

THIS INSTRUCTION PREPARED BY
AND AFTER RECORDING RETURN TO:

Shackelford, McKinley & Norton, LLP
9201 N. Central Expressway, Fourth Floor
Dallas, Texas 75231
Attn: Mark A. Todd, Esq.

RELEASE OF DEED RESTRICTIONS

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

THAT THIS RELEASE OF DEED RESTRICTIONS (this "Release") is executed and delivered on this ____ day of _____, 2026, by S16 TEXAS HOLD-EM MESQUITE LLC, an Idaho limited liability company (the "Owner").

W I T N E S S E T H:

A. Extra Terrestrial, LLC, a Texas limited liability company ("ET"), is the owner of that certain 3.7 acre parcel of land located in the City of Mesquite, Dallas County, Texas as more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Commercial Property").

B. The Commercial Property was formerly part of a larger parcel of property that is to be developed as a multifamily project (the "Multifamily Property"), and which Multifamily Property is encumbered by those certain Deed Restrictions (the "Deed Restrictions") established by the Owner, dated April 28, 2022, and recorded as Instrument Number 202200126678 in the Official Records of Dallas County, Texas.

C. Since the Commercial Property is no longer part of the Multifamily Property, there is no legitimate purpose for the Deed Restrictions to encumber the Commercial Property.

D. Article IV of the Deed Restrictions provides that the Deed Restrictions may be terminated with respect to a portion of the Multifamily Property upon approval by the City of Mesquite (the "City").

E. The City has approved the termination of the Deed Restrictions with respect to the Commercial Property, and by execution of this Release the City has approved the form of this Release.

RELEASE

NOW, THEREFORE, the Owner, in its capacity as the owner of the Multifamily Property and the party named in the Deed Restrictions who encumbered the Commercial Property with such Deed Restrictions, does hereby release, remise and discharge all right, title and interest in and to

the terms and provisions of the Deed Restrictions currently encumbering the Commercial Property, and does hereby declare the Commercial Property fully released, remised and discharged from the terms and provisions contained within the Deed Restrictions.

IN WITNESS WHEREOF, the Owner has executed this Release as of the day and year first above written.

OWNER:

S16 TEXAS HOLD-EM MESQUITE LLC,
an Idaho limited liability company

By: _____

Name: _____

Title: _____

APPROVED BY:

City Manager
City of Mesquite, Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

This instrument was acknowledged before me on this _____ day of _____, 2026, by _____ as _____ of S16 TEXAS HOLD-EM MESQUITE LLC, on behalf of said limited liability company.

Notary Public, State of Texas

My Commission Expires:

Notary's Name Printed

EXHIBIT "A"

DESCRIPTION OF 3.753 ACRES OR 163,481 SQ. FT.

BEING A 3.753 ACRE OR 163,481 SQUARE FEET TRACT OF LAND SITUATED IN THE SAMUEL ANDREWS SURVEY, ABSTRACT NUMBER (NO.) 40, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 14.753 ACRE TRACT OF LAND DESCRIBED TO S16 TEXAS HOLD-EM MESQUITE, LLC, IN DEED RECORDED IN DOCUMENT (DOC.) NO. 201900350539, OF THE OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000136506):

BEGINNING AT A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE SOUTHEAST CORNER OF SAID 14.753 ACRE TRACT, LYING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (ROW) LINE OF EAST GLEN BOULEVARD (CALLED 100' PUBLIC ROW) AND THE WEST ROW LINE OF CLAY MATHIS ROAD (CALLED VARIABLE WIDTH PUBLIC ROW) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, WITH SAID NON-TANGENT CURVE TO THE RIGHT, ALONG THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, HAVING A RADIUS OF 4,950.00 FEET, A CENTRAL ANGLE OF 02 DEG. 09 MIN. 30 SEC., AN ARC LENGTH OF 186.46 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 89 DEG. 27 MIN. 33 SEC. WEST, - 186.45 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEG. 20 MIN. 29 SEC. EAST, DEPARTING THE NORTH ROW LINE OF SAID EAST GLEN BOULEVARD, OVER AND ACROSS SAID 14.753 ACRE TRACT, A DISTANCE OF 707.70 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTH LINE OF SAID 14.753 ACRE TRACT;

THENCE, SOUTH 88 DEG. 05 MIN. 38 SEC. EAST, WITH THE NORTH LINE OF SAID 14.753 ACRE TRACT, A DISTANCE OF 230.90 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "ONEAL" FOR THE NORTHEAST CORNER OF SAID 14.753 ACRE TRACT, SAID POINT LYING ON THE WEST ROW LINE OF SAID CLAY MATHIS ROAD;

THENCE, WITH THE EAST LINES OF SAID 14.753 ACRE TRACT AND THE WEST ROW LINES OF SAID CLAY MATHIS ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEG. 21 MIN. 24 SEC. WEST, A DISTANCE OF 167.37 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 01 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 438.45 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR AN ANGLE CORNER;

SOUTH 00 DEG. 15 MIN. 58 SEC. WEST, A DISTANCE OF 44.99 FEET TO A 1/2-INCH IRON ROD FOUND STAMPED "HALFF ASSOC" FOR THE BEGINNING OF A CORNER CLIP;

THENCE SOUTH 44 DEG. 08 MIN. 02 SEC. WEST, WITH SAID CORNER CLIP, A DISTANCE OF 70.92 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THE METES AND BOUNDS HEREIN RECITED 3.753 ACRES OR 163,481 SQUARE FEET OF LAND, MORE OR LESS.