



## **City Council**

Monday, February 9, 2026 - 6:30 PM

Regular Council Meeting  
210 S. Walnut Street  
Venus, Texas 76084

### **AGENDA**

**1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:**

**2. Announcements from Mayor:**

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

**3. Citizen Public Comment Period:**

Anyone wishing to speak on an item not listed on the agenda may do so during this section. Please turn in a speaker card to the City Secretary. Each speaker has five minutes. By law, the Council cannot deliberate or take action on non-agenda items. The Council may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.

**4. Consent Agenda:**

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes from the regular called meeting on January 12, 2026.

4.2. Quarterly Investment Report

4.3. Citywide staff reports.

4.4. Approval of a Resolution amending Resolution No. 01-2026-01 ordering the general election and providing that the polling location shall not be open on April 21, 2026, for the purpose of celebrating San Jacinto Day.

4.5. Approval of a Resolution amending Resolution No. 02-2026-01 ordering a special election for the purpose of the proposition of the reauthorization of the local sales and use tax in the City of Venus at a rate of one-fourth of one percent to continue to provide revenue for maintenance and repair of municipal streets and providing that the polling location shall not be open on April 21, 2026, for the purpose of celebrating San Jacinto Day.

4.6. Approval of an Ordinance for release of approximately 703.272 acres of land from the Extraterritorial Jurisdiction (ETJ).

4.7. Approval of an Ordinance Amending Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39 by repealing Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39, “Fire Marshal” and replacing it with an entirely new Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39, “Fire Marshal”.

**5. Presentation and Proclamations:**

**6. Public Hearings and Action Items:**

**7. Discussion and Consideration Items:**

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act, TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city)

- 7.1. Discuss and consider an appointment to the Venus Community Service Development Corporation Place 5. (Councilmember Wilson)
- 7.2. Discuss and consider approving the decision of the Venus Community Service Development Corporation to hire Oscar Ortiz as the Director of the Venus Community Service Development Corporation.
- 7.3. Discuss and consider Engineering Services for Palladium Wastewater System Upgrade. (Williams)

**8. Executive Session:**

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: Section 551.074(a)(1)-Personnel Matters.

- 8.1. Discussion regarding the employment, evaluation, reassignment, duties, discipline, resignation, or dismissal of a city officer or employee, unless such officer or employee requests a public hearing to wit: City Administrator and Police Chief.
- 8.2. Any action to be taken as a result of Executive Session.

**9. Adjournment:**

The City Council reserves the right to meet in Executive Session closed to the public, at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act, TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city).

**This is to certify that a copy of this Notice of Meeting was posted on the bulletin board at City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the public at all times and to the City’s website [www.cityofvenus.org](http://www.cityofvenus.org), on Monday, February 2, 2026, on or before 5:30 pm.**

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Callie Driggars, TRMC  
City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-366-3348.

Removed: \_\_\_\_\_  
Time: \_\_\_\_\_

**CITY COUNCIL**  
MEETING MINUTES  
Regular Council Meeting  
JANUARY 12, 2026

**1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:**

Mayor Galaviz called the meeting to order at 06:31 PM, City Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag. Councilmembers present: Alejandro Galaviz, Teresa Hoffman, Tony Bovinich, Sheryl Kiser and Michelle Hamm.

Councilmembers absent: Drew Wilson .

Staff present: City Attorney, Callie Green, Melissa Westen, Ron Hearn, Police Officer Eddie, Scott Williams and three Firefighters.

**2. Announcements from Mayor:**

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor.

Please remain respectfully quiet. Budget season will be starting soon and some may or may not know, but my wife is pregnant, and we are due around August 7th.

**3. Citizen Public Comment Period:**

Thank you for your participation in tonight's Public Comments Session. This segment is a crucial component of our local government meetings, where each speaker is allotted 5 minutes. While the City Council and I consider all input, the Texas Open Meetings Act mandates that this be a time for us to listen rather than engage in dialogue. Rest assured, our City Administrator and City Secretary are diligently recording notes should any actions be necessary. When you are ready, you may begin, and your time will start.

No public speakers.

**4. Consent Agenda:**

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately.

Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for Special called meeting on December 17, 2025.

4.2. Ratifying bills and monthly financial reports.

I make a motion to approve the consent agenda.

Moved by: Tony Bovinich

Seconded by: Sheryl Kiser  
For: **Unanimous. Motion carried Yes 4, No 0, Abstained 0.**

**5. Presentation and Proclamations:**

None.

**6. Public Hearings and Action Items:**

None.

**7. Discussion and Consideration Items:**

7.1. Discuss and consider an appointment to the Venus Community Service Development Corporation Place 5. (Councilmember Wilson)

No action taken.

7.2. Discussion regarding painted murals in downtown Venus. (Councilmember Hamm & Mayor Pro Tem Bovinich)

No action was taken. Discussion only. Recommend this item be taken to Venus Community Service Development Corporation for consideration.

7.3. Discuss and consider the possibility of hiring and/or appointing an Interim City Administrator.

Mayor Galaviz took item 7.3 into Executive Session.

Recess into Executive Session at 6:54pm.

Reconvened into Open Session at 7:37pm.

No action was taken. Discussion only. Direction was given to H.R. Director, Melissa Westen to contact 3rd party companies for possible interim City Administrator services.

7.4. Discuss and consider a Resolution ordering a General Election for May 2, 2026, for the purpose of electing three (3) City Councilmembers (Place 3, 4 and 5) at-large, designate location of polling places; ordering Notice of Election to be given as prescribed by law in connection with such election; authorizing execution of joint election agreements; and providing for an effective date. (Green)

I make a motion to adopt a Resolution ordering a General Election for May 2, 2026, for the purpose of electing three (3) City Councilmembers (Places 3, 4 and 5) at-large, designate location of polling places; ordering Notice of Election to be given as prescribed by law in connection with such election; authorizing execution of joint election agreements; and providing for an effective date and

Moved by: Tony Bovinich  
Seconded by: Teresa Hoffman

**For: Unanimous. Motion carried Yes 4, No 0, Abstained 0.**

- 7.5. Discuss and consider a Resolution ordering a Special Election on May 2, 2026, for the proposition of the reauthorization of the local sales and use tax in the City of Venus at a rate of one-fourth of one percent to continue providing revenue for maintenances and repair of municipal streets. (Green)

I make a motion to approve Resolution ordering a Special Election on May 2, 2026, for the proposition of the reauthorization of the local sales and use tax in the City of Venus at a rate of one-fourth of one percent to continue providing revenue for maintenances and repair of municipal streets.

Moved by: Tony Bovinich  
Seconded by: Sheryl Kiser

**For: Unanimous. Motion carried Yes 4, No 0, Abstained 0.**

- 7.6. Discuss and consider entering into an agreement with Venus Independent School District for joint election services. (Green)

I make a motion to approve entering into an agreement with Venus Independent School District for joint election services.

Moved by: Tony Bovinich  
Seconded by: Sheryl Kiser

**For: Unanimous. Motion carried Yes 4, No 0, Abstained 0.**

**8. Executive Session:**

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: Mayor Galaviz took item 7.3 into Executive Session under Section 551.071 — Consultation with Attorney. Recessed into Executive Session at 6:54pm Reconvened into Open Session at 7:37pm.

- 8.1. An action to be taken from Executive Session

No action was taken.

**9. Adjournment:**

Mayor Galaviz adjourned the meeting at 07:41 PM.

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Mayor

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City Secretary



**ITEM REPORT**

**To:** City Council  
**From:**  
**Subject:** Quarterly Investment Report  
**Department/Office:** Finance

**Summary:**

**Recommended Action:**

**Budget:**

**Attachments:**

1. QTR Inv Report O-N-D 2025

City of Venus  
 Summary of Investment Portfolio Activity  
 10/01/2025 to 12/31/2025

**All Accounts**

Account Type	Beginning Balance	Purchases\ Additions	Sales\ Reductions	Ending Balance	Increases\ (Decreases)	Market \ Value
<b>General Fund Fund 10</b>						
Claim on Cash	388,085	1,878,194	1,616,810	126,701	261,384	126,701
Pinnacle-General Fund Savings	1,684,676	0	8,506	1,693,181	-8,506	1,693,181
Pinnacle-MERP Fund	105	5,182	28,652	23,575	33,834	23,575
Texpool GF	3,491,663	0	35,196	3,526,859	-35,196	3,526,859
	5,564,529	1,878,194	1,625,316	5,370,317	251,516	1,819,883
<b>2020 Bond Proceeds Fund 11</b>						
Claim on Cash	-53,763	238,508	609,016	793,761	-370,508	793,761
Texpool	4,597,267	253,053	59,461	4,909,780	312,513	4,909,780
Total	4,543,504	4,253,131	3,923,496	5,703,542	-57,995	5,703,542
<b>Restricted Funds Funds 20-51</b>						
Claim on Cash-Debt Service (20)	33,775	1,745	155,120	190,640	156,865	190,640
Claim on Cash-VCSDC (30)	643,630	49,123	117,781	810,535	166,904	810,535
Pinnacle-VCSDC (30)	306,379	0	965	307,345	965	307,345
Texpool VCSDC (30)	89,543	0	903	90,446	903	90,446
Claim on Cash-ARPA (40)	135,605	472	0	136,077	472	136,077
Claim on Cash-Court Technology (45)	10,078	0	169	10,247	169	10,247
Claim on Cash-Court Security (46)	18,452	185	0	18,637	185	18,637
Claim on Cash-Truancy Prevention (47)	15,356	0	129	15,485	129	15,485
Claim on Cash-Street Tax Maint. (50)	225,434	21,000	58,891	305,325	79,891	305,325
Claim on Cash-Street Tax CIP (51)	260,000	0	0	260,000	0	260,000
	1,738,251	72,525	333,958	2,144,734	406,483	2,144,734

**TIRZ & PIDS Funds 52-57**

Claim on Cash-TIRZ #1	787,724	0	0	787,724	0	787,724
Claim on Cash-Allied PID	-4,712	0	0	-4,712	0	-4,712
Claim on Cash-Blue Stem PID	11,188	0	0	11,188	0	11,188
Pinnacle-Blue Stem PID	29,784	0	1,142	30,926	1,142	30,926
Brahman Ranch PID	16,860	7,500	0	9,360	7,500	9,360
Patriot Estates PID	-7,744	0	0	-7,744	0	-7,744
<b>Total</b>	<b>833,100</b>	<b>7,500</b>	<b>1,142</b>	<b>826,742</b>	<b>8,642</b>	<b>826,742</b>

**Water & Sewer Funds 60-62**

Account Type	Beginning Balance	Purchases\ Additions	Sales\ Reductions	Ending Balance	Increases\ (Decreases)	Market \ Value
Claim on Cash	1,133,278	1,653,073	1,371,440	4,157,790	3,024,513	4,157,790
Pinnacle Savings	251,536	0	159	251,694	159	251,694
Pinnacle Interest & Sinking	445,804	0	281	446,085	281	446,085
TexPool	731,214	0	7,397	738,611	7,397	738,611
Water Impact Fees	14,000	0	0	14,000	0	14,000
Sewer Impact Fees	21,000	0	0	21,000	0	21,000
<b>Total</b>	<b>2,596,831</b>	<b>1,653,073</b>	<b>1,379,277</b>	<b>5,629,181</b>	<b>3,032,350</b>	<b>5,629,181</b>

**2018 CO Bond Fund 64**

Claim on Cash	-175,423	9,705	0	-185,128	9,705	-185,128
<b>Total</b>	<b>-175,423</b>	<b>9,705</b>	<b>0</b>	<b>-185,128</b>	<b>9,705</b>	<b>-185,128</b>

**Brahman Ranch WW Fund 66**

Claim on Cash	-576,012	57,250	0	-518,762	57,250	-518,762
<b>Total</b>	<b>-576,012</b>	<b>57,250</b>	<b>0</b>	<b>-518,762</b>	<b>57,250</b>	<b>-518,762</b>

<b>2018 Bond</b>		<b>Fund 70</b>					
Claim on Cash		-13,891			-13,891	0	-13,891
Total		-13,891	0	0	-13,891	0	-13,891
<b>2022 CO Bond</b>		<b>Fund 71</b>					
Claim on Cash		-60,255	1,600	0	-61,855	1,600	-61,855
Texpool		4,430,495	0	44,059	4,474,554	44,059	4,474,554
Total		4,370,240	1,600	44,059	4,412,699	45,659	4,412,699
<b>Pooled Cash</b>		<b>Fund 99</b>					
Cash		2,801,503	4,288,678	3,559,034	2,071,859	7,847,711	2,071,859
Total		2,801,503	4,288,678	3,559,034	2,071,859	7,847,711	2,071,859

The quarterly report is in full compliance with the investment strategy as established in the City's Investment Policy and the Public Funds Investment Act, Chapter 2256, Texas Government Code.

*Becky Wilkins, Finance Director* 01/20/2026

Becky Wilkins, Finance Director

Date

**ITEM REPORT**

**To:** City Council  
**From:**  
**Subject:** Citywide staff reports.  
**Department/Office:** Administration

**Summary:**

**Recommended Action:**

**Budget:**

**Attachments:**

1. FD Departmental Update -January
2. Court January 2026 - Monthly Report
3. Admin Departmental Update (6)
4. VPD January 2026 Monthly Report
5. PW Monthly Report - January 2026

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# BIWEEKLY DEPARTMENTAL UPDATE

Department: Fire  
 Director: Brad Hargrove  
 Reporting Period: 1/1- 1/31 2026



## HIGHLIGHTS

- Rescue 72 is in the process of being sold to Braman OK Fire Department
- Upcoming Push In ceremony on 2/9/2026 at 5:00pm for Brush 72
- Brush -272 is back in service.
- Captain Brancato completed Incident Safety Officer course
- Venus FD prepared and mitigated Emergency Management for Winter Storm January 2026
- VFD Officer staff and Fire Marshal attend TEEX Leadership Symposium 1/12- 1/14
- VFD recorded 329.25 hrs. of training for the reporting period.

### Fire Incident Type Breakdown

Incident Type Group	1/1/26 – 1/31/26
100 – Fire	22
200 – Explosion	0
300 – EMS	111
400 – HAZMAT	4
500 - Service Call	14
600 – Good Intent	21
700 – False Alarm	6
800 - Natural Disaster	0
<b>Total</b>	<b>181</b>

## City of Venus Fire Department

### Fire Marshal's Office

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#### Inspections & Code Enforcement

- Conducted the annual fire inspection at Sonic Drive-In. Multiple violations were identified that will require re-inspection. The inspection could not be completed due to weather conditions. A re-inspection has been scheduled for February 2, 2026.
  - 200 S. Main Street – Underground Fuel Storage Tanks: All underground fuel storage tanks have been removed in accordance with Texas Commission on Environmental Quality (TCEQ) requirements and applicable fire code provisions. Preliminary soil contamination data has been received and reviewed. Current results indicate contamination levels remain consistent with prior findings in 2019, with no evidence of additional environmental damage at this time.
- 

#### Fire Investigations & Emergency Response

- Grass Fire / Burn Ban Violation FM-157: Responded to a reported grass fire and observed a hay bale actively burning with illegal rubbish materials present. The homeowner was advised of the active burn ban and the prohibited materials involved. A warning was issued. Brush 72 extinguished the fire.
  - Fire Response CR-214: Dispatched for a reported doghouse fire caused by a heat lamp. Upon arrival, the fire had self-extinguished. Responding engine was disregarded. A water can was utilized to ensure no rekindle occurred.
- 

#### Hazard Mitigation & Special Incidents

- Continued monitoring and management of incidents involving underground fuel storage tanks within city limits at 200 S. Main Street. Maintained coordination and communication with TCEQ regarding site conditions, remediation efforts, and environmental compliance.
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#### Administrative & Ordinance Development

- Continued work on amending the City of Venus ordinance pertaining to the Fire Marshal's Office, with emphasis on roles, duties, investigative authority, and law-enforcement responsibilities.
- Reviewed and refined policy language to ensure compliance with state and local requirements and to support Fire Marshal criminal investigation functions.
- Created a new Inspections module in ESO to further transition away from MyGov for inspection activities. This enhancement will:
  - Automatically date and track inspection history

- Maintain historical records for enforcement and compliance
  - Allow Fire Operations personnel to add notes regarding minor or immediate fire code violations observed in the field
  - Serve as the future repository for all fire pre-plans, improving access for Fire Operations (currently unavailable within MyGov)
- 

#### Other Duties

- Witnessed fire drills at Venus ISD campuses, ensuring proper egress routes were utilized and fire safety systems operated as designed.
- Assisted with emergency preparedness for severe winter weather, including freezing temperatures and icy conditions. Assigned to Logistics for the Emergency Operations Center (EOC). Coordinated and secured two mobile generators for use by the Fire Department and the Civic Center, which was activated as a community warming station.
- Have been registered for Arson Investigation School and have received welcome letter and the ability to start class.

# MONTHLY DEPARTMENTAL UPDATE

Department: Municipal Court

Director: Melissa Trammell

Reporting Period: January 2026



## HIGHLIGHTS

- 77 new violations filed.
- Total Fees/Fines Paid \$15,072.46.
- 73 cases closed; this total includes 29 cases that were dismissed with either the completion of a driving safety course, deferred disposition, or compliance dismissals.
- 15 cases were placed in OmniBase. (OmniBase services provide an effective collection and enforcement tool by restricting the violator's ability to renew their driver's license for outstanding violations.)
- 15 open cases were sent to the collection agency.

# DEPARTMENTAL UPDATE

Department: Administration

Choose an item.

Reporting Period: January 2026



## HIGHLIGHTS

### City Administrator

### City Secretary

- Open records
- Mentor's Care
- Agendas
- Minutes
- Candidate filling season
- Attended Election Law Seminar
- Added and learning time stamping for live meeting media
- Attended employee luncheon

### Human Resources

- Currently taking applications for City Administrator, Public Works Maintenance, Code Enforcement
- Reviewing applications and fact finding for City Administrator candidates.
- Handbook Updates – almost complete – seems we keep finding things that need to be addressed.
- Fleet – preparing for Enterprise meeting for FY 27
- Laserfiche implementation – continued – importing documents into Laserfiche as time allows, and updating forms to streamline process
- Time Clocks plus implementation
- Marquee project complete (new City of Venus Sign and panels replaced)
- Payroll – Complete
- Workers Comp Audit - complete
- Benefit coordination for employees with Life Events.
- FMLA x2 employees
- Open records
- Employee Luncheon – Thursday, January 15<sup>th</sup>
- Mentors Care
- Processing potential PW Employee through background process.

**Finance**

- Audit
- Software setup for Laserfiche and Time Clocks Plus
- Preparing for scanning project and records destruction

**Court**

- 46 new violations filed.
- Total Fees/Fines Paid \$5,692.50
- 21 cases closed; this total includes 10 cases that were dismissed with either the completion of a driving safety course, deferred disposition, or compliance dismissals.



# VENUS POLICE DEPARTMENT MONTHLY REPORT

January 2026

## Crime Stats

	01-2025	% + or -	12-2025	11-2025	3 MONTH AVERAGE
CAD EVENTS	1991	-16%	2379	2210	2193
REPORTS TAKEN	34	6%	32	29	32
ARRESTS	9	0%	9	7	8
ACCIDENTS WORKED	11	-42%	19	13	14
TRAFFIC ASSIGNMENTS	26	-13%	30	52	36
TRAFFIC STOPS	533	-29%	754	555	614
CITATIONS ISSUED	77	-39%	127	116	107

## Department News

Onboarded Officer A. Lawless who came to us with patrol and investigation experience.

Continued working with RMS/Mobile software provider on fixes to various systems to make the programs more functional.

Officers worked throughout the ice storm, including some staying at the PD without power so that they could be available for their shifts.

Completed two background investigations which resulted in moving one candidate forward and rejecting the other candidate. This leaves us with one vacancy.

# MONTHLY DEPARTMENTAL REPORT

Department: Public Works

Director: Scott Williams

Reporting Period: January 2026



## Public Works Highlights

- Public Works took down and packed up lights and decorations at the Square and City buildings. Everything was packed away for next year.
- Public Works, in coordination with NCTCOG, set up a holiday Fats, Oils, and Grease (FOG) drop-off station at the Public Works building as part of the “Defend Your Drain” program. We estimated collecting 35 gallons of used grease and cooking oil.
- During the week of January 23–24, the City of Venus experienced a winter weather event that required coordinated preparedness across departments. Fire Chief Bradly Hargrove proactively opened the Emergency Operations Center on Friday to ensure readiness and communication. Public Works maintained staffing of three employees on standby and in response roles to address critical needs, including maintaining the warming center, safe walkways at City facilities, monitoring and operating water and wastewater systems, and responding to fallen limbs and trees if needed. All systems and operations functioned smoothly throughout the event, and staff remained fully prepared to respond immediately had conditions worsened.
- Public Works is now fully staffed with the recent addition of Chad Minkley as Streets Maintenance Technician. Chad brings four years of hands-on experience in both street maintenance and water and wastewater utilities, strengthening the department’s operational capacity and day-to-day response capabilities. His addition enhances overall service reliability and supports the department’s ability to maintain infrastructure and respond to routine and emergency needs citywide.

## Planning and Development

- On January 14, 2026. Planning staff held a virtual meeting with Venkat Gottipati to talk about a project at the property addressed as 13762 CR 108.

- On January 15, 2026. Planning staff met with Matthew Clark regarding a application to release property from the City of Venus’ ETJ.
- On January 20, 2026. Planning staff received legal notices Michael Moore, Bannister Engineering who submitted a Letter of Map Revision (LOMR) to the Federal Emergency Management (FEMA) on behalf of Saldena Properties for the property located at 845 N FM 157 to revise FIRM 48251C0230K and 48251C0240K.
- On January 23, 2026. Planning staff spoke with Patrick Colliflower to get the final requirements for the AutoZone project Certificate of Occupancy.
- On January 27, 2026. Planning staff spoke with Moises Castro, Verdad Real Estate to talk about civil construction plan review for the 7-Eleven project at 9733 E US Highway 67.

## Building Official/Permits

Building Permits FYTF 25/26 December 12 <sup>th</sup> through January 2 <sup>nd</sup> , 2026.	Total
Single-Family building permits	55
Commercial building permits	0
Total permitting, license, and credential receipts FY 25-26	\$182,892.00
Total permitting, license, and credential receipts FY 24-25	\$78,489.00
Inspections passed/partial/failed/canceled, on hold	1010/23/170/17
Inspections completed 24-25	1104
Inspections completed 25-26	1,220

## Public Works Project Updates

### Ground Storage Reservoir (GSR) & Pump Station

This project includes land procurement services, design, bidding, and construction phase services of a new ground storage tank and pump station so that water will be delivered into a ground tank from the City of Midlothian and subsequently pumped into the City’s potable water system as needed when the elevated storage tank calls the pump station to come on. The pump station will be sized and laid out so that it can be expanded in the future as additional developments come online in the service area to serve the City’s expected buildout water service area. Land has not yet been procured by the City of Venus for this project. Evaluation of various parcels, due diligence, platting, and negotiation services are included in this IPO to obtain a tract of land to install the pump station. Additional information on the scope of property acquisition services is given in Task 1. Generally, the tracts that will be evaluated for the pump station site will be on the north and south side of CR 109, as close as possible to VV Jones Road.

### SCADA – Lift Station Monitoring Improvements

Public Works continues coordination with Prime Controls on installing cellular modules and SCADA components at all 11 lift stations. This upgrade will provide real-time monitoring of wet well levels, run

times, pump sequencing, and automatic high-level alarms. Prime Controls will continue installing SCADA components until this project is complete.

### **TxDOT FM 157 Widening Project**

TxDOT has adjusted the anticipated construction bid letting from December 2025 to May 2026. Birkhoff, Hendricks & Carter (BHC) is coordinating with Lee Engineering completed a Traffic Control Plan for the utility relocations. The entire package of plan has been sent to Austin in preparation for the May 2026 letting/bidding process. Typically, once the project has been let/bid, it takes 2-3 months before the contractor actually starts working. So we can anticipate the project starting in July or August.

### **TPDES Wastewater Treatment Plant Permit (Major Amendment)**

This project has been paused pending future actions related to the Wastewater Treatment Plant at Braham Ranch.

### **Impact Fee Updates (Water, Wastewater, Roadway)**

The City is required to update impact fees “at least every 5 years” in accordance with LGC 395.052. This project will update the City’s impact fees in accordance with Chapter 395 of the Texas Local Government Code. Data for the Land Use Assumptions (LUA) will be developed from the Comprehensive Plan completed by Public Management, Inc. in 2023 and supplemented with data provided by the Client for new development activity that has occurred within the last ten years. Data to be provided by the Client includes residential (added single and multi-family dwelling units) and square footage (or acreage) of developed non-residential uses within the city limits and ETJ.

### **Drainage Fee Study**

Staff held the initial kickoff meeting with Kimley-Horn on November 11 to discuss project scope items such as parcel data and related information. The study is expected to take 14 to 18 months to complete. Public Works staff member Oscar Ortiz will work closely with the engineers and assist in providing required data and coordination. This includes Establish ERU and Fee Structure – Using the GIS impervious data prepared the engineers; Kimley-Horn will establish an Equivalent Residential Unit (ERU) based on the average impervious area for single-family residential parcels within the City. Using the GIS impervious area data, Kimley-Horn will develop a fee structure. Single Family properties will be assessed a single tier structure. For other properties, the fee will be based on impervious area with the parcel.

### **Street Capital Projects – Pavement Condition Index (PCI) Program**

Staff is coordinating with the contractor, Texas Materials, to develop a construction schedule for street capital improvement projects identified through last year’s Pavement Condition Index (PCI) assessment. These projects will be funded with Bond proceeds dedicated to street improvements, which became available on October 1, 2025. While the final schedule is still being refined (scheduling an in person meeting week of February 1<sup>st</sup>), the preferred construction window is early spring, when temperatures and weather conditions are most favorable for full-depth repairs, base reconstruction, and placement of hot-mix asphalt. Performing this work during optimal paving conditions supports proper asphalt compaction, long-term pavement performance, and overall durability of the finished roadway.

## **Wastewater Master Plan**

The draft Wastewater Master Plan was received on Tuesday, January 20, and is currently under staff review prior to finalization. This review is focused on verifying existing system data and assumptions, evaluating projected growth and wastewater flows, confirming capacity limitations and required improvements, reviewing recommended capital projects and phasing, and ensuring consistency with regulatory requirements, operational practices, and long-term financial planning. Comments identified during this process will be coordinated with the consultant to ensure the final document accurately reflects current conditions, future needs, and the City's operational and planning objectives.

## **Water Master Plan**

The draft Water Master Plan was received on January 23 and is currently under staff review prior to finalization. The review is focused on validating existing system data and demand assumptions, evaluating current and future water supply and storage needs, confirming distribution system capacity and pressure requirements, reviewing recommended capital improvements and project phasing, and ensuring alignment with regulatory standards, operational practices, and long-term planning goals. Any comments identified during this review will be coordinated with the consultant to ensure the final plan accurately reflects system conditions, projected growth, and the City's long-term water infrastructure strategy.

**ITEM REPORT**

**To:** City Council  
**From:**  
**Subject:** Approval of a Resolution amending Resolution No. 01-2026-01 ordering the general election and providing that the polling location shall not be open on April 21, 2026, for the purpose of celebrating San Jacinto Day.  
**Department/Office:** City Secretary

**Summary:**

**Recommended Action:**

**Budget:**

**Attachments:**

1. VENUS resolution amending election 4.21.2026

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING RESOLUTION NO. 01-2026-01 ORDERING A GENERAL ELECTION FOR MAY 2, 2026, FOR THE PURPOSE OF ELECTING THREE (3) CITY COUNCILMEMBERS (PLACE 3, 4 AND 5) AT-LARGE, DESIGNATING THE LOCATION OF POLLING PLACES BY PROVIDING POLLING LOCATIONS SHALL NOT BE OPEN APRIL 21, 2026 FOR THE PURPOSE OF CELEBRATING SAN JACINTO DAY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on January 12, 2026, the Venus City Council adopted Resolution No. 01-2026-01 which ordered a general election for May 2, 2026 for the purpose of electing three Councilmembers At-Large, and designated the location of polling places; and

**WHEREAS**, after discussion and deliberation the City has been advised by the State polling locations should not be open on San Jacinto Day which occurs on Tuesday April 21, 2026.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF VENUS, TEXAS THAT:**

**SECTION 1.** Resolution No. 01-2026-01 is hereby amended only to provide polling locations shall not be open and voting shall not allowed to occur on April 21, 2026 in observance of San Jacinto Day. Resolution No. 01-2026-01 is not amended in any other form, way or manner.

**SECTION 2.** That all resolutions of the City of Venus, Texas in conflict with the provisions of this resolution be and the same are hereby repealed and all other resolutions of the City of Venus, Texas not in conflict with the provisions of this resolution shall remain in full force and effect.

**SECTION 3.** If any section, article, paragraph, sentence, clause, phrase or word in this Resolution or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution, and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**SECTION 5.** That all recitals contained in this Resolution are fully incorporated herein as if fully written.

PASSED AND APPROVED this 9<sup>th</sup> day of February 2026.

APPROVED:

By: \_\_\_\_\_  
Alejandro Galaviz, Mayor

ATTEST:

By: \_\_\_\_\_  
Callie Driggars, City Secretary

**ITEM REPORT**

**To:** City Council

**From:**

**Subject:** Approval of a Resolution amending Resolution No. 02-2026-01 ordering a special election for the purpose of the proposition of the reauthorization of the local sales and use tax in the City of Venus at a rate of one-fourth of one percent to continue to provide revenue for maintenance and repair of municipal streets and providing that the polling location shall not be open on April 21, 2026, for the purpose of celebrating San Jacinto Day.

**Department/Office:** City Secretary

**Summary:**

**Recommended Action:**

**Budget:**

**Attachments:**

1. VENUS resolution amending Special election 4.21.2026

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING RESOLUTION NO. 02-2026-02 ORDERING A SPECIAL ELECTION FOR MAY 2, 2026, FOR THE PURPOSE OF THE PROPOSITION OF THE REAUTHORIZATION OF THE LOCAL SALES AND USE TAX IN THE CITY OF VENUS AT THE RATE OF ONE-FOURTH OF ONE PERCENT TO CONTINUE PROVIDING REVENUE FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS, DESIGNATING THE LOCATION OF POLLING PLACES BY PROVIDING POLLING LOCATIONS SHALL NOT BE OPEN APRIL 21, 2026 FOR THE PURPOSE OF CELEBRATING SAN JACINTO DAY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on January 12, 2026, the Venus City Council adopted Resolution No. 02-2026-01 which ordered a special election for May 2, 2026 for the purpose of reauthorization of the local sales and use tax in the City of Venus at a rate of one-fourth of one percent to continue to provide revenue for maintenance and repair of municipal streets.

**WHEREAS**, after discussion and deliberation the City has been advised by the State polling locations should not be open on San Jacinto Day which occurs on Tuesday April 21, 2026.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF VENUS, TEXAS THAT:**

**SECTION 1.** Resolution No. 02-2026-01 is hereby amended only to provide polling locations shall not be open and voting shall not be allowed to occur on April 21, 2026 in observance of San Jacinto Day. Resolution No. 02-2026-01 is not amended in any other form, way or manner.

**SECTION 2.** That all resolutions of the City of Venus, Texas in conflict with the provisions of this resolution be and the same are hereby repealed and all other resolutions of the City of Venus, Texas not in conflict with the provisions of this resolution shall remain in full force and effect.

**SECTION 3.** If any section, article, paragraph, sentence, clause, phrase or word in this Resolution or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of

the remaining portions of this Resolution, and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 4.** That this resolution shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**SECTION 5.** That all recitals contained in this Resolution are fully incorporated herein as if fully written.

PASSED AND APPROVED this 9<sup>th</sup> day of February 2026.

APPROVED:

By: \_\_\_\_\_  
Alejandro Galaviz, Mayor

ATTEST:

By: \_\_\_\_\_  
Callie Driggars, City Secretary

**ITEM REPORT**

**To:** City Council  
**From:**  
**Subject:** Approval of an Ordinance for release of approximately 703.272 acres of land from the Extraterritorial Jurisdiction (ETJ).  
**Department/Office:** Planning

**Summary:**

**Recommended Action:**

**Budget:**

**Attachments:**

1. Cholla Petroleum ETJ Release Ordinance
2. Cholla Petroleum Item Report

**ORDINANCE No.**

**AN ORDINANCE AUTHORIZING THE RELEASE FROM THE CITY OF VENUS' EXTRA TERRITORIAL JURISDICTION OF THE PROPERTIES ADDRESSED AS 10301 E US HIGHWAY 67, (PARCEL ID 126.0327.05161); 10621 E US HIGHWAY 67, (PARCEL ID 126.0327.00010); 10621 E US HIGHWAY 67, (PARCEL ID 126.0327.00040); 512 CR 615, (PARCEL ID 126.0327.00041); 10301 E US HIGHWAY 67, (PARCEL ID 126.0327.00070); 10000 CR 505, (PARCEL ID 126.0327.00080); 10301 E US HIGHWAY 67, (PARCEL ID 126.0327.05160); 10000 CR 505, (PARCEL ID 126.0327.06880); 10000 CR 505, (PARCEL ID 126.0327.06881); 1025 CR 615, (PARCEL ID 126.3696.06010); 1001 CR 615, (PARCEL ID 126.3696.06020); 855 CR 615, (PARCEL ID 126.3696.06030); 805 CR 615, (PARCEL ID 126.3696.06040); 805 CR 615, (PARCEL ID 126.3696.06050); AND 512 CR 615 (PARCEL ID 126.0092.00025). BUFFALO, BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 92; COLORADO RIVER CROSSING ADDITION, AND WILLIAM HICKMAN SURVEY, ABSTRACT NUMBER 327, WHICH CONSISTS OF APPROXIMATELY 703.272 ACRES OF LAND, AND ORDERING THE CHANGING OF THE CITY OF VENUS' EXTRA TERRITORIAL JURISDICTION BOUNDARY MAP IN ACCORDANCE WITH SAID CHANGE.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

**WHEREAS**, as authorized by Subchapter D of Chapter 42 of the Texas Local Government Code, the landowners of the herein described property have requested and petitioned in writing that the City of Venus ("City") exclude the properties herein described from the City's Extra Territorial Jurisdiction ("ETJ"); and

**WHEREAS**, City staff has determined that the submitted petition, case number ETJ-RLS-01-2026, complies with the requirements of Subchapter D of Chapter 42 of the Texas Local Government Code and that such law requires the release of the herein described properties from the City's ETJ.

**NOW, THEREFORE**, the following described tracts of land are hereby released and removed from the City's ETJ, effective as of the date of the passage of this Ordinance:

All those certain lots, tracts, or parcels of land situated in Johnson County, Texas, and being more particularly described by legal description, metes and bounds, and survey in Exhibit A and shown on the location map in Exhibit B, which are made a part hereof and attached hereto for all purposes.

The City's ETJ boundary is hereby amended in accordance with the said change. City staff is hereby directed to make all required changes to the City map showing the boundaries of the City's ETJ, as required by Section 411.002 of the Texas Local Government Code, and to promptly notify Johnson County of such changes.

**PASSED, APPROVED AND ADOPTED** on this 9<sup>th</sup> day of February, 2026.

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Mayor

ATTEST:

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City Secretary

**EXHIBIT A**

**LEGAL DESCRIPTION**

**1. PARCEL ID No. 126.0327.05161:**

- TRACT 53 PT, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 255.6290

**METES AND BOUNDS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, BEING A PART OF THE WILLIAM HICKMAN SURVEY, ABSTRACT No. 327, BEING ALL OF A CALLED 276.787 ACRE TRACT CONVEYED FROM BOB J. THOMPSON TO BILLY CHARLES ROTEN, ET UX BY DEED DATED JANUARY 27, 2005 RECORDED IN VOLUME 3466, PAGE 336 OF THE OFFICIAL RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 3" METAL FENCE POST ON THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, AT THE SOUTH CORNER OF A CALLED 157.07 ACRE TRACT CONVEYED TO HIGHWAY 67 INVESTMENT, LLC IN DOCUMENT No. 2021-43667, FOR THE EAST CORNER OF THIS TRACT;

THENCE S59°52'06" W-223.82' ALONG THE SAID NORTHWEST RIGHT-OFWAY LINE OF U.S. HIGHWAY 67 TO A SET ½" IRON ROD WITH A RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE EAST CORNER OF A CALLED 0.112 ACRE TRACT CONVEYED TO MOUNTAIN PEAK SPEACIAL UTILITY DISTRICT IN VOLUME 3204, PAGE 670, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE NORTHEAST, NORTHWEST AND SOUTHWEST LINES, RESPECTIVELY, OF THE SAID 0.112 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N29°40'26" W-70.00' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTH CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°51'25" W-70.03' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE WEST CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°59'25" E-69.53' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" ON THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, AT THE SOUTH CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE S59°52'13" W-1788.51' CONTINUING ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67 TO A FOUND 3/8" IRON ROD AT THE EAST CORNER OF A CALLED 1.606 ACRE TRACT CONVEYED TO THE VETERANS LAND BOARD OF TEXAS (FRANK JACK CARR, JR.-BUYER) IN VOLUME 3798, PAGE 691, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE ALONG THE NORTHEAST LINES OF THE SAID 1.606 ACRE TRACT, A CALLED 1.605 ACRE TRACT CONVEYED TO HEATHER LEE DANIELS, ET AL IN DOCUMENT No. 2022-32768, THE RIGHT-OF-WAY OF PIPER ROAD (60' ACCESS EASEMENT), A CALLED 0.7566 ACRE TRACT (TRACT I) CONVEYED TO JUAN RIVERA IN VOLUME 2902, PAGE 945, A CALLED 72.369 ACRE TRACT (TRACT ONE) CONVEYED TO ANASTASIA ENERGY, LLC IN VOLUME 3969, PAGE 264, A CALLED 70.684 ACRE TRACT CONVEYED TO CYNTHIA JO RENFRO IN VOLUME 4264, PAGE 945, A CALLED 50.797 ACRE TRACT CONVEYED TO JAMES H WHITEHEAD IN DOCUMENT No. 2012-6059, A CALLED 50.797 ACRE TRACT CONVEYED TO RUSTY L. VAUGHN IN DOCUMENT No. 2018-1834, AND A CALLED 84.418 ACRE TRACT CONVEYED TO KIM L. MEIER, ET UX IN VOLUME 1596, PAGE 738, RESPECTIVELY FOR THE FOLLOWING COURSES AND DISTANCES:

N29°27'53" W-1085.16' TO A FOUND ½" IRON PIPE AT THE NORTH CORNER OF THE SAID 0.7566 ACRE TRACT, THE EAST CORNER OF THE SAID 72.369 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°00'44" W-1155.28' TO A FOUND ½" IRON ROD AT THE NORTH CORNER OF THE 72.369 ACRE TRACT, AT THE EAST CORNER OF THE SAID 70.684 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°09'55" W-1125.94' TO A FOUND 3" METAL FENCE POST AT THE NORTH CORNER OF THE SAID 70.684 ACRE TRACT, AT THE EAST CORNER OF THE SAID WHITEHEAD 50.797 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°51'19" W-772.60' TO A FOUND ½" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DUMAS" AT THE NORTH CORNER OF THE SAID WHITEHEAD 50.797 ACRE TRACT, AT THE EAST CORNER OF THE SAID VAUGHN 50.797 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

CHICAGO TITLE INSURANCE COMPANY FORM T-7 COMMITMENT FOR TITLE INSURANCE (REV 01/01/2014) N30°51'38"W-993.46' TO A FOUND ½" IRON ROD AT THE NORTH CORNER OF THE SAID VAUGHN 50.797 ACRE TRACT, AT THE EAST CORNER OF THE SAID 84.418 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT; N29°43'48"W-276.07' TO A FOUND ½" IRON ROD AT THE SOUTH CORNER OF A CALLED 146.3870 ACRE TRACT CONVEYED TO KENNETH WADE BRANDENBURG, ET UX IN VOLUME 1815, PAGE 314, FOR THE WEST CORNER OF THIS TRACT;

THENCE N60°53'08" E-2469.96' ALONG THE SOUTHEAST LINE OF THE SAID 146.3870 ACRE TRACT TO A FOUND ½" IRON ROD AT THE WEST CORNER OF A CALLED 81.06 ACRE TRACT (TRACT 2) CONVEYED TO E&P MIDLOTHIAN PROPERTIES, LLC IN DOCUMENT No. 2022-19816, FOR THE CORNER OF THIS TRACT;

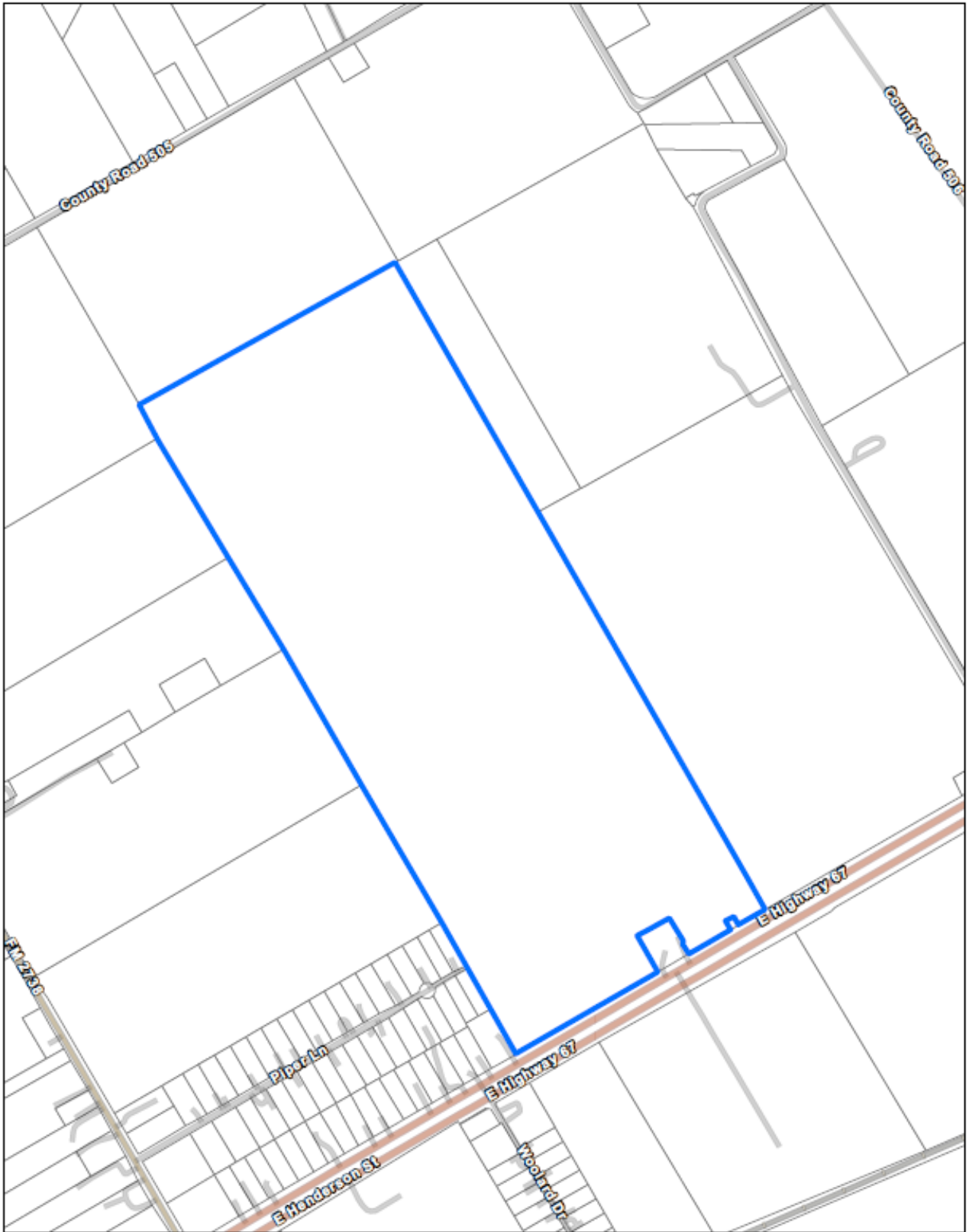
THENCE S29°58'47"-2070.59' ALOGN THE SOUTHWEST LINE OF THE SAID 81.06 ACRE TRACT TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GUSSET" ON THE NORTHWEST LINE OF THE SAID 157.07 ACRE TRACT, AT THE SOUTH CORNER OF THE SAID 81.06 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE NORTHWEST AND SOUTHWEST LINES, RESPECTIVELY, OF THE SAID 157.07 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

S61°04'44" W-356.40' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE WEST CORNER OF THE SAID 157.07 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°47'22" E-3301.52' TO THE POINT OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 275.249 ACRES OF LAND.

LOCATION MAP



**Parcel ID 126.0327.05161**

**EXHIBIT B**

**LEGAL DESCRIPTION**

**2. PARCEL ID No. 126.0327.00010:**

- TRACT 52, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 0.65

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, JOHNSON COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE, LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF THAT TRACT OF LAND KNOWN AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25’11” EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, A DISTANCE OF 89.12 FEET TO A ½” IRON ROD FOUND FOR THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 60°45’04” WEST, ALONG THE NORTHWEST LINE OF SAID TRACT 2, PASSING THE WEST CORNER OF SAME AT 1,695.57 FEET, SAME BEING THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 4165.43 FEET TO A ½” IRON ROD FOUND FOR THE WEST CORNER OF SAID CHOLLA PETROLEUM TRACT, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KIM L. MEIER, ET UX, DEBRA K. MEIER AS

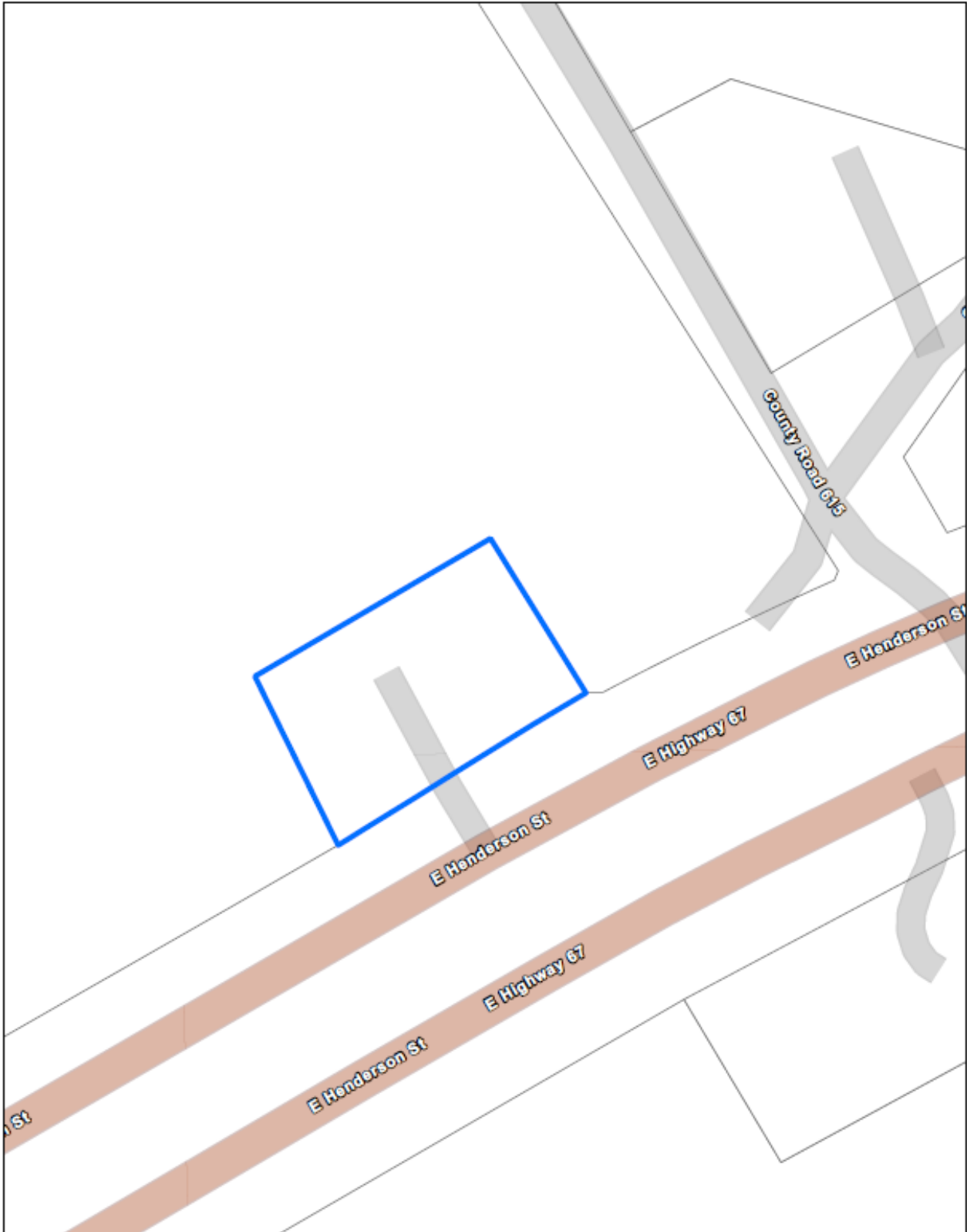
RECORDED IN VOLUME 1596, PAGE 738, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30°00'45" WEST, ALONG THE NORTHEAST LINE OF SAID MEIER TRACT, A DISTANCE OF 1497.24 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF SAID MEIER TRACT AND LYING IN THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 60°09'59" EAST, ALONG THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505, A DISTANCE OF 4,154.14 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE INTERSECTION OF THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615;

THENCE SOUTH 30°25'11" EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615, PASSING THE POINT OF COMMENCING AT 1,450.68 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,539.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,316,141 SQUARE FEET OR 144.999 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.0327.00010**

**EXHIBIT C**

**LEGAL DESCRIPTION**

**3. PARCEL ID No. 126.0327.00040:**

- TRACT 51, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 157.07

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, JOHNSON COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE, LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF THAT TRACT OF LAND KNOWN AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25’11” EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, A DISTANCE OF 89.12 FEET TO A ½” IRON ROD FOUND FOR THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 60°45’04” WEST, ALONG THE NORTHWEST LINE OF SAID TRACT 2, PASSING THE WEST CORNER OF SAME AT 1,695.57 FEET, SAME BEING THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 4165.43 FEET TO A ½” IRON ROD FOUND FOR THE WEST CORNER OF SAID CHOLLA PETROLEUM TRACT, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND

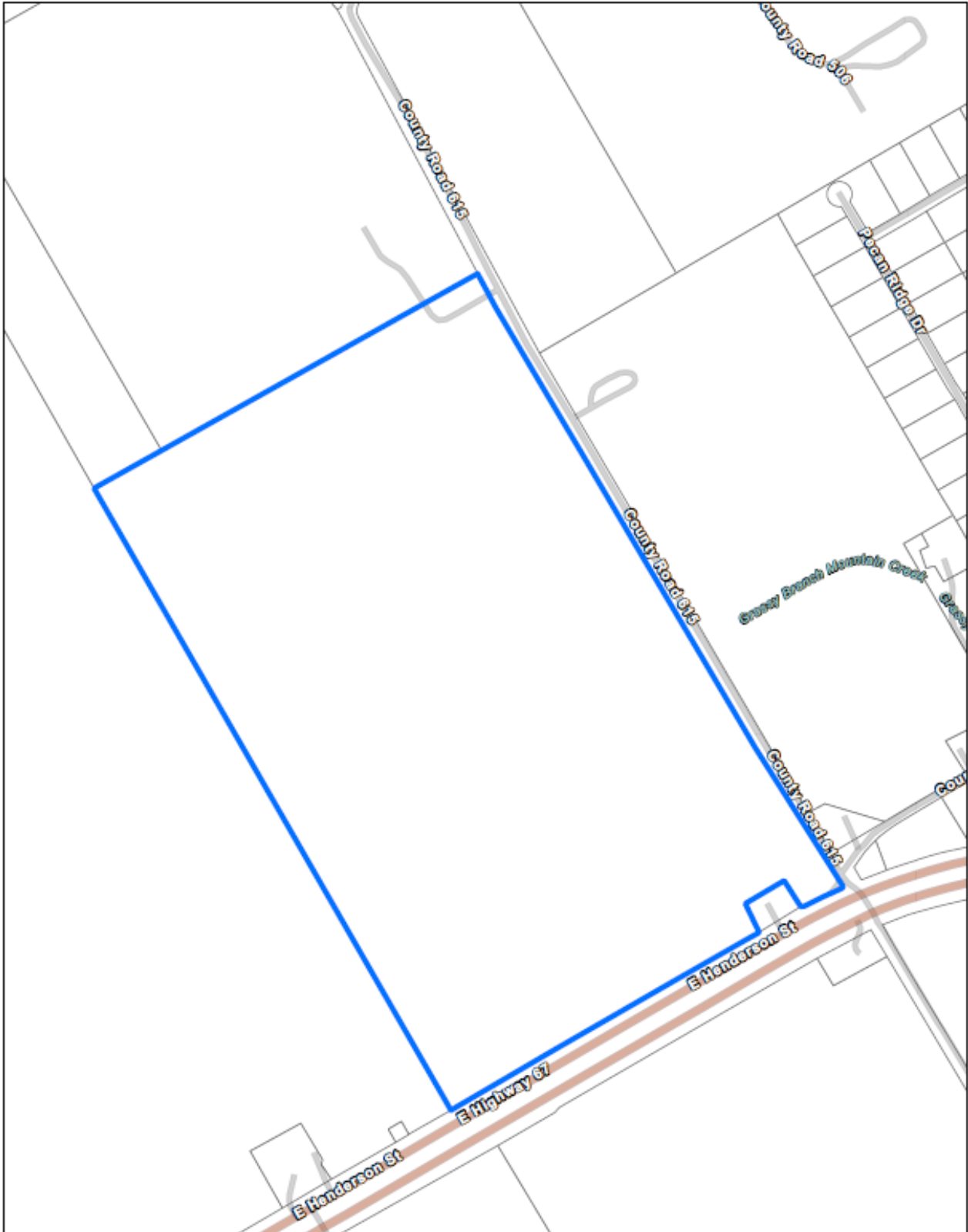
DESCRIBED IN WARRANTY DEED TO KIM L. MEIER, ET UX, DEBRA K. MEIER AS RECORDED IN VOLUME 1596, PAGE 738, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30°00'45" WEST, ALONG THE NORTHEAST LINE OF SAID MEIER TRACT, A DISTANCE OF 1497.24 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF SAID MEIER TRACT AND LYING IN THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 60°09'59" EAST, ALONG THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505, A DISTANCE OF 4,154.14 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE INTERSECTION OF THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615;

THENCE SOUTH 30°25'11" EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615, PASSING THE POINT OF COMMENCING AT 1,450.68 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,539.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,316,141 SQUARE FEET OR 144.999 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.0327.00040**

**EXHIBIT D**

**LEGAL DESCRIPTION**

**4. PARCEL ID No. 126.0327.00041:**

- TRACT 50, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 81.06

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, JOHNSON COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE, LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF THAT TRACT OF LAND KNOWN AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25’11” EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, A DISTANCE OF 89.12 FEET TO A ½” IRON ROD FOUND FOR THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 60°45’04” WEST, ALONG THE NORTHWEST LINE OF SAID TRACT 2, PASSING THE WEST CORNER OF SAME AT 1,695.57 FEET, SAME BEING THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 4165.43 FEET TO A ½” IRON ROD FOUND FOR THE WEST CORNER OF SAID CHOLLA PETROLEUM TRACT, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND

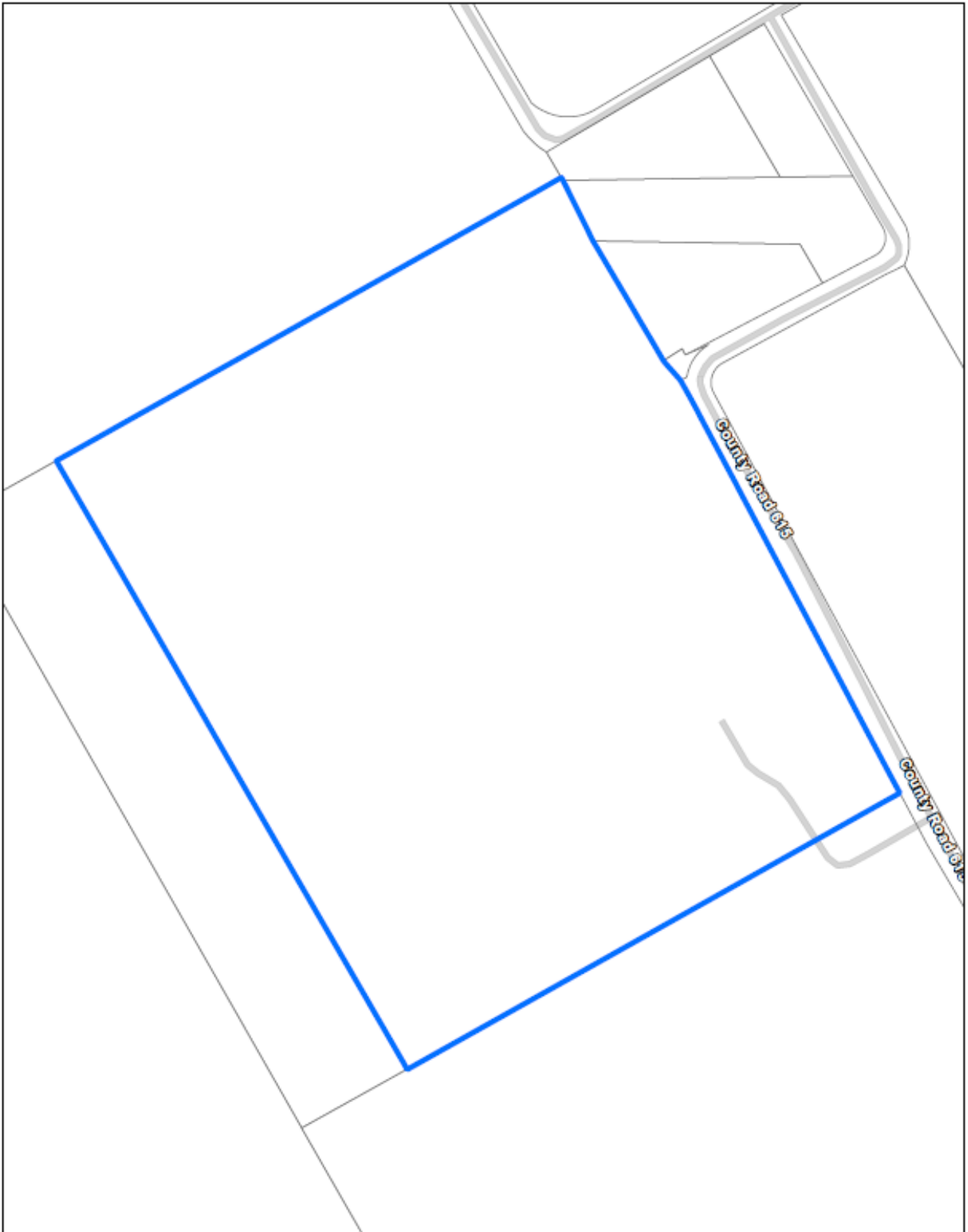
DESCRIBED IN WARRANTY DEED TO KIM L. MEIER, ET UX, DEBRA K. MEIER AS RECORDED IN VOLUME 1596, PAGE 738, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30°00'45" WEST, ALONG THE NORTHEAST LINE OF SAID MEIER TRACT, A DISTANCE OF 1497.24 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF SAID MEIER TRACT AND LYING IN THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 60°09'59" EAST, ALONG THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505, A DISTANCE OF 4,154.14 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE INTERSECTION OF THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615;

THENCE SOUTH 30°25'11" EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615, PASSING THE POINT OF COMMENCING AT 1,450.68 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,539.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,316,141 SQUARE FEET OR 144.999 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.0327.00041**

**EXHIBIT E**

**LEGAL DESCRIPTION**

**5. PARCEL ID No. 126.0327.00070:**

- TRACT 53, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 17.85

**METES AND BOUNDS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, BEING A PART OF THE WILLIAM HICKMAN SURVEY, ABSTRACT No. 327, BEING ALL OF A CALLED 276.787 ACRE TRACT CONVEYED FROM BOB J. THOMPSON TO BILLY CHARLES ROTEN, ET UX BY DEED DATED JANUARY 27, 2005 RECORDED IN VOLUME 3466, PAGE 336 OF THE OFFICIAL RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 3" METAL FENCE POST ON THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, AT THE SOUTH CORNER OF A CALLED 157.07 ACRE TRACT CONVEYED TO HIGHWAY 67 INVESTMENT, LLC IN DOCUMENT No. 2021-43667, FOR THE EAST CORNER OF THIS TRACT;

THENCE S59°52'06"W-223.82' ALONG THE SAID NORTHWEST RIGHT-OFWAY LINE OF U.S. HIGHWAY 67 TO A SET ½" IRON ROD WITH A RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE EAST CORNER OF A CALLED 0.112 ACRE TRACT CONVEYED TO MOUNTAIN PEAK SPEACIAL UTILITY DISTRICT IN VOLUME 3204, PAGE 670, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE NORTHEAST, NORTHWEST AND SOUTHWEST LINES, RESPECTIVELY, OF THE SAID 0.112 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N29°40'26" W-70.00' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTH CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°51'25" W-70.03' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE WEST CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°59'25" E-69.53' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" ON THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67,

AT THE SOUTH CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE S59°52'13" W-1788.51' CONTINUING ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67 TO A FOUND 3/8" IRON ROD AT THE EAST CORNER OF A CALLED 1.606 ACRE TRACT CONVEYED TO THE VETERANS LAND BOARD OF TEXAS (FRANK JACK CARR, JR.-BUYER) IN VOLUME 3798, PAGE 691, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE ALONG THE NORTHEAST LINES OF THE SAID 1.606 ACRE TRACT, A CALLED 1.605 ACRE TRACT CONVEYED TO HEATHER LEE DANIELS, ET AL IN DOCUMENT No. 2022-32768, THE RIGHT-OF-WAY OF PIPER ROAD (60' ACCESS EASEMENT), A CALLED 0.7566 ACRE TRACT (TRACT I) CONVEYED TO JUAN RIVERA IN VOLUME 2902, PAGE 945, A CALLED 72.369 ACRE TRACT (TRACT ONE) CONVEYED TO ANASTASIA ENERGY, LLC IN VOLUME 3969, PAGE 264, A CALLED 70.684. ACRE TRACT CONVEYED TO CYNTHIA JO RENFRO IN VOLUME 4264, PAGE 945, A CALLED 50.797 ACRE TRACT CONVEYED TO JAMES H WHITEHEAD IN DOCUMENT No. 2012-6059, A CALLED 50.797 ACRE TRACT CONVEYED TO RUSTY L. VAUGHN IN DOCUMENT No. 2018-1834, AND A CALLED 84.418 ACRE TRACT CONVEYED TO KIM L. MEIER, ET UX IN VOLUME 1596, PAGE 738, RESPECTIVELY FOR THE FOLLOWING COURSES AND DISTANCES:

N29°27'53" W-1085.16' TO A FOUND ½" IRON PIPE AT THE NORTH CORNER OF THE SAID 0.7566 ACRE TRACT, THE EAST CORNER OF THE SAID 72.369 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°00'44" W-1155.28' TO A FOUND ½" IRON ROD AT THE NORTH CORNER OF THE 72.369 ACRE TRACT, AT THE EAST CORNER OF THE SAID 70.684 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°09'55" W-1125.94' TO A FOUND 3" METAL FENCE POST AT THE NORTH CORNER OF THE SAID 70.684 ACRE TRACT, AT THE EAST CORNER OF THE SAID WHITEHEAD 50.797 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°51'19" W-772.60' TO A FOUND ½" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DUMAS" AT THE NORTH CORNER OF THE SAID WHITEHEAD 50.797 ACRE TRACT, AT THE EAST CORNER OF THE SAID VAUGHN 50.797 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

CHICAGO TITLE INSURANCE COMPANY FORM T-7 COMMITTEEN FOR TITLE INSURANCE (REV 01/01/2014) N30°51'38"W-993.46' TO A FOUND ½" IRON ROD AT THE NORTH CORNER OF THE SAID VAUGHN 50.797 ACRE TRACT, AT THE EAST CORNER OF THE SAID 84.418 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT; N29°43'48"W-276.07' TO A FOUND ½" IRON ROD AT THE SOUTH CORNER OF A

CALLED 146.3870 ACRE TRACT CONVEYED TO KENNETH WADE BRANDENBURG, ET UX IN VOLUME 1815, PAGE 314, FOR THE WEST CORNER OF THIS TRACT;

THENCE N60°53'08" E-2469.96' ALONG THE SOUTHEAST LINE OF THE SAID 146.3870 ACRE TRACT TO A FOUND ½" IRON ROD AT THE WEST CORNER OF A CALLED 81.06 ACRE TRACT (TRACT 2) CONVEYED TO E&P MIDLOTHIAN PROPERTIES, LLC IN DOCUMENT No. 2022-19816, FOR THE CORNER OF THIS TRACT;

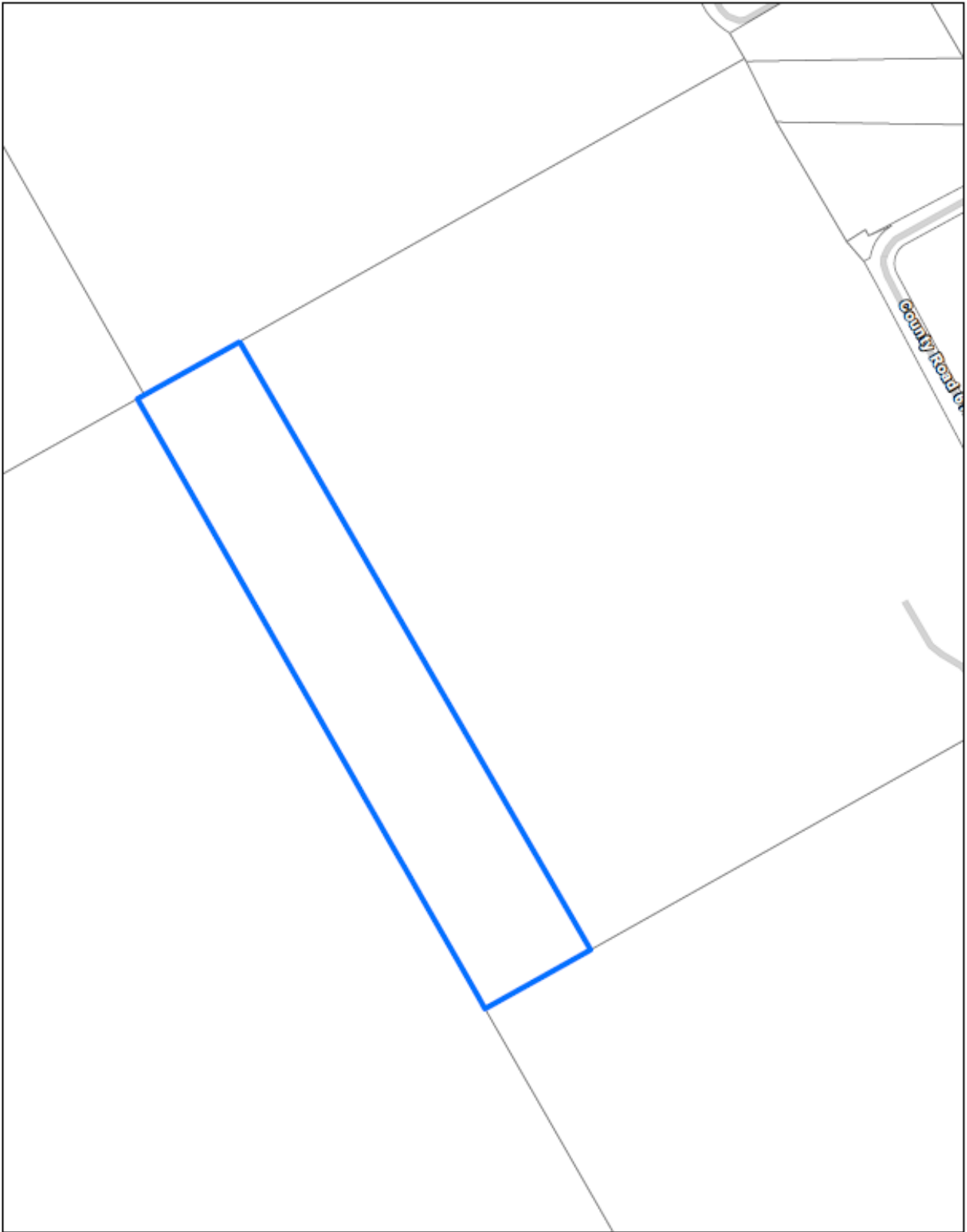
THENCE S29°58'47"-2070.59' ALOGN THE SOUTHWEST LINE OF THE SAID 81.06 ACRE TRACT TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GUSSET" ON THE NORTHWEST LINE OF THE SAID 157.07 ACRE TRACT, AT THE SOUTH CORNER OF THE SAID 81.06 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE NORTHWEST AND SOUTHWEST LINES, RESPECTIVELY, OF THE SAID 157.07 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

S61°04'44" W-356.40' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE WEST CORNER OF THE SAID 157.07 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°47'22" E-3301.52' TO THE POINT OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 275.249 ACRES OF LAND.

LOCATION MAP



**Parcel ID 126.0327.00070**

**EXHIBIT F**

**LEGAL DESCRIPTION**

**6. PARCEL ID No. 126.0327.00080:**

- TRACT 49, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 71.15

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, JOHNSON COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE, LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF THAT TRACT OF LAND KNOWN AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25’11” EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, A DISTANCE OF 89.12 FEET TO A ½” IRON ROD FOUND FOR THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 60°45’04” WEST, ALONG THE NORTHWEST LINE OF SAID TRACT 2, PASSING THE WEST CORNER OF SAME AT 1,695.57 FEET, SAME BEING THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 4165.43 FEET TO A ½” IRON ROD FOUND FOR THE WEST CORNER OF SAID CHOLLA PETROLEUM TRACT, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND

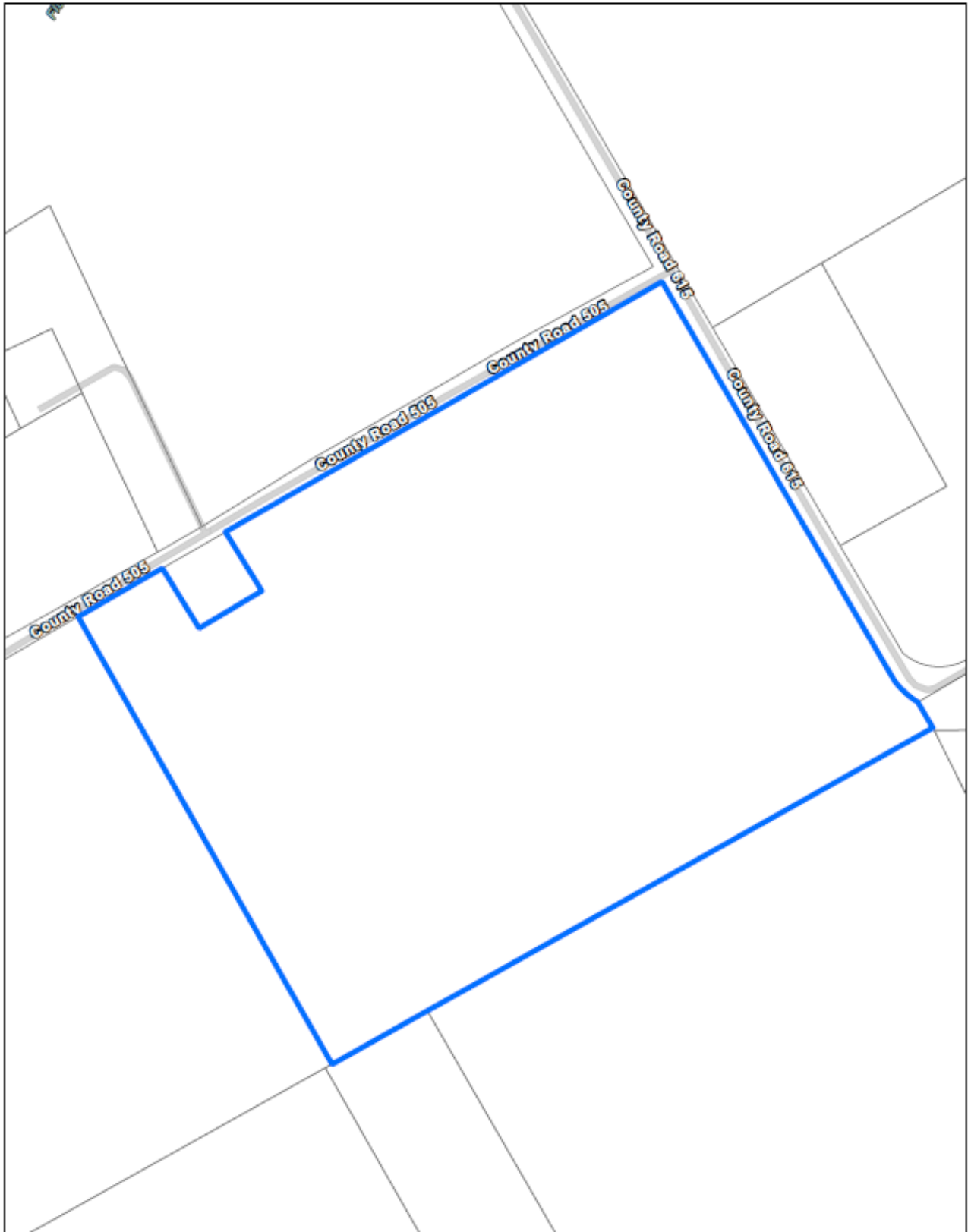
DESCRIBED IN WARRANTY DEED TO KIM L. MEIER, ET UX, DEBRA K. MEIER AS RECORDED IN VOLUME 1596, PAGE 738, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30°00'45" WEST, ALONG THE NORTHEAST LINE OF SAID MEIER TRACT, A DISTANCE OF 1497.24 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF SAID MEIER TRACT AND LYING IN THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 60°09'59" EAST, ALONG THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505, A DISTANCE OF 4,154.14 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE INTERSECTION OF THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615;

THENCE SOUTH 30°25'11" EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615, PASSING THE POINT OF COMMENCING AT 1,450.68 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,539.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,316,141 SQUARE FEET OR 144.999 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.0327.00080**

**EXHIBIT G**

**LEGAL DESCRIPTION**

**7. PARCEL ID No. 126.0327.05160:**

- TRACT 53, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 1.77

**METES AND BOUNDS**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, BEING A PART OF THE WILLIAM HICKMAN SURVEY, ABSTRACT No. 327, BEING ALL OF A CALLED 276.787 ACRE TRACT CONVEYED FROM BOB J. THOMPSON TO BILLY CHARLES ROTEN, ET UX BY DEED DATED JANUARY 27, 2005 RECORDED IN VOLUME 3466, PAGE 336 OF THE OFFICIAL RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 3" METAL FENCE POST ON THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67, AT THE SOUTH CORNER OF A CALLED 157.07 ACRE TRACT CONVEYED TO HIGHWAY 67 INVESTMENT, LLC IN DOCUMENT No. 2021-43667, FOR THE EAST CORNER OF THIS TRACT;

THENCE S59°52'06"W-223.82' ALONG THE SAID NORTHWEST RIGHT-OFWAY LINE OF U.S. HIGHWAY 67 TO A SET ½" IRON ROD WITH A RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE EAST CORNER OF A CALLED 0.112 ACRE TRACT CONVEYED TO MOUNTAIN PEAK SPEACIAL UTILITY DISTRICT IN VOLUME 3204, PAGE 670, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE NORTHEAST, NORTHWEST AND SOUTHWEST LINES, RESPECTIVELY, OF THE SAID 0.112 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

N29°40'26" W-70.00' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE NORTH CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°51'25" W-70.03' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE WEST CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°59'25" E-69.53' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" ON THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67,

AT THE SOUTH CORNER OF THE SAID 0.112 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE S59°52'13" W-1788.51' CONTINUING ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 67 TO A FOUND 3/8" IRON ROD AT THE EAST CORNER OF A CALLED 1.606 ACRE TRACT CONVEYED TO THE VETERANS LAND BOARD OF TEXAS (FRANK JACK CARR, JR.-BUYER) IN VOLUME 3798, PAGE 691, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE ALONG THE NORTHEAST LINES OF THE SAID 1.606 ACRE TRACT, A CALLED 1.605 ACRE TRACT CONVEYED TO HEATHER LEE DANIELS, ET AL IN DOCUMENT No. 2022-32768, THE RIGHT-OF-WAY OF PIPER ROAD (60' ACCESS EASEMENT), A CALLED 0.7566 ACRE TRACT (TRACT I) CONVEYED TO JUAN RIVERA IN VOLUME 2902, PAGE 945, A CALLED 72.369 ACRE TRACT (TRACT ONE) CONVEYED TO ANASTASIA ENERGY, LLC IN VOLUME 3969, PAGE 264, A CALLED 70.684. ACRE TRACT CONVEYED TO CYNTHIA JO RENFRO IN VOLUME 4264, PAGE 945, A CALLED 50.797 ACRE TRACT CONVEYED TO JAMES H WHITEHEAD IN DOCUMENT No. 2012-6059, A CALLED 50.797 ACRE TRACT CONVEYED TO RUSTY L. VAUGHN IN DOCUMENT No. 2018-1834, AND A CALLED 84.418 ACRE TRACT CONVEYED TO KIM L. MEIER, ET UX IN VOLUME 1596, PAGE 738, RESPECTIVELY FOR THE FOLLOWING COURSES AND DISTANCES:

N29°27'53" W-1085.16' TO A FOUND ½" IRON PIPE AT THE NORTH CORNER OF THE SAID 0.7566 ACRE TRACT, THE EAST CORNER OF THE SAID 72.369 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°00'44" W-1155.28' TO A FOUND ½" IRON ROD AT THE NORTH CORNER OF THE 72.369 ACRE TRACT, AT THE EAST CORNER OF THE SAID 70.684 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°09'55" W-1125.94' TO A FOUND 3" METAL FENCE POST AT THE NORTH CORNER OF THE SAID 70.684 ACRE TRACT, AT THE EAST CORNER OF THE SAID WHITEHEAD 50.797 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

N30°51'19" W-772.60' TO A FOUND ½" IRON ROD WITH YELLOW PLASTIC CAP MARKED "DUMAS" AT THE NORTH CORNER OF THE SAID WHITEHEAD 50.797 ACRE TRACT, AT THE EAST CORNER OF THE SAID VAUGHN 50.797 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

CHICAGO TITLE INSURANCE COMPANY FORM T-7 COMMITTEEN FOR TITLE INSURANCE (REV 01/01/2014) N30°51'38"W-993.46' TO A FOUND ½" IRON ROD AT THE NORTH CORNER OF THE SAID VAUGHN 50.797 ACRE TRACT, AT THE EAST CORNER OF THE SAID 84.418 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT; N29°43'48"W-276.07' TO A FOUND ½" IRON ROD AT THE SOUTH CORNER OF A

CALLED 146.3870 ACRE TRACT CONVEYED TO KENNETH WADE BRANDENBURG, ET UX IN VOLUME 1815, PAGE 314, FOR THE WEST CORNER OF THIS TRACT;

THENCE N60°53'08" E-2469.96' ALONG THE SOUTHEAST LINE OF THE SAID 146.3870 ACRE TRACT TO A FOUND ½" IRON ROD AT THE WEST CORNER OF A CALLED 81.06 ACRE TRACT (TRACT 2) CONVEYED TO E&P MIDLOTHIAN PROPERTIES, LLC IN DOCUMENT No. 2022-19816, FOR THE CORNER OF THIS TRACT;

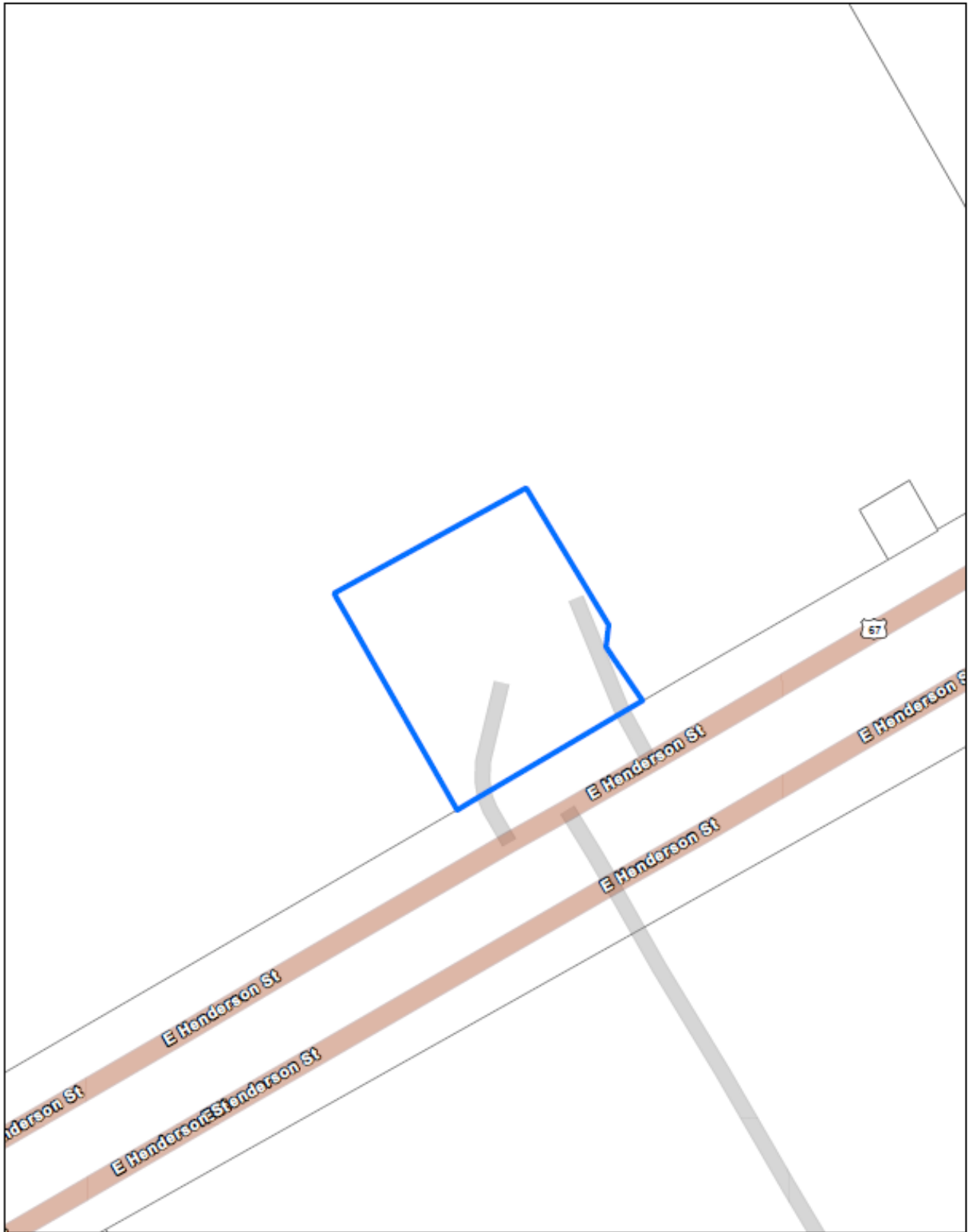
THENCE S29°58'47"-2070.59' ALOGN THE SOUTHWEST LINE OF THE SAID 81.06 ACRE TRACT TO A FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "GUSSET" ON THE NORTHWEST LINE OF THE SAID 157.07 ACRE TRACT, AT THE SOUTH CORNER OF THE SAID 81.06 ACRE TRACT, FOR AN EXTERIOR ELL CORNER OF THIS TRACT;

THENCE ALONG THE NORTHWEST AND SOUTHWEST LINES, RESPECTIVELY, OF THE SAID 157.07 ACRE TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

S61°04'44" W-356.40' TO A SET ½" IRON ROD WITH RED PLASTIC CAP MARKED "TRIAD RPLS 5952" AT THE WEST CORNER OF THE SAID 157.07 ACRE TRACT, FOR AN INTERIOR ELL CORNER OF THIS TRACT;

S29°47'22" E-3301.52' TO THE POINT OF BEGINNING CONTAINING WITHIN THESE METES AND BOUNDS 275.249 ACRES OF LAND.

LOCATION MAP



**Parcel ID 126.0327.05160**

**EXHIBIT H**

**LEGAL DESCRIPTION**

**8. PARCEL ID No. 126.0327.06880:**

- TRACT 49, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 75.85

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, JOHNSON COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE, LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF THAT TRACT OF LAND KNOWN AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25’11” EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, A DISTANCE OF 89.12 FEET TO A ½” IRON ROD FOUND FOR THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 60°45’04” WEST, ALONG THE NORTHWEST LINE OF SAID TRACT 2, PASSING THE WEST CORNER OF SAME AT 1,695.57 FEET, SAME BEING THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 4165.43 FEET TO A ½” IRON ROD FOUND FOR THE WEST CORNER OF SAID CHOLLA PETROLEUM TRACT, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND

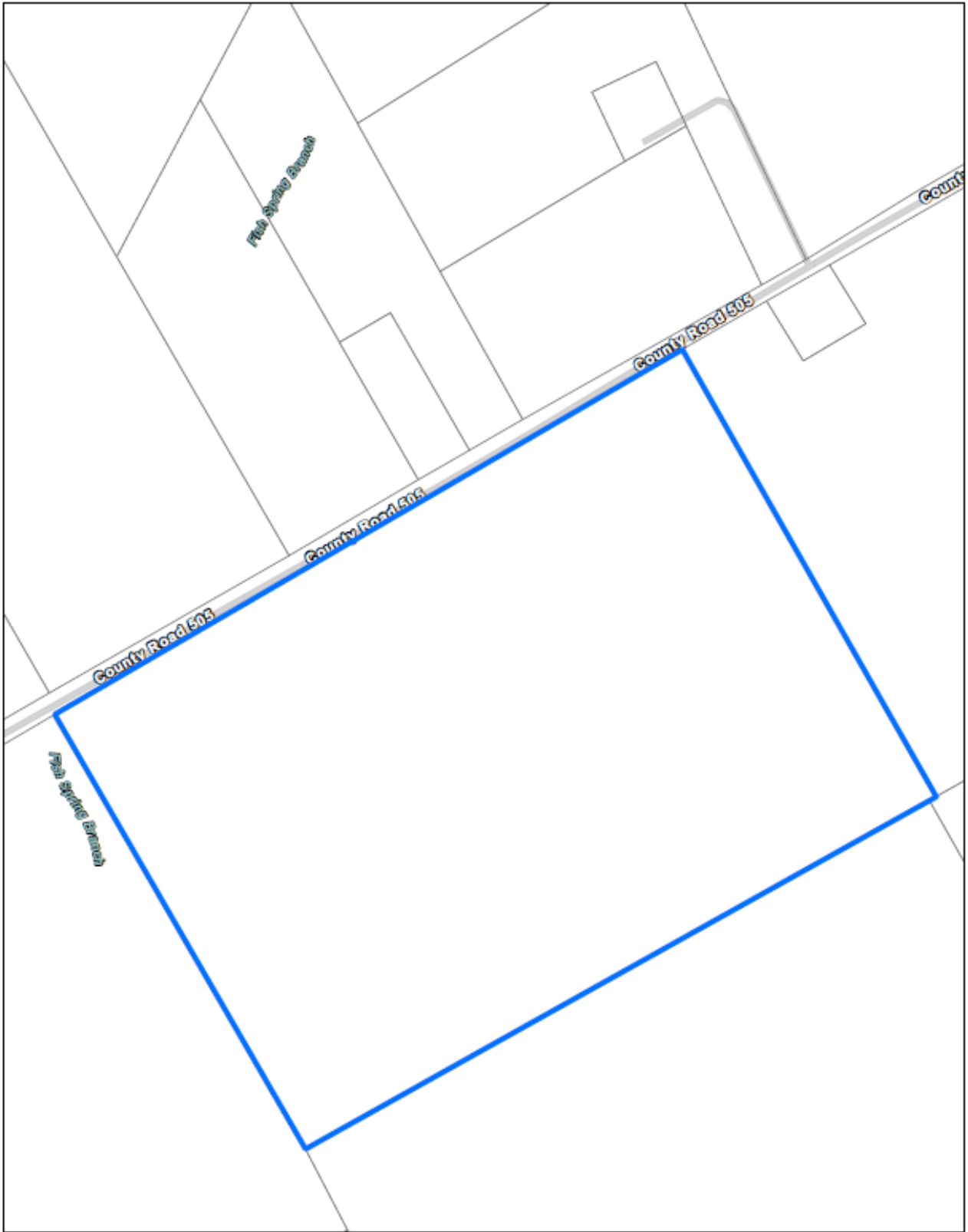
DESCRIBED IN WARRANTY DEED TO KIM L. MEIER, ET UX, DEBRA K. MEIER AS RECORDED IN VOLUME 1596, PAGE 738, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30°00'45" WEST, ALONG THE NORTHEAST LINE OF SAID MEIER TRACT, A DISTANCE OF 1497.24 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF SAID MEIER TRACT AND LYING IN THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 60°09'59" EAST, ALONG THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505, A DISTANCE OF 4,154.14 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE INTERSECTION OF THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615;

THENCE SOUTH 30°25'11" EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615, PASSING THE POINT OF COMMENCING AT 1,450.68 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,539.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,316,141 SQUARE FEET OR 144.999 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.0327.06880**

**EXHIBIT I**

**LEGAL DESCRIPTION**

**9. PARCEL ID No. 126.0327.06881:**

- TRACT 49 PT, WILLIAM HICKMAN SURVEY, ABSTRACT No. 327.
- ACREAGE: 1.00

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327, JOHNSON COUNTY, TEXAS, SAME BEING THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE, LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF THAT TRACT OF LAND KNOWN AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25’11” EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, A DISTANCE OF 89.12 FEET TO A ½” IRON ROD FOUND FOR THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 60°45’04” WEST, ALONG THE NORTHWEST LINE OF SAID TRACT 2, PASSING THE WEST CORNER OF SAME AT 1,695.57 FEET, SAME BEING THE NORTH CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS AND CONTINUING FOR A TOTAL DISTANCE OF 4165.43 FEET TO A ½” IRON ROD FOUND FOR THE WEST CORNER OF SAID CHOLLA PETROLEUM TRACT, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND

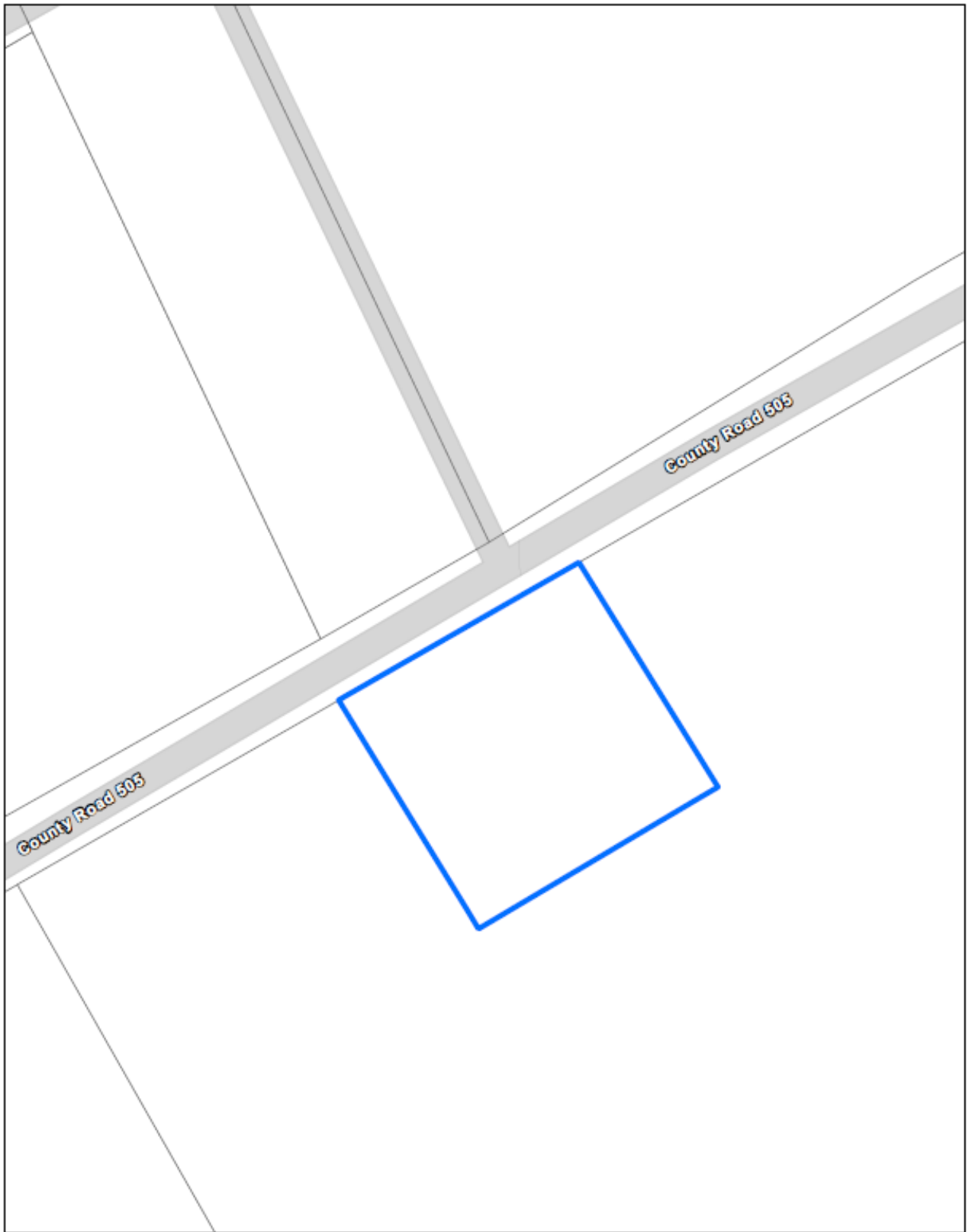
DESCRIBED IN WARRANTY DEED TO KIM L. MEIER, ET UX, DEBRA K. MEIER AS RECORDED IN VOLUME 1596, PAGE 738, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30°00'45" WEST, ALONG THE NORTHEAST LINE OF SAID MEIER TRACT, A DISTANCE OF 1497.24 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF SAID MEIER TRACT AND LYING IN THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 60°09'59" EAST, ALONG THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505, A DISTANCE OF 4,154.14 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND BEING THE INTERSECTION OF THE SAID APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 505 AND THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615;

THENCE SOUTH 30°25'11" EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 615, PASSING THE POINT OF COMMENCING AT 1,450.68 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,539.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,316,141 SQUARE FEET OR 144.999 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.0327.06881**

**EXHIBIT J**

**LEGAL DESCRIPTION**

**10. PARCEL ID No. 126.3696.06010:**

- LOT 1, BLOCK 6, COLORADO RIVER CROSSING.
- ACREAGE: 3.2730

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING A THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, A PORTION OF WHICH IS NOW KNOWN AS LOTS 1, 2, 3X AND 5X OF THE PLAT DESIGNATED AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, ALONG WITH THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-43667, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-14908, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION RIGHT-OF-WAY DEDICATION TO JOHNSON COUNTY FOR ROADWAY, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE,

LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25'11" EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92 AND WITH SAID BRANDENBURG TRACT, A DISTANCE OF 10.00 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE DEDICATED RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 615 THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 59°31'08" EAST, A DISTANCE OF 746.40 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°14'11" EAST, A DISTANCE OF 695.56 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 92°36'42" AND A CHORD BEARING AND DISTANCE OF SOUTH 16°04'09" WEST 86.76 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.98 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

SOUTH 62°22'30" WEST, A DISTANCE OF 150.66 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6;

THENCE ALONG THE BOUNDARY OF SAID LOT 4, BLOCK 6, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 30°14'11" WEST, A DISTANCE OF 154.09 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 89°08'10" WEST, A DISTANCE OF 610.37 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°28'54" EAST, A DISTANCE OF 409.27 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 50.90 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 27°37'30" EAST, A DISTANCE OF 20.00 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 88.53 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS", IN THE DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, FOR THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF

120.00 FEET, A DELTA ANGLE OF 60°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 32°22'30" WEST 120.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, AN ARC DISTANCE OF 125.66 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

THENCE NORTH 62°22'30" EAST, ALONG THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, A DISTANCE OF 724.55 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTH CORNER OF THE REMAINDER OF SAID TRACT 1 AND LYING IN THE SOUTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN (DEED) TO BERNARD THOMAS O'SULLIVAN AS RECORDED IN INSTRUMENT NUMBER 2023-30475, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°05'29" EAST, ALONG THE SOUTHWEST LINE OF SAID O'SULLIVAN TRACT, A DISTANCE OF 1,795.91 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING IN THE NORTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN WITH MINERAL RESERVATIONS TO RLP FARMS, LLC AS RECORDED IN INSTRUMENT NUMBER 2016-7850, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°41'41" WEST, ALONG THE NORTHWEST LINE OF SAID RLP FARMS TRACT, A DISTANCE OF 742.89 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE WEST CORNER OF SAID RLP FARMS TRACT;

THENCE SOUTH 30°28'54" EAST, ALONG THE SOUTHWEST LINE OF SAID RLP FARMS TRACT, PASSING THE SOUTH CORNER OF SAME AT A DISTANCE OF 2,662.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,802.14 FEET TO A MAG NAIL WITH SHINER IN THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (E. HENDERSON STREET) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67, THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 63°47'54" WEST, A DISTANCE OF 18.46 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 20°42'54" WEST, A DISTANCE OF 41.44 FEET TO A 3" ALUMINUM DISK STAMPED "DEPT. OF TRANS.", SAME BEING THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,924.79 FEET, A DELTA ANGLE OF 05°51'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 62°46'29" WEST 298.72 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 298.85 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 11TXHSII FOR THE END OF SAID CURVE;

SOUTH 57°32'03" WEST, A DISTANCE OF 124.27 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 60°04'42" WEST, A DISTANCE OF 1,636.37 FEET TO A 3" STEEL FENCE POST FOR THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINES OF SAID CHOLLA TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 29°47'16" WEST, A DISTANCE OF 3,300.15 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

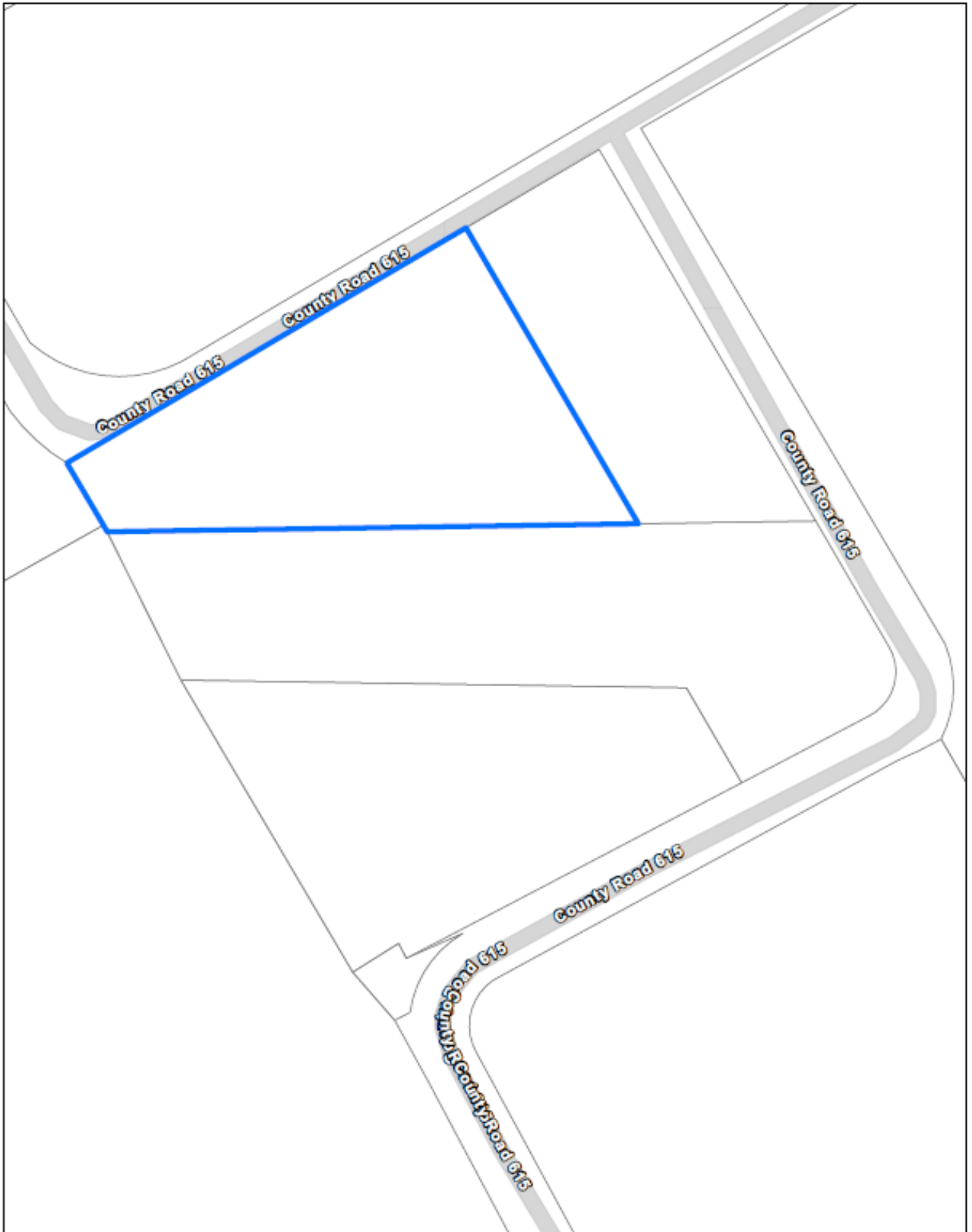
NORTH 61°01'06" EAST, A DISTANCE OF 356.50 FEET TO A 5/8" IRON ROD FOUND YELLOW CAP "ILLEGIBLE";

NORTH 29°59'25" WEST, PASSING AT A DISTANCE OF 1,181.62 FEET A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS II AND CONTINUING FOR A TOTAL DISTANCE OF 2,077.55 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" IN THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, FROM WHICH A ½" IRON ROD FOUND BEARS SOUTH 30°32'13" EAST 5.80 FEET FOR WITNESS;

THENCE NORTH 60°45'04" EAST, ALONG THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 1,695.57 FEET TO A ½" IRON ROD FOUND FOR THE EAST CORNER OF SAID BRANDENBURG TRACT;

THENCE NORTH 30°25'11" WEST, ALONG THE NORTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 79.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,166,163 SQUARE FEET OR 279.297 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.3696.06010**

**EXHIBIT K**

**LEGAL DESCRIPTION**

**11. PARCEL ID No. 126.3696.06020:**

- LOT 2, BLOCK 6, COLORADO RIVER CROSSING.
- ACREAGE: 2.0010

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING A THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, A PORTION OF WHICH IS NOW KNOWN AS LOTS 1, 2, 3X AND 5X OF THE PLAT DESIGNATED AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, ALONG WITH THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-43667, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-14908, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION RIGHT-OF-WAY DEDICATION TO JOHNSON COUNTY FOR ROADWAY, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE,

LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25'11" EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92 AND WITH SAID BRANDENBURG TRACT, A DISTANCE OF 10.00 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE DEDICATED RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 615 THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 59°31'08" EAST, A DISTANCE OF 746.40 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°14'11" EAST, A DISTANCE OF 695.56 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 92°36'42" AND A CHORD BEARING AND DISTANCE OF SOUTH 16°04'09" WEST 86.76 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.98 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

SOUTH 62°22'30" WEST, A DISTANCE OF 150.66 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6;

THENCE ALONG THE BOUNDARY OF SAID LOT 4, BLOCK 6, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 30°14'11" WEST, A DISTANCE OF 154.09 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 89°08'10" WEST, A DISTANCE OF 610.37 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°28'54" EAST, A DISTANCE OF 409.27 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 50.90 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 27°37'30" EAST, A DISTANCE OF 20.00 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 88.53 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS", IN THE DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, FOR THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF

120.00 FEET, A DELTA ANGLE OF 60°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 32°22'30" WEST 120.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, AN ARC DISTANCE OF 125.66 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

THENCE NORTH 62°22'30" EAST, ALONG THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, A DISTANCE OF 724.55 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTH CORNER OF THE REMAINDER OF SAID TRACT 1 AND LYING IN THE SOUTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN (DEED) TO BERNARD THOMAS O'SULLIVAN AS RECORDED IN INSTRUMENT NUMBER 2023-30475, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°05'29" EAST, ALONG THE SOUTHWEST LINE OF SAID O'SULLIVAN TRACT, A DISTANCE OF 1,795.91 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING IN THE NORTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN WITH MINERAL RESERVATIONS TO RLP FARMS, LLC AS RECORDED IN INSTRUMENT NUMBER 2016-7850, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°41'41" WEST, ALONG THE NORTHWEST LINE OF SAID RLP FARMS TRACT, A DISTANCE OF 742.89 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE WEST CORNER OF SAID RLP FARMS TRACT;

THENCE SOUTH 30°28'54" EAST, ALONG THE SOUTHWEST LINE OF SAID RLP FARMS TRACT, PASSING THE SOUTH CORNER OF SAME AT A DISTANCE OF 2,662.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,802.14 FEET TO A MAG NAIL WITH SHINER IN THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (E. HENDERSON STREET) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67, THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 63°47'54" WEST, A DISTANCE OF 18.46 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 20°42'54" WEST, A DISTANCE OF 41.44 FEET TO A 3" ALUMINUM DISK STAMPED "DEPT. OF TRANS.", SAME BEING THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,924.79 FEET, A DELTA ANGLE OF 05°51'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 62°46'29" WEST 298.72 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 298.85 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 11TXHSII FOR THE END OF SAID CURVE;

SOUTH 57°32'03" WEST, A DISTANCE OF 124.27 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 60°04'42" WEST, A DISTANCE OF 1,636.37 FEET TO A 3" STEEL FENCE POST FOR THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINES OF SAID CHOLLA TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 29°47'16" WEST, A DISTANCE OF 3,300.15 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

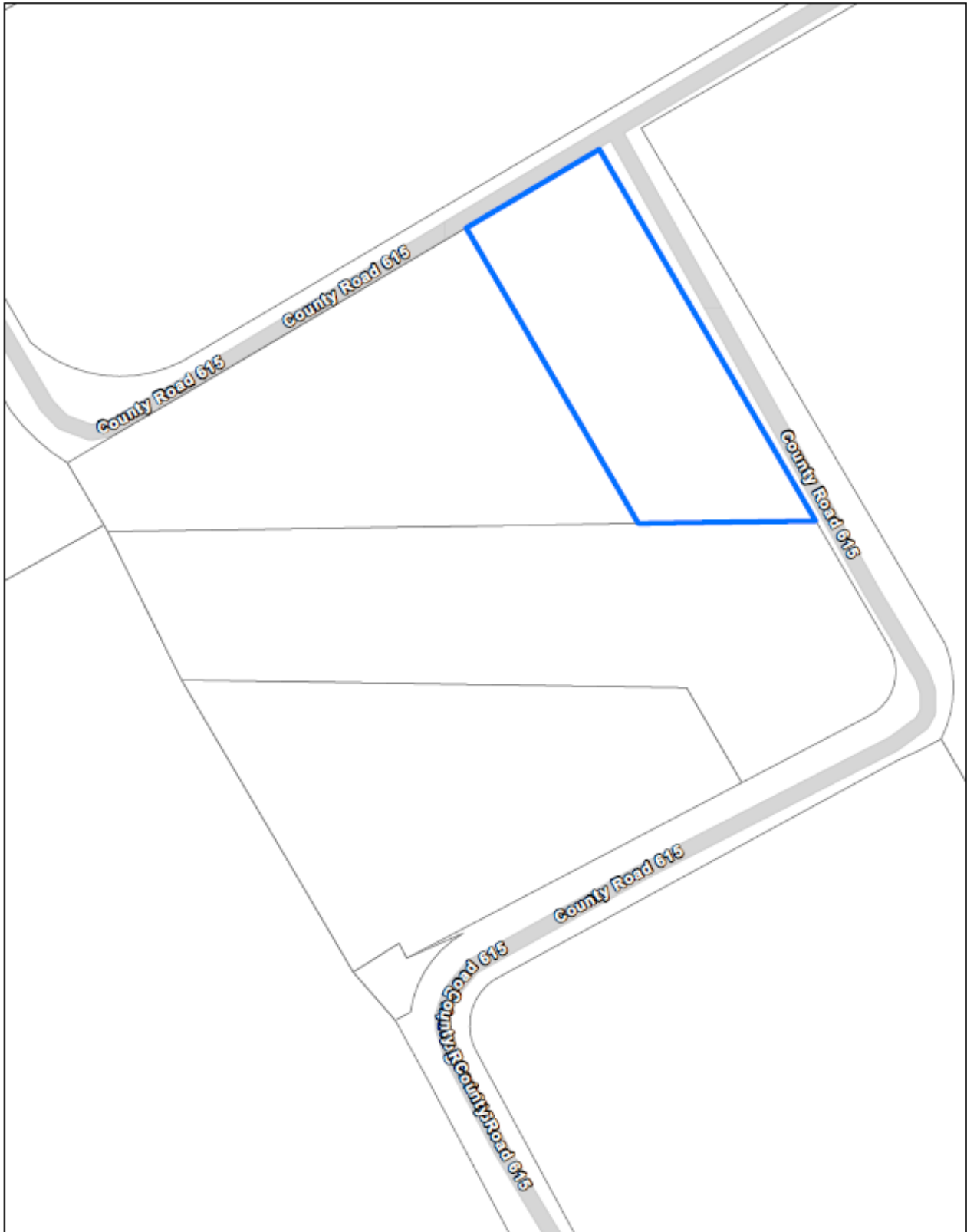
NORTH 61°01'06" EAST, A DISTANCE OF 356.50 FEET TO A 5/8" IRON ROD FOUND YELLOW CAP "ILLEGIBLE";

NORTH 29°59'25" WEST, PASSING AT A DISTANCE OF 1,181.62 FEET A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS II AND CONTINUING FOR A TOTAL DISTANCE OF 2,077.55 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" IN THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, FROM WHICH A ½" IRON ROD FOUND BEARS SOUTH 30°32'13" EAST 5.80 FEET FOR WITNESS;

THENCE NORTH 60°45'04" EAST, ALONG THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 1,695.57 FEET TO A ½" IRON ROD FOUND FOR THE EAST CORNER OF SAID BRANDENBURG TRACT;

THENCE NORTH 30°25'11" WEST, ALONG THE NORTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 79.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,166,163 SQUARE FEET OR 279.297 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.3696.06020**

**EXHIBIT L**

**LEGAL DESCRIPTION**

**12. PARCEL ID No. 126.3696.06030:**

- LOT 3X, BLOCK 6, COLORADO RIVER CROSSING.
- ACREAGE: 3.8030

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING A THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, A PORTION OF WHICH IS NOW KNOWN AS LOTS 1, 2, 3X AND 5X OF THE PLAT DESIGNATED AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, ALONG WITH THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-43667, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-14908, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION RIGHT-OF-WAY DEDICATION TO JOHNSON COUNTY FOR ROADWAY, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE,

LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25'11" EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92 AND WITH SAID BRANDENBURG TRACT, A DISTANCE OF 10.00 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE DEDICATED RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 615 THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 59°31'08" EAST, A DISTANCE OF 746.40 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°14'11" EAST, A DISTANCE OF 695.56 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 92°36'42" AND A CHORD BEARING AND DISTANCE OF SOUTH 16°04'09" WEST 86.76 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.98 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

SOUTH 62°22'30" WEST, A DISTANCE OF 150.66 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6;

THENCE ALONG THE BOUNDARY OF SAID LOT 4, BLOCK 6, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 30°14'11" WEST, A DISTANCE OF 154.09 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 89°08'10" WEST, A DISTANCE OF 610.37 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°28'54" EAST, A DISTANCE OF 409.27 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 50.90 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 27°37'30" EAST, A DISTANCE OF 20.00 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 88.53 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS", IN THE DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, FOR THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF

120.00 FEET, A DELTA ANGLE OF 60°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 32°22'30" WEST 120.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, AN ARC DISTANCE OF 125.66 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

THENCE NORTH 62°22'30" EAST, ALONG THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, A DISTANCE OF 724.55 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTH CORNER OF THE REMAINDER OF SAID TRACT 1 AND LYING IN THE SOUTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN (DEED) TO BERNARD THOMAS O'SULLIVAN AS RECORDED IN INSTRUMENT NUMBER 2023-30475, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°05'29" EAST, ALONG THE SOUTHWEST LINE OF SAID O'SULLIVAN TRACT, A DISTANCE OF 1,795.91 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING IN THE NORTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN WITH MINERAL RESERVATIONS TO RLP FARMS, LLC AS RECORDED IN INSTRUMENT NUMBER 2016-7850, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°41'41" WEST, ALONG THE NORTHWEST LINE OF SAID RLP FARMS TRACT, A DISTANCE OF 742.89 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE WEST CORNER OF SAID RLP FARMS TRACT;

THENCE SOUTH 30°28'54" EAST, ALONG THE SOUTHWEST LINE OF SAID RLP FARMS TRACT, PASSING THE SOUTH CORNER OF SAME AT A DISTANCE OF 2,662.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,802.14 FEET TO A MAG NAIL WITH SHINER IN THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (E. HENDERSON STREET) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67, THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 63°47'54" WEST, A DISTANCE OF 18.46 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 20°42'54" WEST, A DISTANCE OF 41.44 FEET TO A 3" ALUMINUM DISK STAMPED "DEPT. OF TRANS.", SAME BEING THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,924.79 FEET, A DELTA ANGLE OF 05°51'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 62°46'29" WEST 298.72 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 298.85 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 11TXHSII FOR THE END OF SAID CURVE;

SOUTH 57°32'03" WEST, A DISTANCE OF 124.27 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 60°04'42" WEST, A DISTANCE OF 1,636.37 FEET TO A 3" STEEL FENCE POST FOR THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINES OF SAID CHOLLA TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 29°47'16" WEST, A DISTANCE OF 3,300.15 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

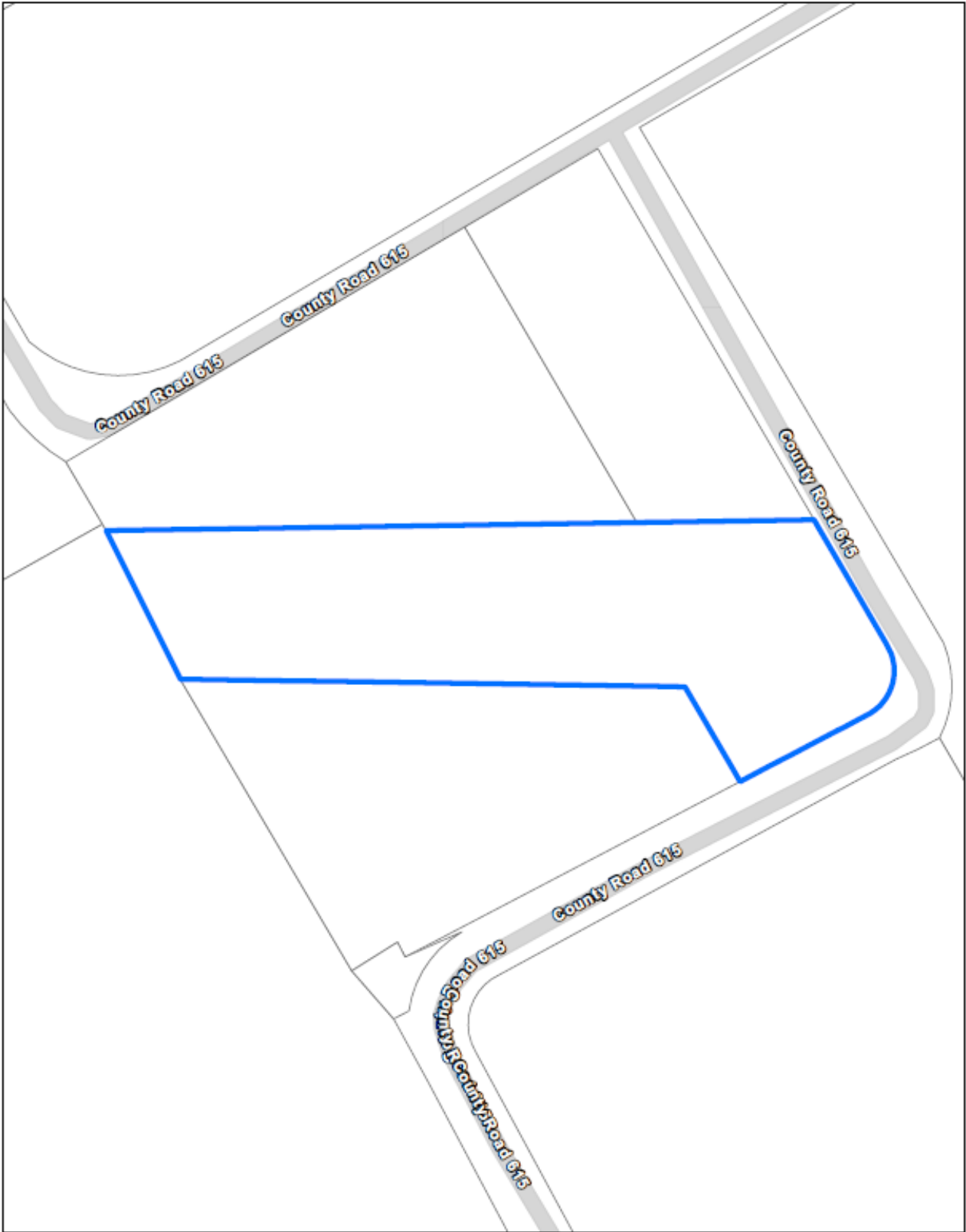
NORTH 61°01'06" EAST, A DISTANCE OF 356.50 FEET TO A 5/8" IRON ROD FOUND YELLOW CAP "ILLEGIBLE";

NORTH 29°59'25" WEST, PASSING AT A DISTANCE OF 1,181.62 FEET A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS II AND CONTINUING FOR A TOTAL DISTANCE OF 2,077.55 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" IN THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, FROM WHICH A ½" IRON ROD FOUND BEARS SOUTH 30°32'13" EAST 5.80 FEET FOR WITNESS;

THENCE NORTH 60°45'04" EAST, ALONG THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 1,695.57 FEET TO A ½" IRON ROD FOUND FOR THE EAST CORNER OF SAID BRANDENBURG TRACT;

THENCE NORTH 30°25'11" WEST, ALONG THE NORTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 79.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,166,163 SQUARE FEET OR 279.297 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.3696.06030**

**EXHIBIT M**

**LEGAL DESCRIPTION**

**13. PARCEL ID No. 126.3696.06040:**

- LOT 4, BLOCK 6, COLORADO RIVER CROSSING.
- ACREAGE: 3.530

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING A THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, A PORTION OF WHICH IS NOW KNOWN AS LOTS 1, 2, 3X AND 5X OF THE PLAT DESIGNATED AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, ALONG WITH THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-43667, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-14908, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION RIGHT-OF-WAY DEDICATION TO JOHNSON COUNTY FOR ROADWAY, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE,

LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25'11" EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92 AND WITH SAID BRANDENBURG TRACT, A DISTANCE OF 10.00 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE DEDICATED RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 615 THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 59°31'08" EAST, A DISTANCE OF 746.40 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°14'11" EAST, A DISTANCE OF 695.56 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 92°36'42" AND A CHORD BEARING AND DISTANCE OF SOUTH 16°04'09" WEST 86.76 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.98 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

SOUTH 62°22'30" WEST, A DISTANCE OF 150.66 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6;

THENCE ALONG THE BOUNDARY OF SAID LOT 4, BLOCK 6, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 30°14'11" WEST, A DISTANCE OF 154.09 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 89°08'10" WEST, A DISTANCE OF 610.37 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°28'54" EAST, A DISTANCE OF 409.27 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 50.90 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 27°37'30" EAST, A DISTANCE OF 20.00 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 88.53 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS", IN THE DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, FOR THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF

120.00 FEET, A DELTA ANGLE OF 60°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 32°22'30" WEST 120.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, AN ARC DISTANCE OF 125.66 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

THENCE NORTH 62°22'30" EAST, ALONG THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, A DISTANCE OF 724.55 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTH CORNER OF THE REMAINDER OF SAID TRACT 1 AND LYING IN THE SOUTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN (DEED) TO BERNARD THOMAS O'SULLIVAN AS RECORDED IN INSTRUMENT NUMBER 2023-30475, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°05'29" EAST, ALONG THE SOUTHWEST LINE OF SAID O'SULLIVAN TRACT, A DISTANCE OF 1,795.91 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING IN THE NORTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN WITH MINERAL RESERVATIONS TO RLP FARMS, LLC AS RECORDED IN INSTRUMENT NUMBER 2016-7850, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°41'41" WEST, ALONG THE NORTHWEST LINE OF SAID RLP FARMS TRACT, A DISTANCE OF 742.89 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE WEST CORNER OF SAID RLP FARMS TRACT;

THENCE SOUTH 30°28'54" EAST, ALONG THE SOUTHWEST LINE OF SAID RLP FARMS TRACT, PASSING THE SOUTH CORNER OF SAME AT A DISTANCE OF 2,662.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,802.14 FEET TO A MAG NAIL WITH SHINER IN THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (E. HENDERSON STREET) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67, THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 63°47'54" WEST, A DISTANCE OF 18.46 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 20°42'54" WEST, A DISTANCE OF 41.44 FEET TO A 3" ALUMINUM DISK STAMPED "DEPT. OF TRANS.", SAME BEING THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,924.79 FEET, A DELTA ANGLE OF 05°51'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 62°46'29" WEST 298.72 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 298.85 FEET TO A ½” IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 11TXHSII FOR THE END OF SAID CURVE;

SOUTH 57°32’03” WEST, A DISTANCE OF 124.27 FEET TO A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 60°04’42” WEST, A DISTANCE OF 1,636.37 FEET TO A 3” STEEL FENCE POST FOR THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINES OF SAID CHOLLA TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 29°47’16” WEST, A DISTANCE OF 3,300.15 FEET TO A ½” IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

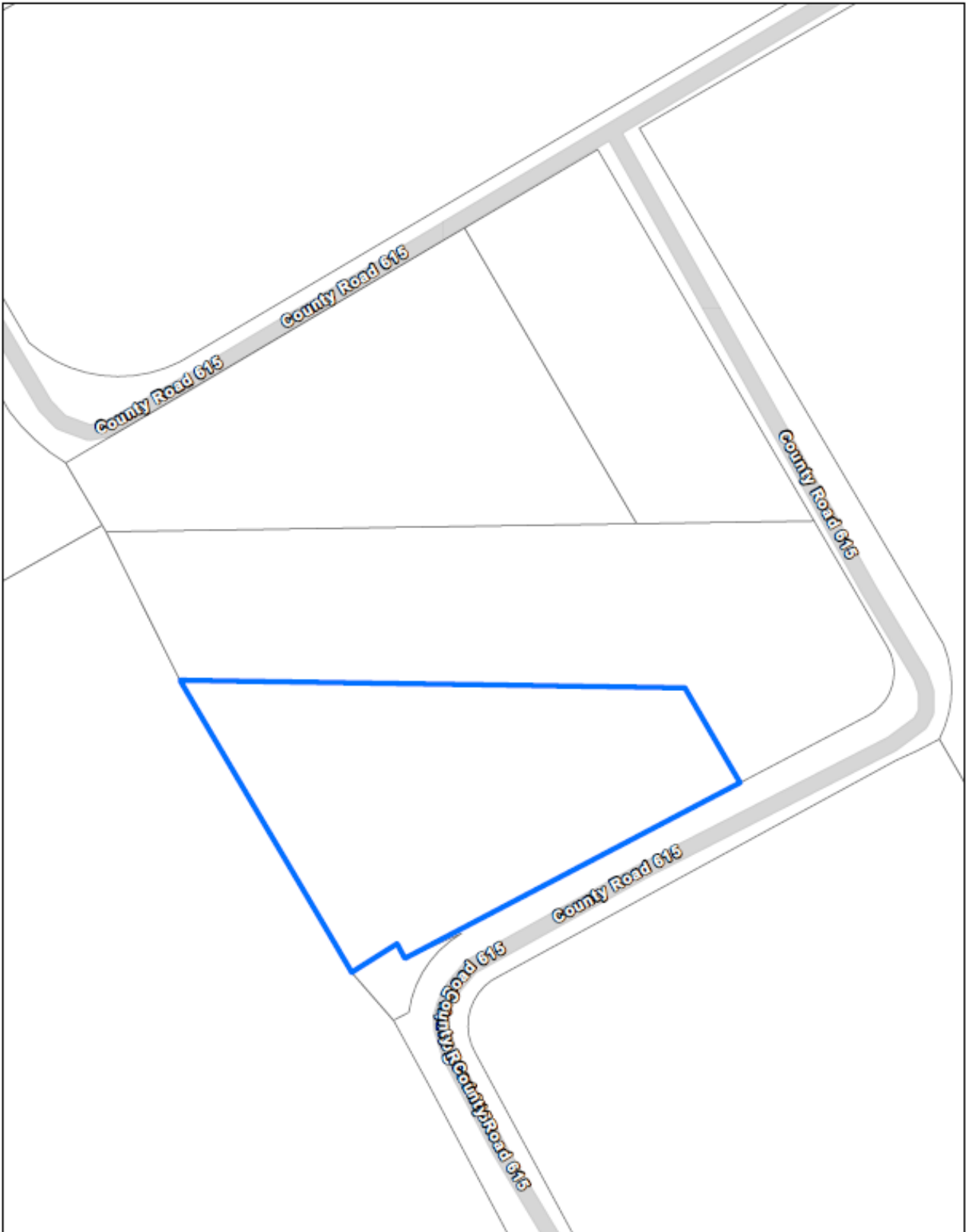
NORTH 61°01’06” EAST, A DISTANCE OF 356.50 FEET TO A 5/8” IRON ROD FOUND YELLOW CAP "ILLEGIBLE";

NORTH 29°59’25” WEST, PASSING AT A DISTANCE OF 1,181.62 FEET A ½” IRON ROD FOUND WITH PINK CAP STAMPED "DTS II AND CONTINUING FOR A TOTAL DISTANCE OF 2,077.55 FEET TO A ½” IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" IN THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, FROM WHICH A ½” IRON ROD FOUND BEARS SOUTH 30°32’13” EAST 5.80 FEET FOR WITNESS;

THENCE NORTH 60°45’04” EAST, ALONG THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 1,695.57 FEET TO A ½” IRON ROD FOUND FOR THE EAST CORNER OF SAID BRANDENBURG TRACT;

THENCE NORTH 30°25’11” WEST, ALONG THE NORTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 79.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,166,163 SQUARE FEET OR 279.297 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.3696.06040**

**EXHIBIT N**

**LEGAL DESCRIPTION**

**14. PARCEL ID No. 126.3696.06050:**

- LOT 5X, BLOCK 6, COLORADO RIVER CROSSING.
- ACREAGE: 0.110

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING A THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, A PORTION OF WHICH IS NOW KNOWN AS LOTS 1, 2, 3X AND 5X OF THE PLAT DESIGNATED AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, ALONG WITH THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-43667, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-14908, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION RIGHT-OF-WAY DEDICATION TO JOHNSON COUNTY FOR ROADWAY, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE,

LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25'11" EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92 AND WITH SAID BRANDENBURG TRACT, A DISTANCE OF 10.00 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE DEDICATED RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 615 THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 59°31'08" EAST, A DISTANCE OF 746.40 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°14'11" EAST, A DISTANCE OF 695.56 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 92°36'42" AND A CHORD BEARING AND DISTANCE OF SOUTH 16°04'09" WEST 86.76 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.98 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

SOUTH 62°22'30" WEST, A DISTANCE OF 150.66 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6;

THENCE ALONG THE BOUNDARY OF SAID LOT 4, BLOCK 6, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 30°14'11" WEST, A DISTANCE OF 154.09 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 89°08'10" WEST, A DISTANCE OF 610.37 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°28'54" EAST, A DISTANCE OF 409.27 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 50.90 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 27°37'30" EAST, A DISTANCE OF 20.00 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 88.53 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS", IN THE DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, FOR THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF

120.00 FEET, A DELTA ANGLE OF 60°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 32°22'30" WEST 120.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, AN ARC DISTANCE OF 125.66 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

THENCE NORTH 62°22'30" EAST, ALONG THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, A DISTANCE OF 724.55 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTH CORNER OF THE REMAINDER OF SAID TRACT 1 AND LYING IN THE SOUTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN (DEED) TO BERNARD THOMAS O'SULLIVAN AS RECORDED IN INSTRUMENT NUMBER 2023-30475, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°05'29" EAST, ALONG THE SOUTHWEST LINE OF SAID O'SULLIVAN TRACT, A DISTANCE OF 1,795.91 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING IN THE NORTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN WITH MINERAL RESERVATIONS TO RLP FARMS, LLC AS RECORDED IN INSTRUMENT NUMBER 2016-7850, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°41'41" WEST, ALONG THE NORTHWEST LINE OF SAID RLP FARMS TRACT, A DISTANCE OF 742.89 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE WEST CORNER OF SAID RLP FARMS TRACT;

THENCE SOUTH 30°28'54" EAST, ALONG THE SOUTHWEST LINE OF SAID RLP FARMS TRACT, PASSING THE SOUTH CORNER OF SAME AT A DISTANCE OF 2,662.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,802.14 FEET TO A MAG NAIL WITH SHINER IN THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (E. HENDERSON STREET) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67, THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 63°47'54" WEST, A DISTANCE OF 18.46 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 20°42'54" WEST, A DISTANCE OF 41.44 FEET TO A 3" ALUMINUM DISK STAMPED "DEPT. OF TRANS.", SAME BEING THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,924.79 FEET, A DELTA ANGLE OF 05°51'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 62°46'29" WEST 298.72 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 298.85 FEET TO A ½” IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 11TXHSII FOR THE END OF SAID CURVE;

SOUTH 57°32’03” WEST, A DISTANCE OF 124.27 FEET TO A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 60°04’42” WEST, A DISTANCE OF 1,636.37 FEET TO A 3” STEEL FENCE POST FOR THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINES OF SAID CHOLLA TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 29°47’16” WEST, A DISTANCE OF 3,300.15 FEET TO A ½” IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

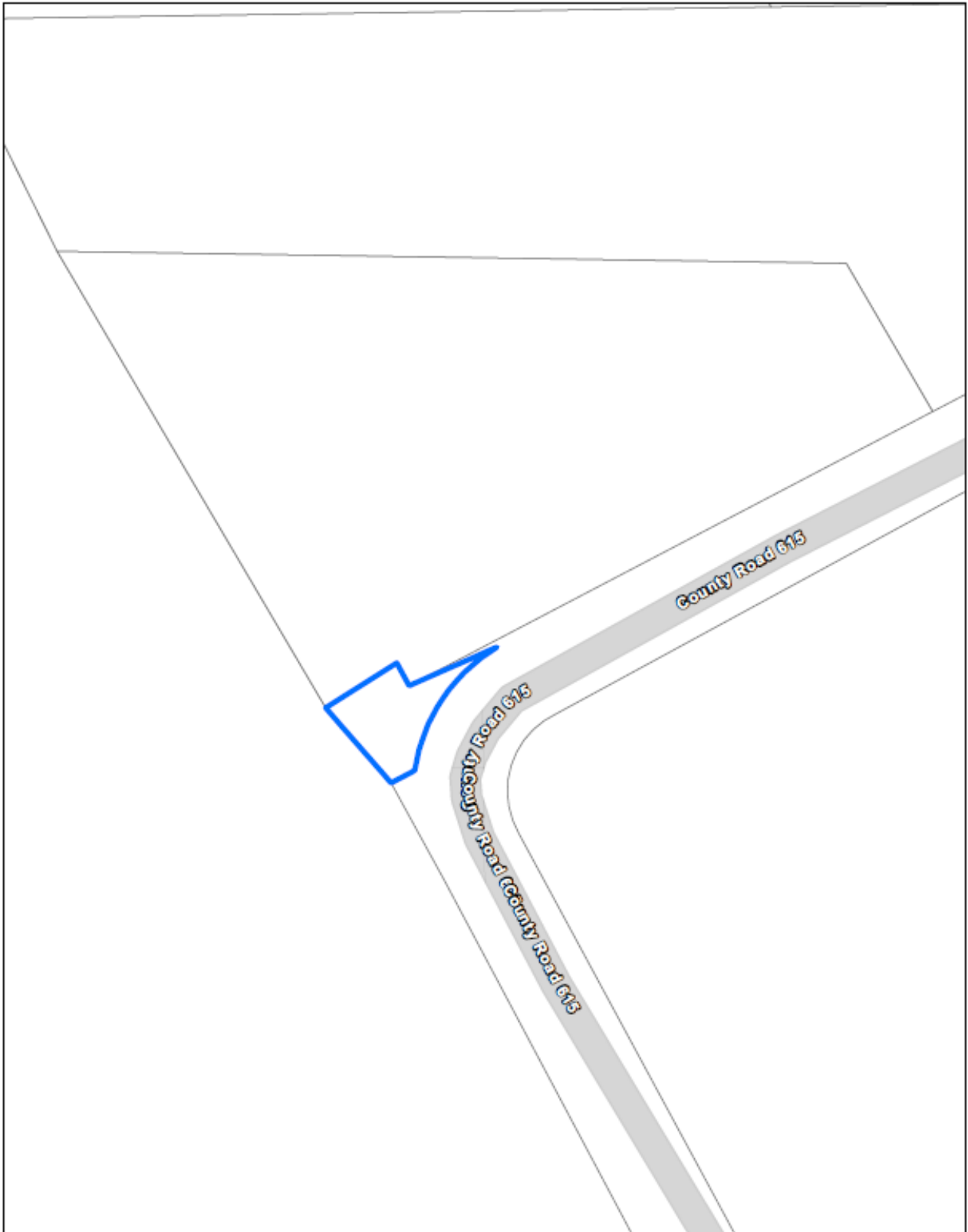
NORTH 61°01’06” EAST, A DISTANCE OF 356.50 FEET TO A 5/8” IRON ROD FOUND YELLOW CAP "ILLEGIBLE";

NORTH 29°59’25” WEST, PASSING AT A DISTANCE OF 1,181.62 FEET A ½” IRON ROD FOUND WITH PINK CAP STAMPED "DTS II AND CONTINUING FOR A TOTAL DISTANCE OF 2,077.55 FEET TO A ½” IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" IN THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, FROM WHICH A ½” IRON ROD FOUND BEARS SOUTH 30°32’13” EAST 5.80 FEET FOR WITNESS;

THENCE NORTH 60°45’04” EAST, ALONG THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 1,695.57 FEET TO A ½” IRON ROD FOUND FOR THE EAST CORNER OF SAID BRANDENBURG TRACT;

THENCE NORTH 30°25’11” WEST, ALONG THE NORTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 79.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,166,163 SQUARE FEET OR 279.297 ACRES OF LAND MORE OR LESS.

LOCATION MAP



**Parcel ID 126.3696.06050**

**EXHIBIT O**

**LEGAL DESCRIPTION**

**15. PARCEL ID No. 126.0092.00025:**

- TRACT 1, BBB & C RR SURVEY, ABSTRACT No. 92.
- ACREAGE: 32.6615

**METES AND BOUNDS**

BEING A TRACT OF LAND SITUATED IN THE WILLIAM HICKMAN SURVEY, ABSTRACT NO. 327 AND THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING A THAT TRACT OF LAND DESCRIBED AS TRACT 1 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, A PORTION OF WHICH IS NOW KNOWN AS LOTS 1, 2, 3X AND 5X OF THE PLAT DESIGNATED AS LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2022-96, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, ALONG WITH THAT TRACT OF LAND DESCRIBED AS TRACT 2 IN TEXAS GENERAL WARRANTY DEED TO E&R MIDLOTHIAN PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NUMBER 2022-19816, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-43667, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND THAT TRACT OF LAND DESCRIBED IN TEXAS GENERAL WARRANTY DEED TO HIGHWAY 67 INVESTMENT, LLC AS RECORDED IN INSTRUMENT NUMBER 2021-14908, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A ½” IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE SOUTH CORNER OF THE ABSALOM WILLIAMS SURVEY, ABSTRACT NO. 858 AND THE WEST CORNER OF THE B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92, JOHNSON COUNTY, TEXAS, SAME BEING AN ELL CORNER OF COUNTY ROAD 615 (VARIABLE WIDTH RIGHT-OF-WAY), SAME BEING THE WEST CORNER OF SAID LOTS 1, 2, 3X, 4 AND 5X, BLOCK 6, COLORADO RIVER CROSSING ADDITION RIGHT-OF-WAY DEDICATION TO JOHNSON COUNTY FOR ROADWAY, SAME LYING IN THE NORTHEAST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED TO KENNETH WADE BRANDENBURG AND WIFE,

LISA KAY BRANDENBURG AS RECORDED IN BOOK 1815, PAGE 314, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°25'11" EAST, ALONG THE SOUTHWEST LINE OF SAID B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 92 AND WITH SAID BRANDENBURG TRACT, A DISTANCE OF 10.00 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 6, SAME BEING THE POINT OF BEGINNING;

THENCE ALONG THE DEDICATED RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 615 THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 59°31'08" EAST, A DISTANCE OF 746.40 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°14'11" EAST, A DISTANCE OF 695.56 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 92°36'42" AND A CHORD BEARING AND DISTANCE OF SOUTH 16°04'09" WEST 86.76 FEET;

ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 96.98 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

SOUTH 62°22'30" WEST, A DISTANCE OF 150.66 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 6;

THENCE ALONG THE BOUNDARY OF SAID LOT 4, BLOCK 6, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 30°14'11" WEST, A DISTANCE OF 154.09 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 89°08'10" WEST, A DISTANCE OF 610.37 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 30°28'54" EAST, A DISTANCE OF 409.27 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 50.90 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

SOUTH 27°37'30" EAST, A DISTANCE OF 20.00 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

NORTH 62°22'30" EAST, A DISTANCE OF 88.53 FEET TO ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS", IN THE DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, FOR THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF

120.00 FEET, A DELTA ANGLE OF 60°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 32°22'30" WEST 120.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT, WITH THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, AN ARC DISTANCE OF 125.66 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE END OF SAID CURVE;

THENCE NORTH 62°22'30" EAST, ALONG THE SAID DEDICATED RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 615, A DISTANCE OF 724.55 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS" FOR THE NORTH CORNER OF THE REMAINDER OF SAID TRACT 1 AND LYING IN THE SOUTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN (DEED) TO BERNARD THOMAS O'SULLIVAN AS RECORDED IN INSTRUMENT NUMBER 2023-30475, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 30°05'29" EAST, ALONG THE SOUTHWEST LINE OF SAID O'SULLIVAN TRACT, A DISTANCE OF 1,795.91 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING IN THE NORTHWEST LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN WITH MINERAL RESERVATIONS TO RLP FARMS, LLC AS RECORDED IN INSTRUMENT NUMBER 2016-7850, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 59°41'41" WEST, ALONG THE NORTHWEST LINE OF SAID RLP FARMS TRACT, A DISTANCE OF 742.89 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING FOR THE WEST CORNER OF SAID RLP FARMS TRACT;

THENCE SOUTH 30°28'54" EAST, ALONG THE SOUTHWEST LINE OF SAID RLP FARMS TRACT, PASSING THE SOUTH CORNER OF SAME AT A DISTANCE OF 2,662.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 2,802.14 FEET TO A MAG NAIL WITH SHINER IN THE NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67 (E. HENDERSON STREET) (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE SAID NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 67, THE FOLLOWING BEARINGS AND DISTANCES;

SOUTH 63°47'54" WEST, A DISTANCE OF 18.46 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 20°42'54" WEST, A DISTANCE OF 41.44 FEET TO A 3" ALUMINUM DISK STAMPED "DEPT. OF TRANS.", SAME BEING THE START OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,924.79 FEET, A DELTA ANGLE OF 05°51'16" AND A CHORD BEARING AND DISTANCE OF SOUTH 62°46'29" WEST 298.72 FEET;

ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 298.85 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED 11TXHSII FOR THE END OF SAID CURVE;

SOUTH 57°32'03" WEST, A DISTANCE OF 124.27 FEET TO A ½" IRON ROD FOUND WITH YELLOW CAP STAMPED FORT WORTH SURVEYING;

SOUTH 60°04'42" WEST, A DISTANCE OF 1,636.37 FEET TO A 3" STEEL FENCE POST FOR THE EAST CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CHOLLA PETROLEUM, INC., A TEXAS CORPORATION AS RECORDED IN INSTRUMENT NUMBER 2023-33329, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE ALONG THE NORTHEAST LINES OF SAID CHOLLA TRACT, THE FOLLOWING BEARINGS AND DISTANCES;

NORTH 29°47'16" WEST, A DISTANCE OF 3,300.15 FEET TO A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS";

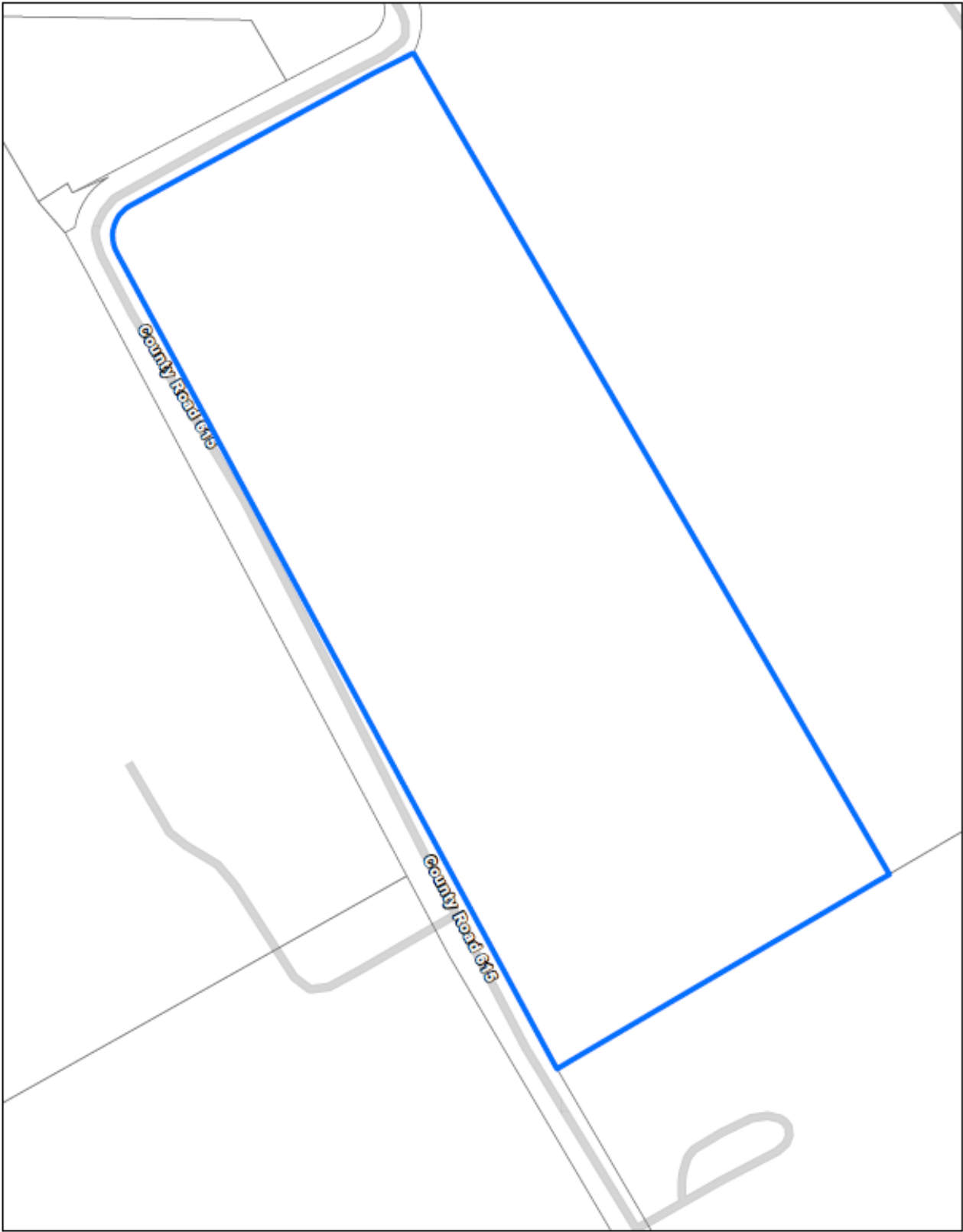
NORTH 61°01'06" EAST, A DISTANCE OF 356.50 FEET TO A 5/8" IRON ROD FOUND YELLOW CAP "ILLEGIBLE";

NORTH 29°59'25" WEST, PASSING AT A DISTANCE OF 1,181.62 FEET A ½" IRON ROD FOUND WITH PINK CAP STAMPED "DTS II AND CONTINUING FOR A TOTAL DISTANCE OF 2,077.55 FEET TO A ½" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS" IN THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, FROM WHICH A ½" IRON ROD FOUND BEARS SOUTH 30°32'13" EAST 5.80 FEET FOR WITNESS;

THENCE NORTH 60°45'04" EAST, ALONG THE SOUTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 1,695.57 FEET TO A ½" IRON ROD FOUND FOR THE EAST CORNER OF SAID BRANDENBURG TRACT;

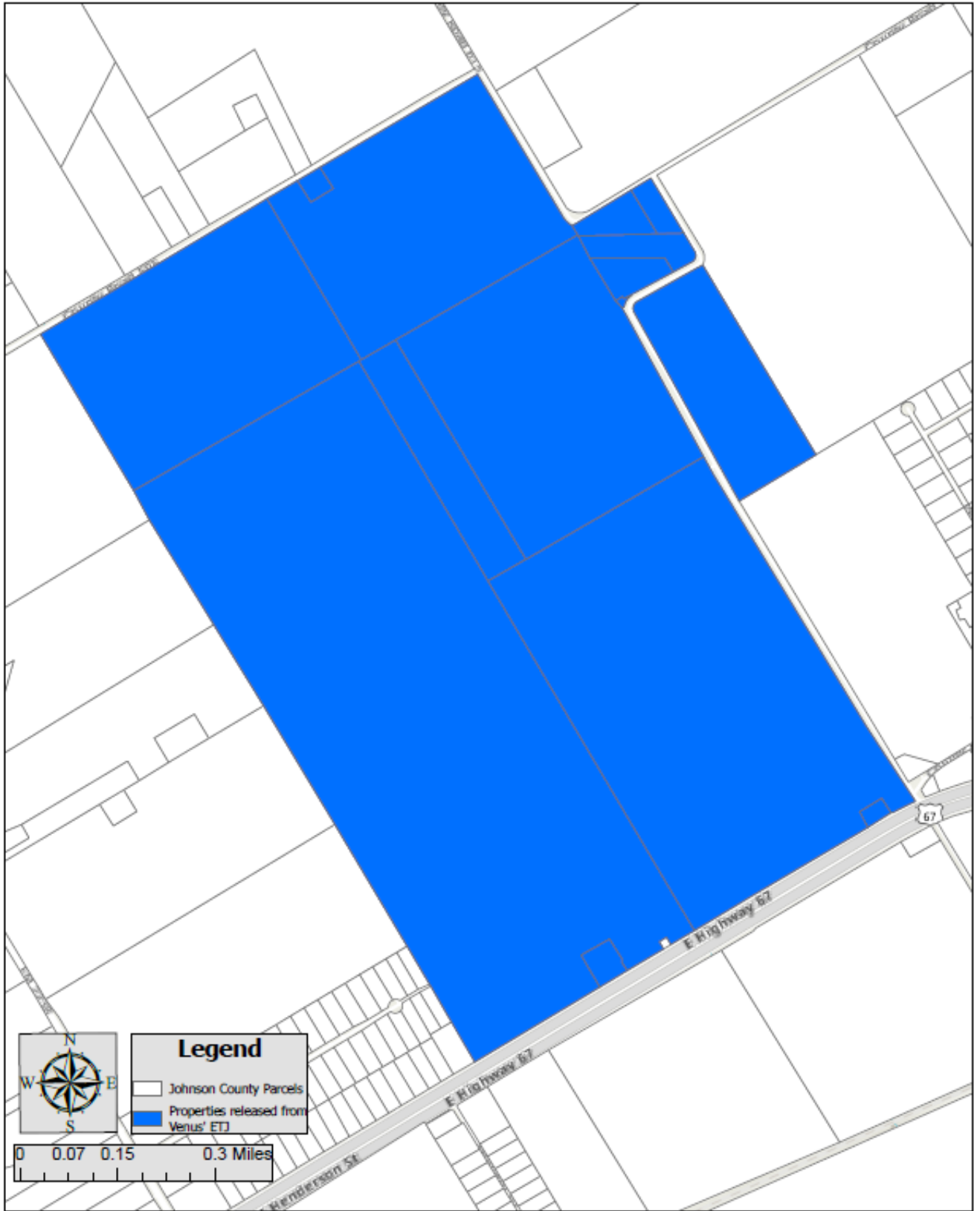
THENCE NORTH 30°25'11" WEST, ALONG THE NORTHEAST LINE OF SAID BRANDENBURG TRACT, A DISTANCE OF 79.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 12,166,163 SQUARE FEET OR 279.297 ACRES OF LAND MORE OR LESS.

LOCATION MAP

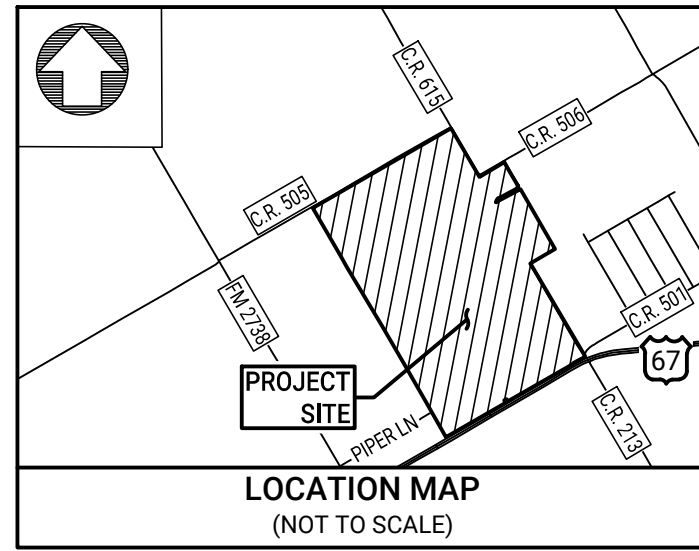
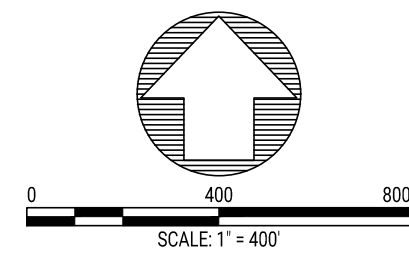


**Parcel ID 126.0092.00025**

**OVERALL LOCATION MAP**



**Properties released from Venus' ETJ**



**LEGEND**

ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S62°22'24"W	542.75'
L2	S63°47'54"W	18.46'
L3	S20°42'54"W	41.44'
L4	S57°32'03"W	124.27'
L5	S59°52'06"W	223.82'
L6	N29°40'26"W	70.00'
L7	S59°21'25"W	70.03'
L8	S29°59'25"E	69.35'
L9	N29°43'48"W	276.07'

**CURVE TABLE**

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	92°36'20"	60.00'	S16°04'05"W	86.76'	96.98'
C2	60°00'00"	120.00'	S32°22'25"W	120.00'	125.66'
C3	5°51'16"	2924.79'	S62°46'29"W	298.72'	298.85'

POINT OF BEGINNING



703.272 AC  
30,634,544 SF

**DESCRIPTION**

BEING a tract of land situated in the B.B. & C.R.R. CO. Survey, Abstract Number 92, and in the William Hickman Survey, Abstract Number 327, Johnson County, Texas, being all of those tracts of land described in deed to Cholla Land Holdings LLC, recorded in Instrument Number 2025-31243 (Cholla Tract 1), 2025-31244 (Cholla Tract 2), 2025-31245 (Cholla Tract 3), 2025-31246 (Cholla Tract 4) of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.), being all of Lot 1, 2, 3X, 4, 5X, Block 6 as shown in Final Plat Colorado River Crossing Addition, an addition to Johnson County, Texas, recorded in Instrument Number 2022-96, Drawer M of the Plat Records of Johnson County, Texas, being more particularly described as follows:

**BEGINNING** at the northwest corner of said Cholla Tract 1, being the northeast corner of that tract of land described in deed to Kim L. Meier, et ux, Debra K. Meier (Meier tract), recorded in Volume 1596, Page 738, O.P.R.J.C.T. and in the south right-of-way line of County Road 505 (a variable width right-of-way);

**THENCE** North 60° 09' 59" East, with the northwest line of said Cholla Tract 1 and the south right-of-way line of said County Road 505, a distance of 4154.14 feet to the north corner of said Cholla Tract 1, being at the intersection of the southeast right-of-way line of said County Road 505 and the southwesterly right-of-way line of County Road 615 (variable width right-of-way);

**THENCE** South 30° 25' 11" East, with the northeast line of said Cholla Tract 1 and the southwest right-of-way line of said County Road 615, a distance of 1460.70 feet to the west corner of said Lot 1 and in the southwesterly right-of-way line of said County Road 615, as shown in said Colorado River Crossing Addition;

**THENCE** North 59° 31' 03" East, with the northeast line of said Colorado River Crossing Addition and the southwesterly right-of-way line of said County Road 615, a distance of 695.55 feet to the north corner of said Lot 2;

**THENCE** South 30° 14' 07" East, with the northeast line of said Colorado River Crossing Addition and said southwesterly right-of-way line of County Road 615, a distance of 695.55 feet to the beginning of a tangent curve to the right;

**THENCE** with said tangent curve to the right, through a central angle of 92° 36' 20", having a radius of 60.00 feet, an arc length of 96.98 feet, whose chord bears South 16° 04' 05" West, a chord distance of 86.76 feet;

**THENCE** South 62° 22' 24" West, with the southeast line of said Colorado River Crossing Addition and said southwest right-of-way line of County Road 615, a distance of 542.75 feet to the south line of said Colorado River Crossing Addition and said southwesterly right-of-way line of County Road 615 and the beginning of a tangent curve to the left;

**THENCE** with said tangent curve to the left, through a central angle of 60° 00' 00", having a radius of 120.00 feet, an arc length of 125.66 feet, whose chord bears South 32° 22' 25" West, a chord distance of 120.00 feet to the southeast corner of said Lot 5X and the approximate center of said County Road 615;

**THENCE** North 62° 22' 32" East, with said approximate center of County Road 615, a distance of 724.44 feet to an easterly corner of said Cholla Tract 2 and in the southwest line of that tract of land described in deed to Bernard T. O'Sullivan, Trustee of the QZE Nevada Trust (O'Sullivan tract), recorded in Instrument Number 2024-8003, O.P.R.J.C.T.;

**THENCE** South 30° 05' 29" East, with the northeast line of said Cholla Tract 2 and the southwest line of said O'Sullivan tract, a distance of 1795.91 feet to the south corner of said O'Sullivan tract and in the northwest line of that tract described in deed to RLP Farms, LLC (RLP tract), recorded in Instrument Number 2016-7850, O.P.R.J.C.T.;

**THENCE** South 59° 41' 38" West, with the northeast line of said Cholla Tract 2 and the northwest line of said RLP tract, a distance of 742.90 feet returning to the approximate center of said County Road 615 and the west corner of said RLP tract;

**THENCE** South 30° 28' 54" East, with the northeast line of said Cholla Tract 2, the southwest line of said RLP tract and the approximate center of said County Road 615, a distance of 2802.14 feet to the southeast corner of said Cholla Tract 2 and in the northwest right-of-way line of U.S. Highway Number 67 (U.S. 67) - (variable width right-of-way);

**THENCE** South 63° 47' 54" West, with a common northwest line of said U.S. 67 and a southeast line of said Cholla Tract 2, a distance of 18.46 feet;

**THENCE** South 20° 42' 54" West, continuing with said common line, a distance of 41.44 feet to the beginning of a non-tangent curve to the left;

**THENCE** with said non-tangent curve to the left and continuing with said common line, through a central angle of 05° 51' 16", having a radius of 2924.79 feet, an arc length of 298.72 feet, whose chord bears South 62° 46' 29" West, a chord distance of 298.72 feet;

**THENCE** South 57° 32' 03" West, continuing with said common line, a distance of 124.27 feet;

**THENCE** South 60° 05' 03" West, continuing with said common line, a distance of 1636.53 feet to the south corner of said Cholla Tract 2 and the east corner of said Cholla Tract 4;

**THENCE** South 59° 52' 06" West, with the northwest right-of-way line of said U.S. 67 and a southeast line of said Cholla Tract 4, a distance of 223.82 feet to the east corner of that tract of land described in deed to Mountain Peak Special Utility District (MPSUD tract), recorded in Volume 3204, Page 670, O.P.R.J.C.T.;

**THENCE** North 29° 40' 26" West, departing the northwest right-of-way line of said U.S. 67, with the southeast line of said Cholla Tract 4 and the northeast line of said MPSUD tract a distance of 70.00 feet to the north corner of said MPSUD tract;

**THENCE** South 59° 21' 25" West, with the southeast line of said Cholla Tract 4 and the northwest line of said MPSUD tract a distance of 70.03 feet to the west corner of said MPSUD tract;

**THENCE** South 29° 59' 25" East, with the southeast line of said Cholla Tract 4 and the southwest line of said MPSUD tract, a distance of 69.35 feet to the south corner of said MPSUD tract and returning to the northwest right-of-way line of said U.S. 67;

**THENCE** South 59° 52' 13" West, with the southeast line of said Cholla Tract 4 and the northwest right-of-way line of said U.S. 67, a distance of 1788.51 feet to the south corner of said Cholla Tract 4, being the east corner of that tract of land described in deed to Frank Jack Carr, Jr., recorded in Volume 3798, Page 691, O.P.R.J.C.T.;

**THENCE** North 29° 27' 53" West, departing said northwest right-of-way line of U.S. 67, with the northeast line of said Frank Jack Carr, Jr. tract, the northeast lines of those tracts of land described in deed to Heather Lee Daniels and John Anthony Daniels, recorded in Instrument Number 2022-32768, O.P.R.J.C.T. and that tract of land described as "Tract 1" in deed to Juan Rivera, recorded in Volume 2902, Page 945, O.P.R.J.C.T., a distance of 1085.16 feet to the north corner of said Tract 1, being the east corner of that tract of land described as "Tract One" in deed to Anastasia Energy, LLC, recorded in Volume 3969, Page 264, O.P.R.J.C.T.;

**THENCE** North 30° 00' 44" West, with a southwest line of said Cholla Tract 4 and the northeast line of said Tract One, a distance of 1155.28 feet to the north corner of said Tract One, being the east corner of that tract of land described in deed to Cynthia Jo Ann Renfro (Renfro tract), recorded in Volume 4264, Page 945, O.P.R.J.C.T.;

**THENCE** North 30° 09' 55" West, with the southwest line of said Cholla Tract 4 and the northeast line of said Renfro tract, a distance of 1125.94 feet to the north corner of said Renfro tract, and the east corner of that tract of land described as "Tract Three" in deed to James H. Whitehead and Jessie E. Whitehead, recorded in Instrument number 2025-9391, O.P.R.J.C.T.;

**THENCE** North 30° 51' 19" West, with the southwest line of said Cholla Tract 4 and the northeast line of said Tract Three, a distance of 772.60 feet to the north corner of said Tract Three and the east corner of that tract of land described in deed to Rusty L. Vaughn (Vaughn tract), recorded in Instrument Number 2018-1834, O.P.R.J.C.T.;

**THENCE** North 30° 51' 38" West, with the northeast line of said Vaughn tract and the southwest line of said Cholla Tract 4, a distance of 993.46 feet to the north corner of said Vaughn tract, and the east corner of said Meier tract;

**THENCE** North 29° 43' 48" West, with the southwest line of said Cholla Tract 4 and a northeast line of said Meier tract, a distance of 276.07 feet to the west corner of said Cholla Tract 4, the south corner of said Cholla Tract 1 and an east corner of the aforementioned Meier tract;

**THENCE** North 30° 00' 45" West, with the northeast line of said Meier tract and the southwest line of said Cholla Tract 1, a distance of 1497.24 feet to the **POINT OF BEGINNING** and containing 30,634,544 square feet or 703.272 acres of land more or less.

**NOTES:**

The bearings shown and recited hereon are referenced to the northwest line of that tract of land described in deed to Cholla Land Holdings LLC, recorded in Instrument Number 2025-31243, O.P.R.J.C.T.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

*Adam Thomas Johnson* 01/06/2026  
 ADAM THOMAS JOHNSON  
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6664



**EXHIBIT "A"**  
**703.272 ACRES**  
 SITUATED IN THE  
 WILLIAM HICKMAN SURVEY,  
 ABSTRACT NO. 327 AND  
 B.B.B. & C.R.R. CO. SURVEY,  
 ABSTRACT NO. 92  
 JOHNSON COUNTY, TEXAS

**BARRAZA**  
 CONSULTING GROUP, LLC

TBPELS FIRM REG. NO. 10194538  
 TBPE FIRM REG. NO. 20683  
 801 EAST CAMPBELL ROAD, STE. 650  
 RICHARDSON, TEXAS 75081  
 TELEPHONE - (214)-484-7055  
 PROJECT NO. 2025019-00  
 DATE January 2026



**City Council Agenda Item Report**

**February 9, 2026**

**Oscar Ortiz, City Planner**

**972-366-3348 ext. 206**

[oortiz@cityofvenus.org](mailto:oortiz@cityofvenus.org)

**AN ORDINANCE TO RELEASE FROM THE CITY OF VENUS' ETJ THE PROPERTIES ADDRESSED AS 10301 E US HIGHWAY 67, (PARCEL ID 126.0327.05161); 10621 E US HIGHWAY 67, (PARCEL ID 126.0327.00010); 10621 E US HIGHWAY 67, (PARCEL ID 126.0327.00040); 512 CR 615, (PARCEL ID 126.0327.00041); 10301 E US HIGHWAY 67, (PARCEL ID 126.0327.00070); 10000 CR 505, (PARCEL ID 126.0327.00080); 10301 E US HIGHWAY 67, (PARCEL ID 126.0327.05160); 10000 CR 505, (PARCEL ID 126.0327.06880); 10000 CR 505, (PARCEL ID 126.0327.06881); 1025 CR 615, (PARCEL ID 126.3696.06010); 1001 CR 615, (PARCEL ID 126.3696.06020); 855 CR 615, (PARCEL ID 126.3696.06030); 805 CR 615, (PARCEL ID 126.3696.06040); 805 CR 615, (PARCEL ID 126.3696.06050); AND 512 CR 615 (PARCEL ID 126.0092.00025). BUFFALO, BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NUMBER 92; COLORADO RIVER CROSSING ADDITION, AND WILLIAM HICKMAN SURVEY, ABSTRACT NUMBER 327, WHICH CONSISTS OF APPROXIMATELY 703.272 ACRES OF LAND, AND CHANGE THE ETJ BOUNDARY MAP.**

- 1. BACKGROUND/HISTORY:** An ETJ is the unincorporated area that is contiguous to the Venus' city limits and is located within one (1) mile of those boundaries where the city can exercise certain legal powers. On September 1, 2023, Senate Bill 2038 (SB 2038) granted property owners the ability to unilaterally release themselves from an ETJ through either petition or election. The Texas Constitution and Statutes, Local Government Code, Chapter 42, Subchapter D. "Release of an area by petition of landowner from Extra Territorial Jurisdiction" states that to process a petition or application received pursuant to the Code Section certain requirements and conditions shall be met.
- 2. FINDINGS / CURRENT ACTIVITY:** The requirements have been met by the applicant to be removed from the city's ETJ.
- 3. RECOMMENDATIONS:** Approved item as presented.

4. **ATTACHMENTS:** Ordinance, Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E, Exhibit F, Exhibit G, Exhibit H, Exhibit I, Exhibit J, Exhibit K, Exhibit L, Exhibit M, Exhibit N, AND Exhibit O.

**ITEM REPORT**

**To:** City Council  
**From:** Brad Hargrove, Fire Chief  
**Subject:** Approval of an Ordinance Amending Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39 by repealing Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39, “Fire Marshal” and replacing it with an entirely new Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39, “Fire Marshal”.  
**Department/Office:** Fire Department

**Summary:**

**Recommended Action:**  
Approve Ordinance Amendment

**Budget:**

**Attachments:**

1. VENUS ordinance fire marshal 2026

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, AMENDING THE CODE OF ORDINANCES, BY REPEALING CHAPTER 18. “PUBLIC SAFETY”, ARTICLE III. “EMERGENCY SERVICES”, SECTION 18-39, “FIRE MARSHAL” AND REPLACING IT WITH AN ENTIRELY NEW CHAPTER 18. “PUBLIC SAFETY”, ARTICLE III. “EMERGENCY SERVICES”, SECTION 18-39, “FIRE MARSHAL” AND WHICH IS ATTACHED HERETO AS EXHIBIT “A’ AND FULLY INCORPORATED HEREIN TO THIS ORDINANCE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council has the authority to establish, by ordinance or resolution, such boards, commissions or committees as it may deem necessary for the conduct of City business and management of municipal affairs; and

**WHEREAS**, the City Council shall prescribe the purpose, composition, functions, duties, accountability, and tenure of the fire marshal position as prescribed by law or its ordinances.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF VENUS, TEXAS THAT:**

**SECTION 1.** That the City of Venus Code of Ordinances is hereby amended by repealing Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39, “Fire Marshal” and replacing it with an entirely new Chapter 18 “Public Safety”, Article III. “Emergency Services”, Section 18-39, “Fire Marshal”, which is attached hereto as Exhibit “A” and is incorporated herein to this ordinance as if fully recited.

**SECTION 2.** That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 3.** If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 4.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**SECTION 5.** The Recitals of this Ordinance are fully incorporated herein as if fully written.

**DULY PASSED** by the City Council of the City of Venus, Texas, on the 26<sup>th</sup> day of January 2026.

APPROVED:

\_\_\_\_\_  
Alejando Galaviz, Mayor

ATTEST:

\_\_\_\_\_  
Callie Green, City Secretary

**Sec. 18-39. — Fire Marshal; powers, duties, criminal investigative authority, and criminal justice agency budget allocation.**

**(A) Creation; organization.**

The office of fire marshal is hereby created. The fire marshal's office shall be a division within the fire department of the city. The fire marshal shall be appointed by, answer to, and report to the fire chief, or the fire chief's designee. The fire marshal may be removed from office in accordance with the city's personnel policies as adopted and amended by the city council.

The fire marshal's office shall consist of the fire marshal and such additional inspectors, investigators, sworn personnel, and support staff as the fire chief or city council may deem necessary and proper.

**(B) General authority and administration.**

The fire marshal shall administer, supervise, and coordinate the city's fire prevention; serve as the chief administrator of the TCOLE agency; fire investigation; life safety inspection; hazardous materials enforcement; and related public safety programs. The fire marshal shall have direction and control of the fire marshal's office subject to the supervision of the fire chief, applicable state and federal law, and ordinances and policies adopted by the city council.

The fire marshal may promulgate rules, regulations, and procedures governing the operation of the office and the conduct of its personnel, consistent with city policy.

**(C) Fire investigations and inspections.**

The fire marshal shall investigate the cause, origin, and circumstances of every fire or explosion occurring within the city that results in damage to or destruction of property or that presents a threat to life safety. Such investigation shall, when practicable, begin within twenty-four (24) hours of the occurrence.

The fire marshal shall maintain official records of all fires and investigations, including reports, witness statements, evidence, determinations of cause, and estimated loss.

The fire marshal is authorized, when reasonably necessary in the performance of official duties, to enter and examine buildings or premises where a fire or explosion has occurred and adjoining properties; conduct routine, periodic, or complaint-based inspections; identify hazardous or unlawful conditions and order correction or removal; and exclude persons from investigative scenes when appropriate.

**(D) Subpoena, testimony, and enforcement authority.**

The fire marshal is authorized to administer oaths and affirmations, summon witnesses, take sworn testimony, and require the production of books, papers, records, or documents relevant to any investigation conducted under this section.

Any person who refuses to appear, testify, be sworn, or produce required documents, or who engages in contemptuous conduct during an investigation, shall be guilty of a misdemeanor punishable as provided by law.

**(E) Criminal investigative authority.**

The fire marshal's office is hereby designated a criminal investigative agency of the city. The office shall investigate criminal offenses including but not limited to: arson and attempted arson; fires or explosions resulting in death or serious bodily injury; tampering with or damaging fire protection or alarm systems; false fire alarms; criminal violations of fire codes and life safety ordinances; hazardous materials offenses; and any criminal offense arising from or related to fire prevention, fire investigation, or public safety enforcement.

**(F) Peace officer authority.**

The fire marshal and any members of the fire marshal's office who hold a valid peace officer license issued by the Texas Commission on Law Enforcement (TCOLE) are hereby designated as peace officers of the city and shall have all powers, rights, privileges, and immunities granted under the Constitution and laws of the State of Texas.

Sworn personnel of the fire marshal's office are authorized to initiate and conduct criminal investigations; collect, preserve, and submit evidence; interview witnesses, victims, and suspects; seek, obtain, and execute search warrants, arrest warrants, and administrative warrants; make arrests with or without warrant as authorized by law; and file criminal cases in courts of competent jurisdiction.

**(G) Concurrent jurisdiction.**

The fire marshal's office shall have concurrent jurisdiction with the police department and other law enforcement agencies for offenses within its statutory authority. Nothing in this section shall be construed to limit the authority of the police department.

**(H) Compliance with law and policy.**

All personnel of the fire marshal's office shall comply with applicable state law, city ordinances, and departmental policies governing inspections, investigations, evidence handling, use of force, and professional standards.

**(I) Criminal justice agency budget allocation.**

The fire marshal's office is designated by ordinance as a criminal investigative and law enforcement agency of the city.

The fire marshal's office shall maintain an annual operating budget in which not less than fifty-one percent (51%) of budgeted funds are allocated to the administration of criminal justice functions.

**ITEM REPORT**

**To:** City Council  
**From:**  
**Subject:** Discuss and consider an appointment to the Venus Community Service Development Corporation Place 5. (Councilmember Wilson)  
**Department/Office:** City Secretary

**Summary:**

**Recommended Action:**

**Budget:**

**Attachments:**

None

**ITEM REPORT**

**To:** City Council  
**From:** Scott Williams, Public Works Director  
**Subject:** Discuss and consider approving the decision of the Venus Community Service Development Corporation to hire Oscar Ortiz as the Director of the Venus Community Service Development Corporation.  
**Department/Office:** City Secretary

**Summary:**

The City Council is asked to ratify the appointment of Oscar Ortiz as Executive Director of the City’s Economic Development Corporation (EDC) in addition to his current role as City Planner. The VCSDC Board of Directors has already formally voted and approved Mr. Ortiz’s appointment in accordance with VCSDC procedures. In terms of a potential conflict of interest, Mr. Ortiz does not have individual authority to unilaterally approve development entitlements or economic incentives, and any potential overlap between planning and economic development responsibilities. This is mitigated through established public processes, separate board actions, and full disclosure at public meetings. Mr. Ortiz brings direct knowledge of the City’s land-use policies, development regulations, and long-range planning objectives, providing continuity and alignment between economic development efforts and the City’s adopted plans and ordinances. Combining these roles is a common and practical approach for growing municipalities, allowing for efficient coordination, consistent messaging to the development community, and responsible use of limited staff resources.

**Recommended Action:**

Approve Oscar Ortiz as the Economic Development Director for the Venus Community Service Development Corporation.

**Budget:**

Salary paid by the VCSDC.

**Attachments:**

1. EDC Director Dual Role



**To:** Mayor and City Council

**From:** Scott Williams, Public Works Director

**Subject:** Recommendation for Consideration of Dual Role for City Planner as Economic Development Corporation Director

**Date:** December 19, 2025

After giving this concept thoughtful consideration, I would like to offer a recommendation for consideration regarding the City's approach to staffing the Economic Development Corporation Director role. Based on the City of Venus' current size, staffing structure, and level of development activity, assigning the City Planner, Oscar Ortiz, to also serve as the EDC Director may be an appropriate option to evaluate as a right fit and right size solution for the City at this time.

In practice, the City Planner is typically the first point of contact when a commercial or mixed-use development expresses interest in locating within the City. Developers, brokers, and business owners often begin with questions related to zoning, permitted uses, development standards, timelines, and feasibility. Because of this, the planning function already operates at the front line of economic development activity. Aligning the City Planner role with the EDC Director position could strengthen continuity between early development discussions, City processes, and the economic development priorities established by the EDC Board.

This approach would also allow the City and the EDC to present a consistent and knowledgeable point of contact for development inquiries, while continuing to respect the EDC Board's authority and policy direction. The intent would be to enhance staff support to the EDC Board and improve coordination, not to diminish the Board's role or independence.

It is also important to acknowledge the City's prior experience with the EDC Director role. Previously, this responsibility was assigned to the City Administrator, and that arrangement did not work as intended. The EDC Director role requires focused availability and follow through, which can be difficult to sustain when combined with full administrative responsibilities.

By comparison, the City Planner is already engaged daily in development related discussions and processes. Because Oscar Ortiz is routinely involved at the earliest stages of potential development, the EDC Director responsibilities would build upon work he is already performing rather than compete with unrelated duties. This increases the likelihood that the role would receive consistent attention and be effective for both the City and the EDC Board. Oscar has also demonstrated interest in economic development initiatives, including attendance at EDC related conferences and training. To that point Mr. Ortiz already has some direct training and instructional knowledge, along with institutional knowledge for the position.

Any additional compensation associated with the EDC Director responsibilities would be funded through the Economic Development Corporation and structured in a manner determined by the EDC Board, consistent with its budget, policies, and statutory authority. This approach would recognize the expanded scope of responsibilities while maintaining separation between City operating funds and EDC expenditures.

If this dual role is pursued, appropriate governance and conflict of interest safeguards should be clearly established. The City Planner would continue to perform regulatory planning functions in accordance with adopted ordinances and state law, while the EDC Director role would focus on implementing the policy direction of the EDC Board.

Respectfully Submitted for Consideration,

Scott Williams  
Public Works Director  
City of Venus

**ITEM REPORT**

**To:** City Council  
**From:** Scott Williams, Public Works Director  
**Subject:** Discuss and consider Engineering Services for Palladium Wastewater System Upgrade. (Williams)  
**Department/Office:** Public Works

**Summary:**

The City of Venus wastewater system was evaluated during the 2025 Wastewater Master Plan update and confirmed that the Palladium gravity main and lift station have no remaining capacity to support additional development. As a result, Planning and Development has denied or deferred approximately 1,100 living unit equivalents in recent months due to wastewater capacity limitations. The attached Kimley Horn Individual Project Order proposes engineering and design services to upgrade the Palladium Lift Station pumps and upsize the associated gravity interceptor, which are identified as Phase 1 priority improvements in the City's Capital Improvements Plan and are intended to provide near-term capacity relief while long-range regional solutions are pursued. Without initiating engineering for the Palladium system upgrades, the City will remain unable to approve new development, creating continued delays to housing, commercial investment, and economic growth opportunities.

**Recommended Action:**

Approve the Kimley Horn Individual Project Order #060021319 for engineering and design services for the Palladium wastewater system upgrades.

**Budget:**

Engineering for this Project will come from the 2020 Bond Funds.

**Attachments:**

1. IPO NUMBER 060021319

## INDIVIDUAL PROJECT ORDER NUMBER 060021319

Describing a specific agreement between Kimley-Horn and Associates, Inc. (the Consultant), and the City of Venus, TX (the Client or City) in accordance with the terms of the Master Agreement for Continuing Professional Services dated October 14<sup>th</sup>, 2024 (Master Agreement), which is incorporated herein by reference.

### IDENTIFICATION OF PROJECT:

Palladium Gravity Main and Lift Station Upgrade

### PROJECT UNDERSTANDING:

The City of Venus wastewater system was evaluated by Kimley-Horn as part of the 2025 master plan update. The first two projects recommended to increase capacity to the Venus system and provide additional capacity for growth are upgrades to the existing Palladium lift station and the gravity main that sends wastewater from the existing system on the south side of US 67 to the lift station. This IPO provides design services for both project 1.1 and 2.1 of the City of Venus Phase 1 Capital Improvements plan.

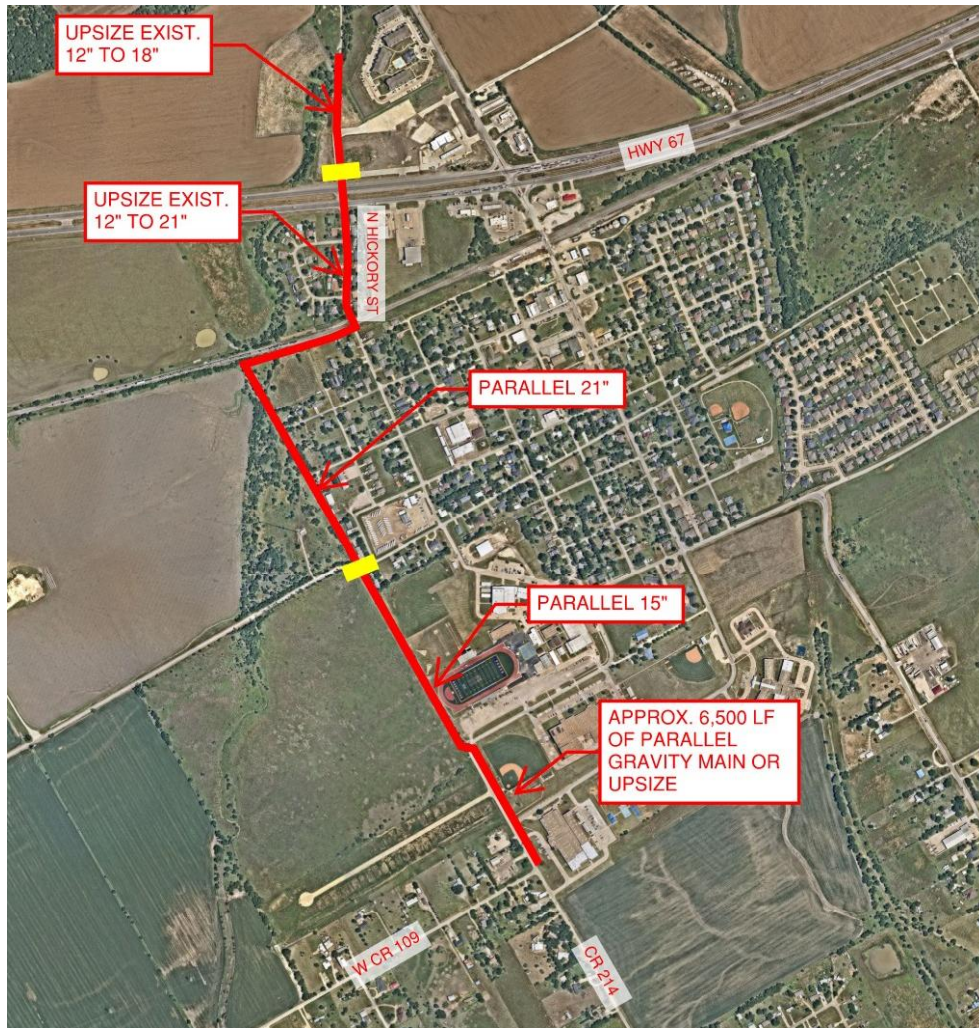
The gravity extents of the proposed project are from the Palladium lift station to the intersection of CR 109 and CR 214. The proposed gravity main is approximately 6,500 LF long and will consist of 15", 18", and 21" size gravity interceptor. The proposed pipe size for the project will be a 15" from the intersection of CR109 and CR 214 to CR 110. From CR 110 to SH 67, the proposed pipe size will be 21", and from SH 67 to Palladium Lift station, the line will be 18". This is Project 1.1 as identified in the City of Venus Phase 1 Capital Improvements Plan.

In addition, the upgrade of pumps in Palladium Lift Station to the existing force main capacity of 2.88 MGD (2,000 gpm) is proposed with this project. There are 3 pumps currently in the lift station each rated at 861 gpm. The current pumping capacity with 2 pumps on is roughly 1,300 gpm according to record drawings of the station. The lift station and force main will be evaluated so that a combination of two pumps running will produce 2,000 gpm which is the capacity of the existing 10" force main due to velocity constraints. **This project will yield approximately 700 gpm additional capacity to the lift station, allowing for future development to take place until a gravity main can be installed down US 67 to the TRA interceptor(s).**

Figure 1 on the next page shows the proposed project extents of the project.

[Remainder of this page left blank intentionally]

Figure 1 – Proposed Project Extents



**SCOPE OF SERVICES:**

**Task 1 – Preliminary Engineering Report**

A preliminary engineering report will be prepared in order to document the proposed service conditions and pump selections for the Palladium lift station upgrade. The existing pumps are rated at approximately 861 gpm each. The lift station and force main will be evaluated so that a combination of two pumps running will produce 2,000 gpm which is the approximate capacity of the existing 10" force main due to velocity constraints. The capacity of one pump running will be evaluated as part of the report.

The existing electrical infrastructure (MCC, Controls, and Power supply) will be evaluated as part of the PER to determine if they can support the additional horsepower of the new pumps once a pump selection has been made. If upgrades are necessary to this equipment, they will be specified as part

of this design.

Upgrades to the fencing, odor control (if any), pavement, valve vault, and the specifications for a generator are not included in the scope of this project. It is assumed that the wetwell has sufficient active volume to support the pumping increase and will not require structural modifications.

A surge analysis will be performed on the existing force main in accordance with TCEQ Chapter 217.67(a)(4) and submitted to TCEQ for review.

The deliverable for this task will be a preliminary engineering report that details the pump selection, electrical upgrades necessary, and surge analysis for the existing force main.

## **Task 2 – Construction Documents**

The Consultant will prepare a topographic survey for proposed project extents to be used for sanitary sewer design purposes. The topographic survey is to be used in-house and will not be issued as a stand-alone survey document. Deed research will be conducted to determine property boundaries and existing easements. The survey will consist of:

- Elevations along the project ROW;
- Contour lines representing the surface of the existing ground at one-foot intervals based on a survey grid system and tied to existing control points
- Observed (only if clearly visible from the surface) locations of existing water, sewer, storm drain, pavement, and franchised utility facility appurtenances
- Texas 811 markings of subsurface utilities that are in place at the time our field work is being done
- Two benchmarks established with the survey.

The survey will include the limits of treed areas, but will not include marking and surveying individual trees.

The Consultant will use the survey to prepare preliminary design sheets for the proposed sanitary sewer line for the project extents. Plans and specifications will also be prepared as necessary to specify new pumps for the existing Palladium lift station and the electrical support infrastructure to support the new pumps (MCC, Control Panel, Power Supply).

Preliminary design sheets, along with an opinion of probable construction cost will be submitted to the Client for preliminary review to finalize the alignment for the project. One review meeting with the Client is included under this task.

The Consultant will address the preliminary design comments provided by the Client and will create the final design plans. The final engineering plans will consist of 22" x 34" plan sheets showing plan and profile of the sanitary sewer.

The Consultant will address one final round of comments for the plan set from the Client. Also included in this task will be preparation of the standard City of Venus Bid package documents for the City to bid the project.

### TxDOT Coordination

Included in the construction documents task will be submittal to the TxDOT RULIS system for approval of the proposed crossing under US 67.

### BNSF Coordination

Kimley-Horn will prepare the application for pipeline crossing to cross the existing BNSF railroad with

the new sanitary sewer pipe. **A \$2,000 application fee is required to be submitted with this application that is not covered by this IPO and will be paid directly by the City of Venus to BNSF.**

### **Task 3 – Easement Document Preparation**

Prepare easement instruments as necessary (narrative and graphic exhibits as required for proposed water improvements). The following numbers of instruments are anticipated:

Five permanent sanitary sewer easements and five temporary Construction Easements are anticipated for this project.

Easement preparation will begin after the 50% design has been approved by the City. Easement preparation is anticipated to take 10 days.

Individual parcel exhibits shall be on 8 ½"x11" paper, shall be sealed, dated, and signed by a Registered Professional Land Surveyor, shall conform to standard format provided by the Owner and shall contain the following at a minimum:

- Parcel number
- Area required
- Area remaining
- Legal description
  - Current owner
- Any existing platted easements or easements filed by separate instrument including easements provided by utility companies
- All physical features

#### Deliverables

- One (1) paper copy of field notes and exhibits, and an electronic version of the exhibits (i.e. PDF) for temporary construction easements

### **Task 4 – Easement Acquisition**

There are 3 properties that are expected to need easement acquisition services for this project:

1. Schifano
2. GTP Acquisition Partners
3. Saldena Properties

The Consultant will provide the following services for each easement to be obtained:

#### **Appraisal**

The Consultant will hire a subconsultant for initial appraisal services

- The Subconsultant will provide appraisal preparation and testimony
- The Subconsultant will accompany the Appraiser during their property inspections.

#### **Easement Negotiation Services**

- Upon written approval by the City, the Consultant, shall prepare and send initial offer packages to property owners or their designated representatives via certified mail-return receipt requested (CMRRR), including Texas Landowner Bill of Rights, offer letter,

- property description, and conveyance documents.
- The Consultant, shall maintain contact with property owners or their designated representative throughout negotiations. All individuals who may be affected by this project will be given an opportunity to meet and discuss the procedures to which they may be interested or by which they may be affected.
- The Consultant shall submit any counteroffers to the City along with recommendation for City's consideration. During negotiations, if a property owner provides appraisal information or a counteroffer, either written or verbal, which the property owner believes is relevant to the acquisition, The Consultant may forward the information to the appraisal firm for analysis. The Consultant will discuss with the City a recommendation for review and provide an appropriate response to the property owner based upon the City's decision.
- If negotiations reach an impasse, and upon written approval from the City, the Consultant shall prepare the final offer letter with all statutorily required documents and mail conveyance documents via CMRRR to property owners or their designated representative.
- The Consultant shall obtain, with the property owner's assistance, partial releases of liens with lienholders, if necessary.
- The Consultant shall coordinate closings with title company and City Attorney, if applicable.
- The Consultant shall be available for bi-weekly or monthly status meetings with the City.
- All services shall be conducted in accordance with the Uniform Act and the State of Texas property code.

**Condemnation / Eminent Domain (ED) services are not included in this scope of services. If desired by the client, these can be included as an additional service.**

## **Task 5 – Bidding**

The Consultant will provide the following services to bid the Project:

- Post plans on Civcast Electronic Plan Room. The City shall advertise the project in the local paper of record and post plans on their public purchase website.
  - Issue addenda as required.
  - Answer Bidder's questions
  - Attend Bid Opening
  - Prepare Bid Tab and letter of recommendation for low bidder

## **Task 6 – Construction Phase Services**

Construction phase services will be provided for the project. The estimated construction time for this project is 8 months from the notice to proceed.

- a. Pre-Construction Conference. Consultant will lead a Pre-Construction Conference before the start of construction.
- b. Site Visits and Construction Observation. Consultant will make visits as directed by the City to observe the progress of the work. Observations will not be exhaustive or extend to every aspect of Contractor's work, but will be limited to spot checking, and similar methods of general observation. Based on the site visits, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Document and keep Client informed of the general progress of the work.

- c. Consultant will not supervise, direct, or control Contractor's work, and will not have authority to stop the Work or responsibility for the means, methods, techniques, equipment choice and use, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for failure of Contractor to comply with laws. Consultant does not guarantee Contractor's performance and has no responsibility for Contractor's failure to perform in accordance with the Contract Documents.
- d. Construction Meetings. Consultant will attend monthly construction meetings on site with the Contractor and City.
- e. Recommendations with Respect to Defective Work. Consultant will recommend to Client that Contractor's work be disapproved and rejected while it is in progress if Consultant believes that such work will not produce a completed Project that generally conforms to the Contract Documents.
- f. Clarifications and Interpretations. Consultant will respond to reasonable and appropriate Contractor requests for information made in accordance with the Contract Documents and issue necessary clarifications and interpretations. Any orders authorizing variations from the Contract Documents will be made only by Client.
- g. Change Orders. Consultant may recommend Change Orders to the Client, and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.
- h. Shop Drawings and Samples. Consultant will review and take appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for general conformance with the Contract Documents. Such review and action will not extend to means, methods, techniques, equipment choice and usage, schedules, or procedures of construction or to related safety programs. Any action in response to a shop drawing will not constitute a change in the Contract Documents, which can be changed only through the Change Orders.
- i. Substitutes and "or-equal/equivalent." Consultant will evaluate and determine the acceptability of substitute or "or-equal/equivalent" materials and equipment proposed by Contractor in accordance with the Contract Documents.
- j. Substantial Completion. When requested by Contractor and Client, Consultant will conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list.
- k. Final Notice of Acceptability of the Work. Consultant will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend final payment to Contractor.

Record Drawings. Consultant will prepare a record drawing showing significant changes reported by the contractor or made to the design by Consultant. Record drawings are not guaranteed to be as-built, but will be based on information made available

### Information Provided By Client

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client’s consultants or representatives. The Client shall provide all information requested by the Consultant during the project as described in the above scope of work.

**Additional Services if required:** Additional services to be performed if authorized by the City, but which are not included in the above-described Scope of Services are as follows:

- Geotechnical investigation
- Tree Surveys

### **SCHEDULE:**

The Consultant will provide the services listed in the Scope of Services within a reasonable length of time as mutually agreed to by both the Client and Consultant.

### **TERMS OF COMPENSATION:**

The Consultant will provide the Scope of Services identified above for the compensation as follows:

Task 1 – Preliminary Engineering Report	\$25,000 (Lump Sum)
Task 2 – Construction Documents	\$154,000 (Lump Sum)
Task 3 – Easement Document Preparation	\$7,500 (\$1,500 Each)
Task 4 – Easement Acquisition	\$43,500 (\$14,500 Each)
Task 5 – Bidding	\$7,000 (Hourly – Not to Exceed)
Task 6 – Construction Phase Services	\$65,000 (Hourly – Not to Exceed)

**Total** **\$302,000**

### **ACCEPTED:**

CITY OF VENUS, TX

KIMLEY-HORN AND ASSOCIATES, INC.

BY: \_\_\_\_\_

BY: Art Wilby, P.E.

TITLE: \_\_\_\_\_

TITLE: Associate

DATE: \_\_\_\_\_

DATE: 1/19/2026