

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF DENTON DENYING DONALD J. STEINBERG'S PETITION FOR REMOVAL OF PROPERTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENTON AND DENYING THE CITY'S CONSENT TO THE REDUCTION OF THE CITY'S EXTRATERRITORIAL JURISDICTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 7, 2024, Donald J. Steinberg (the "Petitioner") submitted a petition for the release of property from the extraterritorial jurisdiction of the City of Denton (the "ETJ"), a copy of which is attached hereto as Exhibit A (the "Petition"); and

WHEREAS, the property sought to be released is located at 2157 E. Hickory Hill Road and described by metes and bounds in Exhibit A (the "Property"); and

WHEREAS, pursuant to Section 42.023 of the Texas Local Government Code, the ETJ of the City may only be reduced if the City Council has exercised its legislative authority to consent to the reduction of the City's ETJ; and

WHEREAS, pursuant to Article II, Section 1 of the Texas Constitution, landowners may not be delegated the legislative authority to remove their property from the City's ETJ without the consent of the City Council; and

WHEREAS, Subchapter D of the Texas Local Government Code Chapter 42 is an unconstitutional delegation of legislative authority and conflicts with the City's grant of legislative discretion under Local Government Code section 42.023; and

WHEREAS, the City Council finds that it is in the best interest of the City to deny its consent to the Petition, the removal of the Property from the City's ETJ, and to the reduction in size of the City's ETJ; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The above recitals are adopted as findings of the City Council.

SECTION 2. The Petition for release of the Property from the City's ETJ is hereby denied.

SECTION 3. The City denies consent to the removal of the Property from the City's ETJ and the reduction in size of the City's ETJ.

SECTION 4. If any section, subsection, paragraph, sentence, clause, phrase, or word in this resolution is held invalid or ineffective by any court of competent jurisdiction, such holding shall not affect the validity or effectiveness of the remaining portions of this resolution, and the City Council of the City of Denton, Texas hereby declares that it would have adopted such remaining portions despite any such holding.

SECTION 5. This resolution shall become effective immediately upon its passage and approval.

The motion to approve this resolution was made by _____ and seconded by _____, the resolution was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Chris Watts, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2024.

GERARD HUDSPETH, MAYOR

ATTEST:
JESUS SALAZAR, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____
Scott Bray
2024.02.26 13:42:17
-06'00'

COATS | ROSE

VICTOR CRISTALES
ASSOCIATE

Certified Article Number

9414 7266 9904 2165 4361 49

SENDER'S RECORD

VCRISTALES@COATSROSE.COM
DIRECT: (972) 419-4704
FAX: (972) 702-0662

February 2, 2024

VIA CERTIFIED MAIL

Office of the City Secretary
City of Denton
Attn: Jesus Salazar
215 E. McKinney St.
Denton, Texas 76201

Re: Petition for Release from the City of Denton's Extraterritorial Jurisdiction (the "Petition")

Mr. Salazar:

Enclosed please find a copy of the above-described Petition, pursuant to Chapter 42 of the Texas Local Government Code, as amended. Also included with this correspondence are the deeds evidencing ownership of the property by Dr. Donald Steinberg, the Petitioner. Please reach out to Mindy L. Koehne at mkoehne@coatsrose.com or (972) 982-8461 with any question regarding the Petition.

Very truly yours,



Victor Cristales

Enclosure

16000 N. DALLAS PARKWAY, SUITE 350, DALLAS, TEXAS 75248
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com

HOUSTON | AUSTIN | DALLAS | CINCINNATI
018491.000001\4871-3882-7170.v1

**PETITION FOR RELEASE FROM
THE CITY OF DENTON'S EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF DENTON, TEXAS:

COMES NOW the undersigned (the "Petitioner"), acting pursuant to Chapter 42 of the Texas Local Government Code, as amended (the "Act"), respectfully petitions the City of Denton, Texas ("City") to release certain property located within the City's extraterritorial jurisdiction, as more particularly described in the attached Exhibit "A" (the "Property"). In support of same, Petitioner would respectfully show the following:

I.

The Property is located within the extraterritorial jurisdiction of the City of Denton, Texas in Denton County, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other municipality. Petitioner requests release from the extraterritorial jurisdiction of the City of Denton, Texas.

II.

The Property does not lie in an area:

- (i) within five (5) miles of the boundary of a military base, at which an active training program is conducted, as defined by Section 43.0117 of the Texas Local Government Code, as amended;
- (ii) that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county in which the population grew by more than fifty percent (50%) from the previous federal census in the federal census conducted in the year 2020 and has a population of greater than 240,000;
- (iii) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million and that is within fifteen (15) miles of the boundary of a military base, at which an active training program is conducted, and in a county with a population of more than two (2) million;
- (iv) designated as an industrial district under Section 42.044 of the Texas Local Government Code, as amended; or
- (v) subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code, as amended.

III.

The persons or entities (through authorized representatives) signing this Petition constitute a majority in value of the holders of title to the Property as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

IV.

The Petitioner, having met the petition requirements in § 42.104 of the Act, and Chapter 277 of the Election Code, as applicable, requests the City immediately release the Property from the City's extraterritorial jurisdiction pursuant to § 42.105(c) of the Act. Otherwise, the Property shall be released by operation of law pursuant to § 42.105(d) of the Act.

V.

This Petition will be filed with the City Secretary, City of Denton, Texas.

VI.

WHEREFORE, the Petitioner respectfully prays that this petition be filed with the City Secretary of the City of Denton, granted in all respects, and that the City Council of the City of Denton, Texas adopts an ordinance or resolution releasing the Property from the City's extraterritorial jurisdiction.

[SIGNATURE PAGE TO FOLLOW]

RESPECTFULLY SUBMITTED, on this the 16 day of JANUARY, 2024.

PETITIONER:

DONALD J. STEINBERG

By: *Donald J. Steinberg*

Name: Donald J. Steinberg

Date of Signing: 01-16-2024

Date of Birth: 06-26-1947

Resident Address: 2157 E. HICKORY (S. 1121)
ARCADE TX 76226

THE STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 16th day of January, 2024, by Donald J. Steinberg, 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.

Giovani Daniel Alejandre
Notary Public in and for the State of Texas

(NOTARY SEAL)

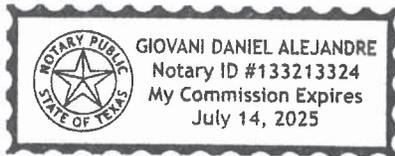


EXHIBIT "A"
Legal Description and Map of the Property

Tract 1:

TRACT 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE EDLEY PRICHETT SURVEY, ABSTRACT 1020, DENTON COUNTY, TEXAS, BEING THE WEST 7.391 ACRES OF A CERTAIN 60 ACRE TRACT PARTITIONED BY DISTRICT COURT, DENTON, TEXAS, IN CAUSE NO. 8563, J. A. MADEWELL VS. A.E. MADEWELL ON NOVEMBER 18, 1924, SAID 60 ACRES BEING THE SAME TRACT DEEDED BY J.A. MADEWELL TO W.D. FORTUNE ON DECEMBER 26, 1924, RECORDED IN VOLUME 196, PAGE 60. DEED RECORDS OF DENTON COUNTY, TEXAS, THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER OF THE SOUTHWEST CORNER OF THE TRACT PARTITIONED, SAME BEING THE SOUTHWEST CORNER OF SAID FORTUNE 60 ACRES ON THE SOUTH LINE OF SAID PRICHETT SURVEY;

THENCE NORTH $0^{\circ} 05'$ WEST ALONG AND NEAR A FENCE ON THE WEST LINE OF SAID 60 ACRE TRACT 1334.5 FEET AT A FENCE CORNER AT ITS NORTHWEST CORNER;

THENCE SOUTH $89^{\circ} 33'$ EAST ALONG AND NEAR A FENCE ON THE NORTH LINE OF SAID 60 ACRE TRACT, 241.51 FEET TO A STEEL PIN FOR CORNER;

THENCE SOUTH $0^{\circ} 03'$ EAST 1331.83 FEET TO A STEEL PIN FOR CORNER ON THE SOUTH LINE OF SAID 60 ACRE TRACT NEAR FENCE ON THE NORTH LINE OF A PUBLIC ROAD;

THENCE SOUTH $89^{\circ} 49'$ WEST WITH SAID LINE 241.5 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 7.391 ACRES OF LAND.

Tract 2:

TRACT 2

BEING all that certain lot, tract or parcel of land situated in the EDLEY PRITCHETT SURVEY, ABSTRACT NO. 1020, Denton County, Texas, and being the 7.508 acre record remainder of a 14.7737 acre tract deeded to Donald J. Steinberg from Edwin S. Schriver by deed dated August 1, 1985 and recorded in Volume 1688 at Page 906 of the Deed Records of Denton County, Texas, and a 7.391 acre record tract deeded to Donald J. Steinberg from James M. Beresford dated March 15, 1988 and recorded in Volume 2341 at Page 112 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod with a yellow cap stamped RPS 1890 set for corner at a fence post in the North line of Hickory Hill Road, an undedicated variable-width right-of-way, said point being the Southwest corner of said 7.391 acre tract, and being the Southwest corner of a 60 acre tract described in a deed from J. A. Madewell to W. D. Fortune dated December 26, 1924 and recorded in Volume 196 at Page 60 of the Deed Records of Denton County, Texas;

THENCE North 01 degrees 15 minutes 22 seconds East along a fence line, passing an iron rod found at 1030.94 feet for the Northeast corner of a 16.28 acre adjoiner tract, and continuing in all a distance of 1344.5 feet to an iron rod found for the Northwest corner of aforesaid Fortune 60-acre tract, and the Northwest corner of the 7.391 acre Steinberg tract;

THENCE South 88 degrees 56 minutes 04 seconds East along an old fence line for the North line of said Steinberg tracts and said Fortune 60-acre tract, passing an iron rod found at 226.86 feet, and continuing in all a distance of 480.54 feet to an iron rod found for the Northeast corner of the 7.508 acre Steinberg tract, and being the Northwest corner of a 1.00 acre tract described in a deed from Donald J. Steinberg to James M. Beresford dated March 15, 1988 as recorded in Volume 2341 at Page 112 of the Deed Records of Denton County, Texas;

THENCE South 01 degrees 05 minutes 00 seconds West along a new wood rail fence line for the West line of said 1.00 acre tract, a distance of 1338.31 feet to a found iron rod in the North line of aforesaid Hickory Hill Road;

THENCE South 89 degrees 39 minutes 31 seconds East along a fenceline and said North right-of-way line a distance of 484.63 feet to the PLACE OF BEGINNING and containing 14.8598 acres of land, more or less.

EXHIBIT "A"

Being all that certain lot, tract, or parcel of land situated in the E. Pritchett Survey Abstract Number 1020 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from George J. Mason, JR. to James W. Beresford, Jr. recorded in Volume 1450, Page 785, Real Property Records, Denton County, Texas and being all that certain tract of land conveyed by deed from Donald J. Steinburg to James W. Beresford and wife, Martha Beresford recorded in Volume 2341, Page 117, Real Property Records, Denton County, Texas, and being more particularly described as follows:

Beginning at an iron rod found for corner in the south line of that certain tract of land conveyed by deed from Clarence Painter, Jr. and wife, Mary Francis Painter to Robert Anderton and wife, Eddie B. Anderton recorded in Volume 595, Page 602, Deed Records, Denton County, Texas, said point being the northeast corner of that certain tract of land conveyed by deed from Donald J. Steinburg to Donald J. Steinburg Irrevocable Trust recorded in Clerk's File Number 94-R0083778, Real Property Records, Denton County, Texas;

Thence N 88° 51' 39" E, 186.81 feet with said south line of said Anderton tract to an iron rod found for corner, said point being the southwest corner of that certain tract of land conveyed by deed from Richard P. Norgaard and Carolyn P. Norgaard to Richard P. Norgaard, Trustee recorded in Document Number 2008-10678, Real Property Records, Denton County, Texas;

Thence N 89° 39' 59" E, 263.04 feet with the south line of said Norgaard tract to an iron rod set for corner;

Thence S. 01° 40' 54" E, 312.50 feet to an iron rod set for corner;

Thence N. 89° 44' 21" E, 75.53 feet to an iron rod set for corner;

Thence S 02° 39' 58" E, 138.07 feet to an iron rod set for corner;

Thence N 85° 25' 52" E, 39.74 feet to an iron rod set for corner;

Thence S 00° 10' 03" E, 875.36 feet to an "X" in concrete for corner in the north line of Hickory Hill Road, a public roadway;

Thence S 87° 53' 49" W, 320.79 feet with said north line of said Hickory Hill Road to an iron rod found for corner;

Thence S 87° 52' 23" W, 204.83 feet with said north line of said Hickory Hill Road to an iron rod found for corner;

Thence S 87° 27' 15" W, 32.57 feet with said north line of Hickory Hill Road to an iron rod found for corner, said point being the southeast corner of said Steinburg Irrevocable Trust tract;

Thence N 01° 05' 00" W, 1337.95 feet with the east line of said Steinburg Irrevocable Trust tract to the Place of Beginning and containing 16.344 acres of land.

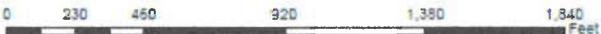
Steinberg



Legend

- Steinberg
- Parcels
- Streets

Denton Central Appraisal District



MS 1147 Disclaimer
This product is for informational purposes
and may not have been prepared for or
be suitable for legal, engineering, or
surveying purposes. It does not represent
an on-the-ground survey and represents
only the approximate relative location
of property boundaries.



October 2023

**** Electronically Filed Document ****

Denton County
Cynthia Mitchell
County Clerk

Document Number: 2012-146840
Recorded As : ERX-DEED

Recorded On: December 28, 2012
Recorded At: 02:53:59 pm
Number of Pages: 5

Recording Fee: \$32.00

Parties:

Direct- BERESFORD JAMES W
Indirect-

Receipt Number: 985928
Processed By: Dwayne Kitzmiller

***** 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.



THE 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.

C Mitchell

County Clerk
Denton County, Texas

GF#164120028

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.

GENERAL WARRANTY DEED

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

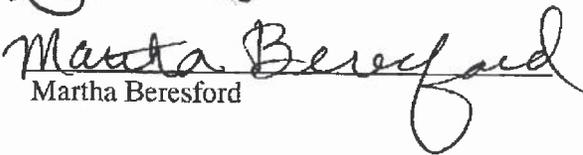
COUNTY OF DENTON

THAT, Martha Beresford and James W. Beresford (herein collectively referred to as "GRANTOR"), for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by Donald J. Steinberg, DDS (hereinafter referred to as "GRANTEE"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby have GRANTED, SOLD and CONVEYED unto Grantee, all their right, title and interest in that certain lot, tract, or parcel of real property consisting of 16.344 acres of land located in Denton County, Texas, more particularly described in Exhibit "A", attached hereto and incorporated herein by reference for all purposes; together with (a) all buildings and other improvements attached thereto, (b) all and singular any rights and appurtenances of Grantor pertaining thereto, including any right, title and interest of Grantor in and to adjacent streets, alleys or rights of way, © any and all rights of Grantor in and to any strips and gores located adjacent to the Property, (d) all of Grantor's right title and interest in and to all easements, hereditments and privileges affecting such property, including any agreements regarding access, and (e) any and all rights of Grantor in and to any development, water and sewer rights appurtenant to the Property; any and all of such related improvements, rights and appurtenances (herein collectively referred to as the "Property").

Grantor reserves all of the oil, gas, and other minerals in or under the Property owned by the Grantor, including any royalty under any existing or future lease covering any part of the Property, production and drilling rights, lease payments, and all related benefits. Grantor waives Grantor's surface rights (including rights of ingress and egress).

TO HAVE AND TO HOLD the above described Property, together with all the rights, privileges and appurtenances thereto in anyway belonging unto the said Grantee and the Grantee's heirs, successors, administrators, legal representatives, executors and assigns, forever, and Grantor does hereby bind himself and his heirs, administrators, executors and assigns, to warrant and forever defend, all and singular the said property unto said Grantee and the Grantee's heirs, administrators, executors and assigns forever, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor.

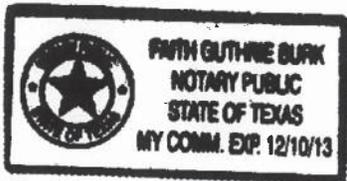
EXECUTED to be effective the 24th day of December, 2012.


James W. Beresford

Martha Beresford

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned authority on this 24 day of December, 2012, personally appeared Martha Beresford and James Beresford known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that she and he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.



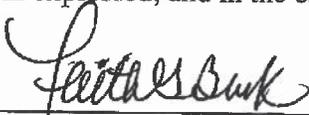

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

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Thence N 88° 51' 39" E, 186.81 feet with said south line of said Anderton tract to an iron rod found for corner, said point being the southwest corner of that certain tract of land conveyed by deed from Richard P. Norgaard and Carolyn P. Norgaard to Richard P. Norgaard, Trustee recorded in Document Number 2008-10678, Real Property Records, Denton County, Texas;

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Thence S. 01° 40' 54" E, 312.50 feet to an iron rod set for corner;

Thence N. 89° 44' 21" E, 75.53 feet to an iron rod set for corner;

Thence S 02° 39' 58" E, 138.07 feet to an iron rod set for corner;

Thence N 85° 25' 52" E, 39.74 feet to an iron rod set for corner;

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Thence S 87° 53' 49" W, 320.79 feet with said north line of said Hickory Hill Road to an iron rod found for corner;

Thence S 87° 52' 23" W, 204.83 feet with said north line of said Hickory Hill Road to an iron rod found for corner;

Thence S 87° 27' 15" W, 32.57 feet with said north line of Hickory Hill Road to an iron rod found for corner, said point being the southeast corner of said Steinburg Irrevocable Trust tract;

Thence N 01° 05' 00" W, 1337.95 feet with the east line of said Steinburg Irrevocable Trust tract to the Place of Beginning and containing 16.344 acres of land.



VG-202-2018-25755

Denton County
Juli Luke
County Clerk

Instrument Number: 25755

Real Property Recordings

DEED

Recorded On: March 07, 2018 11:56 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$54.00

***** 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: 25755
Receipt Number: 20180307000249
Recorded Date/Time: March 07, 2018 11:56 AM
User: Jane K
Station: Station 9

Record and Return To:

THE BLUM FIRM PC
300 CRESCENT CT STE 1350

DALLAS TX 75201



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 of the Following Information from this Instrument Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Driver's License Number.

LIMITED SPECIAL WARRANTY DEED

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

THAT DONALD J. STEINBERG, of the County of Denton, State of Texas, and TEDDY CARL STEINBERG, of the County of Kauai, State of Hawaii, as Co-Trustees of the DONALD J. STEINBERG IRREVOCABLE TRUST, executed to be effective the 25th of October, 1994, by and between DONALD J. STEINBERG, as Grantor, and DONALD J. STEINBERG and IRA E. TOBOLOWSKY, as Co-Trustees (herein referred to as the "Grantors"), for and in consideration of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantee named below, the receipt and sufficiency of which is hereby acknowledged by the Grantors, by these presents does hereby Grant, Sell, Convey, Assign, and Deliver unto DONALD J. STEINBERG, Individually, ("Grantee") all of the real property as described on Exhibit A (the "Property").

This conveyance is expressly made subject to any and all restrictions, covenants, conditions and easements of record, if any, affecting or relating to the Property described below, and to all zoning laws, regulations, and ordinances of municipal and other governmental authorities, if any, affecting or relating to the property described above.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, and Grantors do hereby bind Grantors and Grantors' successors, and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, except as to the reservations from and exceptions set forth above; provided, however, that Grantee's remedies for breach of any warranty herein, other than when the claim is by, through or under Grantors, shall be limited to remedies or amounts recoverable against any policy of title insurance issued to or benefitting Grantors, and any remedies or amounts recoverable against any predecessor in interest to Grantors with respect to such title.

The Grantee hereby assumes the payment of all ad valorem taxes (including any roll-back taxes) assessed with respect to the Property as of the date hereof.

This Limited Special Warranty Deed may be executed in multiple counterparts.

DATED to be effective the 27 day of FEBRUARY, 2018.

GRANTORS:

Donald J. Steinberg

DONALD J. STEINBERG, as Co-Trustee of the
DONALD J. STEINBERG IRREVOCABLE TRUST

TEDDY CARL STEINBERG, as Co-Trustee of the
DONALD J. STEINBERG IRREVOCABLE TRUST

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this day personally appeared DONALD J. STEINBERG, known to me, or proved to me through a valid form of identification, 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 and in the capacity therein stated.

Given under my hand and seal of office this 27 day of Feb, 2018.

{SEAL}

Taru Parekh

Notary Public in and for
The State of Texas



THE STATE OF Texas §
 §
COUNTY OF Tarrant §

BEFORE ME, the undersigned notary public, on this day personally appeared TEDDY CARL STEINBERG, known to me, or proved to me through a valid form of identification, 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 and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2018.

{SEAL}

Notary Public in and for
The State of _____

DATED to be effective the 27 day of February, 2018.

GRANTORS:

DONALD J. STEINBERG, as Co-Trustee of the
DONALD J. STEINBERG IRREVOCABLE TRUST

Teddy Carl Steinberg
TEDDY CARL STEINBERG, as Co-Trustee of the
DONALD J. STEINBERG IRREVOCABLE TRUST

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned notary public, on this day personally appeared DONALD J. STEINBERG, known to me, or proved to me through a valid form of identification, 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 and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2018.

{SEAL}

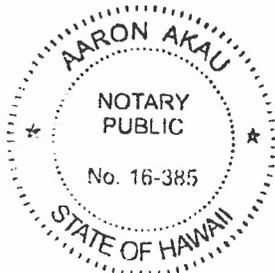
Notary Public in and for
The State of Texas

THE STATE OF HAWAII §
 §
COUNTY OF KAUAI §

BEFORE ME, the undersigned notary public, on this day personally appeared TEDDY CARL STEINBERG, known to me, or proved to me through a valid form of identification, 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 and in the capacity therein stated.

Given under my hand and seal of office this 26TH day of FEBRUARY, 2018.

{SEAL}



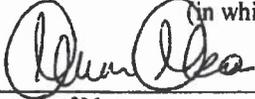
Aaron Akau
Notary Public in and for
The State of HAWAII
MY COMMISSION EXPIRES NOV 20 2020
SEE ATTACHED FOR NOTARY CERTIFICATION

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: **Limited Special Warranty Deed**

Doc. Date: **2/26/2018**

No. of Pages: **5** Jurisdiction: **5th** Circuit
(in which notarial act is performed)



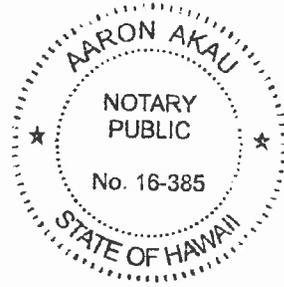
2/26/2018

Signature of Notary

Date of Notarization and
Certification Statement

Aaron Akau

Printed Name of Notary



(Official Stamp or Seal)

After Recording Return To:

**The Blum Firm, P. C.
300 Crescent Court, Suite 1350
Dallas, Texas 75201**

Prepared in the Law Offices of:

**The Blum Firm, P. C.
300 Crescent Court, Suite 1350
Dallas, Texas 75201**

PREPARATION OF THIS DEED HAS BEEN BASED UPON INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO TITLE SEARCH HAS BEEN PERFORMED. THE BLUM FIRM, P.C. DOES NOT MAKE ANY REPRESENTATIONS AS TO THE VALIDITY OF THE OWNERSHIP OF THE PROPERTY HEREIN DESCRIBED.

EXHIBIT A

TRACT 1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE EDLEY PRICHETT SURVEY, ABSTRACT 1020, DENTON COUNTY, TEXAS, BEING THE WEST 7.391 ACRES OF A CERTAIN 60 ACRE TRACT PARTITIONED BY DISTRICT COURT, DENTON, TEXAS, IN CAUSE NO. 8563, J. A. MADEWELL VS. A.E. MADEWELL ON NOVEMBER 18, 1924, SAID 60 ACRES BEING THE SAME TRACT DEEDED BY J.A. MADEWELL TO W.D. FORTUNE ON DECEMBER 26, 1924, RECORDED IN VOLUME 196, PAGE 60, DEED RECORDS OF DENTON COUNTY, TEXAS, THIS TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER OF THE SOUTHWEST CORNER OF THE TRACT PARTITIONED, SAME BEING THE SOUTHWEST CORNER OF SAID FORTUNE 60 ACRES ON THE SOUTH LINE OF SAID PRICHETT SURVEY;

THENCE NORTH $0^{\circ} 05'$ WEST ALONG AND NEAR A FENCE ON THE WEST LINE OF SAID 60 ACRE TRACT 1334.5 FEET AT A FENCE CORNER AT ITS NORTHWEST CORNER;

THENCE SOUTH $89^{\circ} 33'$ EAST ALONG AND NEAR A FENCE ON THE NORTH LINE OF SAID 60 ACRE TRACT, 241.51 FEET TO A STEEL PIN FOR CORNER;

THENCE SOUTH $0^{\circ} 03'$ EAST 1331.83 FEET TO A STEEL PIN FOR CORNER ON THE SOUTH LINE OF SAID 60 ACRE TRACT NEAR FENCE ON THE NORTH LINE OF A PUBLIC ROAD;

THENCE SOUTH $89^{\circ} 49'$ WEST WITH SAID LINE 241.5 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 7.391 ACRES OF LAND.

EXHIBIT A

TRACT 2

BEING all that certain lot, tract or parcel of land situated in the EDLEY PRITCHETT SURVEY, ABSTRACT NO. 1020, Denton County, Texas, and being the 7.508 acre record remainder of a 14.7737 acre tract deeded to Donald J. Steinberg from Edwin S. Schriver by deed dated August 1, 1985 and recorded in Volume 1688 at Page 906 of the Deed Records of Denton County, Texas, and a 7.391 acre record tract deeded to Donald J. Steinberg from James M. Beresford dated March 15, 1988 and recorded in Volume 2341 at Page 112 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/4 inch iron rod with a yellow cap stamped RPS 1890 set for corner at a fence post in the North line of Hickory Hill Road, an undedicated variable-width right-of-way, said point being the Southwest corner of said 7.391 acre tract, and being the Southwest corner of a 60 acre tract described in a deed from J. A. Madewell to W. D. Fortune dated December 26, 1924 and recorded in Volume 196 at Page 60 of the Deed Records of Denton County, Texas;

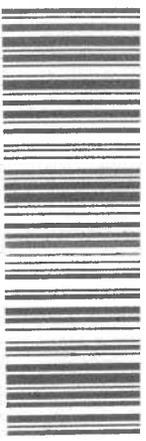
THENCE North 01 degrees 15 minutes 22 seconds East along a fence line, passing an iron rod found at 1030.94 feet for the Northeast corner of a 16.28 acre adjoining tract, and continuing in all a distance of 1344.5 feet to an iron rod found for the Northwest corner of aforesaid Fortune 60-acre tract, and the Northwest corner of the 7.391 acre Steinberg tract;

THENCE South 88 degrees 56 minutes 04 seconds East along an old fence line for the North line of said Steinberg tracts and said Fortune 60-acre tract, passing an iron rod found at 236.86 feet, and continuing in all a distance of 480.54 feet to an iron rod found for the Northeast corner of the 7.508 acre Steinberg tract, and being the Northwest corner of a 1.00 acre tract described in a deed from Donald J. Steinberg to James M. Beresford dated March 15, 1988 as recorded in Volume 2341 at Page 112 of the Deed Records of Denton County, Texas;

THENCE South 01 degrees 05 minutes 00 seconds West along a new wood rail fence line for the West line of said 1.00 acre tract, a distance of 1338.31 feet to a found iron rod in the North line of aforesaid Hickory Hill Road;

THENCE South 89 degrees 39 minutes 31 seconds East along a fenceline and said North right-of-way line a distance of 484.63 feet to the PLACE OF BEGINNING and containing 14.8598 acres of land, more or less.

Capitol Parkway
5248



9414 7266 9904 2165 4361 49
RETURN RECEIPT REQUESTED



9590 9266 9904 2165 4361 42

Office of the City Secretary
City of Denton
Attn: Jesus Salazar
215 E. McKinney St.
Denton, TX 76201

FIRST-CLASS



ZIP 75248
02 7H
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FEB 02 2024

Vertical text on the left edge of the page, likely a scanning artifact or bleed-through.