

Tract Number: TX-HA-067.000
County: Harris

FIRST AMENDMENT TO MEMORANDUM OF OPTION

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF HARRIS

§

This First Amendment to Memorandum of Option (this "*Amendment*") is executed by and between **Sandra Jean Burts**, a single woman (whether one or more, collectively referred to herein as the "*Grantor*"), and TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation (herein the "*Grantee*"), to be effective January 8, 2020 ("*Effective Date*").

RECITALS

A. Grantor and Grantee entered into that certain Option Agreement for Purchase of Fee Interest dated July 19, 2016 (the "*Option Agreement*").

B. In connection with the Option Agreement, Grantor and Grantee executed that certain Memorandum of Option dated July 19, 2016, recorded as Document Number RP-2016-475321 of the Deed Records of Harris County, Texas (the "*Memorandum*"), relating to Grantee's option ("*Option*") to purchase the Property, as more particularly described in the Option Agreement and Memorandum.

C. Grantor and Grantee desire to amend the Option Agreement and Memorandum so as to extend the Term (as defined in the Option Agreement) and the Option Period (as defined in the Memorandum).

D. Grantor and Grantee have agreed to amend said Memorandum as set forth herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged by Grantor and Grantee, Grantor and Grantee hereby agree as follows:

1. Definitions; Recitals. All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Memorandum. The above recitals to this Amendment are hereby incorporated herein by reference.

2. Option Period Extension. As of the Effective Date, the Option Period is hereby extended so that the Option remains in full force and effect until March 30, 2020.

RP-2020-44712

3. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument.

4. Authority. Each of the parties executing this Amendment on behalf of Grantor or Grantee, as applicable, represents and warrants that it has been fully authorized and has the requisite authority to bind the respective party to the terms hereof.

5. Affirmation. In the event of any conflict between the Memorandum and the terms of this Amendment, the express terms of this Amendment shall control. Except as modified hereby, the Memorandum is hereby affirmed and ratified by Grantor and Grantee and shall remain in full force and effect as originally executed.

[Signature on Following Pages]

Executed to be effective as of the Effective Date.

GRANTOR:

Sandra Jean Burts
Sandra Jean Burts

THE STATE OF TEXAS

§

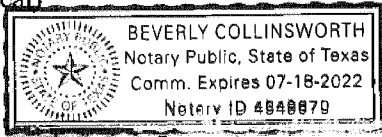
COUNTY OF HARRIS

§

§

This instrument was acknowledged before me on the 8th day of January, 2020, by Sandra Jean Burts.

(seal)



Beverly Collinsworth
Notary Public - State of Texas
My commission expires: 07/18/22

[Grantee's Signature on Following Page]

RP-2020-44712

UNOFFICIAL COPY

GRANTEE:

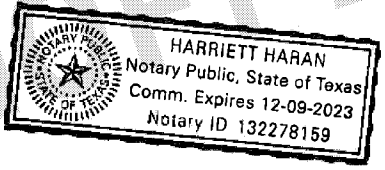
**TEXAS CENTRAL RAILROAD &
INFRASTRUCTURE, INC.,** a Texas corporation

By: [Signature]
Name: Jordan Riness
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 9 day of January, 2020, by Jordan Riness, Vice President of Texas Central Railroad & Infrastructure, Inc., a Texas corporation, on behalf of said corporation.

(seal)

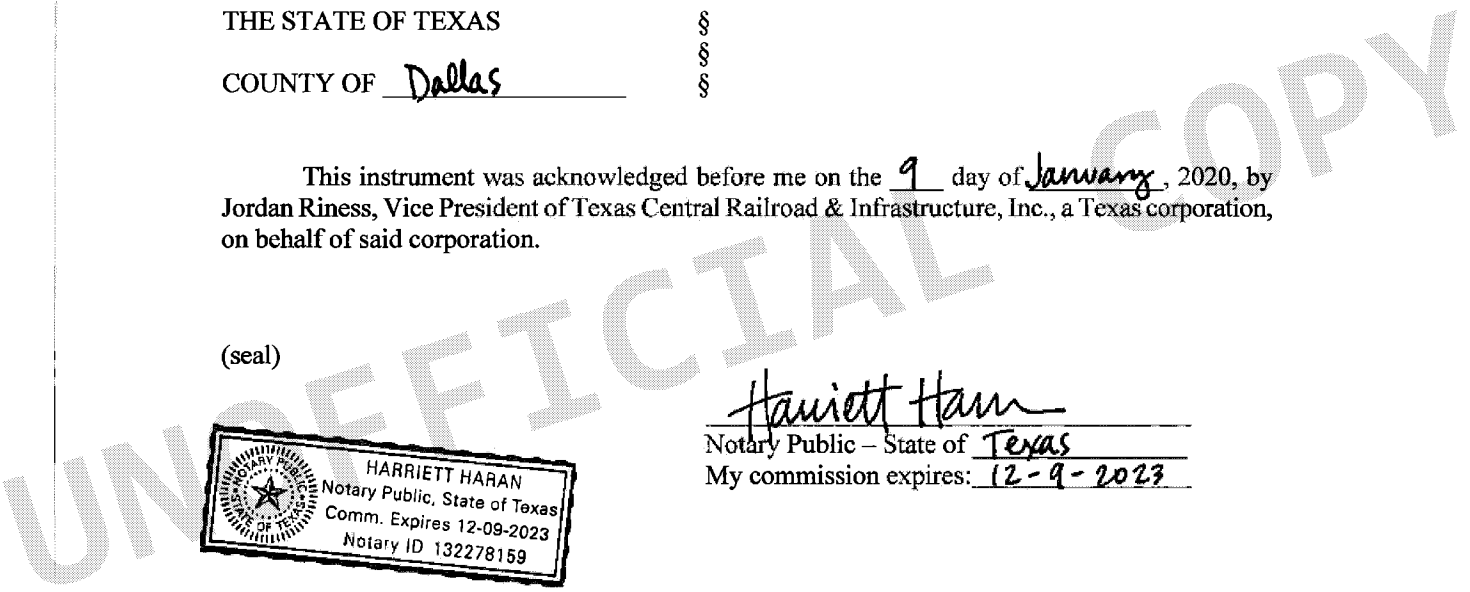


[Signature]
Notary Public – State of Texas
My commission expires: 12-9-2023

After recording please return to:

Texas Central Partners, LLC
Attn: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX. 75215

RP-2020-44712



RP-2020-44712

RP-2020-44712
Pages 5
01/31/2020 09:33 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

NOTICE TO PURCHASERS OF REAL PROPERTY

File No.: 19000332328

The real property, described below, that you are about to purchase is located in the area of Harris County Municipal Utility District #248. The district has taxing authority separate from any other taxing authority, and may subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$0.46 on each \$100.00 of assessed valuation. If the district has not yet levied taxes, the most recent projected rate of tax, as of this date, is \$0.46 on each \$100.00 of assessed valuation. The total amount of bonds excluding refunding bonds and any bonds or any portion of the bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date be issued is \$49,970,000.00 and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part for property taxes is \$38,320,000.00.

The district has the authority to adopt and impose a standby fee on property in the District that has water, sewer, drainage, or flood control facilities and services available but not connected and which does not have a house, building or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00. An unpaid standby fee is the personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

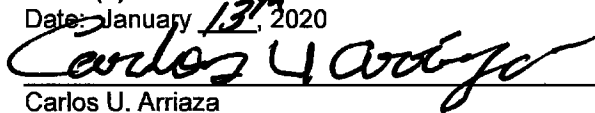
The purpose of this district is to provide water, sewer, drainage or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these facilities are owned or to be owned by the district.

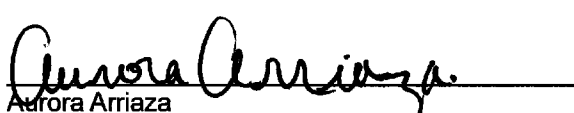
The legal description of the property which you are acquiring is as follows:

Lot 39, Block 1, WHITE OAK FALLS, SECTION 3, a subdivision of Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 599174, of the Map Records of Harris County, Texas.

Seller(s): Carlos U. Arriaza and Aurora Arriaza

Date: January 13, 2020


Carlos U. Arriaza


Aurora Arriaza

MUD District 1 Notice SHB

STEWART TITLE
19000332328/33/AR

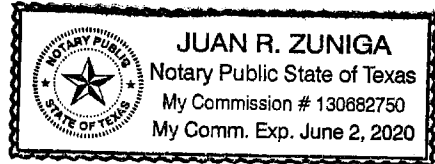
RP-2020-28449

UNOFFICIAL COPY

State of Texas
County of Harris

This instrument was acknowledged before me on the 13th day of January, 2020 by Carlos U. Arriaza and Aurora Arriaza.

Juan R. Zuniga
Notary Public in and for the State of Texas
My commission expires: 6-2-2020



PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Buyer(s): Texas Central Railroad & Infrastructure, Inc., a Texas corporation
Date: January ____, 2020

Texas Central Railroad & Infrastructure, Inc.,
a Texas corporation

By: Jordan Riness

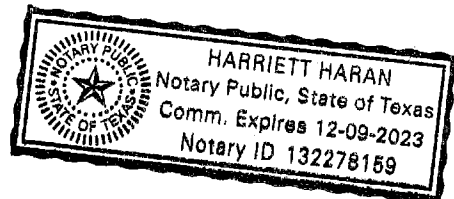
Name: Jordan Riness

Title: Vice President

State of Texas
County of Dallas

This instrument was acknowledged before me on the 20 day of January, 2020 by Jordan Riness as Vice President for Texas Central Railroad & Infrastructure, Inc., a Texas corporation.

Harriett Haran
Notary Public in and for the State of Texas
My commission expires: 12-9-2023



RP-2020-28449

UNRECORDED COPY

(Note: Correct District name, tax rate, bond amounts, standby fee amount, and legal description are to be placed in the appropriate space. Except for notices included as an addendum or paragraph of a purchase contract, the Notice shall be executed by the seller and purchaser, as indicated. If the District does not propose to provide one or more of the specified facilities and services, the appropriate purpose may be eliminated. If the District has not yet levied taxes, a statement, if any, is to be placed in the appropriate space. If the District does not have approval from the commission to adopt and impose a standby fee, the second paragraph of the Notice may be deleted. For the purposes of the Notice form required to be given to the prospective purchaser prior to execution of a binding contract of sale and purchase, a seller and any agent, representative, or person acting on his behalf may modify the Notice by substitution of the words "January 1, _____" for the words "this date" and place the correct calendar year in the appropriate space.

MUD District 1 Notice SHB

COPY

UNOFFICIAL

RP-2020-28449

RP-2020-28449
Pages 4
01/21/2020 03:38 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

COPY UNOFFICIAL

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-28449

Tract Number: TX-WA-01-025.011
Waller County, Texas

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.

WARRANTY DEED

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

THAT I, **WILLIAM E. BEATY, III** and **MANDY BEATY**, of the County of Mason and State of Texas ("**Grantor**"), for and in consideration of the sum of **TEN AND NO/100 (\$10.00)** DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("**Grantee**"), all of that certain real property in Waller County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "**Property**").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same

Tract Number: TX-WA-01-025.011
Waller County, Texas

or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-WA-01-025.011
Waller County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective, this 26
day of Nov, 2019.

GRANTOR(S):

William E. Beaty III
William E. Beaty, III

Mandy Beaty
Mandy Beaty

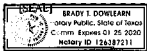
STATE OF Texas)

) ss.

COUNTY OF Mason)

The foregoing instrument was acknowledged before me this 26 day of Nov, 2019, by
William E. Beaty, III.

Witness my hand and official seal.
My commission expires:



Brady I. Dowlearn
Notary Public

STATE OF Texas)

) ss.

COUNTY OF Mason)

The foregoing instrument was acknowledged before me this 26 day of Nov, 2019, by
Mandy Beaty.

Witness my hand and official seal.
My commission expires:



Brady I. Dowlearn
Notary Public

Tract Number: TX-WA-01-025.011
Waller County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

By: 
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

The foregoing instrument was acknowledged before me this 2nd day of December, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-WA-01-025.011
Waller County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot 9, Section 1, Timber Ridge, a subdivision in Waller County, Texas, according to the Map or Plat recorded in Volume 419, Page 121, Deed Records, Waller County, Texas.

CAD: 48439

PARCEL TX-WA-01-025.011

FILED AND RECORDED

Instrument Number: 1910289

Filing and Recording Date: 12/04/2019 02:20:39 PM Pages: 6 Recording Fee: \$32.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplyx, Deputy

Returned To:
COMMUNITY NATIONAL TITLE (ARCHIVE)
1480 QUORUM DRIVE, STE 150
DALLAS, TX 75254

1910437

12/11/2019 01:13:46 PM Total Pages: 6 Fees: \$32.00
Debbie Hollan, County Clerk - Waller County, TX

Tract Number: TX-WA-01-025-006
Waller County, Texas

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.

WARRANTY DEED

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

THAT I, CANDIDA PRAUSE, a single person, of the County of Waller and State of Texas ("Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation, of the County of Dallas and State of Texas ("Grantee"), all of that certain real property in Waller County, Texas, as more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for any and all purposes (the "Property").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to

Tract Number: TX-WA-01-025.006
Waller County, Texas

WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-WA-01-025.006
Waller County, Texas

EXECUTED this 5th day of December, 2019.

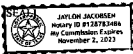
GRANTOR(S):

Candida Prause
Candida Prause

STATE OF Texas)
COUNTY OF Harris) ss.

The foregoing instrument was acknowledged before me this 5th day of December, 2019, by
Candida Prause.

Witness my hand and official seal.
My commission expires:



Jaylon Jacobsen
Notary Public

Tract Number: TX-WA-01-025.006
Waller County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

By: 
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 5th day of December, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-WA-01-025.006
Waller County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot 14, Timber Ridge, Section One, Subdivision in Waller County, Texas, according to the Map or Plat recorded in Volume 419, Page 121, Deed Records, Waller County, Texas.

CAD: 28445

PARCEL TX-WA-01-025.006

FILED AND RECORDED

Instrument Number: 1910437

Filing and Recording Date: 12/11/2019 01:13:46 PM Pages: 6 Recording Fee: \$32.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simptfll Deputy

Returned To:
COMMUNITY NATIONAL TITLE (ARCHIVE)
14860 QUORUM DRIVE, STE 150
DALLAS, TX 75254

Tract Number: TX-WA-02-050.001
Waller County, Texas

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.

WARRANTY DEED

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

THAT I, **ROSA VELAZQUEZ, GABRIELA VELAZQUEZ** and **EMILIO S. MARTINEZ** of the County of Waller and State of Texas ("*Grantor*"), for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("*Grantee*"), all of that certain real property in Waller County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said Grantee, its

Tract Number: TX-WA-02-050.001
Waller County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-WA-02-050.001
Waller County, Texas

EXECUTED this 16th day of Jan, 2020

GRANTOR(S):

Rosa Velazquez
Rosa Velazquez

Gabriela Velazquez
Gabriela Velazquez

Emilio S. Martinez
Emilio S. Martinez

STATE OF Texas)
COUNTY OF Waller) ss.

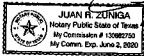
The foregoing instrument was acknowledged before me this 16th day of Jan, 2020 by

Rosa Velazquez.

Witness my hand and official seal.
My commission expires:

[SEAL]

Juan R. Zuniga
Notary Public



Tract Number: TX-WA-02-050.001
Waller County, Texas

STATE OF Texas)
COUNTY OF Waller) ss.

The foregoing instrument was acknowledged before me this 16th day of Jan, 2020 by
Gabriela Velazquez.

Witness my hand and official seal.
My commission expires:

[SEAL] 



STATE OF Texas)
COUNTY OF Waller) ss.

The foregoing instrument was acknowledged before me this 16th day of Jan, 2020 by
Emilio S. Martinez.

Witness my hand and official seal.
My commission expires:

[SEAL] 


Notary Public

Tract Number: TX-WA-02-050.001
Waller County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

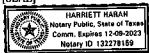
By: 
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 30 day of January, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-WA-02-050.001
Waller County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot 1, Block 1, RILEY ROAD ESTATES, an addition to Waller County, Texas, according to the Map or Plat recorded in Volume 555, Page 874, Deed Records, Waller County, Texas.

CAD: 168525
PARCEL: TX-WA-02-050.001

FILED AND RECORDED

Instrument Number: 2000838

Filing and Recording Date: 01/24/2020 01:09:49 PM Pages: 7 Recording Fee: \$36.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simptfile, Deputy

Returned To:
COMMUNITY NATIONAL TITLE (ARCHIVE)
14860 QUORUM DRIVE, STE 150
DALLAS, TX 75254

Tract Number: TX-WA-01-025.005
Waller County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALLER

§

THAT I, **MARCUS A. NOLAN** and **JOLYNDA R. NOLAN** of the County of Waller and State of Texas (whether one or more, collectively referred to herein as "**Grantor**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("**Grantee**"), all of that certain real property in Waller County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "**Property**").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to

Tract Number: TX-WA-01-025.005
Waller County, Texas

WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

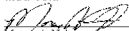
Grantee's Mailing Address: Texas Central Partners, L.L.C.
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]


Tract Number: TX-WA-01-025.005
Waller County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this
22nd day of January, 2020.

GRANTOR:



Marcus A. Nolan



Jolynda R. Nolan

STATE OF Texas)
) ss.
COUNTY OF Waller)

The foregoing instrument was acknowledged before me this 22 day of January 2020, by
Marcus A. Nolan.

Witness my hand and official seal.
My commission expires:





Notary Public

STATE OF Texas)
) ss.
COUNTY OF Waller)

The foregoing instrument was acknowledged before me this 22 day of January 2020, by
Jolynda R. Nolan.

Witness my hand and official seal.
My commission expires:






Notary Public

Tract Number: TX-WA-01-025.005
Waller County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

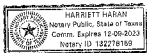
By: 
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 24 day of January, 2020,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-WA-01-025.005
Waller County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot Fifteen (15) of TIMBER RIDGE, SECTION ONE (1), a subdivision in Waller County, Texas according to the map or plat thereof recorded in Volume 419, Page 121 of the Deed Records of Waller County, Texas.

FILED AND RECORDED

Instrument Number: 2001170

Filing and Recording Date: 02/03/2020 03:08:28 PM Pages: 6 Recording Fee: \$32.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
STEWART TITLE
1717 MAIN STREET # 9500
DALLAS, TX 75201

Tract Number: TX-WA-01-032.000
Waller County, Texas

WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-WA-01-032.000
Waller County, Texas

EXECUTED this 29th day of November, 2019

GRANTOR(S):

Timothy C. Gautreaux
Timothy C. Gautreaux

Stacy L. Gautreaux
Stacy L. Gautreaux

STATE OF Texas)
COUNTY OF Waller) ss

The foregoing instrument was acknowledged before me this 29th day of November, 2019, by
Timothy C. Gautreaux.

Witness my hand and official seal.
My commission expires:

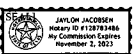


Jaylon Jacobsen
Notary Public

STATE OF Texas)
COUNTY OF Waller) ss

The foregoing instrument was acknowledged before me this 29th day of November, 2019, by
Stacy L. Gautreaux.

Witness my hand and official seal.
My commission expires:



Jaylon Jacobsen
Notary Public

Tract Number TX WA 01-032.000
Waller County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

By: 
Name: Jordan Riness
Title: Vice President

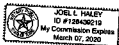
STATE OF TEXAS

COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 39 day of November, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation

Witness my hand and official seal,
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-WA-01-032.000
Waller County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Lot 3, Block 1, MAGNOLIA PLANTATION, SECTION ONE (1), an addition to Waller County, Texas, according to the Map or Plat recorded in Volume 602, Page 39, Official Records, Waller County, Texas.

PARCEL: TX-WA-01-032.000

FILED AND RECORDED

Instrument Number: 1910274

Filing and Recording Date: 12/04/2019 10:51:06 AM Pages: 6 Recording Fee: \$32.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,






A handwritten signature in cursive script that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

simplyfile, Deputy

Returned To:
COMMUNITY NATIONAL TITLE (ARCHIVE)
14860 QUORUM DRIVE, STE 150
DALLAS, TX 75254

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: 2020-0000330 RECORDED DATE: 01/27/2020 12:52:19 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 8
Document Type: DEED Transaction Reference: Document Reference:	Transaction #: 825145 - 1 Doc(s) Document Page Count: 7 Operator Id: Meagan	
RETURN TO: () COMMUNITY NATIONAL TITLE ATTN VANESSA REYES 14800 QUORUM DR STE 150 DALLAS, TX 75254	SUBMITTED BY: COMMUNITY NATIONAL TITLE ATTN VANESSA REYES 14800 QUORUM DR STE 150 DALLAS, TX 75254	
DOCUMENT # : 2020-0000330 RECORDED DATE: 01/27/2020 12:52:19 PM		
I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County.		
	 Kerrie Cobb Limestone County Clerk	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.

***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Tract Number: TX-LI-017.200
Limestone County, Texas

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.

WARRANTY DEED

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

THAT I, **MICHAEL J. NOBLES**, of the County of Leon and State of Texas ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("**Grantee**"), all of that certain real property in Limestone County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "**Property**").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to

Tract Number: TX-LI-017.200
Limestone County, Texas

WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-LI-017.200
Limestone County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this 1th day of January, 2020.

GRANTOR:

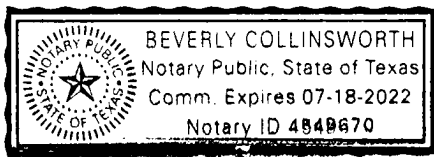
Michael J. Nobles
Michael J. Nobles

STATE OF Texas)
) ss.
COUNTY OF Leon)

The foregoing instrument was acknowledged before me this 1th day of January, 2020, by
Michael J. Nobles.

Witness my hand and official seal.
My commission expires:

[SEAL]



Beverly Collinsworth
Notary Public

Tract Number: TX-LI-017.200
Limestone County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

By: *Jordan Riness*

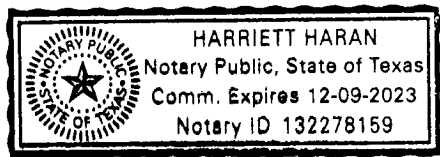
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 21 day of January, 2020,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]



Harriett Haran
Notary Public

After recording return to:

*
Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-LI-017.200

Limestone County, Texas

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

CAD: R115925

PARCEL TX-LI-017.200

BEING A TRACT OF LAND LOCATED IN THE MANUEL CRECENCIO REJON SURVEY, ABSTRACT NO. 26, LIMESTONE COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO MICHAEL J. NOBLES, AS DESCRIBED IN VOLUME 1098, PAGE 491, OFFICIAL PUBLIC RECORDS, LIMESTONE COUNTY, TEXAS (O.P.R.L.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD FOUND ON THE NORTHERNMOST CORNER OF SAID NOBLES TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DUBE FAMILY LIMITED PARTNERSHIP, AS DESCRIBED IN VOLUME 1008, PAGE 285, DEED RECORDS, LIMESTONE COUNTY, TEXAS, (D.R.L.C.T.), SAID POINT ALSO BEING IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO JEFF THOMAS, AS DESCRIBED IN VOLUME 277, PAGE 87, DEED RECORDS, LIMESTONE COUNTY, TEXAS, (D.R.Li.C.T.);

THENCE SOUTH 78 DEGREES 21 MINUTES 48 SECONDS EAST, WITH THE NORTHEAST LINE OF SAID NOBLES TRACT AND THE SOUTHEAST LINE OF SAID DUBE FAMILY TRACT, A DISTANCE OF 1122.92 FEET TO A FENCE CORNER POST FOUND FOR CORNER;

THENCE SOUTH 64 DEGREES 09 MINUTES 06 SECONDS EAST, CONTINUING WITH THE NORTHEAST LINE OF SAID NOBLES TRACT AND THE SOUTHWEST LINE OF SAID DUBE FAMILY TRACT, A DISTANCE OF 873.79 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET AT THE EASTERNMOST CORNER OF SAID NOBLES TRACT AND THE SOUTHEAST CORNER OF SAID DUBE FAMILY TRACT, SAID POINT ALSO BEING IN THE NORTHWEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO CLAYTON JOE MORTON, AS DESCRIBED IN VOLUME 1225, PAGE 222, D.R.Li.C.T.;

Tract Number: TX-LI-017.200
Limestone County, Texas

THENCE SOUTH 52 DEGREES 33 MINUTES 44 SECONDS WEST, WITH THE SOUTHEAST LINE OF SAID NOBLES TRACT AND THE NORTHWEST LINE OF SAID MORTON TRACT, PASSING AT A DISTANCE OF 181.54 FEET A 1/2 INCH IRON ROD FOUND AT A T-POST FOR THE NORTHWEST CORNER OF SAID MORTON TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BILLY WAYNE CARPENTER, AS DESCRIBED IN VOLUME 1256, PAGE 710, O.P.R.Li.C.T., CONTINUING FOR A TOTAL DISTANCE OF 1,399.46 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET FOR CORNER, FROM WHICH A 1/2 INCH IRON ROD WITH A CAP FOUND FOR THE NORTHWEST CORNER OF SAID CARPENTER TRACT BEARS SOUTH 52 DEGREES 33 MINUTES 44 SECONDS WEST, A DISTANCE OF 729.14 FEET;

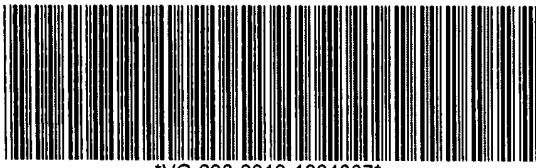
THENCE OVER AND ACROSS SAID NOBLES TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES TO 5/8 INCH IRON RODS WITH A CAP STAMPED "SAM LLC" SET FOR CORNER:

1. NORTH 24 DEGREES 47 MINUTES 24 SECONDS WEST, A DISTANCE OF 7.45 FEET;
2. NORTH 31 DEGREES 31 MINUTES 55 SECONDS WEST, A DISTANCE OF 142.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
3. NORTHWESTERLY WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10,130.96 FEET, A CENTRAL ANGLE OF 05 DEGREES 53 MINUTES 09 SECONDS, AND A CHORD BEARING AND DISTANCE OF NORTH 32 DEGREES 15 MINUTES 14 SECONDS WEST, 1,040.25 FEET AND AN ARC DISTANCE OF 1,040.71 FEET;
4. NORTH 67 DEGREES 55 MINUTES 03 SECONDS WEST, A DISTANCE OF 225.89 FEET;
5. NORTH 35 DEGREES 26 MINUTES 45 SECONDS WEST, A DISTANCE OF 229.94 FEET;
6. NORTH 12 DEGREES 46 MINUTES 42 SECONDS WEST, A DISTANCE OF 20.19 FEET IN THE NORTHWEST LINE OF SAID NOBLES TRACT AND THE SOUTHEAST LINE OF SAID THOMAS TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH A CAP FOUND AT AN ANGLE CORNER OF SAID NOBLES TRACT BEARS SOUTH 49

Tract Number: TX-LI-017.200
Limestone County, Texas

DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 2101.52 FEET;

THENCE NORTH 52 DEGREES 13 MINUTES 36 SECONDS EAST, WITH THE NORTHWEST LINE OF SAID NOBLES TRACT AND THE SOUTHEAST LINE OF SAID THOMAS TRACT, A DISTANCE OF 258.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,394,394 SQUARE FEET OR 32.011 ACRES OF LAND, MORE OR LESS.



VG-296-2019-1904007

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 1904007

Real Property Recordings

WARRANTY DEED

Recorded On: December 18, 2019 12:52 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 1904007
Receipt Number: 20191218000016
Recorded Date/Time: December 18, 2019 12:52 PM
User: Sabra K
Station: Clerk Station

Record and Return To:

FWF SERIES LLC (EIB)
14800 QUORUM DR STE 150
DALLAS TX 75254



STATE OF TEXAS
COUNTY OF FREESTONE

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 Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

Tract Number: TX-FR-077.000
Freestone County, Texas

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.

WARRANTY DEED

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

THAT I, **BYRON GENTRY, JR.** and **ANGELA GENTRY**, husband and wife, of the County of Freestone and State of Texas, "**Grantor**" for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("**Grantee**"), all of that certain real property in Freestone County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "**Property**").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said Grantee, its

Tract Number: TX-FR-077.000
Freestone County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-FR-077.000
Freestone County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this 26th day of NOVEMBER 2019.

GRANTOR(S):

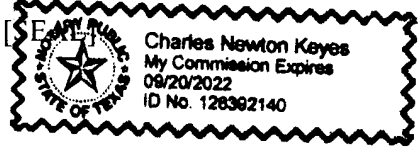
[Signature]
Byron Gentry, Jr.

[Signature]
Angela Gentry

STATE OF TEXAS)
) ss.
COUNTY OF FREESTONE)

The foregoing instrument was acknowledged before me this 26th day of NOVEMBER, 2019, by
Byron Gentry, Jr.

Witness my hand and official seal.
My commission expires:

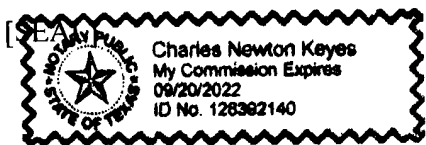


[Signature]
Notary Public

STATE OF TEXAS)
) ss.
COUNTY OF FREESTONE)

The foregoing instrument was acknowledged before me this 26th day of NOVEMBER, 2019, by
Angela Gentry.

Witness my hand and official seal.
My commission expires:

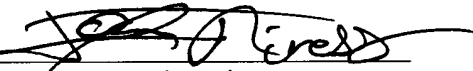


[Signature]
Notary Public

Tract Number: TX-FR-077.000
Freestone County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

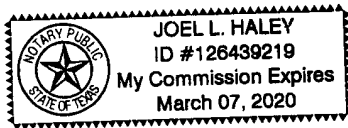
By: 
Name: Jordan Riness
Title: Vice President

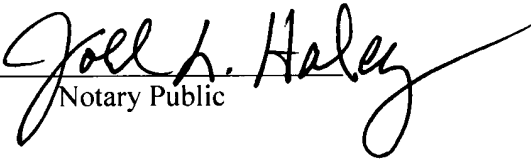
STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 25 day of November, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-FR-077.000
Freestone County, Texas

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE J. F. MCGUFFIN SURVEY, ABSTRACT 406, FREESTONE COUNTY, TEXAS AND BEING ALL OF A CALLED 16.228 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 1249, PAGE 254 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A FOUND 1/2" IRON ROD WITH CAP FOR THE NORTHEAST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 16.228 ACRE TRACT LOCATED ON THE WEST R.O.W. OF F.M. HIGHWAY NO. 1366;

THENCE WITH SAID R.O.W. S 04° 37' 50" W 529.01 FEET TO THE SOUTHEAST CORNER OF THIS TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A CALL 50 FOOT ACCESS ROAD; WITNESS: S 42° 29' 04 W 3.1 FEET, A 4" GATE POST;

THENCE S 83° 49' 57" W 857.28 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 28° 59' 32" W 200.37 FEET TO A FOUND 1/2" IRON ROD WITH CAP FOR AN ELL CORNER OF THIS TRACT;

THENCE S 52° 58' 20" W 159.23 FEET TO A FOUND 1/2" IRON ROD FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 36° 43' 03" W 304.25 FEET TO A FOUND 1/2" IRON ROD WITH CAP FOR AN ANGLE CORNER OF THIS TRACT;

THENCE N 14° 10' 47" W 314.98 FEET TO A FOUND 1/2" IRON ROD WITH CAP FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 89° 37' 19" E 1378.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.24 ACRES OF LAND, MORE OR LESS.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.



VG-219-2020-2000283

**Freestone
County
Linda Jarvis
Freestone County
Clerk**

Instrument Number: 2000283

Real Property Recordings

AMENDMENT

Recorded On: January 29, 2020 09:53 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 2000283
Receipt Number: 20200129000003
Recorded Date/Time: January 29, 2020 09:53 AM
User: Amanda G
Station: Clerk Station

Record and Return To:

CONTRACT LAND STAFF LLC (EIB)
ATTN:CONTRACT LAND STAFF, LLC
1409 SOUTH LAMAR STREET, SUITE 1022
DALLAS TX 75215



STATE OF TEXAS
COUNTY OF FREESTONE

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 Freestone County, Texas.

Linda Jarvis
Freestone County Clerk
Freestone County, TX

Tract Number: TX-FR-060.000
County: Freestone

FIRST AMENDMENT TO MEMORANDUM OF OPTION

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF FREESTONE §

This First Amendment to Memorandum of Option (this "*Amendment*") is executed by and between **David L. Little**, as his separate property (whether one or more, collectively referred to herein as the "*Grantor*"), and TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation (herein the "*Grantee*"), to be effective JANUARY 24~~th~~, 2020 ("*Effective Date*").

RECITALS

- A. Grantor and Grantee entered into that certain Option Agreement for Purchase of Fee Interest dated November 29, 2016 (the "*Option Agreement*").
- B. In connection with the Option Agreement, Grantor and Grantee executed that certain Memorandum of Option dated November 29, 2016, recorded as Document Number 01604238 of the Deed Records of Freestone County, Texas (the "*Memorandum*"), relating to Grantee's option ("*Option*") to purchase the Property, as more particularly described in the Option Agreement and Memorandum.
- C. Grantor and Grantee desire to amend the Option Agreement and Memorandum so as to amend the legal description of the Property covered by the Option.
- D. Grantor and Grantee have agreed to amend said Memorandum as set forth herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged by Grantor and Grantee, Grantor and Grantee hereby agree as follows:

- 1. Definitions; Recitals. All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Memorandum. The above recitals to this Amendment are hereby incorporated herein by reference.
- 2. Exhibit A. As of the Effective Date, Exhibit A attached to the Memorandum is hereby deleted and replaced with **Schedule 3** attached hereto and incorporated herein for all purposes.

3. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument.

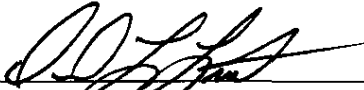
4. Authority. Each of the parties executing this Amendment on behalf of Grantor or Grantee, as applicable, represents and warrants that it has been fully authorized and has the requisite authority to bind the respective party to the terms hereof.

5. Affirmation. In the event of any conflict between the Memorandum and the terms of this Amendment, the express terms of this Amendment shall control. Except as modified hereby, the Memorandum is hereby affirmed and ratified by Grantor and Grantee and shall remain in full force and effect as originally executed.

[Signature on Following Pages]

Executed to be effective as of the Effective Date.

GRANTOR:



David L. Little

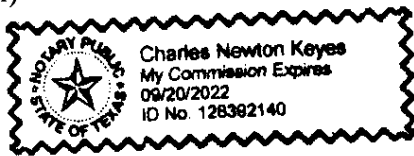


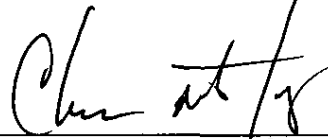
Vickey Little, signing pro forma

THE STATE OF TEXAS §
COUNTY OF FREESTONE §
§

This instrument was acknowledged before me on the 24th day of JANUARY, 2020, by David L. Little.

(seal)



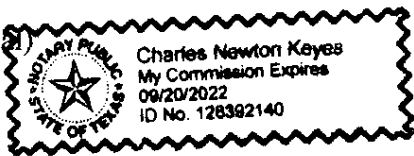


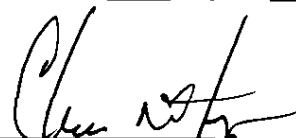
Notary Public – State of TEXAS
My commission expires: 9/20/2022

THE STATE OF TEXAS §
COUNTY OF FREESTONE §
§

This instrument was acknowledged before me on the 24th day of JANUARY, 2020, by Vickey Little.

(seal)






Notary Public – State of TEXAS
My commission expires: 9/20/2022

[Grantee's Signature on Following Page]

GRANTEE:

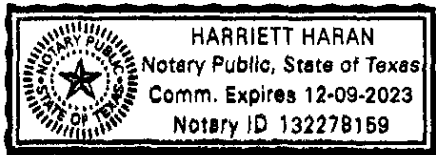
**TEXAS CENTRAL RAILROAD &
INFRASTRUCTURE, INC.,** a Texas corporation

By: 
Name: Jordan Riness
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 24 day of January, 2020, by Jordan Riness, Vice President of Texas Central Railroad & Infrastructure, Inc., a Texas corporation, on behalf of said corporation.

(seal)



Harriett Haran
Notary Public – State of Texas
My commission expires: 12-9-2023

After recording please return to:

Texas Central Partners, LLC
Attn: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX. 75215

SCHEDULE 3

LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY

BEING A TRACT OF LAND LOCATED IN THE ELI RUSSELL SURVEY, ABSTRACT NO. 26, FREESTONE COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DAVID L. LITTLE, RECORDED IN VOLUME 1502, PAGE 332, OFFICIAL PUBLIC RECORDS, FREESTONE COUNTY, TEXAS, (O.P.R.F.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOUND FOR THE SOUTHWEST CORNER OF SAID LITTLE TRACT AND AN INTERIOR ELL CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO J.R. TURNER, RECORDED IN VOLUME 166, PAGE 428, D.R.F.C.T.;

THENCE NORTH 13 DEGREES 40 MINUTES 52 SECONDS WEST, WITH THE FENCE, THE WEST LINE OF SAID LITTLE TRACT AND AN EAST LINE OF SAID TURNER TRACT, A DISTANCE OF 1223.67 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHWEST CORNER OF SAID LITTLE TRACT AND AN INTERIOR CORNER OF SAID TURNER TRACT;

THENCE NORTH 87 DEGREES 32 MINUTES 58 SECONDS EAST, WITH THE FENCE, THE NORTH LINE OF SAID LITTLE TRACT AND A SOUTH LINE OF SAID TURNER TRACT, A DISTANCE OF 363.14 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET FOR CORNER;

THENCE OVER AND ACROSS SAID LITTLE TRACT, THE FOLLOWING COURSE AND DISTANCES:

SOUTH 27 DEGREES 21 MINUTES 37 SECONDS EAST, A DISTANCE OF 632.83 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET FOR CORNER;

NORTH 61 DEGREES 34 MINUTES 19 SECONDS EAST, A DISTANCE OF 35.35 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET AT THE BEGINNING OF A NON TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 177 DEGREES 32 MINUTES 46 SECONDS, A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 139.46 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 21 MINUTES 37 SECONDS EAST, 89.99 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET FOR CORNER;

SOUTH 61 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 35.35 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET;

SOUTH 27 DEGREES 21 MINUTES 37 SECONDS EAST, A DISTANCE OF 436.86 FEET TO A 5/8 INCH IRON ROD WITH A CAP STAMPED "SAM LLC" SET IN THE SOUTH LINE OF SAID LITTLE TRACT AND A NORTH LINE OF SAID TURNER TRACT, FROM WHICH A FENCE CORNER POST BEARS NORTH 73 DEGREES 56 MINUTES 36 SECONDS EAST, A DISTANCE OF 691.52 FEET;

THENCE SOUTH 73 DEGREES 56 MINUTES 36 SECONDS WEST, WITH THE SOUTH LINE OF SAID LITTLE TRACT AND A NORTH LINE OF SAID TURNER TRACT, A DISTANCE OF 630.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 582,970 SQUARE FEET OR 13.383 ACRES OF LAND.

Tract Number: TX-WA-01-030.000
County: Waller**FIRST AMENDMENT TO MEMORANDUM OF OPTION**THE STATE OF TEXAS
COUNTY OF WALLER§
§
§

KNOW ALL MEN BY THESE PRESENTS:

This First Amendment to Memorandum of Option (this "*Amendment*") is executed by and between **Wilby LeJuene, a/k/a Wilby Averil Lejuene**, and spouse, **Laurie LeJeune** (whether one or more, collectively referred to herein as the "*Grantor*"), and **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation (herein the "*Grantee*"), to be effective December 17, 2019 ("*Effective Date*").

RECITALS

A. Grantor and Grantee entered into that certain Option Agreement for Purchase of Fee Interest dated August 22, 2016 (the "*Option Agreement*").

B. In connection with the Option Agreement, Grantor and Grantee executed that certain Memorandum of Option dated August 22, 2016, recorded as Document Number 1607398 of the Deed Records of Waller County, Texas (the "*Memorandum*"), relating to Grantee's option ("*Option*") to purchase the Property, as more particularly described in the Option Agreement and Memorandum.

C. Grantor and Grantee desire to amend the Option Agreement and Memorandum so as to extend the Term (as defined in the Option Agreement) and the Option Period (as defined in the Memorandum).

D. Grantor and Grantee have agreed to amend said Memorandum as set forth herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged by Grantor and Grantee, Grantor and Grantee hereby agree as follows:

1. **Definitions: Recitals.** All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Memorandum. The above recitals to this Amendment are hereby incorporated herein by reference.

2. **Option Period Extension.** As of the Effective Date, the Option Period is hereby extended so that the Option remains in full force and effect until April 1, 2020.

3. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument.

4. Authority. Each of the parties executing this Amendment on behalf of Grantor or Grantee, as applicable, represents and warrants that it has been fully authorized and has the requisite authority to bind the respective party to the terms hereof.

5. Affirmation. In the event of any conflict between the Memorandum and the terms of this Amendment, the express terms of this Amendment shall control. Except as modified hereby, the Memorandum is hereby affirmed and ratified by Grantor and Grantee and shall remain in full force and effect as originally executed.

[Signature on Following Pages]

Executed to be effective as of the Effective Date.

GRANTOR:

Brandy Ray Garcia
Brandy Ray Garcia, as Agent and Attorney-In-Fact
for Wilby Lejeune

Laurie LeJeune
Laurie LeJeune

THE STATE OF Texas §
COUNTY OF Harris §

This instrument was acknowledged before me on the 13 day of Dec, 2019, by Brandy Ray Garcia, as Agent and Attorney-In-Fact for Wilby Averil Lejeune.



B.R. Nichols
Notary Public - State of Texas
My commission expires: 10-6-2020

THE STATE OF Texas §
COUNTY OF Waller §

This instrument was acknowledged before me on the 18th day of December, 2019, by Laurie LeJeune.




Angela K. Nichols
Notary Public - State of Texas
My commission expires: 1-9-2023

[Grantee's Signature on Following Page]

GRANTEE:

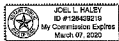
**TEXAS CENTRAL RAILROAD &
INFRASTRUCTURE, INC.,** a Texas corporation


By: 
Name: Jordan Riness
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on the 18th day of December, 2019, by Jordan Riness, Vice President of Texas Central Railroad & Infrastructure, Inc., a Texas corporation, on behalf of said corporation.

(seal)




Notary Public - State of TEXAS
My commission expires: 03-07-2020

After recording please return to:
Texas Central Partners, LLC
Attn: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX. 75215

FILED AND RECORDED

Instrument Number: 2000692

Filing and Recording Date: 01/21/2020 01:46:38 PM Pages: 5 Recording Fee: \$28.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jennifer Dealrich, Deputy

Returned To:
TEXAS CENTRAL PARTNERS LLC
ATTN: CONTRACT LAND STAFF LLC
1400 SOUTH LAMAR STREET STE 1022
DALLAS, TX 75215

Tract Number: TX-DA-087.350
County: Dallas

FIRST AMENDMENT TO MEMORANDUM OF OPTION

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

This First Amendment to Memorandum of Option (this "**Amendment**") is executed by and between **Diane Thompson and Sylvester Thompson** (whether one or more, collectively referred to herein as the "**Grantor**"), and TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation (herein the "**Grantee**"), to be effective 11/14, 2019 ("**Effective Date**").

RECITALS

A. Grantor and Grantee entered into that certain Option Agreement for Purchase of Fee Interest dated July 22, 2016 (the "**Option Agreement**").

B. In connection with the Option Agreement, Grantor and Grantee executed that certain Memorandum of Option dated July 22, 2016, recorded as Document Number 201600231696 of the Deed Records of Dallas County, Texas (the "**Memorandum**"), relating to Grantee's option ("**Option**") to purchase the Property, as more particularly described in the Option Agreement and Memorandum.

C. Grantor and Grantee desire to amend the Option Agreement and Memorandum so as to extend the Term (as defined in the Option Agreement) and the Option Period (as defined in the Memorandum).

D. Grantor and Grantee have agreed to amend said Memorandum as set forth herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged by Grantor and Grantee, Grantor and Grantee hereby agree as follows:

1. **Definitions; Recitals.** All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Memorandum. The above recitals to this Amendment are hereby incorporated herein by reference.

2. **Option Period Extension.** As of the Effective Date, the Option Period is hereby extended so that the Option remains in full force and effect until April 1, 2020.

Tract Number: TX-DA-087.320
Dallas County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS

§

THAT I, **OLLIE MAE JOHNSON WILSON**, her sole and separate property, of the County of Dallas and State of Texas ("*Grantor*"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("*Grantee*"), all of that certain real property in Dallas County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, executors and

Tract Number: TX-DA-083.340
Dallas County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF DALLAS

§

THAT I, **O. BENJAMIN CLAYBORNE, II** and **BRITTANY NYA CLAYBORNE** of the County of Dallas and State of Texas ("*Grantors*"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("*Grantee*"), all of that certain real property in Dallas County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND** all and singular the said Property unto the said Grantee, its

- Tract Number: TX-DA-083.300
Dallas County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS

COUNTY OF DALLAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RAMIRO CAZARES FLORES, as his sole and separate property, of the County of Dallas and State of Texas ("*Grantor*"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation, of the County of Dallas and State of Texas ("*Grantee*"), all of that certain real property in Dallas County, Texas, as more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its

Tract Number: TX-GR-080.000, TX-GR-080.110
Grimes County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-GR-080.000, TX-GR-080.110
Grimes County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this
18 day of Dec, 2019.

GRANTOR:

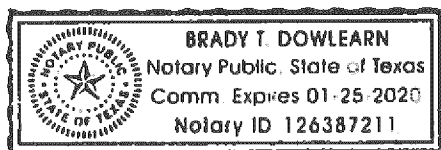
Barbara Kimich
Barbara Kimich, also known as Barbara Annette Kimich

STATE OF Texas)
) ss.
COUNTY OF Grimes)

The foregoing instrument was acknowledged before me this 18 day of Dec, 2019, by
Barbara Kimich, also known as Barbara Annette Kimich.

Witness my hand and official seal.
My commission expires:

[SEAL]



Brady T. Dowlearn
Notary Public

Tract Number: TX-GR-080.000, TX-GR-080.110
Grimes County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

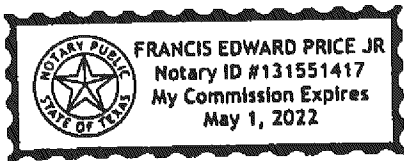
By: 
Name: Jordan Riness
Title: Vice President

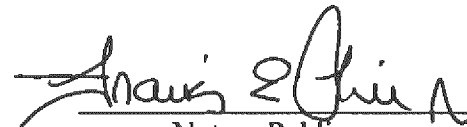
STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 27 day of December, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-GR-080.000, TX-GR-080.110
Grimes County, Texas

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

**CAD: R11539
PARCEL TX-GR-080.000 & TX-GR-080.110**

TRACT 1:

BEGINNING at the N.E. corner of said 63.344 acre tract, a 3/8 inch rod for corner on the north line of said Joel Greenwood League.

THENCE S 11° 52' E, along the east line of said tract, 314.28 feet to a 3/8 inch rod for corner.

THENCE S 89° 19' W, 637.33 feet to a 3/8 inch rod for corner on the east line of a 60 foot public road.

THENCE N 5° 15' W, along the east line of said road, 312.36 feet to a 3/8 inch rod for corner on the north line of said 63.344 acre tract.

THENCE N 89° 34' E, along said north line, 544.08 feet to the place of beginning, containing 4.197 acres.

TRACT 2:

BEGINNING on the east line of said 63.344 acre tract, and S 11° 52' E, 314.28 feet from the N.E. Corner of same, a 3/8 inch rod for corner.

THENCE S 11° 52' E, along said east line, 324.00 feet to a 3/8 inch rod for corner.

THENCE S 89° 19' W, 733.19 feet to a 3/8 inch rod for corner on the east line of a 60 foot public road.

THENCE N 5° 15' E, along the east line of said road, 319.56 feet to a 3/8 inch rod for corner.

THENCE N 89° 19' E, 637.33 feet to the place of beginning, containing 5.000 acres.

SAVE AND EXCEPT FROM BOTH TRACTS:

All certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Joel Greenwood Survey, Abstract No. 20, being a part of Tract 7 and Tract 8, Stanley Subdivision (unrecorded), being a part of Tract 7, called 4.197 acres, as described in a Warranty Deed from Ralph S. Marek, Trustee to Dennis R. Kimich, dated February 9, 1990, of record in Volume 653, Page 201 of the Real Property Records of Grimes County, Texas, being a part of Tract 8, called 5.000 acres, as described in a Warranty Deed from Ralph S. Marek, Trustee to Dennis R. Kimich, dated October 23,

Tract Number: TX-GR-080.000, TX-GR-080.110
Grimes County, Texas

1990, of recorded in Volume 664, Page 335 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at a set 1/2 inch iron rod, 2.0 ft. East of a barbed wire fence line, for the Northwest corner of the tract of land herein described, in the East ROW of Grimes County Road 311 (60 ft. ROW) and the West line of the called 4.197 acre tract brs. N 02° 22' 59" E, 184.60 ft.;

THENCE S 87° 37' 01" E, 225.82 ft., crossing into the called 4.197 acre tract mentioned above and along the North line of the tract of land herein described to a set 1/2 inch iron rod, in a field for its Northeast corner;

THENCE S 02° 22' 59" E, 185.02 ft., crossing over the called 4.197 acre tract mentioned above, into the called 5.000 acre tract mentioned above and along the East line of the tract of land herein described to a set 1/2 inch iron rod, in an old barbed wire fence line, for the Southeast corner of the tract of land herein described;

THENCE S 88° 23' 24" W, 226.37 ft., crossing over the called 5.000 acre tract mentioned above and along the partly fenced South line of the tract of land herein described to a set 1/2 inch iron rod, in a barbed wire fence line, for its Southwest corner in the West line of said 5.00 acre tract and the East ROW line of Grimes County Road 311, from which a set 1/2 inch iron rod for the Southwest corner of said 5.00 acre tract mentioned above brs. S 02° 22' 59" W, 246.54 ft.;

THENCE N 02° 22' 59" E, along the generally fenced East ROW line of Grimes County Road 311, the West line of the called 5.000 acre tract mentioned above and **PASSING** at 73.02 ft. a found 3/8 inch iron rod for its Northwest corner and the Southwest corner of the called 4.197 acre tract mentioned above and continuing along its West line for a **TOTAL DISTANCE** of 200.78 ft. to the **PLACE OF BEGINNING** containing 1.00 acre of land, more or less.

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 305534

eRecording - Real Property

Recorded On: January 03, 2020 08:59 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 305534
Receipt Number: 20200103000003
Recorded Date/Time: January 03, 2020 08:59 AM
User: Barbara K
Station: Clerk01

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

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 Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

Tract Number: TX-GR-029.000
Grimes County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF GRIMES

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MITCHELL PULLUM and spouse, KELSEY PULLUM, WHO ACQUIRED TITLE AS KELSEY ROBERTSON, of the County of Montgomery and State of Texas (“Grantors”), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation, of the County of Dallas and State of Texas (“Grantee”), all of that certain real property in Grimes County, Texas, as more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for any and all purposes (the “Property”).

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to

Tract Number: TX-GR-029.000
Grimes County, Texas

WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215


[Signature Pages to Follow]

Tract Number: TX-GR-029.000
Grimes County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this
22nd day of November, 2019.

GRANTOR(S)


Mitchell Pullum

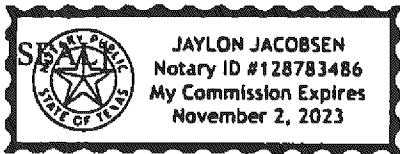


Kelsey Pullum (Who acquired title as
Kelsey Robertson)

STATE OF Texas)
) ss.
COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me this 22nd day of November, 2019, by
Mitchell Pullum.

Witness my hand and official seal.
My commission expires:



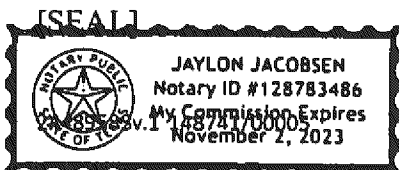


Notary Public

STATE OF Texas)
) ss.
COUNTY OF Montgomery)

The foregoing instrument was acknowledged before me this 22nd day of November, 2019, by
Kelsey Pullum (Who acquired title as Kelsey Robertson).

Witness my hand and official seal.
My commission expires:





Notary Public

Tract Number: TX-GR-029.000
Grimes County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

By: 

Name: Jordan Riness
Title: Vice President

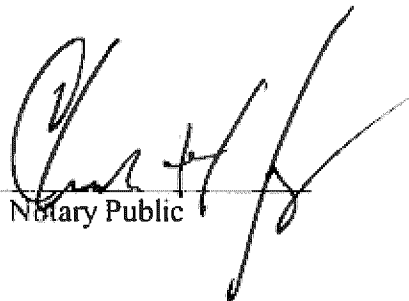
STATE OF TEXAS)
COUNTY OF DALLAS) ss.

The foregoing instrument was acknowledged before me this 25th day of NOVEMBER, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-GR-029.000
Grimes County, Texas

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

**CAD: R31010
PARCEL TX-GR-029.000**

FIELD NOTE DESCRIPTION FOR 7.221 ACRES OF LAND IN THE MOSE EVANS SURVEY, A-187, GRIMES COUNTY, TEXAS, AND BEING PART OF A 237.25 ACRE TRACT RECORDED IN VOL. 304, PG. 483, G.C.D.R., SAID 7.221 ACRES BEING DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod for corner In West line of above mentioned 237.25 acre tract, said rod being N.01°10'27" W., 737.66 feet from its S.W. corner;

THENCE N. 01°10'27" W., continuing along said line for a distance of 397.44 feet to an Iron rod for corner;

THENCE N. 76°50'33"E., at 926.73 feet pass iron rod reference corner and continue on in all 956.73 feet to point for corner in center-line of a 60 foot wide *roadway* easement;

THENCE S. 13°09'27" E., along center-line of said easement for a distance of 34.58 feet to beginning of a curve in same;

THENCE along curve to the left having a radius of 1530.0 feet for a length of 209.61 feet to point for corner;

THENCE S. 68°59'35" W., at 30 feet pass iron rod reference corner and continue on in all 1063.55 feet to point of BEGINNING and CONTAINING 7.221 acres of land, more or less.

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 304934

eRecording - Real Property

Recorded On: November 27, 2019 03:04 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 304934
Receipt Number: 20191127000018
Recorded Date/Time: November 27, 2019 03:04 PM
User: Freddie H
Station: Clerk02

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

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 Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

Tract Number: TX-GR-143.000, TX-GR-144.300
Grimes County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same
or any part thereof.

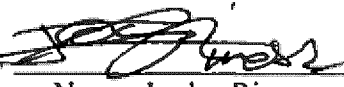
Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-GR-143.000, TX-GR-144.300
Grimes County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

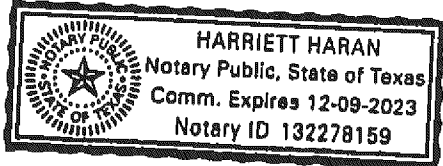
By 
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 20 day of January, 2020
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-GR-143.000, TX-GR-144.300
Grimes County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

Tract 1:

CAD: R33645

PARCEL: TX-GR-143.000

Lot 76, Block 1, DELOGO DELTA, SECTION ONE, an addition to the City of , Grimes County, Texas, according to the Plat recorded in Volume 377, Page 612. Plat Records, Grimes County, Texas.

Tract 2:

CAD: R33944

PARCEL: TX-GR-144.300

Lot 16, Block 16, DELOGO DELTA, SECTION ONE, an addition to the City of , Grimes County, Texas, according to the Plat recorded in Volume 377, Page 612, Plat Records, Grimes County, Texas.

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 305959

eRecording - Real Property

Recorded On: January 24, 2020 11:28 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* 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: 305959
Receipt Number: 20200124000019
Recorded Date/Time: January 24, 2020 11:28 AM
User: Barbara K
Station: Clerk01

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

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 Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

Tract Number: TX-GR-076.000, TX-GR-077.000
Grimes County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same
or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-GR-076.000, TX-GR-077.000
Grimes County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this 10th
day of October, 2019.

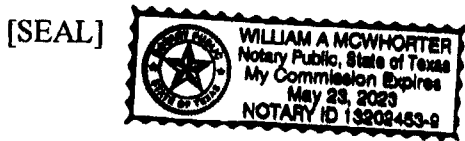
GRANTOR:

Cheryl L. Peet
Cheryl L. Peet

STATE OF TEXAS)
) ss.
COUNTY OF GRIMES)

The foregoing instrument was acknowledged before me this 10th day of October, 2019, by Cheryl L. Peet.

Witness my hand and official seal.
My commission expires: May 23, 2023



William A. McWhorter
Notary Public

Tract Number: TX-GR-076.000, TX-GR-077.000
Grimes County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

By: *Jordan Riness*

Name: Jordan Riness

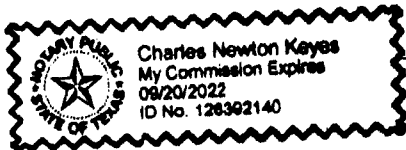
Title: Vice President

STATE OF TEXAS)
COUNTY OF DALLAS) ss.

The foregoing instrument was acknowledged before me this 11th day of OCTOBER, 2019,
by JORDAN RINESS, as VICE PRESIDENT of TEXAS CENTRAL RAILROAD
& INFRASTRUCTURE, INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]



Charles Newton Keyes
Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-GR-076.000, TX-GR-077.000
Grimes County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

BEING A TRACT OF LAND LOCATED IN THE JOEL GREENWOOD SURVEY, ABSTRACT NO. 20, GRIMES COUNTY, TEXAS AND BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED TO THOMAS BURNS AND WIFE, CHERYL L. BURNS, RECORDED IN VOLUME 612, PAGE 689 AND VOLUME 623, PAGE 23, REAL PUBLIC RECORDS, GRIMES COUNTY TEXAS (R.P.R.G.C.T.), SAME BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED TO CHERYL L. BURNS, RECORDED IN VOLUME 623, PAGE 654, DEED RECORDS, GRIMES COUNTY, TEXAS (D.R.G.C.T.) AND IN DEED TO CHERYL L. BURNS, RECORDED IN VOLUME 516, PAGE 23, (R.P.R.G.C.T.), ALSO BEING KNOWN AS TRACT NO. 11 AND 12 OF STANLEY SUBDIVISION, AN UNRECORDED SUBDIVISION, AND BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT 3/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT NO. 12 AND AT THE NORTHWEST CORNER OF A CERTAIN "SECOND TRACT" OF LAND DESCRIBED IN DEED TO P.J. IMHOFF, RECORDED IN VOLUME 320, PAGE 417, (D.R.G.C.T.), ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 311 (60' RIGHT-OF-WAY PER SAID UNRECORDED PLAT OF STANLEY SUBDIVISION REFERENCED IN VOLUME 658, PAGE 90, (R.P.R.G.C.T.));

THENCE NORTH 02 DEGREES 23 MINUTES 45 SECONDS EAST, WITH THE WEST LINE OF SAID TRACT NO. 12 AND 11 AND THE EAST LINE OF SAID COUNTY ROAD NO. 311, A DISTANCE OF 454.82 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID TRACT NO. 11 AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO EMMA CALLEJAS, RECORDED IN VOLUME 1599, PAGE 569, (R.P.R.G.C.T), ALSO BEING THE SOUTHWEST CORNER OF TRACT 10 OF SAID UNRECORDED PLAT OF STANLEY SUBDIVISION;

THENCE NORTH 86 DEGREES 27 MINUTES 45 SECONDS EAST, WITH THE NORTH LINE OF SAID TRACT NO. 11 AND THE SOUTH LINE OF SAID TRACT NO. 10, PASSING AT A DISTANCE OF 893.85 FEET TO A 1/2-INCH IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 894.64 FEET TO A CALCULATED POINT AT THE NORTHEAST CORNER OF SAID TRACT NO. 11 AND THE SOUTHEAST CORNER OF SAID TRACT NO. 10 SAID POINT ALSO BEING IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KAREN J BABEL, RECORDED IN VOLUME 1033, PAGE 502, (D.R.G.C.T.);

Tract Number: TX-GR-076.000, TX-GR-077.000
Grimes County, Texas

THENCE SOUTH 14 DEGREES 43 MINUTES 15 SECONDS EAST, WITH THE EAST LINE OF SAID TRACT NO. 11 AND 12 AND THE EAST LINE OF SAID BABEL TRACT, A DISTANCE OF 460.68 FEET TO A CALCULATED POINT AT THE SOUTHEAST CORNER OF SAID TRACT 12 AND THE SOUTHWEST CORNER OF SAID BABEL TRACT, SAID POINT ALSO BEING IN THE NORTH LINE OF SAID IMHOFF TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 05 DEGREES 52 MINUTES 48 SECONDS EAST, A DISTANCE OF 0.81 FEET;

THENCE SOUTH 86 DEGREES 26 MINUTES 15 SECONDS WEST, WITH THE SOUTH LINE OF SAID TRACT NO. 12 AND THE NORTH LINE OF SAID IMHOFF TRACT, A DISTANCE OF 1,031.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 435,349 SQUARE FEET, OR 9.994 ACRES OF LAND.

Tract Number: TX-GR-225.000, TX-GR-225.100
Grimes County, Texas

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.

WARRANTY DEED

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

THAT I, **DIANN ELIZABETH NEFF WINDHAM**, Individually and as Independent Administratrix of the **ESTATE OF RAY QUINN NEFF**, Deceased, Cause No. 8146, County Court of Grimes County, Texas; **DENNY RAY NEFF**; **SHERRY ANN NEFF ANDERSON**; **JACKIE LEE NEFF**; and **JOHN EUGENE NEFF**, as their sole and separate property and **CHARLES FRED WALDEN, II** and **JAIMMIE M. RICHARDSON** of the County of Grimes and State of Texas (collectively "*Grantor*"), for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("*Grantee*"), all of that certain real property in Grimes County, Texas, as more particularly described by metes and bounds in **Exhibit A** attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

Tract Number: TX-GR-225.000, TX-GR-225.100
Grimes County, Texas

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-GR-225.000, TX-GR-225.100
Grimes County, Texas

GRANTOR(S):

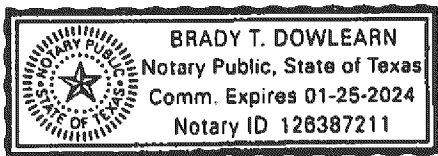
Charles Fred Walden II
Charles Fred Walden, II

STATE OF Texas)
) ss.
COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 10 day of Jan, 2020, by
Charles Fred Walden, II.

Witness my hand and official seal.
My commission expires:

[SEAL]



Brady T. Dowlearn
Notary Public

Tract Number: TX-GR-225.000, TX-GR-225.100
Grimes County, Texas

GRANTOR(S):

Sherry Ann Neff Anderson
Sherry Ann Neff Anderson

STATE OF Texas)
) ss.
COUNTY OF Harris)

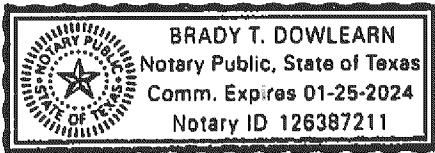
The foregoing instrument was acknowledged before me this 10 day of Jan., 2020 by

Sherry Ann Neff Anderson.

Witness my hand and official seal.
My commission expires:

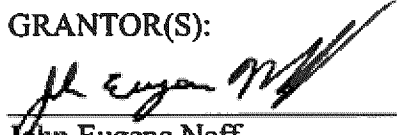
[SEAL]

Brady T. Dowlearn
Notary Public



Tract Number: TX-GR-225.000, TX-GR-225.100
Grimes County, Texas

GRANTOR(S):



John Eugene Neff

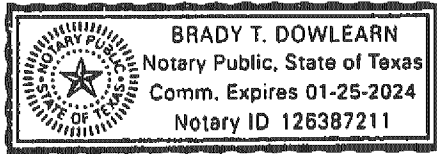
STATE OF Texas)
) ss.
COUNTY OF Harris)

The foregoing instrument was acknowledged before me this 10 day of Jan, 2020 by

John Eugene Neff.

Witness my hand and official seal.
My commission expires:

[SEAL]






Notary Public

Tract Number: TX-GR-225.000, TX-GR-225.100
Grimes County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

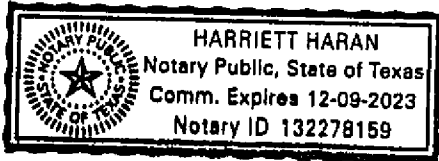
By: 
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 15 day of January, 2020,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-GR-225.000, TX-GR-225.100
Grimes County, Texas

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

**PARCEL: TX-GR-225.000 & TX-GR-225.100
CAD: R18383**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, and being partly out of a 101-acre tract of the B.B.B. & C.R.R. Survey, Abstract No. 144, and partly out of a 50 acre tract out of the William F. Martin Survey, Abstract 361, and more fully described as follows:

BEGINNING on a South line of said B.B.B. & C.R.R. Survey, and 101-acre tract, and South 89° West, 47.6 varas from the Southeast corner of same, and the Southwest corner of the William F. Martin Survey, an iron stake for corner, from which a 7" post oak marked "X" bears South 70° East, 38.9 varas;

THENCE North 01° West, 462.3 varas to a stake for corner in the center of a 60 foot road, from which an iron stake bears South 01° East, 10.8 varas, and a 12" post oak marked "X", bears South 36° east, 20.5 varas and a 10" post oak marked "X", bears South 43.25° East, 12.9 vars;

THENCE North 89° east, along the center of said road, 328.1 varas to a stake for corner the West line of State Highway No. 90, an iron stake bears North 01°31'00" East, 10.8 varas;

THENCE along the West line of said highway as follows:

South 01°31'00" West, 52.6 vars to a concrete post for corner:

North 83°16'00" West, 3.6 vars to a concrete post for corner;

South 06°42'00" East, 110.9 varas to a concrete post for corner;

North 63°18'00" East, 3.6 varas to a concrete post for corner;

South 14°39'00" East, 104.00 varas;

South 20°52'00" East, 78.1 varas, to a concrete post 50 feet from the center line;

South 22°19'00" East 134.00 varas, to an iron stake for corner 50 feet from the center line of said highway, a post oak 18" in diameter marked "X", bears North 89.5° West, 18.4 vars;

THENCE South 89° West, along the South line of the William F. Martin Survey, and B.B.B. & C.R.R. Survey, 436.5 varas to the PLACE OF BEGINNING, containing 29.679 acres of land.

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 305860

eRecording - Real Property

Recorded On: January 21, 2020 08:57 AM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$66.50

******* 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: 305860
Receipt Number: 20200121000008
Recorded Date/Time: January 21, 2020 08:57 AM
User: Barbara K
Station: Clerk01

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

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 Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

Tract Number: TX-GR-236.000, TX-GR-237.000
Grimes County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF GRIMES

§

THAT I, RONALD M. B. WILLITS and SHERRY L. WILLITS, husband and wife, of the County of Grimes and State of Texas (collectively "*Grantor*"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation, of the County of Dallas and State of Texas ("*Grantee*"), all of that certain real property in Grimes County, Texas, as more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its

Tract Number: TX-GR-236.000, TX-GR-237.000
Grimes County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same
or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-GR-236.000, TX-GR-237.000
Grimes County, Texas

EXECUTED this 2 day of Jan., 2020

GRANTOR(S):

Ronald M. B. Willits
Ronald M. B. Willits

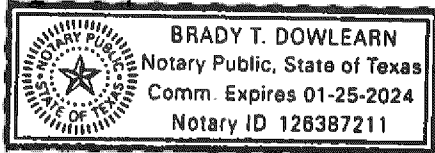
Sherry L. Willits
Sherry L. Willits

STATE OF Texas)
) ss.
COUNTY OF Grimes)

The foregoing instrument was acknowledged before me this 2 day of Jan., 2020 by
Ronald M. B. Willits.

Witness my hand and official seal.
My commission expires:

[SEAL]



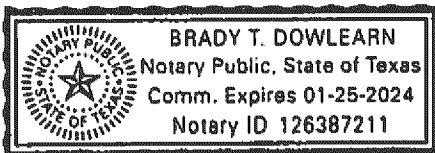
Brady T. Dowlearn
Notary Public

STATE OF Texas)
) ss.
COUNTY OF Grimes)

The foregoing instrument was acknowledged before me this 2 day of Jan., 2020 by
Sherry L. Willits.

Witness my hand and official seal.
My commission expires:

[SEAL]



Brady T. Dowlearn
Notary Public

Tract Number: TX-GR-236.000, TX-GR-237.000
Grimes County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

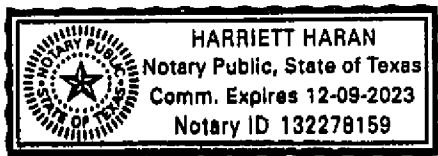
By: *Jordan Riness*
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 6 day of January, 2020,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]



Harriett Haran
Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-GR-236.000, TX-GR-237.000
Grimes County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1:
CAD: R46018
PARCEL TX-GR-236.000

Field notes of a 21.173 acres tract or parcel of land lying and being situated in the James W. Pankey Survey, A-47, Grimes County, Texas, and being part of the 54.91 acres tract described in the Deed recorded in Volume 759, Page 463, of the Real Property Records of Grimes County, Texas, said 21.170 acres tract being more particularly described as follows:

BEGINNING at an iron rod marking the lower southeast corner of the 54.91 acres tract, said iron rod marking the southwest corner of the 10.50 acres TRACT NO. 5 of the Larry Richards Subdivision, said iron rod being located in the northeast line of the Allen D. Morris 24.00 acres TRACT NO. 7 described in the Contract of Sale and Purchase from the TVLB recorded in Volume 682, Page 656, of Real Property Records of Grimes County, Texas;

THENCE N 84° 41' 02" W along the common line of the 54.91 acres tract and the TRACT NO. 7 for a distance of 1,012.59 feet to an iron rod for corner, said iron rod marking the southwest corner of the 54.91 acres tract and the northwest corner of the TRACT NO. 7, said iron rod being located in the easterly line of the Joe E. Landers 80 acres tract;

THENCE N 10° 00' 00" E along the common line of the 54.91 acres tract and the Landers tract for a distance of 953.55 feet to an iron rod for corner;

THENCE S 80° 00' 00" E across the 54.91 acres tract for a distance of 1,013.12 feet to an iron rod for corner at the END of the centerline of a 60-foot wide Access Easement, said iron rod marking an interior ell corner of the 54.91 acres tract, said iron rod marking the northwest corner of the TRACT NO. 5;

THENCE S 10° 15' 26" W along the lower southeast line of the 54.91 acres tract, same being the northwest line of the TRACT NO. 5 for a distance of 870.87 feet to the PLACE OF BEGINNING containing 21.173 acres of land, more or less.

AND

Tract Number: TX-GR-236.000, TX-GR-237.000
Grimes County, Texas

TRACT 2:
CAD: R63445
PARCEL TX-GR-237.000

Field Notes of a 10.50 acres tract or parcel of land lying and being situated in the James W. Pankey Survey, A-47, Grimes County, Texas, and being part of the 54.91 acres tract described in the Deed recorded in Volume 759, Page 463, of the Real Property Records of Grimes County, Texas, said tract also being known as TRACT 9C of the Larry Richards Subdivision (unrecorded), said 10.50 acres tract being more particularly described as follows:

COMMENCING at an iron rod marking the northwest line of the 54.91 acres tract and the northwest corner of the 11.86 acres TRACT 9D;

THENCE S 10° 00' 00" W along the northwest line of the 54.91 acres tract, same being the northwest line of the TRACT 9D, for a distance of 422.85 feet to an iron rod for the PLACE OF BEGINNING of the herein described tract, said iron rod marking the southwest corner of the TRACT 9D and the northwest corner of the TRACT 9C;

THENCE S 80° 00' 00" E along the common line of the TRACT 9D and TRACT 9C for a distance of 1,085.28 feet to an iron rod for corner marking the northeast corner of the TRACT 9C, the southeast corner of the TRACT 9D and located in the westerly line of the 11.38 acres TRACT 9D and located in the westerly line of the 11.38 acres TRACT 9E, said iron rod being located in the centerline of a 60-foot wide Access Easement;

THENCE S 19° 23' 57" W along the common line of the TRACT 9C and the TRACT 9E, same being the centerline of the 60-foot wide Access Easement, for a distance of 441.86 feet to an iron rod for corner, said iron rod marking the southeast corner of the TRACT 9C, the northeast corner of the 10.67 acres TRACT 9B, the southwest corner of the TRACT 9E and marking an interior ell corner of the 54.91 acres tract and the northwest corner of the 10.50 acres TRACT 5;

THENCE N 80° 00' 00" W along the common line of the TRACT 9C and the TRACT 9B for a distance of 1,013.12 feet to an iron rod for corner marking the northwest corner of the TRACT 9B, the southwest corner of the TRACT 9C and located in the northwest line of the 54.91 acres tract;

THENCE N 10° 00' 00" E along the northwest line of the TRACT 9C, same being the northwest line of the 54.91 acres tract, for a distance of 435.93 feet to the PLACE OF BEGINNING containing 10.50 acres of land, more or less.

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 305730

eRecording - Real Property

Recorded On: January 13, 2020 11:11 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 305730
Receipt Number: 20200113000007
Recorded Date/Time: January 13, 2020 11:11 AM
User: Barbara K
Station: Clerk01

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

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 Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

Tract Number: TX-GR-196.000
Grimes County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF GRIMES

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THAT I, JAMES WILLIAM CLEPPER, JR. and wife, CAROL S. CLEPPER, of the County of Grimes and State of Texas, ("*Grantors*") for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation, of the County of Dallas and State of Texas ("*Grantee*"), all of that certain real property in Grimes County, Texas, as more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its

Tract Number: TX-GR-196.000
Grimes County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED HOWEVER, Grantor hereby specifically retains, reserves and excepts from such Property, for Grantor and Grantor's successors and/or assigns, fifty percent (50%) of Grantor's interest in all oil, gas, hydrocarbons and other minerals (collectively, the "Minerals") in, on, and under and that may be produced from such Property.

Notwithstanding the foregoing reservation of Minerals by Grantor, Grantor hereby conveys to Grantee, and Grantor and Grantor's successors and assigns hereby unconditionally waive, any and all surface rights (including rights of surface entry), including any area below the surface of the Property at a depth of less than 1,000 feet (the "Minimum Depth"), relating to the Minerals retained by Grantor, including without limitation, the right to enter upon the surface of the Property for the purposes of exploring for, developing, drilling for, producing, transporting, mining for, treating, storing and/or any other action or activity incident to the development of the Minerals. Grantor shall not use or occupy any portion of the surface of any part of the Property or place any fixtures, equipment, buildings or structures thereon. Nothing herein, however, restricts or prohibits the pooling or unitization of the Minerals retained by Grantor with land other than the Property; or the exploration or production of the Minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property below the Minimum Depth by directional drilling, provided that such operations do not, in any manner, damage, interfere with, or otherwise adversely affect the surface estate or the subsurface support of any improvements constructed or to be constructed on the Property.

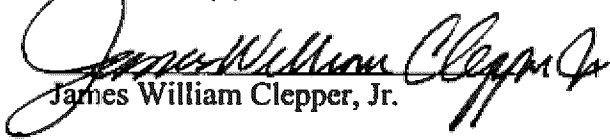
Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-GR-196.000
Grimes County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this 20
day of Dec, 2019.

GRANTOR(S):


James William Clepper, Jr.

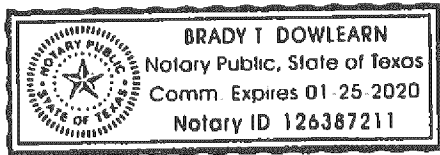

Carol S. Clepper

STATE OF Texas)
) ss.
COUNTY OF Brazos)

The foregoing instrument was acknowledged before me this 20 day of Dec, 2019, by
James William Clepper, Jr.

Witness my hand and official seal.
My commission expires:

[SEAL]



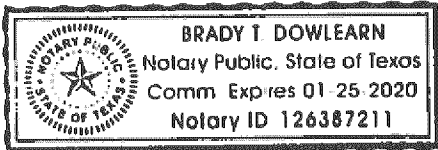

Notary Public

STATE OF Texas)
) ss.
COUNTY OF Brazos)

The foregoing instrument was acknowledged before me this 20 day of Dec, 2019, by
Carol S. Clepper.

Witness my hand and official seal.
My commission expires:

[SEAL]





Notary Public

Tract Number: TX-GR-196.000
Grimes County, Texas

GRANTEE:

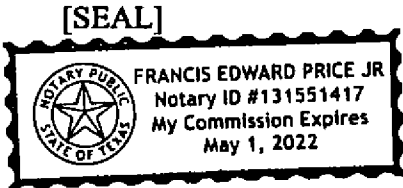
TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

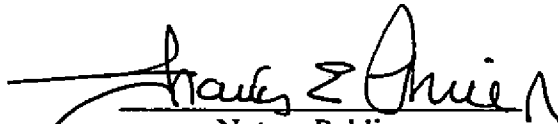
By: 
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 27 day of December, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-GR-196.000
Grimes County, Texas

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

**CAD: R12085
PARCEL: GF-196-000**

All that certain tract or parcel of land lying and being situated in Grimes County, Texas, out of the Joshua Hadley Survey, Abstract No. 25, being a part of a called 272.019 acre tract as described in a General Warranty Deed from James William Clepper, Jr., Executor, et al to James William Clepper, Jr. and James William Clepper, Sr., dated September 18, 1992, of record in Volume 704, Page 338 of the Real Property Records of Grimes County, Texas, being a part of a called 272.019 acre tract as described in a General Warranty Deed from James William Clepper, Sr. to James William Clepper, Jr., dated February 20, 1998, of record in Volume 882, Page 279 of the Real Property Records of Grimes County, Texas, being a part of a called 272.019 acre tract as described in a General Warranty Deed from James William Clepper, Sr. to James William Clepper, Jr., dated May 8, 1999, of record in Volume 921, Page 637 of the Real Property Records of Grimes County, Texas, being a part of a called 272.019 acre tract as described in a General Warranty Deed from James William Clepper, Sr. to James William Clepper, Jr., dated December 20, 1999, of record in Volume 940, Page 408 of the Real Property Records of Grimes County, Texas and more fully described as follows:

BEGINNING at an 8 inch treated fence corner post for an interior corner of the called 272.019 acre tract mentioned above, the Southeast corner of a called 116.997 acre tract as described in a Deed to Darrell Bushman, et ux (913/122) and the Southwest corner of a called 81.182 acre tract out of said 272.019 acre tract as described in a Deed to Anthony Pasket (990/786), from which a set 1/2 inch iron rod, for reference, brs. S 76°00'14" W, 0.65 ft.;

THENCE along the fenced and Southerly lines of said 81.182 acre Pasket tract (990/786) as follows:

- 1) N 72°12'05" E, 186.02 ft., to a found 1/2 inch iron rod at the Easterly base of a dead 24 inch Post Oak tree fence angle,
- 2) N 37°18'50" E, 88.22 ft., to a found 1/2 inch iron rod at the Southerly base of a 14 inch Bois'd Arc tree fence corner;
- 3) S 39°23'29" E, 130.38 ft., to a found 10 inch treated fence corner post, from which a set 1/2 inch iron rod, for reference, brs. N 39°23'29" W, 1.30 ft.,
- 4) N 53°26'37" E, 515.55 ft., to a set 1/2 inch iron rod at the base of an 8 inch treated fence corner post,
- 5) S 56°17'52" E, 134.18 ft., to a found 8 inch treated fence corner post, from which a set 1/2 inch iron rod, for reference, brs. N 77°21'16" E, 1.00 ft.,
- 6) N 77°21'16" E, 1,319.01 ft., to a found 1/2 inch iron rod, at the base of a t-post and 8 inch treated fence corner post, for the Southeast corner of said 81.182 acre Pasket tract;

THENCE S 72°45'12" E, 8.62 ft., along a fenced and North line to a set 1/2 inch iron rod in the West line of Mayfield Alley (25 ft. ROW - 54/226);

THENCE S 17°29'41" W, 127.02 ft., along the West line of Mayfield Alley (54/226) to a set 1/2 inch iron

Tract Number: TX-GR-196.000
Grimes County, Texas

rod for its Southwest corner;

THENCE S 73°04'14" E, 25.00 ft., along the South line of Mayfield Alley (54/226) to a set 1/2 inch iron rod for its Southeast corner and the Southwest corner of Lot 5, Block 44, Roans Prairie (54/226);

THENCE N 17°29'41" E, 126.89 ft., along the East line of Mayfield Alley and the West line of Lot 5, Block 44 to a set 1/2 inch iron rod, in a barbed wire fence line, for the Northwest corner of Lot 5 and Block 44 and same being in the South ROW of Penelope Street (50 ft. ROW), from which a found 1/2 inch iron rod for the Southwest corner of Block 36 brs. N 17°29'41" E, 50.00 ft.;

THENCE S 72°30'19" E, 250.00 ft., along the fenced and South ROW of Penelope Street and the North line of Block 44 to a set 1/2 inch iron rod for its Northeast corner and same being in the West ROW of Seventh Avenue (60 ft. ROW);

THENCE S 17°29'41" W, 124.42 ft., along the West ROW of Seventh Avenue and the East line of Lot 1 and Block 44 to a set 1/2 inch iron rod, in a field, for the Southeast corner of Lot 1 and Block 44;

THENCE S 73°04'14" E, 60.00 ft., along the South line of Seventh Avenue to a set 1/2 inch iron rod, in a field, for its Southeast corner and the Southwest corner of Lot 5 and Block 43;

THENCE N 17°29'41" E, 123.83 ft., along the East ROW of Seventh Avenue and the West line of Lot 5 and Block 43 to a set 1/2 inch iron rod, in a barbed wire fence line, for the Northwest corner of Lot 5 and Block 43 and same being in the South ROW of Penelope Street;

THENCE S 72°30'19" E, 214.22 ft., along the generally fenced and South ROW of Penelope Street and the North line of Block 43 to a set 1/2 inch iron rod, at the base of an 8 inch treated fence corner post, for the Northeast corner of the tract of land herein described in the North line of Lot 1, Block 43 and same being in a clockwise tangent curve in the Northwest ROW of State Highway 90 (112/32);

THENCE along a generally fenced and East line of the called 272.019 acre tract mentioned above, the Northwest ROW of State Highway 90 and said clockwise curve having a radius of 2,864.79 ft., an arc length of 268.23 ft. and a chord of S 26°49'57" W, 268.13 ft. to a set 1/2 inch iron rod, 5.9 ft. Easterly from a barbed wire fence line, for the PT of said curve;

THENCE along the generally fenced and common line of the called 272.019 acre tract mentioned above and the ROW of State Highway 90 as follows:

- 1) S 29°30'53" W, 296.46 ft., to a found broken concrete ROW monument,
- 2) N 60°29'07" W, 10.00 ft., to a found broken concrete ROW monument near the base of an 8 inch treated fence corner post,
- 3) S 29°30'53" W, 200.00 ft., to a found concrete ROW monument, near the base of an 8 inch treated fence corner post,
- 4) S 60°29'07" E, 10.00 ft., to a found broken concrete ROW monument, near the base of an 8 inch treated fence corner post,

Tract Number: TX-GR-196.000
Grimes County, Texas

- 5) S 29°30'53" W, 1,408.79 ft., to a set 1/2 inch iron rod, 2.9 ft. Westerly from an 8 inch treated fence corner post,
- 6) N 72°30'27" W, 25.56 ft., to a found concrete ROW monument, near the base of an 8 inch treated fence corner post,
- 7) S 29°30'53" W, 166.21 ft., to the Southeast corner in a creek of said 272.019 acre tract and the Northeast corner of a called 25.33 acre tract as described in a Deed to CenterPoint Energy Houston Electric, LLC (1604/25), from which a set 1/2 inch iron rod, for reference, brs. N 29°30'53" E, 35.00 ft.;

THENCE S 84°33'59" W, 1,479.99 ft., along the generally fenced and North line of said 25.33 acre CenterPoint tract (1604/25) and a South line of the called 272.019 acre tract mentioned above to a found 3/8 inch iron rod, at the base of a x-tie fence corner post, for one of its Southwest corners, the Northwest corner of said 25.33 acre CenterPoint tract and same being in the fenced and East line of a called 89.772 acre tract as described in a Deed to Debra Epperson, et al (1360/666);

THENCE N 23°25'26" W, 484.78 ft., along the East line of said 89.772 acre Epperson tract (1360/666) to a set 1/2 inch iron rod, 28.8 ft. Westerly from a x-tie fence corner post, for its Northeast corner;

THENCE S 66°37'50" W, 1,245.23 ft., along the Northwest line of said 89.772 acre Epperson tract (1360/666) to a set 5/8 inch iron rod, 4.5 ft. Northerly from a barbed wire fence line, for the Westerly Southwest corner of the tract of land herein described, from which a found 5/8 inch iron rod, at the base of two 8 inch treated fence corner posts, for the Northwest corner of said Epperson tract and the Northeast corner of a called 41.894 acre tract as described in a Deed to Stephen Paskett (910/282) brs. S 66°37'50" W, 391.84 ft.;

THENCE N 23°21'31" W, 1,255.08 ft., crossing over the called 272.019 acre tract mentioned above to a set 5/8 inch iron rod for the Westerly Northwest corner of the tract of land herein described in a generally fenced and Northwest line of said 272.019 acre tract and in the Southeast line of Tract No. 1, called 70.006 acres, as described in a Deed to Darrell Bushman (396/479);

THENCE N 65°23'34" E, 421.36 ft., along the generally fenced and South line of said 70.006 acre Bushman tract (396/479) to a found 3/8 inch iron rod, at the base of an 8 inch treated fence corner post, for its Southeast corner and the Southwest corner of said 116.997 acre Bushman tract (913/122);

THENCE along the generally fenced Southerly lines of said 116.997 acre Bushman tract (913/122 - called to follow fence) and a Northwesterly line of the called 272.019 acre tract mentioned above (called to follows fence) as follows:

- 1) N 64°34'52" E, 724.12 ft., to a set 1/2 inch iron rod,
- 2) N 69°01'46" E, 53.55 ft., to a set 1/2 inch iron rod,
- 3) N 72°34'19" E, 71.57 ft., to a set 1/2 inch iron rod &
- 4) N 76°00'14" E, 679.25 ft., to the PLACE OF BEGINNING and containing 147.3 acres of land, more or less.

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 305538

eRecording - Real Property

Recorded On: January 03, 2020 09:07 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$50.00

******* 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: 305538
Receipt Number: 20200103000007
Recorded Date/Time: January 03, 2020 09:07 AM
User: Barbara K
Station: Clerk01

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF GRIMES**

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 Grimes County, Texas.

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

Leon County

Christie Wakefield
Leon County Clerk
Centerville, TX

Document Number: 2020-436612

Recorded As : ELECTRONIC RECORDING

Recorded On: January 31, 2020

Recorded At: 09:38:33 am

Number of Pages: 7

Book-VI/Pg: Bk-OR VI-1780 Pg-450

Recording Fee: \$36.00

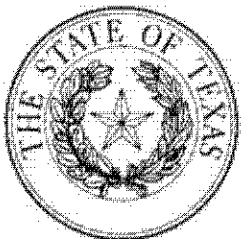
Parties:

Direct- NEYLAND CURTIS JR
Indirect- TEXAS CENTRAL RAILROAD & INFRASTR

Receipt Number: 159630

Processed By: Michelle Duvall

THIS PAGE IS PART OF THE INSTRUMENT



Tract Number: TX-LE-051.100
Leon County, Texas

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.

WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF LEON

§

THAT I, CURTIS NEYLAND, JR. and wife, JANICE NEYLAND, of the County of Leon and State of Texas ("Grantors"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation, of the County of Dallas and State of Texas ("Grantee"), all of that certain real property in Leon County, Texas, as more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for any and all purposes (the "*Property*").

SUBJECT, HOWEVER, to the following:

- (1) Any and all reservations of oil, gas and minerals, exceptions, covenants, conditions and restrictions contained in the chain of title of said Property, including sales or reservations of oil, gas and minerals;
- (2) Any existing oil and gas leases or mineral leases;
- (3) Any visible and apparent or recorded easements and roadways for roads or utility lines over and across said Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever, and we do hereby bind myself, my heirs, executors and administrators, to

Tract Number: TX-LE-051.100
Leon County, Texas

WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

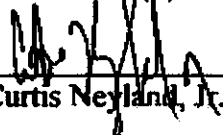
Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

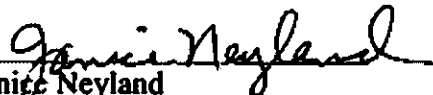
Tract Number: TX-LE-051.100
Leon County, Texas

EXECUTED this 30 day of December 2019.

GRANTOR(S):



Curtis Neyland, Jr.



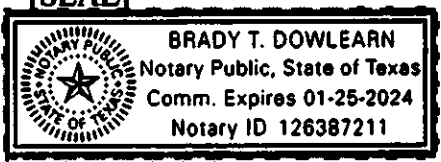
Janice Neyland

STATE OF Texas)
) ss.
COUNTY OF Leon)

The foregoing instrument was acknowledged before me this 30 day of Dec, 2019, by
Curtis Neyland, Jr.

Witness my hand and official seal.
My commission expires:

[SEAL]





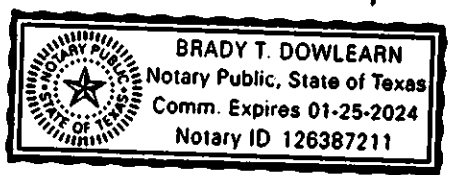
Notary Public

STATE OF Texas)
) ss.
COUNTY OF Leon)

The foregoing instrument was acknowledged before me this 30 day of Dec, 2019, by
Janice Neyland.

Witness my hand and official seal.
My commission expires:

[SEAL]





Notary Public

24726822v.1

Tract Number: TX-LE-051.100
Leon County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

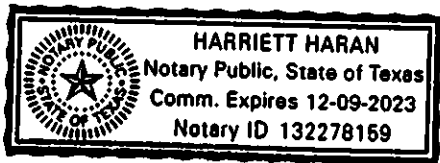
By: *Jordan Riness*
Name: Jordan Riness
Title: Vice President

STATE OF TEXAS)
) ss. COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 6 day of January, 2020,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]



Harriett Haran
Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-LE-051.100
Leon County, Texas

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

**PARCEL TX-LE-051.100
CAD TX ID: 619405; 619406; 619407**

BEING all that certain tract or parcel of land, lying and being situated in the WILLIAM BOLTON SURVEY in Leon County, Texas, and being a part of that 40.42 acre tract listed as First Tract in a Deed of Trust from Maria Pults, Trustee, to R. C. Von Doenhoff, Trustee, recorded in Volume 74, Page 94 of the Deed of Trust Records of Leon County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of said 40.42 acre tract said corner being in the south right of way line of State Hwy 7;

THENCE S 22° 41' W - 1331.50 feet and S 36° 20' W - 291.35 feet to an iron rod for corner;

THENCE N 8° 10' 44" W - 1443.19 feet to an iron rod for corner in said State Hwy. 7 line;

THENCE N 83° 00' E - 200.85 feet along said State Hwy. 7 line to a point for corner;

THENCE S 7° 03' E - 210.00 feet to a point for corner;

THENCE N 83° 00' E - 230.00 feet to a point for corner;

THENCE N 7° 40' W -208.00 feet to a point for corner in said State Hwy. 7 line;

THENCE S 88° 06' E - 466.00 feet along said State Hwy 7 line to the PLACE OF BEGINNING and containing 15.00 acres of land, more or less.

SAVE AND EXCEPT:

That certain 0.553 acre in the WILLIAM BOLTON SURVEY, Abstract 100, located in Leon County, Texas; being part of that "15.00 acres" contained in a Warranty Deed dated July 26, 1986 from Robert J. Baird to Curtis Neyland, Jr. and wife, Janice Neyland and recorded in Volume 641, Page 838, Leon County Official Records; this 0.553 acre tract is described more particularly as follows:

BEGINNING at the northwest corner of that "1 acre" (recorded in Volume 302 Page 248 Leon County Deed Records), same being for an exterior corner of the "15.00 acres" in the southerly right of way of State Highway 7; found 3/4" steel pipe with a cap welded on at same;

THENCE with a fence for the west line of the "1 acre" south 05° 55' 43" East a distance of 151.15

Tract Number: TX-LE-051.100
Leon County, Texas

feet to a 1/2" steel rod set for the southeast corner of this tract at a fence corner; found 1/2" steel rod bearing South 05° 55' 43" East 61.81 feet;

THENCE with a newly constructed fence, south 88° 19' 33" West a distance of 165.58 feet to the southwest corner of this tract; set a 1/2" steel rod at same;

THENCE parallel with a fence for the west line of the "15.00 acres" but 30 feet from same, North 08° 22' 49" West, a distance of 135.79 feet to the northwest corner of this tract in the north line of the "15.00 acres", same line being the southerly right of way of State Highway 7; set a 1/2" steel rod at same; found a 3/4" steel rod bearing South 83° 00' 00" West 30.01 feet from which a 3/8" steel rod was found bearing North 31° 19' 19" West 0.20 feet;

THENCE with the northerly line of the "15.00 acres", same being the southerly right of way of State Highway 7, North 83° 00' 00" east a distance of 170.96 feet to the PLACE OF BEGINNING and containing 0.553 acres of land, more or less.

Tract Number: TX-MA-O3-001.003
Madison County, Texas

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-MA-03-001.003
Madison County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this 8
day of November, 2019.

GRANTOR:

Shannon Mauree Ogg
Shannon Mauree Ogg

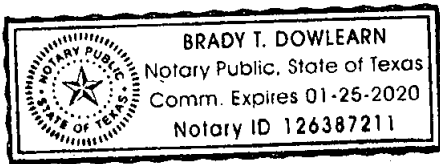
STATE OF Texas)
) ss.
COUNTY OF Madison)

The foregoing instrument was acknowledged before me this 8 day of Nov., 2019, by Shannon Mauree Ogg.

Witness my hand and official seal.
My commission expires:

[SEAL]


Brady T. Dowlearn
Notary Public



Tract Number: TX-MA-O3-001.003
Madison County, Texas

GRANTEE:

TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

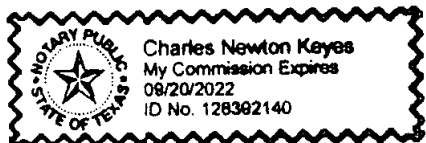
By: 
Name: Jordan Riness
Title: Vice President

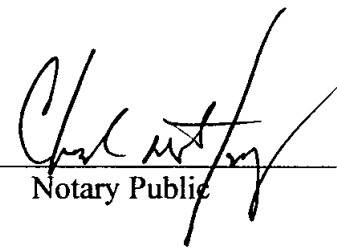
STATE OF TEXAS)
) ss.
COUNTY OF DALLAS)

The foregoing instrument was acknowledged before me this 8th day of NOVEMBER, 2019,
by Jordan Riness, as Vice President of TEXAS CENTRAL RAILROAD & INFRASTRUCTURE,
INC., a Texas corporation, for and on behalf of such corporation.

Witness my hand and official seal.
My commission expires:

[SEAL]




Notary Public

After recording return to:

Texas Central Partners, LLC
Attn.: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX 75215

Tract Number: TX-MA-O3-001.003
Madison County, Texas

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL TX-MA-03-001.003:

BEING A TRACT OF LAND LOCATED IN THE AMY BOATWRIGHT SURVEY, ABSTRACT NO. 7, MADISON COUNTY, TEXAS AND BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO SHANNON MAUREE OGG, RECORDED IN VOLUME 1549, PAGE 12, OFFICIAL PUBLIC RECORDS, MADISON COUNTY, TEXAS (O.P.R.M.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID OGG TRACT AND THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO DONALD LEE MCWHORTER AND WIFE, VIRGINIA MCWHORTER, RECORDED IN VOLUME 964, PAGE 141, (O.P.R.M.C.T.), AND IN THE SOUTH RIGHT OF WAY LINE OF STRAWTHER ROAD (UNIMPROVED ROAD);

THENCE SOUTH 42 DEGREES 12 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF SAID OGG TRACT AND THE WEST LINE OF SAID MCWHORTER TRACT, A DISTANCE OF 283.42 FEET TO A 1/2-INCH IRON ROD FOUND AT THE EASTERLY CORNER OF SAID OGG TRACT AND AN INTERIOR ELL CORNER OF SAID MCWHORTER TRACT;

THENCE SOUTH 44 DEGREES 25 MINUTES 15 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID OGG TRACT, A DISTANCE OF 188.56 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID OGG TRACT SAME BEING IN THE NORTH LINE OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FLORENCE CAMPBELL REVOCABLE LIVING TRUST, TRAVIS B. CAMPBELL, JR. A/K/A TRAVIS CAMPBELL, JR., INDEPENDENT EXECUTOR, BY PROBATE CAUSE NO. 68530, AS DESCRIBED IN VOLUME 122, PAGE 501, DEED, RECORDS, MADISON COUNTY, TEXAS (D.R.M.C.T.);

THENCE NORTH 87 DEGREES 22 MINUTES 34 SECONDS WEST, ALONG THE SOUTH LINE OF SAID OGG TRACT AND THE NORTH LINE OF SAID CAMPBELL TRACT, A DISTANCE OF 153.79 FEET TO A 3-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID OGG TRACT SAME BEING THE SOUTHEAST CORNER A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GLENDA PENTACOST, RECORDED IN VOLUME 396, PAGE 69 (D.R.M.C.T.);

THENCE NORTH 06 DEGREES 44 MINUTES 57 SECONDS EAST, ALONG THE WEST LINE OF SAID OGG TRACT, A DISTANCE OF 284.60 FEET TO A 1-2-INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID OGG TRACT AND THE NORTHEAST CORNER OF SAID PENTACOST TRACT, SAID POINT ALSO BEING IN THE SOUTH RIGHT OF WAY LINE OF SAID STRAWTHER ROAD;

THENCE NORTH 48 DEGREES 20 MINUTES 28 SECONDS EAST, ALONG THE NORTH LINE OF SAID OGG TRACT, A DISTANCE OF 82.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 60,735 SQUARE

FEET OR 1.394 ACRES OF LAND, MORE OR LESS.

Also Known as:

Being 1.397 acres of land, more or less, situated in the AMY BOATWRIGHT SURVEY, Abstract No.7, Madison County, Texas and being the same tract described as a 1.397 acre tract in a Deed from Donald E. McWhorter, et al

Tract Number: TX-MA-O3-001.003
Madison County, Texas

to Albert E. Welch, dated November 2, 2007 and recorded in Volume 899, Page 01, Official Records, said 1.397 acre tract being more definitely described as follows:

BEGINNING at the southwest corner of said Welch tract, same being the called southeast corner of a called 0.75 acre tract as described in a Deed from Wallace E. Walter to Glenda Pentacost, recorded in Volume 396, Page 69, Official Records and also being the called north line of a called 100 acre tract as described in a Deed from Torn Campbell to Travis Campbell, recorded in Volume 115, Page 297, Deed Records, found a 1-1/2" iron pipe;

THENCE N08°59'22"E (Welch deed call), with the west line of said Welch tract and the called east line of said Pentacost tract, for a distance of 284.63 feet to the northwest corner of said Welch tract, same being the northeast corner of said Pentacost tract, found a 1/2" iron rod with a plastic cap in the occupied southeast line of a

county-maintained graded, rock road, know locally as "Strawther Road (County Road #413);

THENCE N50°29'18"E, with the northwest line of said Welch tract and the apparent and called southeast line of said road, for a distance of 82.49 feet to the north corner of said Welch tract, same being the most northerly northwest corner of a called 4.764 acre tract as described in a Deed from Arthur Eugene McWhorter to Donald E. McWhorter, recorded in Volume 964, Page 141, Official Records, found a 1/2" iron rod;

THENCE, with the common lines of said Welch and McWhorter tracts, the following calls: 1). S40°10'02"E- 283.aS feet to a fence corner post;

and 2). S46°49'13"W- 189.08 feet to the most southerly southeast corner of said Welch tract, same being the called north line of said Campbell tract, a found 1/2" iron rod, with a plastic cap;

THENCE N85°16'27"W, with the south line of said Welch tract and the called. north line of said Campbell tract, for a distance of 153.85 feet to the PLACE OF BEGINNING.

STATE OF TEXAS
COUNTY OF MADISON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Madison County, Texas.

HONORABLE SUSANNE MORRIS, COUNTY CLERK
Madison County, TEXAS

Document Number: 110843

Amount: 46.00

Receipt Number: 26534

Vol: 1731 Page: 83

Recorded: Nov 18, 2019 at 11:36A

By:
Julia Bazon, Deputy

FedEx

Community National Title

14800 Quorum Dr

Ste 150

Dallas TX 75254

ATTN: Mallory

Tract Number: TX-WA-01-025.010, TX-WA-01-025.014
County: Waller

FIRST AMENDMENT TO MEMORANDUM OF OPTION

THE STATE OF TEXAS
COUNTY OF WALLER

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

This First Amendment to Memorandum of Option (this "**Amendment**") is executed by and between **Robert Lee Yandell, a single man** (whether one or more, collectively referred to herein as the "**Grantor**"), and **TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC.**, a Texas corporation (herein the "**Grantee**"), to be effective Dec 19, 2019 ("**Effective Date**").

RECITALS

- A. Grantor and Grantee entered into that certain Option Agreement for Purchase of Fee Interest dated November 9, 2016 (the "**Option Agreement**").
- B. In connection with the Option Agreement, Grantor and Grantee executed that certain Memorandum of Option dated November 9, 2016, recorded as Document Number 1608244 of the Deed Records of Waller County, Texas (the "**Memorandum**"), relating to Grantee's option ("**Option**") to purchase the Property, as more particularly described in the Option Agreement and Memorandum.
- C. Grantor and Grantee desire to amend the Option Agreement and Memorandum so as to extend the Term (as defined in the Option Agreement) and the Option Period (as defined in the Memorandum).
- D. Grantor and Grantee have agreed to amend said Memorandum as set forth herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged by Grantor and Grantee, Grantor and Grantee hereby agree as follows:

- 1. Definitions: Recitals. All capitalized terms used herein and not otherwise defined shall have the meaning set forth in the Memorandum. The above recitals to this Amendment are hereby incorporated herein by reference.
- 2. Option Period Extension. As of the Effective Date, the Option Period is hereby extended so that the Option remains in full force and effect until April 1, 2020.

3. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument.


4. Authority. Each of the parties executing this Amendment on behalf of Grantor or Grantee, as applicable, represents and warrants that it has been fully authorized and has the requisite authority to bind the respective party to the terms hereof.

5. Affirmation. In the event of any conflict between the Memorandum and the terms of this Amendment, the express terms of this Amendment shall control. Except as modified hereby, the Memorandum is hereby affirmed and ratified by Grantor and Grantee and shall remain in full force and effect as originally executed.

[Signature on Following Pages]

Executed to be effective as of the Effective Date.

GRANTOR:

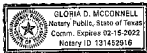

Dangel Owens, as Agent and Attorney-In-Fact for
Robert Lee Yandell

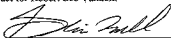
THE STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

This instrument was acknowledged before me on the 19 day of December, 2019, by Dangel Owens, as Agent and Attorney-In-Fact for Robert Lee Yandell.

(seal)




Notary Public - State of TEXAS
My commission expires: 02-15-2022

[Grantee's Signature on Following Page]

GRANTEE:

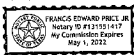
TEXAS CENTRAL RAILROAD & INFRASTRUCTURE, INC., a Texas corporation

By: *Jordan Riness*
Name: Jordan Riness
Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 27 day of December, 2019, by Jordan Riness, Vice President of Texas Central Railroad & Infrastructure, Inc., a Texas corporation, on behalf of said corporation.

(seal)



Francis E Price Jr
Notary Public - State of TEXAS
My commission expires: May 1, 2022

After recording please return to:

Texas Central Partners, LLC
Attn: Contract Land Staff, LLC
1409 South Lamar Street, Suite 1022
Dallas, TX. 75215

FILED AND RECORDED

Instrument Number: 2000691

Filing and Recording Date: 01/21/2020 01:46:38 PM Pages: 5 Recording Fee: \$28.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in cursive script that reads "Debbie Hollen".

Debbie Hollen, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Janifer Deutlich, Deputy

Notarized To:
TEXAS CENTRAL PARTNERS LLC
ATTN: CONTRACT LAND STAFF LLC
1409 SOUTH LAMAR STREET STE 1022
DALLAS, TX 75216

WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED HOWEVER, Grantor hereby specifically retains, reserves and excepts from such Property, for Grantor and Grantor's successors and/or assigns, all oil, gas, hydrocarbons and other minerals (collectively, the "*Minerals*") in, on, and under and that may be produced from such Property.

Notwithstanding the foregoing reservation of Minerals by Grantor, Grantor hereby conveys to Grantee, and Grantor and Grantor's successors and assigns hereby unconditionally waive, any and all surface rights (including rights of surface entry), including any area below the surface of the Property at a depth of less than 1,000 feet (the "*Minimum Depth*"), relating to the Minerals retained by Grantor, including without limitation, the right to enter upon the surface of the Property for the purposes of exploring for, developing, drilling for, producing, transporting, mining for, treating, storing and/or any other action or activity incident to the development of the Minerals. Grantor shall not use or occupy any portion of the surface of any part of the Property or place any fixtures, equipment, buildings or structures thereon. Nothing herein, however, restricts or prohibits the pooling or unitization of the Minerals retained by Grantor with land other than the Property; or the exploration or production of the Minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property below the Minimum Depth by directional drilling, provided that such operations do not, in any manner, damage, interfere with, or otherwise adversely affect the surface estate or the subsurface support of any improvements constructed or to be constructed on the Property.

Grantee's Mailing Address: Texas Central Partners, LLC
c/o Texas Central Railroad & Infrastructure, Inc.
1409 South Lamar Street, Suite 1022
Dallas, Texas 75215

[Signature Pages to Follow]

Tract Number: TX-NA-008.000, TX-NA-009.000
Navarro County, Texas

EXECUTED as of the date set forth in the acknowledgement below, to be effective this 9th day of January, 2020.

GRANTOR(S):

R. C. AND J. F. TACKITT LIVING TRUST

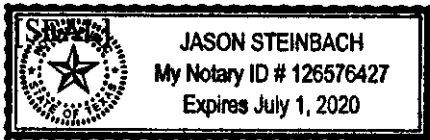
Robert C. Tackitt
Robert C. Tackitt, Trustee

Jeannette Tackitt
Jeannette Tackitt, Trustee

STATE OF Texas)
COUNTY OF Freestone) ss.

The foregoing instrument was acknowledged before me this 9th day of January, 2020, by Robert C. Tackitt, Trustee for the R. C. and J. F. Tackitt Living Trust.

Witness my hand and official seal.
My commission expires:

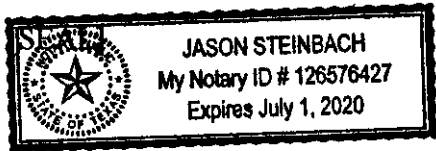


[Signature]
Notary Public

STATE OF Texas)
COUNTY OF Freestone) ss.

The foregoing instrument was acknowledged before me this 9th day of January, 2020, by Jeannette Tackitt, Trustee for the R. C. and J. F. Tackitt Living Trust.

Witness my hand and official seal.
My commission expires:



[Signature]
Notary Public

**EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY**

**TRACT 1:
CAD: 39245
PARCEL: TX-NA-008.000**

All that certain land situated in the County of Navarro, State of Texas, described as follows, to-wit:

Fifty-three and one-third (53 1/3) acres out of the North part of the SE/4 of Section Two (2), surveyed by Houston Tap & Brazoria RR Company, patented to J.C. Gamewell, A-893, and being more particularly described as follows:

**BEGINNING at the Northeast Quarter of said 1/4 Section, a stake;
THENCE S 30 E 333 1/3 varas, a stake;
THENCE S 60 W 903 varas, a stake;
THENCE N 30 W 333 1/3 varas, a stake;
THENCE N 60 E 903 varas to the place of BEGINNING.**

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

**TRACT 2:
CAD: 39254
PARCEL: TX-NA-009.000**

All that certain lot, tract or parcel of land, being 53 1/3 acres of land, more or less, of the South end of the William Shelton School Land Survey of 1/4 Section No. 2, as surveyed by the Houston Tap and Brazoria R.R. Co. Cert. 571 about 17 miles South 10 East from Corsicana on the waters of Richland Creek, described by metes and bounds as follows:

**BEGINNING at the Southeast corner of said 1/4 Section, stake in prairie;
THENCE North 30 West 333-1/3 vrs stake for corner;
THENCE South 60 West 903 vrs., stake for corner;
THENCE South 30 East 333-1/3 vrs stake for corner;
THENCE North 60 East 903 vrs. to the place of beginning, containing 53-1/3 acres of land, more or less, and being the same land conveyed by E.B. Boone and wife, Bertha Lee Boone, to N. C. Woodruff, under Deed Dated November 14, 1944, and recorded in Volume 431, page 113, Deed Records of Navarro County, Texas.**

Filed for Record in:
Navarro County

On: Jan 30, 2020 at 09:34A

As a
Recording

Document Number: 00000883

Amount: 42.00

Receipt Number - 96538

By:
Rachel Young

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded and stamped hereon by me.

Jan 30, 2020

Sherry Dowd, COUNTY CLERK
Navarro County

⑤

NOTICE TO PURCHASERS

File Number: 19000332339

The real property described below, which you are purchasing, is subject to the following deed restrictions:

Those recorded under Harris County Clerk's File Nos. X-365541, Z-247334, Z-247335, 20090200322, 20120012095, 20120012100, 20120012102, 20120012104, 20120058188, 20120593912, 20130034362, 20130578293, 20130614842, 20160317471, 20160444755, 20160444756, 20160444757, 20170285680, 20180400218, 20180486313, 20180549920 and 20180549922 of the Real Property Records, and those set out on the plat recorded at Film Code No. 599174, Map Records of Harris County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

THE RESTRICTIONS LIMIT YOUR USE OF THE PROPERTY. The City of Houston is authorized by statute to enforce compliance with certain deed restrictions. You are advised that, in the absence of a declaratory judgment that the referenced restrictions are no longer enforceable, the City of Houston may sue to enjoin a violation of such restrictions. ANY PROVISIONS THAT RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY ON THE BASIS OF RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN ARE UNENFORCEABLE; however, the inclusion of such provisions does not render the remainder of the deed restrictions invalid. The legal description and street address of the property you are acquiring are as follows:

Lot 15, Block 1, WHITE OAK FALLS, SECTION 3, a subdivision of Harris County, Texas, according to the map or plat thereof recorded at Film Code No. 599174, of the Map Records of Harris County, Texas.

Street Address: 21126 Kirkland Woods Dr., Houston, TX 77095

Seller(s):

Date: January 24, 2020

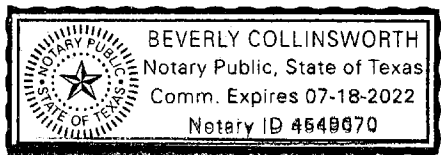
[Signature]
Yen Vu

[Signature]
Binh Tran

State of Texas
County of Harris

This instrument was acknowledged before me on the 24th day of January, 2020 by Yen Vu and Binh Tran.

[Signature]
Notary Public in and for the State of Texas
My commission expires: 1/10/22



RP-2020-46813

The undersigned admit receipt of the foregoing notice at or prior to closing the purchase of property above described.

Buyer(s):

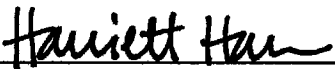
Date: January 30, 2020

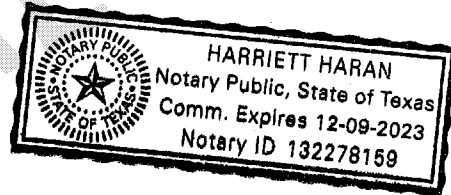
Texas Central Railroad & Infrastructure, Inc.,
a Texas corporation

By 
Jordan Riness, Vice President

State of Texas
County of Dallas

This instrument was acknowledged before me on the 30 day of January, 2020 by Jordan Riness as Vice President of Texas Central Railroad & Infrastructure, Inc., a Texas corporation.


Notary Public in and for the State of Texas
My commission expires: 12-9-2023



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RP-2020-46813
Pages 3
01/31/2020 03:40 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

UNOFFICIAL COPY

RECORDER'S MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2020-46813