

Line: F
R/W: 89-4-3
Denton County
TWR – 10/9/25

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

WHEREAS, Atmos Energy has been requested to release the Easement, insofar and only insofar as the Easement might cover and include the tract more fully described on Exhibit “A” attached hereto and made a part hereof (the “Property”).

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid by the **City of Lewisville, Texas, a home-rule municipality** located at 151 W. Church Street Lewisville, Texas 75057, Atmos does hereby release, relinquish and surrender the Property from under the terms of the Easement.

It is expressly understood and agreed that this partial release is limited to the Property specifically released herein, and the Easement shall remain in full force and effect as to the remainder of the land and premises subject to the Easement in the same manner as though this partial release had not been executed.

[Signature appears on the following page.]

WITNESS THE EXECUTION HEREOF this the _____ day of _____, 2025.

ATMOS ENERGY CORPORATION,
a Texas and Virginia Corporation

By:_____

Name: _____

Title: _____

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, **VP OPERATIONS OF ATMOS ENERGY CORPORATION**, a Texas and Virginia corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas
My Commission Expires:_____
Print Name:_____

Exhibit “A”

The Property

**Denton County
Juli Luke
County Clerk**

Instrument Number: 90771

ERecordings-RP

DEED

Recorded On: May 19, 2021 12:46 PM

Number of Pages: 10

" Examined and Charged as Follows: "

Total Recording: \$62.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 90771
Receipt Number: 20210519000517
Recorded Date/Time: May 19, 2021 12:46 PM
User: Denise W
Station: Station 18

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: May 18, 2021

Grantor: ALPHA-REPUBLIC INVESTMENTS LTD., a Texas limited liability company
a/k/a ALPHA/REPUBLIC INVESTMENTS, LTD., a Texas limited liability company

Grantor's Mailing Address:

1010 Lake Point Circle
McKinney, Collin County, Texas 75072

Grantee: CITY OF LEWISVILLE, TEXAS, a home-rule municipality

Grantee's Mailing Address:

151 W. Church Street
Lewisville, Denton County, Texas 75057

Consideration: Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to Grantor in hand paid by the named Grantee, the receipt of which is hereby acknowledged.

Property (including any improvements):

Being located in Denton County, Texas, and being more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty: This conveyance is being made by Grantor and accepted by Grantee subject to the matters listed on **Exhibit B** (the "Permitted Exceptions") attached hereto and made a part hereof for all purposes.

IT IS EXPRESSLY UNDERSTOOD AND AGREED, EXCEPT AS OTHERWISE PROVIDED IN THAT CERTAIN PURCHASE AND SALE AGREEMENT, DATED EFFECTIVE FEBRUARY 1, 2021, BETWEEN GRANTOR AND GRANTEE (THE "CONTRACT"), THAT GRANTOR DISCLAIMS ALL WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, ITS PHYSICAL CONDITION, INCOME TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH RESPECT THERETO, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OR REPRESENTATIONS AS TO MATTERS OF TITLE, ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITIONS, AVAILABILITY OF

ACCESS, INGRESS OR EGRESS, PROPERTY VALUE, OPERATING HISTORY, GOVERNMENTAL APPROVALS, GOVERNMENTAL REGULATIONS OR ANY OTHER MATTER OR THING RELATING TO OR AFFECTING THE PROPERTY OR WITH RESPECT TO THE COMPLIANCE OF THE PROPERTY WITH APPLICABLE LAWS, RULES, ORDINANCES OR REGULATIONS (INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ENVIRONMENTAL REGULATIONS), AND GRANTEE EXPRESSLY WAIVES THE RIGHT TO ASSERT ANY CLAIMS WITH RESPECT TO ANY SUCH MATTERS AND RELEASES GRANTOR FROM ANY LIABILITY WITH RESPECT THERETO. GRANTEE FURTHER AGREES THAT WITH RESPECT TO THE PROPERTY, GRANTEE HAS NOT RELIED UPON AND WILL NOT RELY UPON, EITHER DIRECTLY OR INDIRECTLY, ANY REPRESENTATION OR WARRANTY OF GRANTOR OR OF GRANTOR'S BROKERS, AGENTS OR EMPLOYEES, ORAL OR OTHERWISE (EXCEPT AS OTHERWISE EXPRESSLY PROVIDED FOR HEREIN OR IN THE DOCUMENTS TO BE DELIVERED AT CLOSING). GRANTEE REPRESENTS THAT IT IS A KNOWLEDGEABLE GRANTEE OF REAL ESTATE AND THAT IT IS RELYING SOLELY ON ITS OWN EXPERTISE AND THAT OF GRANTEE'S CONSULTANTS (AS HEREINAFTER DEFINED), AND THAT GRANTEE HAS CONDUCTED SUCH INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND SHALL RELY UPON SAME, AND ASSUMES THE RISK THAT ADVERSE MATTERS, INCLUDING, BUT NOT LIMITED TO, ADVERSE PHYSICAL AND ENVIRONMENTAL CONDITIONS, MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INSPECTIONS AND INVESTIGATIONS. GRANTEE EXPRESSLY ACKNOWLEDGES AND AGREES THAT GRANTOR IS SELLING AND CONVEYING TO GRANTEE AND GRANTEE IS PURCHASING THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS", AND THERE ARE NO ORAL AGREEMENTS, WARRANTIES OR REPRESENTATIONS COLLATERAL TO OR AFFECTING THE PROPERTY BY GRANTOR OR ANY THIRD PARTY (EXCEPT THE LIMITED WARRANTY OF TITLE AND AS OTHERWISE SPECIFICALLY SET FORTH IN THE CONTRACT OR IN THIS DEED).

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor, but not otherwise, except as to the Reservations from and Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

[Signature on following page]

EXHIBIT A

Legal Description of Property

Being a 25.668 acre tract of land situated in the Stephen Riggs Survey, Abstract No. 1088, Denton County, Texas, and being part of a 66.376 acre tract of land conveyed to Alpha-Republic Investments, Ltd. by Special Warranty Deed recorded in Volume 4622, Page 1906, Deed Records, Denton County, Texas, (D.R.D.C.T.), and being all of a 3.784 acre tract of land conveyed to Alpha-Republic Investments, Ltd. by Special Warranty Deed recorded In Document No. 2009-138544, D.R.D.C.T. being Block A, Lots 1, 2 & 3 Summit Park Plaza, an addition to the City of Lewisville as recorded in Cabinet U, Page 208, Plot Records, Denton County, Texas, (P.R.D.C.T.), and also being all of a D.852 acre tract of land conveyed to Alpha-Republic Investments, Ltd, by Special Warranty Deed recorded in Document No, 2013-2646, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 1/2 Inch iron rod found at the most southerly corner of sold 25.668 acre tract, sold point also being In the east right-of-way line of Summit Avenue, a 90 foot right-of-way, and also being the most westerly corner of Lot 1, Block A, Lewisville Corporate Center, on addition to the City of Lewisville as recorded in Cabinet V, Page 59, P.R.D.C.T.;

THENCE North 54°27'56" West along the east right-of-way line of Summit Avenue a distance of 79.57 feet to a found 1/2 inch rod capped Pacheko Koch at the beginning of a non-tangent curve to the right with a radius point that bears North 35°32'13" East a distance of 1250.00 feet and a central angle of 54°56'00";

THENCE continuing along the east right-of-way of Summit Avenue and along said curve to the right a distance of 1198.46 feet to a 1/2 inch iron rod capped Pacheko Koch found at the end of said curve;

THENCE North 00°28'13" East continuing along the east right-of-way of Summit Avenue a distance of 92.50 feet to an "X" Cut set al the southwest end of a corner clip at the intersection of Summit Avenue and F.M. 407;

THENCE North 45°28'13" East a distance of 10.61 feet to an "X" Cut set at the northeast end of said corner clip, said point being in the south right-of-way line of F.M. 407, a variable width right-of-way;

THENCE South 89°29'42" East along the south right-of-way of F.M. 407 a distance of 407.84 feet to a set 1/2 inch iron rod capped D&D 4369 for corner;

THENCE South 00°27'08" West a distance of 22.17 feel to a found 5/8 inch iron rod for corner;

THENCE South 89°32'52" East continuing along the south right-of-way of F.M. 407 a distance of 100.00 feet to a PK Nail set for an angle point;

THENCE North 88°48'54" East continuing along the south right-of-way of F.M. 407, a distance of 69.99 feet to a set 1 /2 inch iron rod capped D&D 4369 for an angle point;

THENCE South 89°32'52" East continuing along the south right-of-way of F.M. 407 a distance of 118.68 feet to a set 1/2 inch iron rod capped D&D 4369 for corner, said point being the northeast corner of Lot 1 and the northwest corner of Lot 2, Block A of Summit Park Plaza;

THENCE South 54°34'13" East continuing along the south right-of-way of F.M. 407 a distance of 74.62 feet to a found TXDOT Monument for corner;

THENCE North 76°11'04" East continuing along the south right-of-way of F.M. 407 a distance of 103.61 feet to a set 1/2 inch iron rod capped D&D 4369 at the northeast corner of said Lot 2, Block A of Summit Park Plaza;

THENCE North 75°56'26" East continuing along the south right-of-way of F.M. 407 a distance of 107.84 feet to a set 1/2 inch iron rod capped D&D 4369 for corner;

THENCE South 66°11'01" East a distance of 69.92 feet to a found TXDOT Monument in the southwesterly right of way of line of Interstate Highway 35-E, a variable width right-of-way:

THENCE South 32°38'26" East along the southwesterly right-of-way of Interstate Highway 35-E a distance of 302.05 feet to a set 1 /2 inch iron rod capped D&D 4369 for an angle point;

THENCE South 37°14'33" East continuing along the southwesterly right-of-way of Interstate Highway 35-E a distance of 213.68 feet to a TXDOT Monument for an angle point;

THENCE South 33°18'41" East continuing along the southwesterly right-of-way of Interstate Highway 35-E a distance of 211.04 feet to an "X" Cut found for corner, said point being in the north line of the aforementioned Lot 1, Block A, Lewisville Corporate Center;

THENCE South 58°22'36" West, (Basis of Bearing), along the most northerly line of said Lot 1, Block A, Lewisville Corporate Center, a distance of 1003.58 feet to the Point Of Beginning and containing 25.668 acres of land.

EXHIBIT B

Permitted Exceptions

1. The following restrictive covenants of record itemized below:

Recorded in cc# 2008-100152, Real Property Records, Denton County, Texas;
Recorded in Volume 4738, Page 506, Real Property Records, Denton County, Texas.
2. Standby fees, taxes and assessments by any taxing authority for the year 2021, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records.
4. Rights, if any, of third parties with respect to any portion of the subject property lying within the boundaries of a public or private road.
5. Rights of parties in possession and rights of tenants under any unrecorded leases or rental agreements.
6. Easement granted by B.T. McGee and wife, Lillian W. McGee to Lone Star Gas Company, filed 09/29/1954, recorded in Volume 398, Page 411, Real Property Records, Denton County, Texas; as affected by Partial Release recorded in Volume 760, Page 37, Real Property Records, Denton County, Texas.
7. Easement granted by B.T. McGee and wife, Lillian W. McGee to Lone Star Gas Company, filed 02/22/1955, recorded in Volume 409, Page 85, Real Property Records, Denton County, Texas; as affected by Partial Release recorded in Volume 760, Page 37, Real Property Records, Denton County, Texas.
8. Easement granted by Ivalee Investments, N.V., Trustee, and Frederick Brodsky, to Brazos Electric Power Cooperative, Inc., filed 01/22/1982, recorded in Volume 1122, Page 772, Real Property Records, Denton County, Texas.
9. Terms, provisions, and conditions of Declaration of Access Easement, filed 12/19/2000, recorded in Volume 4738, Page 506, Real Property Records, Denton County, Texas.
10. Terms, provisions, and conditions of Agreement to Grant Easement, filed 12/19/2000, recorded in Volume 4738, Page 535, Real Property Records, Denton County, Texas.
11. Terms, provisions, and conditions of lease between J.L. Huffines and G.C. Hedrick, (Lessor), and Lone Star Gas Company, (Lessee), filed 03/11/1964, recorded in Volume 505, Page 653, Real Property Records, Denton County, Texas.

12. Terms, provisions, and conditions of lease between Gilbar C. Hedrick and J.L. Huffines, (Lessor), and Lone Star Gas Company, (Lessee), filed 08/23/1967, recorded in Volume 555, Page 226, Real Property Records, Denton County, Texas.
13. Mineral Deed including all coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto executed by Alpha-Republic Investments, Ltd., to Cherokee Horn Minerals, LLC, filed 01/05/2010, recorded in cc# 2010-753, Real Property Records Denton County, Texas; correction Mineral Deed filed 02/23/2011, recorded in cc# 2011-16953, Real Property Records, Denton County, Texas.
14. Mineral lease, together with all rights privileges and immunities incident thereto, to Titan Operating, LLC, from Cherokee Horn Minerals, LLC, as evidenced by Memorandum of Lease, filed 03/26/2010, recorded in cc# 2010-27668, Real Property Records, Denton County, Texas; as affected by Amendment filed 03/04/2011, recorded in cc# 2011-20616, Real Property Records, Denton County, Texas.
15. Mineral reservation in coal, lignite, oil, gas and other minerals together with all rights, privileges and immunities incident thereto contained in warranty deed from Exxon Mobile Corporation formerly known as Exxon Corporation, a New Jersey Corporation, to Alpha-Republic Investments, Ltd., a Texas limited liability company, filed 01/08/2013, recorded in cc# 2013-2646, Real Property Records, Denton County, Texas.
16. Limited or lack of access to road or highway abutting subject property as set forth in instrument filed 01/24/2013, recorded in cc# 2013-9189, Real Property Records, Denton County, Texas.
17. The following easements and/or building lines, as shown on plat recorded in Cabinet U, Page 208, Plat Records, Denton County, Texas:
 - 34' drainage easement;
 - 52' drainage easement;
 - 45' drainage easement;
 - 20' sanitary sewer easement;
 - 25' sanitary sewer easement;
 - Undefined width sanitary sewer easement;
 - 24' access easement;
 - 15' utility easement;
 - 25' building line.
18. Easement granted by Alpha-Republic Investments, Ltd., to the City of Lewisville, filed 09/04/2003, recorded in Volume 5410, Page 1795, Real Property Records, Denton County, Texas.
19. Easement granted by Alpha-Republic Investment, Ltd., to the State of Texas, filed 06/03/2015, recorded in cc# 2015-60467, Real Property Records, Denton County, Texas.

20. Easement granted by Alpha-Republic Investment, Ltd., to Atmos Energy Corporation, filed 03/16/2016, recorded in cc# 2016-28796, Real Property Records, Denton County, Texas.
21. Easement granted by Alpha-Republic Investment, Ltd., to Atmos Energy Corporation, filed 03/16/2016, recorded in cc# 2016-28797, Real Property Records, Denton County, Texas.
22. Terms, provisions, and conditions of Special Warranty Deed filed 12/03/2009, recorded in cc# 2009-138544, Real Property Records, Denton County, Texas.
23. Terms, provisions, and conditions of Special Warranty Deed filed 01/08/2013, recorded in cc# 2013-2646, Real Property Records, Denton County, Texas.
24. Limited or lack of access to road or highway abutting subject property as set forth in instrument filed 01/23/2015, recorded in cc# 2015-7094, Real Property Records, Denton County, Texas.
25. Limited or lack of access to road or highway abutting subject property as set forth in instrument filed 01/23/2015, recorded in cc# 2015-7099, Real Property Records, Denton County, Texas.
26. Limited or lack of access to road or highway abutting subject property as set forth in instrument filed 01/23/2015, recorded in cc# 2015-7102, Real Property Records, Denton County Texas and instrument filed 03/08/2017, recorded in cc# 2017-27466, Real Property Records, Denton County, Texas.
27. Terms, provisions, conditions, and easements contained in Pipeline and Above Ground Facilities Easement (With Access Easement), filed 06/04/2020, recorded in cc# 2020-75697, Real Property Records, Denton County, Texas.