facilitate and coordinate maintenance and landscaping in such right-of-way parcels with City owned right-of-way parcels that are also subject to SPEC's utility easements and to coordinate with future planning of all such right-of-way's for other compatible uses that will benefit the City and residential subdivisions in this area;

NOW, THEREFORE, Wolfforth Land Company, LLC, a Texas limited liability company, as grantor herein ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor and the covenants of the City as set forth herein, has *GRANTED, SOLD and CONVEYED* and by these presents does hereby *GRANT, SELL and CONVEY* unto the City of Wolfforth, Texas, a Texas municipality, whose address is 302 Main Street, Wolfforth, Texas 79382 ("Grantee"), the following three tracts of land:

Tract 1: A 3.93 acre tract situated in Section 32, Block AK, Georgetown R.R. Co. Survey, Abstract 883, Lubbock County, Texas, more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein by reference;

Tract 2: Tract E, Preston Manor, an Addition according the plat thereof recorded in Volume 8338, Page 25, Official Public Records of Lubbock County, Texas; and

Tract 3: Tract F, Preston Manor, an Addition according the plat thereof recorded in Volume 8338, Page 25, Official Public Records of Lubbock County, Texas,

such three tracts of land being referred herein as the (the "Land"),

SUBJECT, HOWEVER, to all easements, reservations, conditions, covenants and restrictive covenants as the same may appear of record in the office of the County Clerk of Lubbock County, Texas, and (the "Permitted Exceptions"), and further

TO HAVE AND TO HOLD the above described Land, subject to the Permitted Exceptions, together with any and all rights and appurtenances thereto in anywise belonging to Grantor, unto the said 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 the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, SUBJECT, HOWEVER to the Permitted Exceptions, by, through or under Grantor, but not otherwise.

Ad valorem taxes applicable to the Land have been paid up to and including the year 2025.

[Signatures Begin on Following Page]

IN WITNESS WHEREOF, the undersigned have set their hands the above date written.

GRANTOR:

WOLFFORTH LAND COMPANY, LLC,
a Texas limited liability company

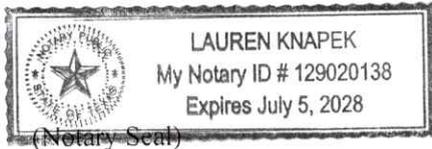
By: 
Michael E. Montgomery, Manager

By: _____
Kenneth R. Smith, Manager

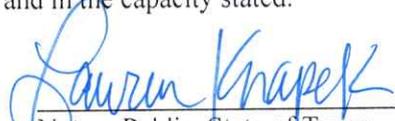
STATE OF TEXAS }

COUNTY OF DALLAS }

This instrument was acknowledged before me on the 6 day of FEBRUARY, 2026, by MICHAEL E. MONTGOMERY, a Manager of WOLFFORTH LAND COMPANY, LLC, a Texas limited liability company, on its behalf and in the capacity stated.



(Notary Seal)


Notary Public, State of Texas

STATE OF TEXAS }

COUNTY OF DALLAS }

This instrument was acknowledged before me on the ___ day of _____, 2026, by KENNETH R. SMITH, a Manager of WOLFFORTH LAND COMPANY, LLC, a Texas limited liability company, on its behalf and in the capacity stated.

Notary Public, State of Texas

(Notary Seal)

IN WITNESS WHEREOF, the undersigned have set their hands the above date written.

GRANTOR:

WOLFFORTH LAND COMPANY, LLC,
a Texas limited liability company

By: _____
Michael E. Montgomery, Manager

By: *Kenneth R Smith*
Kenneth R. Smith, Manager

STATE OF TEXAS }

COUNTY OF DALLAS }

This instrument was acknowledged before me on the ___ day of _____, 2026,
by MICHAEL E. MONTGOMERY, a Manager of WOLFFORTH LAND COMPANY, LLC, a
Texas limited liability company, on its behalf and in the capacity stated.

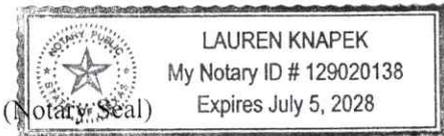
Notary Public, State of Texas

(Notary Seal)

STATE OF TEXAS }

COUNTY OF DALLAS }

This instrument was acknowledged before me on the 6 day of FEBRUARY, 2026, by
KENNETH R. SMITH, a Manager of WOLFFORTH LAND COMPANY, LLC, a Texas limited
liability company, on its behalf and in the capacity stated.



Lauren Knappek
Notary Public, State of Texas

APPROVED by the undersigned as of _____, 2026.

CITY:

THE CITY OF WOLFFORTH, TEXAS,
a Texas municipality

By: _____
Randy Criswell, City Manager

STATE OF TEXAS }

COUNTY OF LUBBOCK }

This instrument was acknowledged before me on ___ day of _____, 2026, by
RANDY CRISWELL, the City Manager of the CITY OF WOLFFORTH, TEXAS,
a Texas municipality, on its behalf and in the capacity stated.

Notary Public, State of Texas

(Notary Seal)

