

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 25, 2019

Ms. Bridget Bohac, Chief Clerk
Office of the Chief Clerk
Texas Commission on Environmental Quality
P.O. Box 13087, MC-105
Austin, Texas 78711-3087

Re: TCEQ Docket No. 2018-1540-DIS; Consideration of a Petition for Creation of Karis Municipal Management District of Tarrant County

Dear Ms. Bohac:

Enclosed for filing with the Texas Commission on Environmental Quality (Commission) is the original plus seven copies of the following backup materials for the February 13, 2019 agenda item on the above referenced matter:

1. Proposed Order;
 - a. Exhibit A: Metes and Bounds
 - b. Exhibit B: Staff Memorandum
2. Petition for Creation (contains Exhibits A-F);
3. Certificate and Notice of Hearing;
4. Affidavits of Publication and Original Tear Sheets;
5. Mailing List; and
6. Caption.

Please do not hesitate to contact me at (512) 239-4761 if you have any questions regarding this material. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in dark ink that reads "Kayla Murray".

Kayla Murray
Staff Attorney
Environmental Law Division

Proposed Order

- a. Exhibit A: Metes and Bounds**
- b. Exhibit B: Staff Memorandum**

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



AN ORDER Granting the Petition for Creation of Karis Municipal Management District of Tarrant County and Appointing Initial Directors; TCEQ Docket No. 2018-1540-DIS

On February 13, 2019, the Texas Commission on Environmental Quality (Commission) met in regular session at its offices in Austin, Texas, with notice of the meeting issued in compliance with the Open Meetings Act, Texas Government Code §§ 551.001-551.146, and the Administrative Procedure Act, Texas Government Code §§ 2001.001-2001.902, to consider the petition filed by Mr. David Hawes, Managing Partner of Hawes Hill & Associates LLP, on behalf of the Nehemiah, LLC, as authorized, to create Karis Municipal Management District of Tarrant County (District) pursuant to Article XVI, § 59, and Article III, §§ 52 and 52(a) of the Texas Constitution and Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code.

The Commission has jurisdiction to consider this matter and the following Findings of Fact and Conclusions of Law are appropriate after examining the application and supporting documentation:

FINDINGS OF FACT

1. On September 7, 2018, an application (including a Petition) by The Nehemiah, LLC (Petitioner) was filed with the Commission pursuant to Chapter 375, Texas Local Government Code; Chapter 49, Texas Water Code; and Chapter 293, Title 30 Texas Administrative Code.

- a. The Petition was signed by a duly authorized officer of the Petitioner, which states that it represents a majority in value of title to the land to be included within the proposed District's boundaries. The Petitioner further requested that the Commission hold a public hearing on the question of the creation of the District pursuant to Texas Local Government Code § 375.023; Chapter 49, Texas Water Code; and Title 30 Texas Administrative Code § 293.12(g).
- b. The application contains the matters required by Texas Local Government Code § 375.022.
- c. There are no lienholders on the land in the proposed District.

2. Proper notice of this application was given pursuant to Texas Local Government Code § § 375.023 and 375.024.

- a. Proper notice of the application was published on December 26, 2018 and January 2, 2019, in the *Fort Worth Star Telegram*, a newspaper regularly published and generally circulated in Tarrant County, Texas, which is the county in which the proposed District is to be located.

3. Submitted within the application were notarized affidavits for each of the proposed initial directors, listed as follows and indicating that each meets the qualification requirements of Texas Local Government Code § 375.063:

2-Year Term

Ron Smith
Tom O'Dwyer

4-Year Term

Michael McFarland
Cody Klipfel
Martin Sprandley

Pursuant to Texas Local Government Code § 375.062, the Petitioner requests that the Commission divide the initial directors into two groups, with five directors serving two-year terms and four directors serving four-year terms, as indicated above.

4. By Resolution No. R07-2018-297, passed and adopted July 19, 2018, the City of Crowley has consented to the creation of the District, as required by Title 30 Texas Administrative Code § 293.11(j)(1)(F).

5. The Memorandum dated January 23, 2019, attached as Exhibit "B," is hereby incorporated as part of this Order.

6. The creation of the District as set out in the application is feasible, necessary, and would be a benefit to the land to be included in the District.

7. The District and its system and subsequent development within the District will not have an unreasonable effect on the following: land elevations; subsidence; groundwater level within the region; recharge capability of a groundwater source; natural run-off rates and drainage; and water quality.

CONCLUSIONS OF LAW

1. The Commission has jurisdiction to consider this application and is authorized to make and enter its Findings of Fact, Conclusions of Law, and Orders with respect to the creation of the proposed District.

2. All of the land and property proposed may properly be included within the District.

3. All statutory and regulatory requirements for creation of Karis Municipal Management District of Harris County have been fulfilled in accordance with Chapter 375, Texas Local Government Code and Title 30 Texas Administrative Code § 293.11(j).

NOW THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY THAT:

1. The Petition for the creation of Karis Municipal Management District of Tarrant County is hereby granted.

2. The District is created under the terms and conditions of Article XVI, § 59, and Article III, §§ 52 and 52(a) of the Texas Constitution, and Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code.

3. The District shall have, and shall be subject to, all of the rights, duties, powers, privileges, authority, and functions conferred and imposed by the Commission and the general laws of the State of Texas relating to municipal management districts.

4. The District is created to further the public purposes set forth in Chapter 375 of the TEXAS LOCAL GOVERNMENT CODE, and includes promoting economic development, public health, safety and welfare, and commerce.

5. The District shall be composed of the area situated wholly within the corporate limits of the City of Crowley, Tarrant County, Texas, described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

6. The following five persons with terms, as noted, are hereby named and appointed as initial directors of the District to serve until their successors are elected or have been appointed in accordance with applicable law:

2-Year Term

Ron Smith
Tom O'Dwyer

4-Year Term

Michael McFarland
Cody Klipfel
Martin Sprandley

7. The foregoing initial directors shall, as soon as practicable after the date of entry of this Order, execute their official bonds and take their official oath of office. All such bonds shall be approved by the Board of Directors of the District and each bond and oath shall be filed with the District and retained in its records.

8. This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the Commission in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for Commission consideration.

9. This Order shall not constitute approval or recognition of the validity of any provision in the City of Crowley's creation consent Resolution No. R07-2018-297, passed and adopted July 19, 2018, and any other ordinance/resolution incorporated therein by reference to the extent that such provisions exceed the authority granted to the City of Crowley by the laws of the State of Texas.

10. The Chief Clerk of the Texas Commission on Environmental Quality shall forward a copy of this Order to all affected persons.

11. If any provision, sentence, clause, or phrase of this Order is for any reason held to be invalid, the invalidity of any portion shall not affect the validity of the remaining portions of the Order.

Issue Date:

TEXAS COMMISSION ON
ENVIRONMENTAL QUALITY

Jon Niermann, Chairman

Exhibit A



Karis MMD, Southwest Tract: 73.625 acres

A tract of land out of the John Click Survey, Abstract No. 297, and the Beverly Pool Survey, Abstract No. 1243, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" steel rod in the south right-of-way line of Roundtree Lane, a 50 feet wide public, at the northwest corner of that tract conveyed to Frank E. House and wife, Mary Lou House, by Warranty Deed recorded in Volume 4131, Page 101, Deed Records, Tarrant County, Texas, said point also being by deed call, East, 1157.0 feet and North, 2046.8 feet from the southwest corner of said Click Survey;

THENCE South 00° 32' 00" East along a fence line and along the west line of House tract and its southerly extension, 663.33 feet to a set 1/2" steel rod at the northeast corner of Lot 23, Block 5, Quail Creek Addition to the City of Crowley, Tarrant County, Texas, according to the plat recorded in Volume 388-63, Page 28, Plat Records, Tarrant County, Texas;

THENCE North 89° 20' 00" West (basis of bearings) along a fence and along the north line of Block 5 of said Quail Creek Addition, passing the northwest corner thereof and the east right-of-way line (north terminal end) of Quail Creek Drive, a 50 feet wide public street, at 701.70 feet, and continuing along the north line of said Quail Creek Drive, passing the west right-of-way line and the northeast corner of Block 1 of said Quail Creek Addition at 751.50 feet, and continuing along the north line of Block 1 of said Quail Creek Addition, in all 871.70 feet to a found 1/2" steel rod at the northwest corner of Lot 22 of said Block 1, said point also being southeast corner of Lot 42, Block 1, Quail Creek Addition to the City of Crowley, Tarrant County, Texas, according to the plat recorded in Volume 388-184, Page 64 of said Plat Records;

THENCE North 00° 40' 00" East along a fence and along the east line of Lot 42, Block 1 of said Quail Creek Addition, 90.00 feet to a found 5/8" steel rod at the northeast corner thereof;

THENCE North 89° 20' 00" West along a fence and along the north line of Block 1 of said Quail Creek Addition, passing the northwest corner thereof and the east right-of-way line (north terminal end) of Matthew Drive, a 50 feet wide public street at 311.90 feet, and continuing along the north line of said Matthew Drive, passing the west right-of-way line and the northeast corner of Block 17 of said Quail Creek Addition at 361.90 feet, and continuing along the north line of Block 17 of said Quail Creek Addition, passing the northwest corner thereof and the east right-of-way (north terminal end) of Bryan Drive, a 50 feet wide public street at 1038.00 feet, and continuing along the north line of said Bryan Drive, passing the west right-of-way line and the northeast corner of Block 16 of said Quail Creek Addition at 1088.00 feet, and continuing along the north line of Block 16 of said Quail Creek Addition, in all 1208.00 feet to a set 1/2" steel rod at the northwest corner of Lot 7 of said Block 16;

THENCE South 00° 40' 00" West along a fence and along the west line of Block 16 of said Quail Creek Addition, 89.40 feet to a set 1/2" steel rod, said point lying South 89° 30' 18" East, 5.00 feet from the northeast corner of that tract conveyed to Crowley Greenhouse, Inc., by Warranty Deed recorded in Volume 5972, Page 173 of said Deed Records;

THENCE North 89° 30' 18" West along a fence, passing said northwest corner at 5.00 feet and passing the northwest corner of said Crowley Greenhouse, Inc., tract at 589.00 feet, in all, 644.53 feet to a found 1/2" steel rod in the west line of said Beverly Pool Survey, the east line of the Hiram Riddle Survey, Abstract No. 1329, and in the east line of that tract conveyed to James Hampton by Warranty Deed in Volume 9102, Page 2124 of said Deed Records;

Exhibit A

THENCE North 01° 13' 35" East along the common line between said Pool and Riddle surveys and along the east line of said Hampton tract, 1304.48 feet to a found 5/8" steel rod at the most southerly southwest corner of that tract conveyed to Addison Wilson 111, Trustee, by Special Warranty Deed recorded in Volume 10794, Page 1090 of said Deed Records, said point also being the northwest corner of said Pool Survey and the southerly southwest corner of the Moses Walters Survey, Abstract No. 1598;

THENCE North 89° 57' 02" East along a fence, along the north line of said Pool Survey, the south line of said Walters Survey, and along the south line of said Wilson tract, at 60.03 feet passing a re-entrant corner thereof, said point also being the southwest corner of that tract conveyed to the Crowley Independent School District by Special Warranty Deed recorded in Volume 10150, Page 1231 of said Deed Records, continuing along the south line Crowley ISD tract, passing the southeast corner thereof at 720.17 feet, said point also being another re-entrant corner of said Wilson tract, and continuing along the south line of said Wilson tract, in all 944.68 feet to a found 5/8" steel rod at the southeast corner thereof, said point also being the west line of that tract conveyed to Fred R. Crouch by Partition Deed recorded in Volume 7015, Page 997 of said Deed Records;

THENCE South 01° 18' 47" West along a fence and along the west line of said Crouch tract, 56.81 feet to a found stone at the southwest corner thereof;

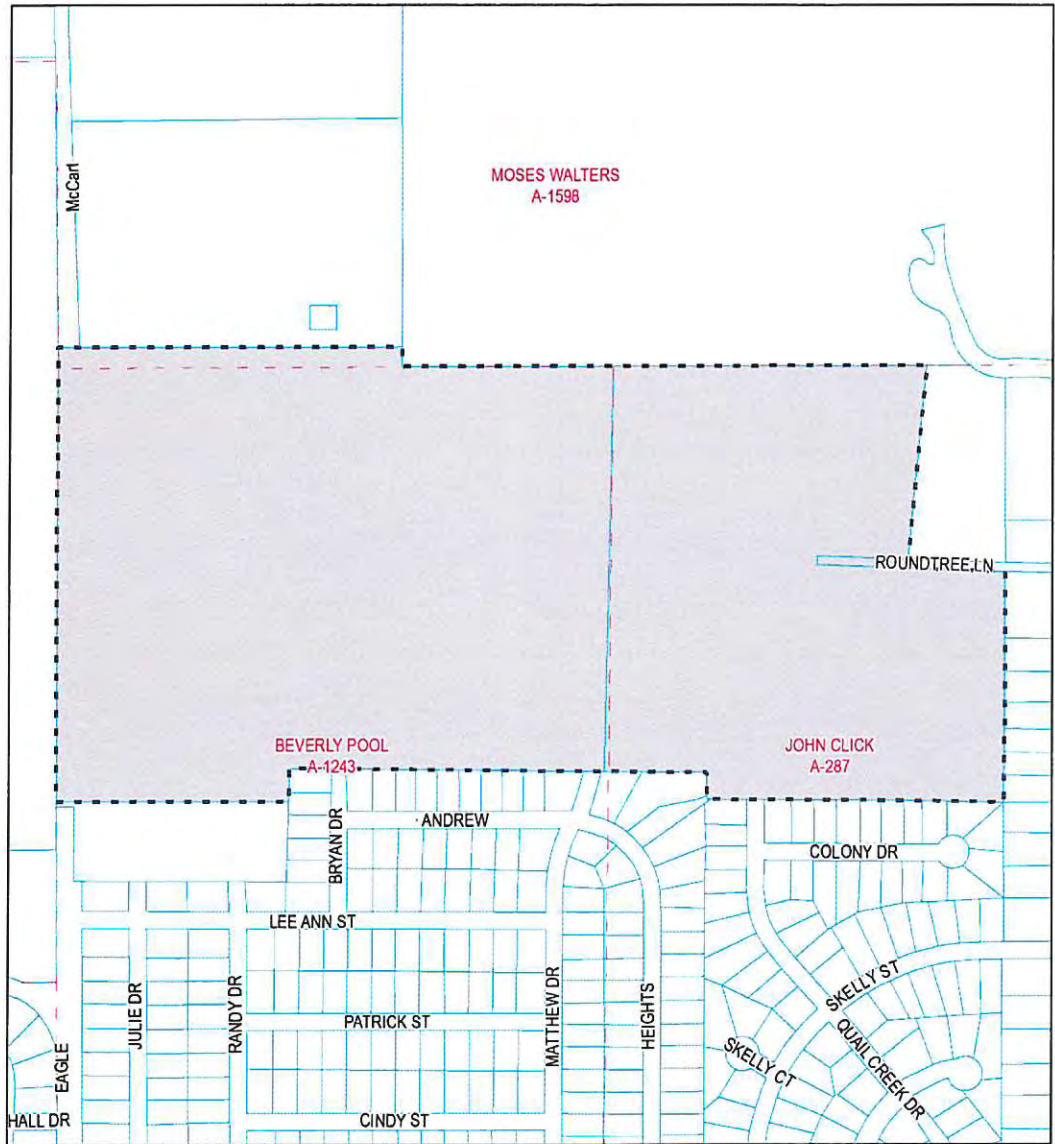
THENCE South 89° 19' 40" East along a fence and along the south line of said Crouch tract, the north line of said Pool Survey and the south line of said Walters Survey, passing the northeast corner of said Pool Survey and the northwest corner of said Click Survey at 601.21 feet, and continuing along the south line of said Crouch tract, the north line of said Click Survey and the south line of said Walters Survey, in all, 1540.35 feet to a set 1/2" steel rod at the northwest corner of that tract conveyed to Pamela C. Ellis by Owelty Deed recorded in Volume 7864, Page 2155 of said Deed Records;

THENCE South 05° 57' 25" West along a fence and along the west line of said Ellis tract, 547.60 feet to a set 1/2" steel rod at the southwest corner thereof, said point also being in the north right-of-way line (west terminal end) of said Roundtree Lane;

THENCE South 00° 32' 00" West along the terminal end of said Roundtree Lane, 50.00 feet to a set 1/2" steel rod in the south right-of-way line thereof;

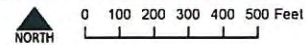
THENCE South 89° 28' 00" East along the south right-of-way line of said Roundtree Lane, 276.00 feet to the POINT OF BEGINNING, and containing 73.625 acres (3,207,091 square feet)) of land, more or less.

Exhibit A



KARIS MMD

- Southwest Tract 73.625 Acres
- Abstract
- TAD Parcel



Data Sources: Tarrant CAD, USDA NAIP
HHALLP, TNRIS, TXDOT
Date: 10/17/2018

SAVE AND EXCEPT: That portion of land conveyed in that certain Dedication Instrument Public Street Right-of-Way executed by MYWC, LLC to the City of Crowley, dated December 18, 2015, filed January 5, 2016, and recorded under Clerk's File No. D216001842, Real Property Records, Tarrant County, Texas.

SAVE and EXCEPT 19.480 acre tract from 73.625 acre Southwest Tract:

ALL that certain tract or parcel of land situated in the BEVERLY POOL SURVEY, Abstract 1243, Tarrant County, Texas and being a portion of that same tract described to MYWC, LLC in Document No. D212320034, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an old stone found at an "ell" corner in the north boundary line of Said MYWC tract and being the southwest corner of that same Tract 1 describe to Fred. R Crouch in Volume 7015, Page 997, Deed Records, Tarrant County, Texas

THENCE NORTH (base bearing per Crouch 7015/997 deed) with the common line between said MYWC and Crouch tracts, 57.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found at the southeast corner of Lot 1, Block 1, Rosemary Intermediate School Addition as recorded in Cabinet B, Slide 3403, Plat Records, Tarrant County, Texas and being an "ell" corner in said north boundary line;

THENCE south 89 degrees 34 minutes 00 seconds West with the said north boundary line and the south boundary line of said Lot 1, 944.85 feet to a nail found in the approximate centerline of McCart Avenue (a proposed 80' right-of-way) at the northwest corner of said MYWC tract;

THENCE South 00 degrees 51 minutes 15 seconds West with the west boundary line of said MYWC tract and generally along said centerline of McCart Avenue, 132.77 feet;

THENCE easterly generally along the centerline of a creek the following calls:

South 89 degrees 08 minutes 45 seconds East at 47.89 feet,
South 80 degrees 01 minutes 05 seconds East at 78.78 feet,
South 41 degrees 59 minutes 54 seconds East at 118.56 feet,
South 64 degrees 49 minutes 24 seconds East at 89.69 feet,
South 74 degrees 50 minutes 24 seconds East at 74.79 feet,
South 34 degrees 36 minutes 36 seconds East at 72.32 feet,
South 60 degrees 19 minutes 16 seconds East at 192.49 feet,
South 11 degrees 37 minutes 32 seconds East at 77.57 feet,
South 63 degrees 26 minutes 56 seconds East at 26.21 feet,
North 64 degrees 52 minutes 34 seconds East at 51.01 feet,
South 86 degrees 32 minutes 02 seconds East at 58.72 feet,
South 37 degrees 48 minutes 48 seconds East at 92.58 feet,
South 55 degrees 44 minutes 18 seconds East at 108.13 feet,
South 39 degrees 07 minutes 52 seconds East at 61.29 feet,
South 25 degrees 27 minutes 51 seconds East at 106.14 feet,
South 51 degrees 48 minutes 33 seconds East at 110.25 feet,
South 82 degrees 37 minutes 06 seconds East at 75.79 feet,
North 75 degrees 35 minutes 16 seconds East at 62.88 feet,
North 64 degrees 53 minutes 51 seconds East at 211.76 feet,
South 76 degrees 10 minutes 31 seconds East at 100.20 feet,
South 85 degrees 14 minutes 19 seconds East at 61.42 feet,
North 78 degrees 17 minutes 34 seconds East at 40.52 feet to the east boundary line of said Pool Survey;

Exhibit A

THENCE NORTH with the said east survey line, 734.95 feet to the said north boundary line of the MYWC tract;

THEN North 89 degrees 42 minutes 00 seconds West with the said north boundary line, 606.64 feet to the PLACE OF BEGINNING and containing 19.480 acres, more or less.

SAVE and EXCEPT 5.079 acre tract from 73.625 acre Southwest Tract:

ALL that certain tract or parcel of land situated in the JOHN CLICK SURVEY, Abstract 287, Tarrant County, Texas and being a portion of that same tract described to MYWC, LLC in Document No. D212320034, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an old stone found at an "ell" corner in the north boundary line of said MYWC tract and being the southwest corner of that same Tract I describe to Fred R. Crouch in Volume 7015, Page 997, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 42 minutes 00 seconds East with the north boundary line of said MYWC tract 606.64 feet to the west boundary line of the said Click Survey and being the POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH with the said west survey line, 734.95 feet to the centerline of a creek;

Then northerly generally along the centerline of said creek the following calls:

North 78 degrees 17 minutes 34 seconds East at 171.59 feet,

North 43 degrees 00 minutes 10 seconds East at 76.73 feet,

North 52 degrees 33 minutes 37 seconds East at 85.13 feet,

North 34 degrees 20 minutes 24 seconds East at 95.67 feet,

North 17 degrees 24 minutes 39 seconds East at 97.66 feet,

North 05 degrees 36 minutes 46 seconds West at 86.74 feet,

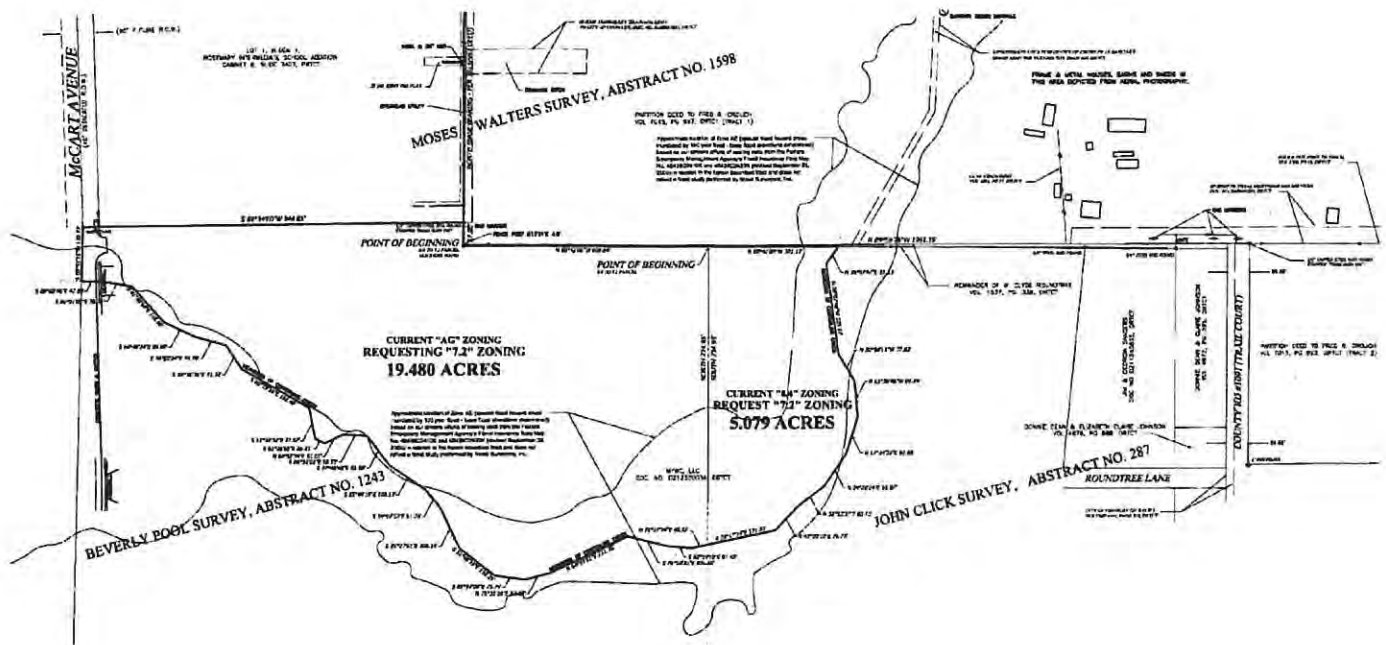
North 30 degrees 54 minutes 11 seconds West at 77.82 feet,

North 08 degrees 07 minutes 46 seconds West at 225.97 feet, and

North 36 degrees 07 minutes 47 seconds East at 51.53 feet to the said north boundary line of MYWC tract

THENCE North 89 degrees 42 minutes 00 seconds West with the said north boundary line, 321.12 feet to the PLACE OF BEGINNING and containing 5.079 acres, more or less.

Exhibit A



Karis MMD Northwest Tract: 66.907 acres

Being 66.907 acres of land located in the J.A. Gill Survey, Abstract No. 568, Tarrant County, Texas, being a portion of that tract of land described in the deed to West Comm Investments, recorded in Volume 13615, Page 157, Deed Records, Tarrant County, Texas. Said 66.907 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped BEASLEY RPLS 4050 found at the Northeast corner of Lot A, Block 18, Carson Ranch Estates Phase I, an addition to Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 5462, Plat Records, Tarrant County, Texas, said iron rod being in the South right-of-way of McPherson Expressway a 120.00 foot right-of-way according to said Carson Ranch Estates plat;

THENCE along said South right-of-way line as follows:

1. North 89 degrees 42 minutes 06 seconds East, a distance of 220.38 feet to a 1/2" iron rod stamped BEASLEY RPLS 4050 set;
2. Easterly, 367.39 feet, along a curve to the right, having a radius of 13,971.31 feet a central angle of 01 degrees 30 minutes 24 seconds and a chord bearing South 89 degrees 32 minutes 42 seconds East 367.38 feet to a 1/2" iron rod stamped BEASLEY RPLS 4050 set in the common line of the F.M. Wells Survey, Abstract No. 1683, Tarrant County, Texas and said Gill Survey, said 1/2" iron rod lying South 00 degrees 19 minutes 48 seconds East 54.75 feet from a 1" pipe found at the Northwest corner of said F.M. Wells Survey, being an Ell corner of said Gill Survey;

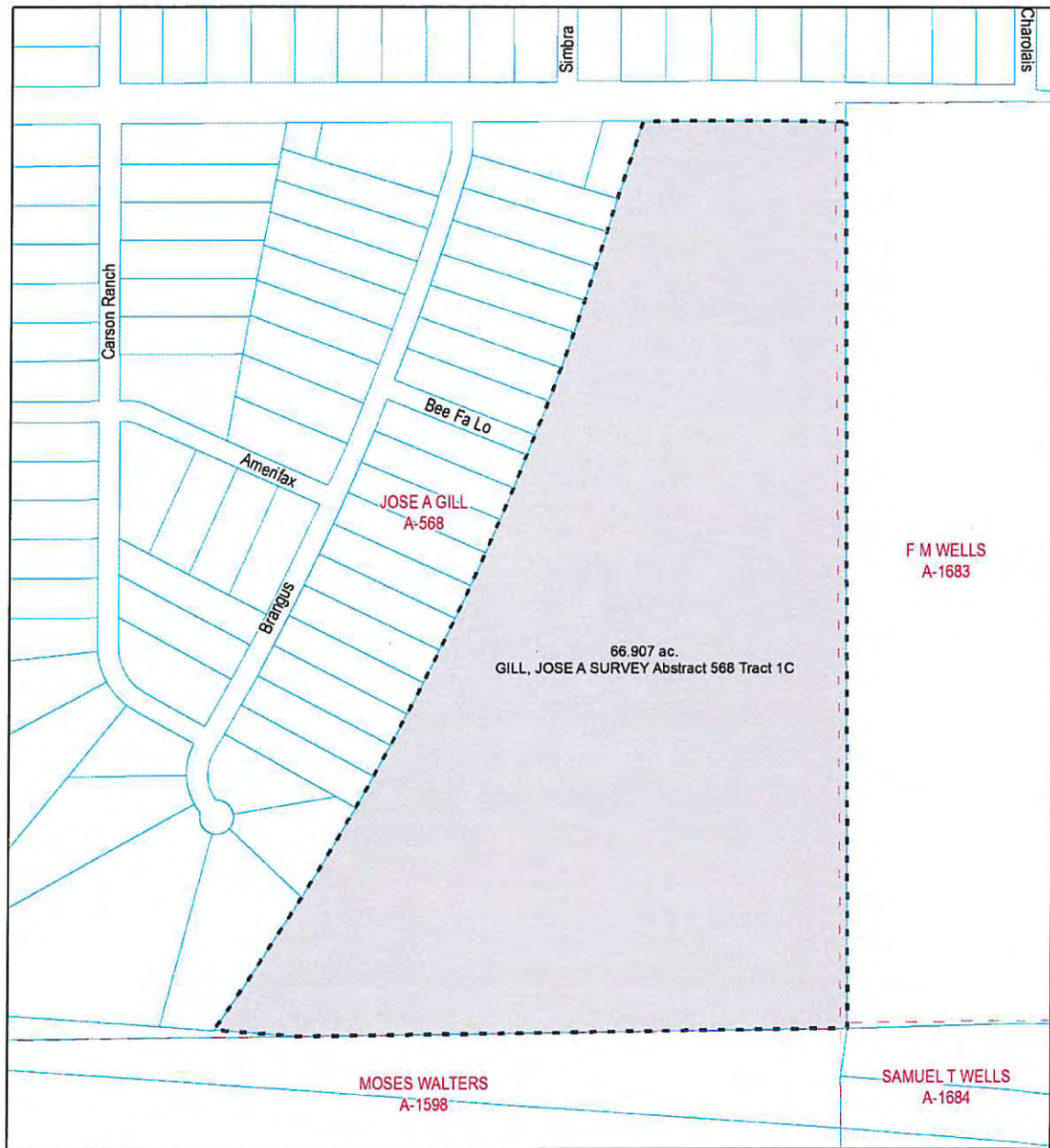
THENCE South 00 degrees 19 minutes 48 seconds East, a distance of 2612.22 feet along the common line of said Wells and Gill Surveys to a 1" iron rod found at the most Southerly Southeast corner of said Gill Survey, being the Northeast corner of a tract of land described in the deed to Texas Electric Service Company recorded in Volume 3540, Page 527, Deed Records, Tarrant County, Texas and from which a 1/2" iron rod bears South 50 degrees 54 minutes 23 seconds West 0.37 feet;

THENCE South 89 degrees 10 minutes 24 seconds West, a distance of 1590.04 feet along the North line of said Texas Electric Service Company tract to a 1" iron rod found at the East corner of a tract of land described in the deed to Texas Electric Service Company recorded in Volume 3633, Page 646, Deed Records, Tarrant County, Texas, from which a 1/2" iron rod bears North 74 degrees 03 minutes 25 seconds West 0.15 feet;

THENCE North 85 degrees 30 minutes 38 seconds West, a distance of 228.99 feet along the North line of said Texas Electric tract recorded in Volume 3633, Page 646, to a 1/2" iron rod stamped BEASLEY RPLS 4050 set;

THENCE Northeasterly, along a non-tangent curve to the left, at 2676.47 feet passing a 1/2" iron rod stamped BEASLEY RPLS 4050 found at the Southeast corner of said Lot A, in all continuing along the East line of said Lot A, a distance of 2,902.58, having a radius of 8144.03 feet, a central angle of 20 degrees 25 minutes 14 seconds and a chord bearing North 24 degrees 53 minutes 40 seconds East, 2,887.24 feet to the point of beginning, containing 66.907 acres of land.

Exhibit A



KARIS MMD

- Northwest Tract 66.907 Acres
- Abstract
- TAD Parcel



0 100 200 300 400 500 Feet

Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRIIS, TXDOT
Date: 10/18/2018

Karis MMD Southeast Tract 3: 93.865 acres

Being a tract of land situated in the John Click Survey, Abstract Number 287, S.S. Reynolds Survey, Abstract Number 1316, J.W. Haynes Survey, Abstract Number 780, S.T. Wells Survey, Abstract Number 1684, J.C. Hutton Survey, Abstract Number 728 and the T.H. Toler Survey, Abstract Number 1536 and being a portion of those certain tracts of land described by deed to Aztec Manufacturing Partnership, Ltd., as recorded in Volume 10465, Page 1299 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of Oak Street for the Northwest corner of Lot 1, Block 1, Country Creek Estates, an addition to the City of Crowley, Tarrant County, Texas, as recorded in Cabinet A, Slide 159 of the Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 07 minutes 30 seconds East, 709.27 feet (North 00 degrees 10 minutes 15 seconds East, 710.09 feet deed) with said east right-of-way line, an east line of a tract of land described by deed to M.H. Taylor as recorded in Volume 7947, Page 655 of said Deed Records and the east line of Lot 7, Block 1, Holley Place an addition to the City of Crowley as recorded in Volume 388-180, Page 66 of said Plat Records to a 1/2 inch iron rod found;

THENCE South 89 degrees 50 minutes 49 seconds West, 528.76 feet (South 89 degrees 48 minutes 05 seconds West, 528.45 feet deed) with the north line of said Block 1 to a one inch iron rod found;

THENCE South 00 degrees 16 minutes 15 seconds West, 114.97 feet (South 00 degrees 13 minutes 30 seconds East, 115.00 feet deed) with the west line of said Block 1 to a 5/8 inch iron rod found for the Northeast corner of a tract of land described by deed to the City of Crowley as recorded in Volume 7898, Page 462 of said Deed Records;

THENCE South 88 degrees 27 minutes 52 seconds West, 48.16 feet (South 89 degrees 42 minutes 40 seconds West, 48.20 feet deed) with the north line of said City of Crowley Tract, being the North line of Skelly Street to a 5/8 inch iron rod with cap stamped "ANA" set;

THENCE North 00 degrees 15 minutes 45 seconds East (North 00 degrees 13 minutes 15 seconds East deed), with the east line of Speilman Addition to the City of Crowley as recorded in Volume 388-Z, Page 87 of said Deed Records, with the East line of tract of land described by deed to D.C. Broussard, as recorded in Volume 7982, Page 1004 of said Deed Records, a tract of land described by deed to G.L. Rutledge, as recorded in Volume 3298, Page 345 of said Deed Records, a tract of land described by deed to F.R. Crouch as recorded in Volume 7015, Page 993, of said Deed Records, continuing in all a distance of 1275.68 feet (1274.73 feet deed) to a 60D nail found in the South line of said S.T. Wells Survey and the north line of said John Click Survey, for the Northeast corner of said Crouch tract;

THENCE North 89 degrees 43 minutes 19 seconds West, 119.26 feet (North 89 degrees 54 minutes 15 seconds West, 120.00 feet deed) with said survey line to a one inch iron rod found for the Southwest corner of said S.T. Wells Survey, and a Southeast corner of the M. Walters Survey, Abstract Number 1598;

THENCE North 00 degrees 23 minutes 51 seconds East, 199.93 feet (North 00 degrees 08 minutes 25 seconds East, 200.00 feet deed) with a common line of said Wells and Walters Surveys to a 1/2 inch iron rod found for the Southwest corner of Lot 1, Block L, Block 388-198, Page 5 of said Plat Records;

THENCE South 89 degrees 51 minutes 35 seconds East (South 89 degrees 51 minutes 35 seconds East deed and bearing base), at 1729.96 feet pass a 1/2 inch iron rod found in the east line of a right of way

Exhibit A

easement continuing in all 1827.45 feet with a South line of said Deer Creek Addition to a point in the center of North Beverly Street a variable width right-of-way easement as described by deed to the City of Crowley and recorded in Volume 15330, Page 305 of said Deed Records;

THENCE North 51 degrees 34 minutes 21 seconds East, 1694.35 feet (North 51 degrees 35 minutes 25 seconds East, 1695.51 feet deed) with a Northwest line of said Aztec Manufacturing Partnership, Ltd. tract to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right;

THENCE 359.83 feet (359.43 feet deed) with the arc of said non-tangent curve to the right and said Northwesterly line through a central angle of 37 degrees 58 minutes 17 seconds (37 degrees 55 minutes 44 seconds deed), with a radius of 542.96 feet and a chord which bears North 70 degrees 51 minutes 54 seconds East, 353.28 feet (North 70 degrees 33 minutes 17 seconds East, 352.90 feet deed) to a 1/2 inch iron rod found in the Westerly right of line of a tract of land described by deed to the Gulf, Colorado and Santa Fe Railway Company as recorded in Volume T, Page 67 of said Deed Records;

THENCE South 09 degrees 56 minutes 31 seconds West, 844.45 feet (South 09 degrees 50 minutes 55 seconds West, 843.96 feet deed) with said West right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set for the Northeast corner of a tract of land described by deed to said Railroad Company;

THENCE North 80 degrees 03 minutes 29 seconds West, 50.00 feet (North 80 degrees 05 minutes 00 seconds West, 50.00 feet deed) with said right-of-way line to a 1/2 inch iron rod found;

THENCE South 09 degrees 56 minutes 31 seconds West, 295.91 feet (South 09 degrees 55 minutes 00 seconds West, 296.00 feet deed) with said right-of-way line to a 1/2 inch iron rod found;

THENCE South 80 degrees 03 minutes 29 seconds East, 50.00 feet (South 80 degrees 05 minutes 00 seconds East, 50.00 feet deed) with said right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set;

THENCE South 09 degrees 56 minutes 31 seconds West, 314.04 feet (South 09 degrees 55 minutes 00 seconds West, 314.50 feet deed) with said west right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set;

THENCE South 89 degrees 54 minutes 01 seconds West, 649.78 feet (South 89 degrees 50 minutes 00 seconds West, 649.14 feet deed) with the North line of a tract of land described by deed to Aztec Manufacturing Partnership, Ltd. as recorded in Volume 10465, Page 1290 of said Deed Records to a one inch iron rod found;

THENCE North 87 degrees 58 minutes 52 seconds West, at 712.05 feet (North 87 degrees 56 minutes 00 seconds West, 712.32 feet deed) with said North line pass a one inch iron rod found continuing in all 902.46 feet to a 5/8 inch iron rod with cap stamped "ANA" set in the West right-of-way line of a right-of-way easement recorded in Volume 15330, Page 305 and 306 of said Deed Records, for the beginning of a non-tangent curve to the left;

THENCE 359.24 feet with the arc of said non-tangent curve to the left and said west right-of-way line through a central angle of 17 degrees 44 minutes 39 seconds, with a radius of 1160.00 feet and a chord which bears South 09 degrees 33 minutes 45 seconds West, 357.81 feet to a 5/8 inch iron rod with a cap stamped "ANA" set;

THENCE South 00 degrees 41 minutes 26 seconds West, 1408.50 with said west right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set in the north line of a tract of land described by deed to J. McKensie as recorded in Volume 12742, Page 541 of said Deed Records;

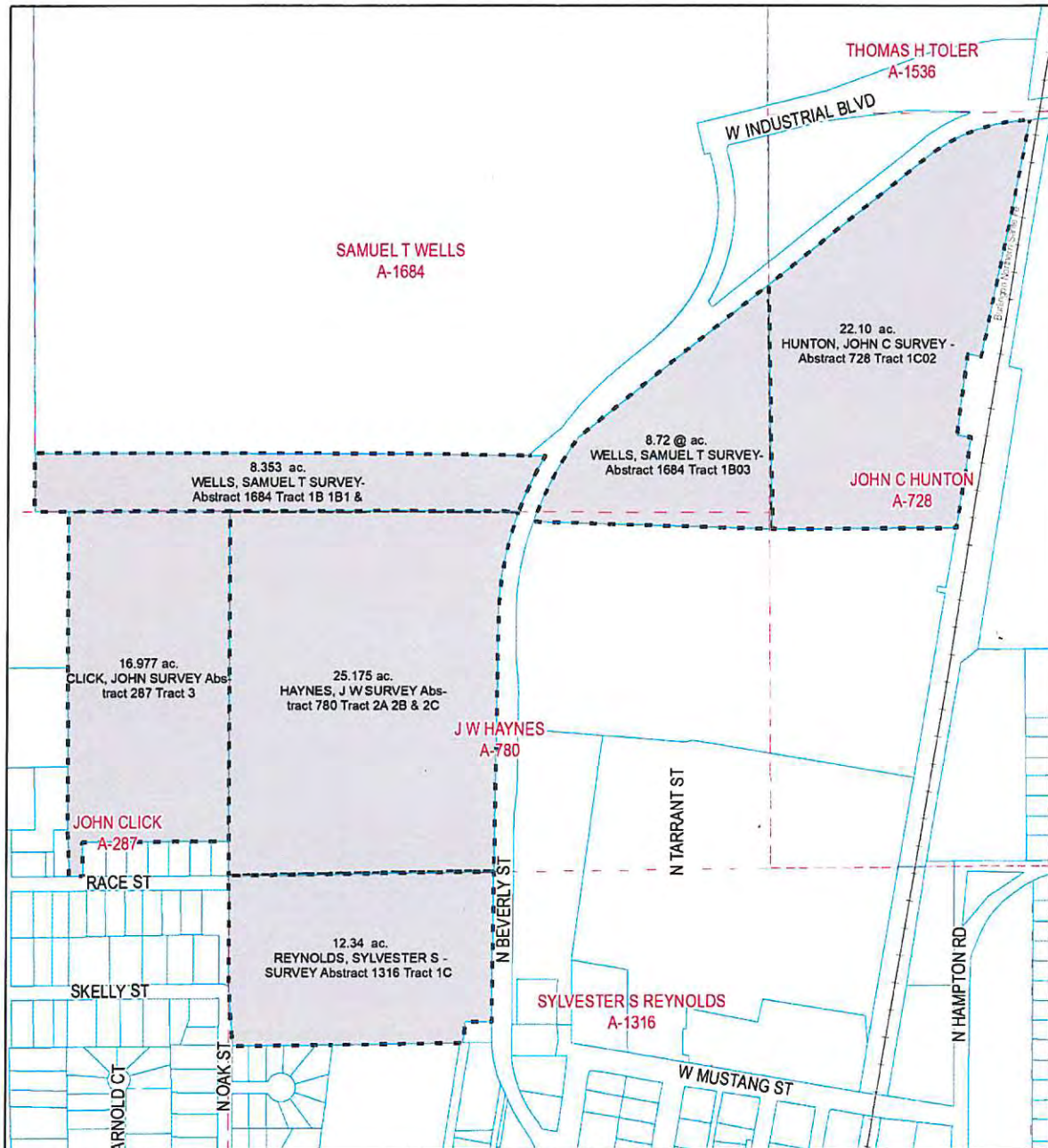
Exhibit A

THENCE North 89 degrees 28 minutes 02 seconds West, 91.89 feet (North 88 degrees 51 minutes 00 seconds West deed) with the north line of said J. McKensie tract to a 5/8 inch iron rod found;

THENCE South 04 degrees 37 minutes 17 seconds West, 67.89 feet (South 05 degrees 17 minutes 05 seconds West, 69.62 feet deed) with the west line of said J. McKensie tract to a 1/2 inch iron rod found in the north line of a tract of land described by deed to G.H. Walls as recorded in Volume 3908, Page 609 of said Deed Records;

THENCE South 89 degrees 50 minutes 42 seconds West, 824.09 feet (South 89 degrees 50 minutes 15 seconds West, 824.17 feet deed) with said north line of said Block 1, Country Creek Estates to the Point of Beginning and containing 93.865 acres (4,088,743 square feet) of land more or less.

Exhibit A



KARIS MMD

--- Southeast Tract 93.865 Acres - Abstract
 □ TAD Parcel
 — Railway



0 100 200 300 400 500 Feet

Data Sources: Tarrant CAD, USDA NAIP
 HHA LLP, TNRIIS, TXDOT
 Date: 10/18/2018

Karis MMD Northeast Tract: 380.083 acres

BEING a tract of land situated in the F.M. Wells Survey, Abstract No. 1683, the J.A. Gill Survey, Abstract No. 568, the S.T. Wells Survey, Abstract No. 1684, the T.H. Toler Survey, Abstract No. 1536, and the J.C. Hunton Survey, Abstract No. 728, and being all of the Deer Creek Addition, Phase I, as shown on Plat recorded in Volume 388-198, Page 5, of the Plat Records of Tarrant County, Texas and said tract of land and said addition being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe at the Northwest corner of said F.M. Wells Survey, said point being 0.2 feet North and 0.6 feet West of a fence corner;

THENCE North 89 degrees 44 minutes 25 seconds East, along the North line of said F.M. Wells Survey and the general line of a fence, a distance of 2600.31 feet to an iron rod at a fence corner for the Northeast corner of said F.M. Wells Survey;

THENCE South 00 degrees 07 minutes 44 seconds East, along the East line of said F.M. Wells Survey and the general line of a fence, a distance of 1180.77 feet to an iron rod at a fence corner;

THENCE North 87 degrees 30 minutes 27 seconds East, along the general line of a fence, a distance of 1252.77 feet to an iron rod at a fence corner in the Westerly right-of-way line of the Gulf, Colorado and Santa Fe Railroad;

THENCE South 01 degrees 36 minutes 43 seconds West, along said Westerly right-of-way line and the general line of a fence, a distance of 267.19 feet to an iron rod at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 16 minutes 42 seconds, a radius of 11,409.30 feet and a long chord which bears South 05 degrees 42 minutes 55 seconds West, a distance of 1647.05 feet;

THENCE along said non-tangent curve to the right and said Westerly right-of-way line, a distance of 1648.49 feet to an iron rod;

THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly right-of-way line and the general line of a fence, at 94.64 feet passing an iron rod in the Northerly line of a Texas Electric Service Company tract of land, recorded in Volume 3602, Page 156, of the Deed Records of Tarrant County, Texas, and at 245.26 feet passing the Southerly line of said Texas Electric Service Company tract, in all a distance of 976.63 feet to an iron rod in the Southerly line of a City of Crowley right-of-way easement recorded in Volume 6428, Page 183, Deed Records, Tarrant County, Texas, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 37 degrees 58 minutes 16 seconds, a radius of 542.96 feet and a long chord which bears South 70 degrees 46 minutes 17 seconds West, a distance of 353.28 feet;

THENCE leaving the Westerly line of said railroad right-of-way and along the Southerly line of said City right-of-way easement and curve to the left an arc distance of 359.83 feet to an iron rod;

THENCE South 51 degrees 29 minutes 19 seconds West, along said Southerly line and the general line of a fence, a distance of 1695.67 feet to an iron rod;

THENCE North 89 degrees 57 minutes 38 seconds West, leaving said Southerly line and said fence line, a distance of 1827.42 feet to an iron rod in the West line of said S.T. Wells survey;

THENCE North 00 degrees 27 minutes 46 seconds West, along the West line of said S.T. Wells Survey and the general line of a fence, at 2187.51 feet passing an iron rod in the Southerly line of said Texas Electric Service Company tract, and at 2338.12 feet passing the Northerly line of said Texas Electric

Exhibit A

Company tract, in all a distance of 2486.56 feet to an iron rod at the Northwest corner of said S.T. Wells Survey and the Southwest corner of said F.M. Wells Survey;

THENCE North 00 degrees 00 minutes 57 seconds East, along the West line of said F.M. Wells Survey and the general line of a fence, a distance of 1166.81 feet to an iron rod;

THENCE North 00 degrees 18 minutes 47 seconds West, along the West line of said F.M. Wells Survey and the general line of a fence, a distance of 1500.33 feet to the PLACE OF BEGINNING and containing 16,556,402 square feet or 380.083 acres of land, more or less;

SAVE AND EXCEPT a tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 3602, Page 156 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the intersection of the Northerly line of said Texas Electric Service Company tract and the West line of the S.T. Wells Survey, Abstract No. 1684, said iron rod being South 00 degrees 27 minutes 46 seconds East, 148.45 feet from the Northwest corner of said S.T. Wells Survey;

THENCE South 85 degrees 20 minutes 24 seconds East, along said Northerly line, a distance of 3669.84 feet to an iron rod in the Westerly right-of-way line of the Gulf, Colorado and Santa Fe Railroad;

THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly right-of-way line, a distance of 150.62 feet to an iron rod in the Southerly line of said Texas Electric Service Company tract;

THENCE North 85 degrees 20 minutes 24 seconds West, along said Southerly line, a distance of 3642.75 feet to an iron rod in the West line of said S.T. Wells Survey;

THENCE North 00 degrees 27 minutes 46 seconds West, along said West line, of a distance of 150.60 feet to the PLACE OF BEGINNING and containing 548,444 square feet or 12.591 acres of land more or less;

SAVE AND EXCEPT a 100 foot wide strip of land being West of and adjacent to the existing Gulf, Colorado and Santa Fe Railroad right-of-way and said strip of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the intersection of the existing Westerly railroad right-of-way line and the Northerly line of a Texas Electric Service Company tract recorded in Volume 3602, Page 156, of the Deed Records of Tarrant County, Texas;

THENCE North 85 degrees 20 minutes 24 seconds West, leaving said Westerly line and along said Northerly line, a distance of 100.41 feet to an iron rod;

THENCE North 09 degrees 51 minutes 29 seconds East, leaving said Northerly line, a distance of 103.73 feet to an iron rod at the beginning of a non-tangent curve to the left having a central angle of 08 degrees 16 minutes 42 seconds, a radius of 11,309.30 feet and a long chord which bears North 05 degrees 42 minutes 55 seconds East, a distance of 1632.62 feet;

THENCE along said non-tangent curve to the left an arc distance of 1634.04 feet to an iron rod;

THENCE North 01 degrees 36 minutes 43 seconds East, a distance of 260.80 feet to an iron rod;

THENCE North 87 degrees 30 minutes 27 seconds East, a distance of 100.26 feet to an iron rod in said existing Westerly railroad right-of-way;

Exhibit A

THENCE South 01 degrees 36 minutes 43 seconds West, along said Westerly line, a distance of 267.19 feet to an iron rod at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 16 minutes 42 seconds, a radius of 11,409.30 feet and a long chord which bears South 05 degrees 42 minutes 55 seconds West, a distance of 1647.05 feet;

THENCE along said Westerly line and said non-tangent curve to the right, an arc distance of 1648.49 feet to an iron rod;

THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly line, a distance of 94.64 feet to the PLACE OF BEGINNING and containing 200,409 square feet or 4.601 acres of land, more or less.

SAVE AND EXCEPT a 60 foot wide right-of-way easement to the City of Crowley, recorded in Volume 6428, Page 183 of the Deed Records of Tarrant County, Texas and said right-of-way easement being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the intersection of the Southerly line of said right-of-way easement and the Westerly line of the Gulf, Colorado and Santa Fe Railroad right-of-way, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 37 degrees 58 minutes 16 seconds, a radius of 542.96 feet and a long chord which bears South 70 degrees 46 minutes 17 seconds West, a distance of 353.28 feet;

THENCE along said Southerly line and said non-tangent curve to the left an arc distance of 359.83 feet to an iron rod;

THENCE South 51 degrees 29 minutes 19 seconds West, along said Southerly line, a distance of 1695.67 feet to an iron rod;

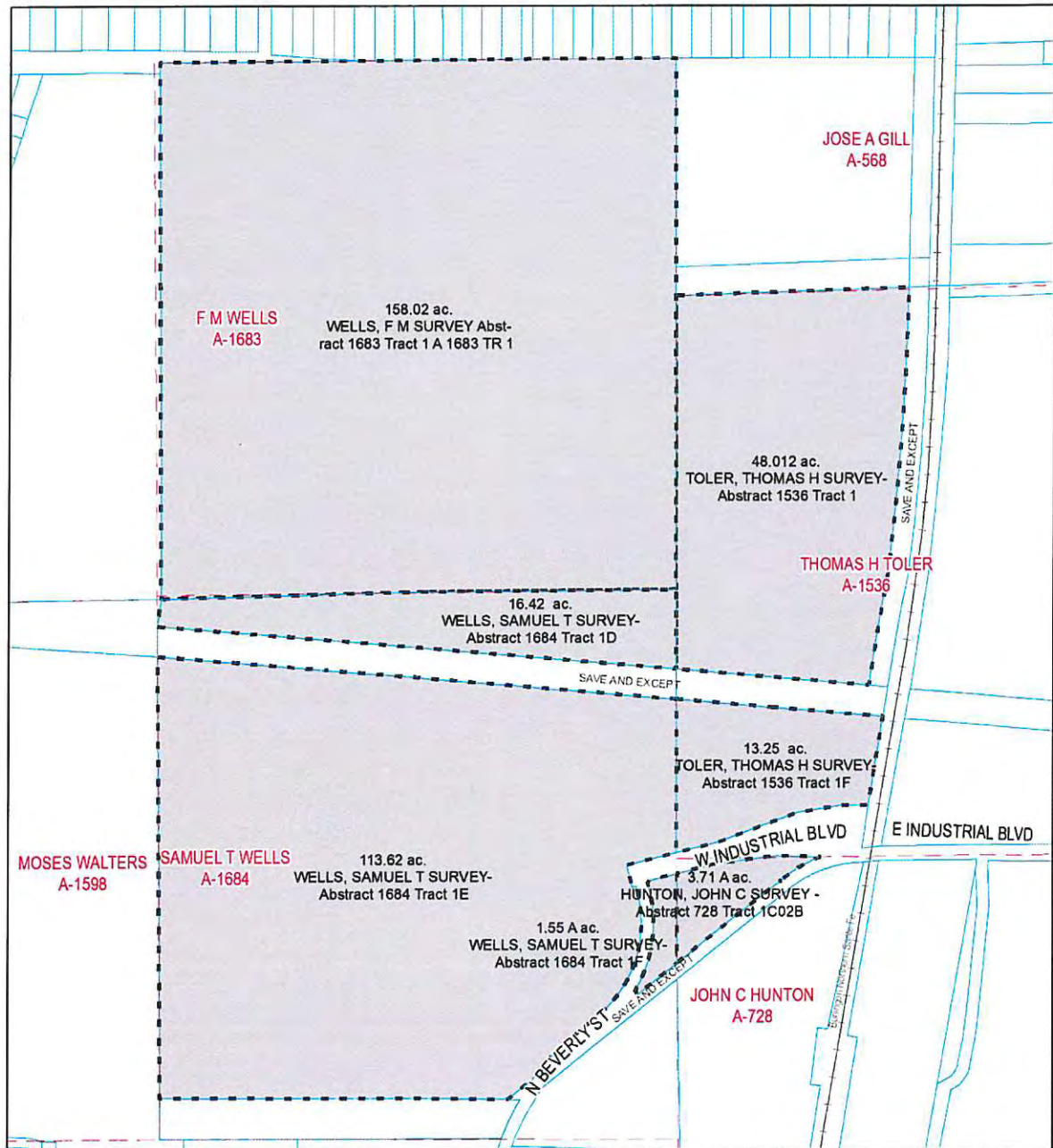
THENCE North 89 degrees 57 minutes 38 seconds West, leaving said Southerly line, a distance of 96.28 feet to an iron rod in the Northerly line of said right-of-way easement;

THENCE North 51 degrees 29 minutes 19 seconds East, along said Northerly line, a distance of 1770.97 feet to an iron rod at the beginning of a non-tangent curve to the right having a central angle of 39 degrees 00 minutes 53 seconds, a radius of 602.96 feet and a long chord which bears North 71 degrees 15 minutes 49 seconds East, a distance of 402.69 feet;

THENCE along said Northerly line and said non-tangent curve to the right an arc distance of 410.58 feet to an iron rod in said Westerly railroad right-of-way;

THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly line, a distance of 60.85 feet to the PLACE OF BEGINNING and containing 127,111 square feet or 2.918 acres of land, more or less.

Exhibit A



KARIS MMD

- Northeast Tract 380.083 Acres
 Abstract
- TAD Parcel
- Railway




0 500 1,000 Feet

Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRIS, TXDOT
Date: 10/18/2018




Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To:  1/23/14
Chris S. Ulmann, P.E., Manager
Districts Section

Date: January 23, 2019

From:  1/23/14
Randy Waclawczyk, Leader
Districts Bond Team

Subject: Docket No. 2018-1540-DIS. Petition by The Nehemiah, LLC for the Creation of Karis Municipal Management District of Tarrant County; Pursuant to Chapter 375, Texas Local Government Code and Chapter 49, Texas Water Code.
TCEQ Internal Control No. D-09072018-007 (TC)
CN: 60466502 RN: 110493608

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Karis Municipal Management District of Tarrant County (District). On August 3, 2018, the petition was signed by Mr. David Hawes, Managing Partner of Hawes Hill & Associates, LLP, on behalf of The Nehemiah, LLC (Petitioner). In compliance with 30 Texas Administrative Code (30 TAC) § 293.11(j)(1), the petition states that the Petitioner constitutes a majority of the value of the holders of title of the land within the proposed District, as indicated by the tax rolls of Central Appraisal District of Tarrant County, Texas. Lienholders do not exist on the property.

The District is proposed to be created and organized according to the terms and provisions of Article XVI, § 59, and Article III, §§ 52 and 52(a) of the Texas Constitution, and Chapter 375, Texas Local Government Code (TLGC), and Chapter 49, Texas Water Code.

Location and Access

The proposed District is located within the southwest portion of Tarrant County. The District encompasses 4 separate land tracts totaling approximately 569.811 acres located five miles south of Interstate 20, between Chisholm Trail Parkway and Interstate 35W. Access to the proposed District properties may be achieved via several points including Industrial Boulevard from the east and Roundtree Lane from the south. The petition states that all the property subject to assessment within the proposed District is located wholly within the corporate limits of the City of Crowley (City), Tarrant County, Texas and the City of Crowley Tax Increment Reinvestment Zone Number One (TIRZ). No portion of the property is located within the corporate

boundaries of any other incorporated city, town or village.

Metes and Bounds Description

The proposed District contains a tract of land totaling 569.811. The metes and bounds description of the proposed District has been checked by the TCEQ's staff and has been found to form an acceptable closure.

City Consent

By Resolution No. R07-2018-297, passed and adopted July 19, 2018, the City gave its consent to the petition for creation of the proposed District. Accordingly, the requirement of 30 TAC § 293.11(j)(1)(F) has been satisfied.

Statements of Filing Petition

Evidence of filing the petition with the Tarrant County Clerk's office, the TCEQ's Dallas/Fort Worth regional office, Texas state representative, and Texas state senator has been provided.

Notice Requirements

Proper notice of the application was published on December 26, 2018 and January 2, 2019, in the *Fort Worth Star Telegram*, a newspaper regularly published or circulated in Tarrant County; the county in which the district is proposed to be located. Accordingly, the notice requirements of 30 TAC § 293.12(g)(2) and TLGC § 375.024(a) have been satisfied.

Developer Qualifications

Application material indicates that the proposed District will be developed by The Nehemiah, LLC. Nehemiah has conducted numerous redevelopment of infill locations in the Arlington/Dallas Fort Worth Metroplex with their primary focus on housing.

Type of Project

The proposed District will not be considered a "developer project" as defined by 30 TAC § 293.44 (a).

Appraisal District Certificate

By certificate dated June 21, 2018, the Tarrant Appraisal District certified that the tax rolls indicate that the three Petitioners, Bauer Farms & Land LLC, Gerald J. Bauer Trust, and MYWC LLC, represents the majority property value in the proposed District.

Temporary Directors

The Petition requests TCEQ approval of the appointment of five temporary directors, listed as follows:

<u>2-Year Term</u>	<u>4-Year Term</u>
Ron Smith	Michael McFarland
Tom O'Dwyer	Cody Klipfel
	Martin Sprandley

Submitted within the application were notarized affidavits for each of the proposed temporary directors, indicating that each meets the qualification requirements of TLGC § 375.063.

Pursuant to TLGC § 375.062, the Petitioner requests that the TCEQ divide the temporary directors into two groups, with two directors serving two-year terms and three directors serving four-year terms, as indicated above.

B. PURPOSE AND ANALYSIS OF PROPOSED CREATION

Purpose of the Proposed Creation

The purpose for creating the proposed District is to provide for a mechanism to finance long-term maintenance of public improvements including public landscaping and open spaces areas, and operation requirements for the Karis development within the Reinvestment Zone Number 1, City of Crowley, Texas (TIRZ) and to provide a pathway for implementing TIRZ projects. The TIRZ and the City will be responsible for providing water, wastewater and drainage improvements for the District. The District may issue TIRZ contract revenue bonds on behalf of the TIRZ subject to City approval, using revenues pledged by the TIRZ. It should be noted that the District will not be issuing any debt, nor constructing any water, wastewater or drainage construction, via District revenue.

The Karis development is a master planned community that includes amenities and infrastructure consisting of approximately 2,050 single family and townhomes, valued at approximately \$300,000 each. Signature parks, pocket parks, trails, and open space areas and public infrastructure improvements are also planned across the community. Development plans are incorporated into the November 2018 *Reinvestment Zone Number 1, City of Crowley, Texas, Final Project Plan and Financing Plan* prepared by Hawes Hill & Associates, LLP (Plan). The total estimated Karis development valuation, as described in the Plan, is estimated to exceed \$694,000,000 by the year 2052.

The District is proposing a \$0.25 per \$100 assessed valuation maintenance^[KM1] and operation tax for the life of the TIRZ (through 2052). The maintenance and operation tax must be approved by a majority vote of the home owners in the District. While municipal management districts created pursuant to TLGC Chapter 375 are not allowed to assess residential property, the districts do have capacity to levy a tax, once

such a tax is approved by a majority vote within the District. Once created, the proposed District intends to set a tax election on the ballot and seek voter approval for the same from the Karis subdivision residents.

The following summarizes the estimated 35-year budget for the District.

TIRZ Bond Debt Service	\$35,350,374 ⁽¹⁾
Landscaping Maintenance	
Mowing	\$4,156,966
Weeding	1,247,090
Bark Freshen	381,055
Color Freshen	311,772
Irrigation Maintenance	<u>831,393</u>
Total Landscaping Maintenance	\$6,928,276
Administration	
• Administration of District	\$1,470,000
• Legal	840,000
• Audit/Tax Services	756,000
• Accounting	840,000
• Office Expenses	294,000
• Creation Fee	35,000
Total Administration	\$4,235,000
Total Estimated Budget	\$46,513,650

- (1) The District will issue the debt incurred by the TIRZ. City tax revenue, and not District tax revenue, will be used to service the TIRZ bond debt.

Impact on Natural Resources

The creation of the proposed District is expected to have no unreasonable effect on land elevation, groundwater levels, recharge capability, subsidence, natural runoff rates, drainage, or water quality.

The Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0430K indicates that approximately 14.8 acres of the proposed District lies within the mapped Zone "A" flood plain. No development is planned within the Zone "A" flood plain nor is any Zone "A" flood plain reclamation proposed.

C. SPECIAL CONSIDERATIONS

Hearing Action

Pursuant to TLGC § 375.023, the TCEQ shall conduct a hearing to consider the petition received requesting the creation of a municipal management district and its necessity,

the feasibility of the proposed District's projects, and the benefit it represents for the land within its boundary.

Powers of Municipal Management Districts

Municipal management districts have the general powers granted to conservation and reclamation districts pursuant to Article XVI, § 59 of the Texas Constitution, including those conferred by Chapters 49, Texas Water Code. Pursuant to § 52, Article III, and § 52(a), Article III of the Texas Constitution, MMDs also have the powers and authorities granted to road utility districts which includes the power to levy ad valorem taxes for construction and maintenance of roads, and for the provision of mass transit services. MMDs may borrow money, purchase or lease property, enter into agreements for joint use of facilities, establish fees for use of district facilities or property, pursue grants from government or private entities, among other things. MMDs do not have the power of eminent domain.

D. CONCLUSIONS

1. Based on TCEQ policy, compliance with TCEQ rules and review of the supporting documents, the proposed District is considered feasible, practicable, would be a benefit to the land within the proposed District.
2. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

E. RECOMMENDATIONS

1. Grant the petition for the creation of Karis Municipal Management District of Tarrant County.
2. The order granting the petition should include the following statements:

"This Order shall in no event be construed as an approval of any proposed agreements or of any particular items in any documents provided in support of the petition for creation, nor as a commitment or requirement of the TCEQ in the future to approve or disapprove any particular items or agreements in future applications submitted by the District for TCEQ consideration."

"This Order shall not constitute approval or recognition of the validity of any provision in the City of Crowley's creation Resolution No. R07-2018-297, passed and adopted July 19, 2018, and any other ordinance/resolution incorporated therein by reference to the extent that such provisions exceed the authority granted to the City of Crowley by the laws of the State of Texas."
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

4. Appoint the following five temporary directors with terms, as noted, to serve until permanent directors are elected and qualified:

2-Year Term
Ron Smith
Tom O'Dwyer

4-Year Term
Michael McFarland
Cody Klipfel
Martin Sprandley

F. ADDITIONAL INFORMATION

The petitioner's professional representatives are:

Project Coordinator: Mr. David Hawes - Hawes Hill & Associates, LLP

Petition for Creation (contains Exhibits A-F)

PETITION FOR CREATION OF
KARIS MANAGEMENT DISTRICT

TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

We, the undersigned, hereafter called "Petitioners," both holding title to and/or interest therein the boundaries of the proposed "Karis Management District," herein-after described, and acting pursuant to Chapter 375 of the Texas Local Government Code, and Title 30, Texas Administrative Code (TAC), Sections 293.11(a)(7) and 293.11(j)(1). Pursuant to both, we hereby respectfully petition the Texas Commission on Environmental Quality to give the required public notice, to hold the required hearing, and to create the Karis Management District, hereinafter referred to as the "District" and submit to the Honorable Commission the following facts and findings:

I.

The boundaries of the proposed District, consisting of contiguous parcels of land, are described in Exhibit A attached hereto and made a part hereof by this reference.

II.

The proposed area of the District is an area devoted primarily to residential development and business activity and located wholly inside the boundary of City of Crowley, Texas.

III.

The attached petitions in Exhibit B represent a majority of the value of property in the proposed district.

IV.

The specific purposes of this District are to further the public purposes set forth in Chapter 375 of the Texas Local Government Code, as amended (the "Act") and includes promoting economic development, public health, safety and welfare, and commerce.

V.

The general nature of the work, projects, or services proposed to be provided will consist of infrastructure improvements (including debt service), long-term maintenance of infrastructure improvements, as well as maintenance of area landscaping and monumentation.

Infrastructure improvements will enhance economic opportunity in the area and improve mobility and connectivity. Long-term maintenance of the improvements, including landscaping and monumentation is necessary to ensure capital projects don't deteriorate over time and ensure the attractiveness and economic vitality of the area.

The cost of the provision of these projects and services are estimated to be approximately \$46,513,650 over thirty-five years, to be financed, if approved by the voters of the District, by levying an ad valorem tax on properties in the District. (See Exhibit C).

VI.

The name of the proposed District is the "Karis Management District."

VII.

The proposed list of initial directors and initial terms of service are described on Exhibit D, attached hereto and made a part hereof by this reference. Also provided herein is a summary of the qualifications of each director and affidavits executed by each petitioning the Commission for appointment to the board of directors as initial directors.

VIII.

The District has perpetual succession under current law. The Board, however, may consider action as shall be appropriate to dissolve the District, if it determines and concludes the District is not a benefit to the area included within the District, and to the City of Crowley and Tarrant County.

IX.

Attached as Exhibit E and made a part hereof by this reference is a certified copy of the resolution by the City Council of the City of Crowley in support of the creation of the District.

X

Attached as Exhibit F and made a part hereof by this reference is a certificate from the Tarrant County Appraisal District, providing validation as required by Section 49.184 of the Water Code of the metes and bounds of the district, verified against the appraisal district facet maps, and certified copies of the list of tax accounts comprising the district as proposed.

XI.

The District may do anything necessary, convenient, or desirable to carry out the powers expressly granted or implied by the state law.

Wherefore, Petitioners pray that proper notice be issued, and that proper hearings be held, upon such hearing the Texas Commission on Environmental Quality finds this District and project is feasible and necessary and would benefit the public considering the availability of comparable services from other systems, including special districts, municipalities, and regional authorities and the reasonableness of the proposed public purpose projects and services that this Commission issue its Order creating the "Karis Management District" stating the specific purposes for which the District is created and appointing the initial directors.

On behalf of all individuals represented by those petitions attached hereto as Exhibit "B" and respectfully submitted,

By:



Name David Hawes (On behalf of The Nehemiah, L.L.C.)

Title Managing Partner, Hawes Hill & Associates

Date

Aug 3, 2018

STATE OF TEXAS

COUNTY OF Harris

§
§
§

This instrument was acknowledged before me on the 3rd day of August, 2018, by David Hawes.

Lesley Hill

Notary, State of Texas

[Seal]

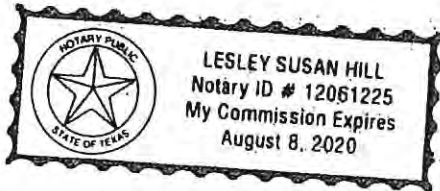
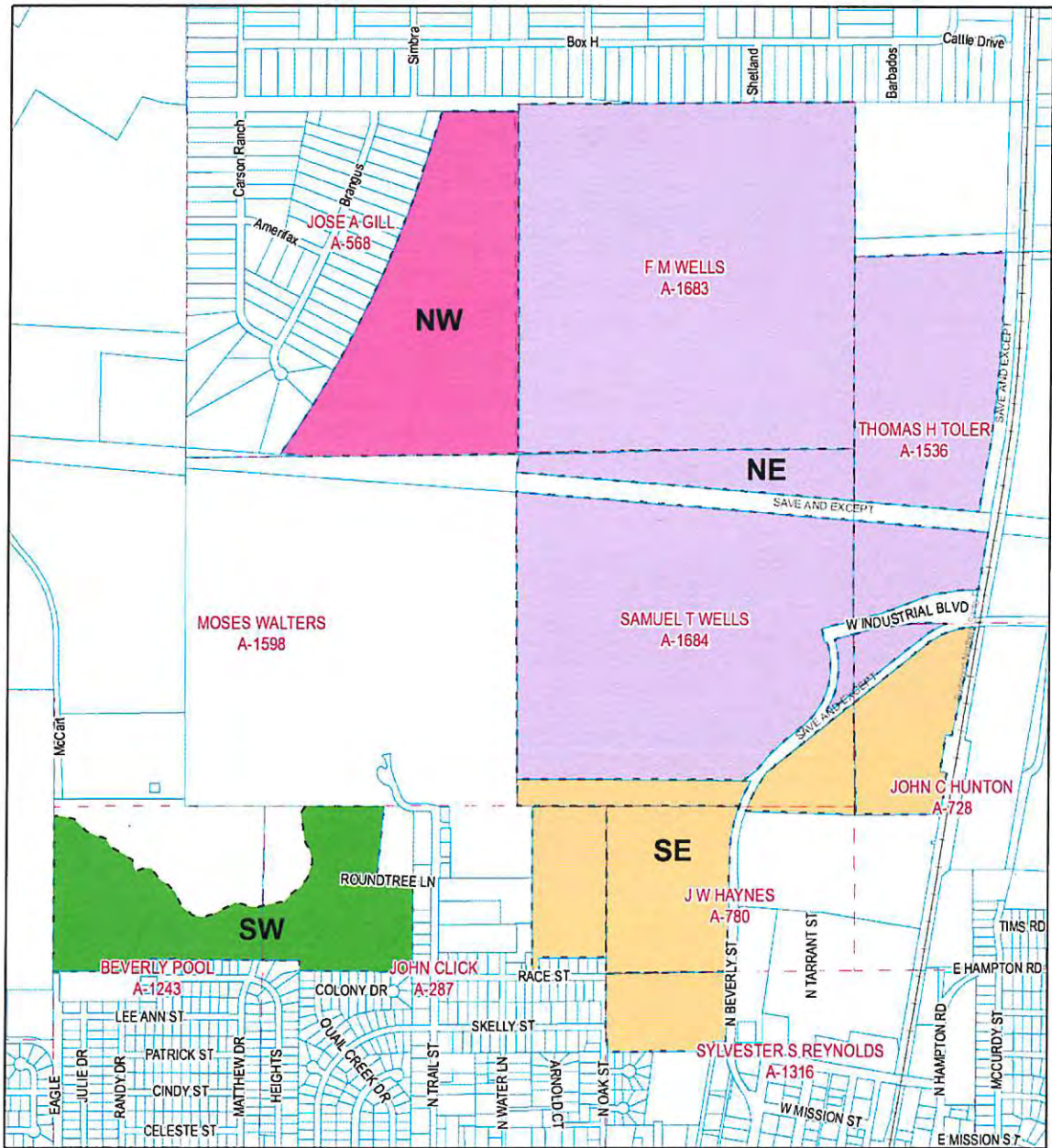


Exhibit A



KARIS MMD

- Southwest Tract
- Northeast Tract
- Southeast Tract
- Northwest Tract
- TAD Parcel
- Railway
- Abstract



0 500 1,000 Feet

Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRIIS, TXDOT
Date: 10/18/2018

Karis MMD, Southwest Tract: 73.625 acres

A tract of land out of the John Click Survey, Abstract No. 297, and the Beverly Pool Survey, Abstract No. 1243, Tarrant County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a set 1/2" steel rod in the south right-of-way line of Roundtree Lane, a 50 feet wide public, at the northwest corner of that tract conveyed to Frank E. House and wife, Mary Lou House, by Warranty Deed recorded in Volume 4131, Page 101, Deed Records, Tarrant County, Texas, said point also being by deed call, East, 1157.0 feet and North, 2046.8 feet from the southwest corner of said Click Survey;

THENCE South 00° 32' 00" East along a fence line and along the west line of House tract and its southerly extension, 663.33 feet to a set 1/2" steel rod at the northeast corner of Lot 23, Block 5, Quail Creek Addition to the City of Crowley, Tarrant County, Texas, according to the plat recorded in Volume 388-63, Page 28, Plat Records, Tarrant County, Texas;

THENCE North 89° 20' 00" West (basis of bearings) along a fence and along the north line of Block 5 of said Quail Creek Addition, passing the northwest corner thereof and the east right-of-way line (north terminal end) of Quail Creek Drive, a 50 feet wide public street, at 701.70 feet, and continuing along the north line of said Quail Creek Drive, passing the west right-of-way line and the northeast corner of Block 1 of said Quail Creek Addition at 751.50 feet, and continuing along the north line of Block 1 of said Quail Creek Addition, in all 871.70 feet to a found 1/2" steel rod at the northwest corner of Lot 22 of said Block 1, said point also being southeast corner of Lot 42, Block 1, Quail Creek Addition to the City of Crowley, Tarrant County, Texas, according to the plat recorded in Volume 388-184, Page 64 of said Plat Records;

THENCE North 00° 40' 00" East along a fence and along the east line of Lot 42, Block 1 of said Quail Creek Addition, 90.00 feet to a found 5/8" steel rod at the northeast corner thereof;

THENCE North 89° 20' 00" West along a fence and along the north line of Block 1 of said Quail Creek Addition, passing the northwest corner thereof and the east right-of-way line (north terminal end) of Matthew Drive, a 50 feet wide public street at 311.90 feet, and continuing along the north line of said Matthew Drive, passing the west right-of-way line and the northeast corner of Block 17 of said Quail Creek Addition at 361.90 feet, and continuing along the north line of Block 17 of said Quail Creek Addition, passing the northwest corner thereof and the east right-of-way (north terminal end) of Bryan Drive, a 50 feet wide public street at 1038.00 feet, and continuing along the north line of said Bryan Drive, passing the west right-of-way line and the northeast corner of Block 16 of said Quail Creek Addition at 1088.00 feet, and continuing along the north line of Block 16 of said Quail Creek Addition, in all 1208.00 feet to a set 1/2" steel rod at the northwest corner of Lot 7 of said Block 16;

THENCE South 00° 40' 00" West along a fence and along the west line of Block 16 of said Quail Creek Addition, 89.40 feet to a set 1/2" steel rod, said point lying South 89° 30' 18" East, 5.00 feet from the northeast corner of that tract conveyed to Crowley Greenhouse, Inc., by Warranty Deed recorded in Volume 5972, Page 173 of said Deed Records;

THENCE North 89° 30' 18" West along a fence, passing said northwest corner at 5.00 feet and passing the northwest corner of said Crowley Greenhouse, Inc., tract at 589.00 feet, in all, 644.53 feet to a found 1/2" steel rod in the west line of said Beverly Pool Survey, the east line of the Hiram Riddle Survey, Abstract No. 1329, and in the east line of that tract conveyed to James Hampton by Warranty Deed in Volume 9102, Page 2124 of said Deed Records;

Exhibit A

THENCE North 01° 13' 35" East along the common line between said Pool and Riddle surveys and along the east line of said Hampton tract, 1304.48 feet to a found 5/8" steel rod at the most southerly southwest corner of that tract conveyed to Addison Wilson 111, Trustee, by Special Warranty Deed recorded in Volume 10794, Page 1090 of said Deed Records, said point also being the northwest corner of said Pool Survey and the southerly southwest corner of the Moses Walters Survey, Abstract No. 1598;

THENCE North 89° 57' 02" East along a fence, along the north line of said Pool Survey, the south line of said Walters Survey, and along the south line of said Wilson tract, at 60.03 feet passing a re-entrant corner thereof, said point also being the southwest corner of that tract conveyed to the Crowley Independent School District by Special Warranty Deed recorded in Volume 10150, Page 1231 of said Deed Records, continuing along the south line Crowley ISD tract, passing the southeast corner thereof at 720.17 feet, said point also being another re-entrant corner of said Wilson tract, and continuing along the south line of said Wilson tract, in all 944.68 feet to a found 5/8" steel rod at the southeast corner thereof, said point also being the west line of that tract conveyed to Fred R. Crouch by Partition Deed recorded in Volume 7015, Page 997 of said Deed Records;

THENCE South 01° 18' 47" West along a fence and along the west line of said Crouch tract, 56.81 feet to a found stone at the southwest corner thereof;

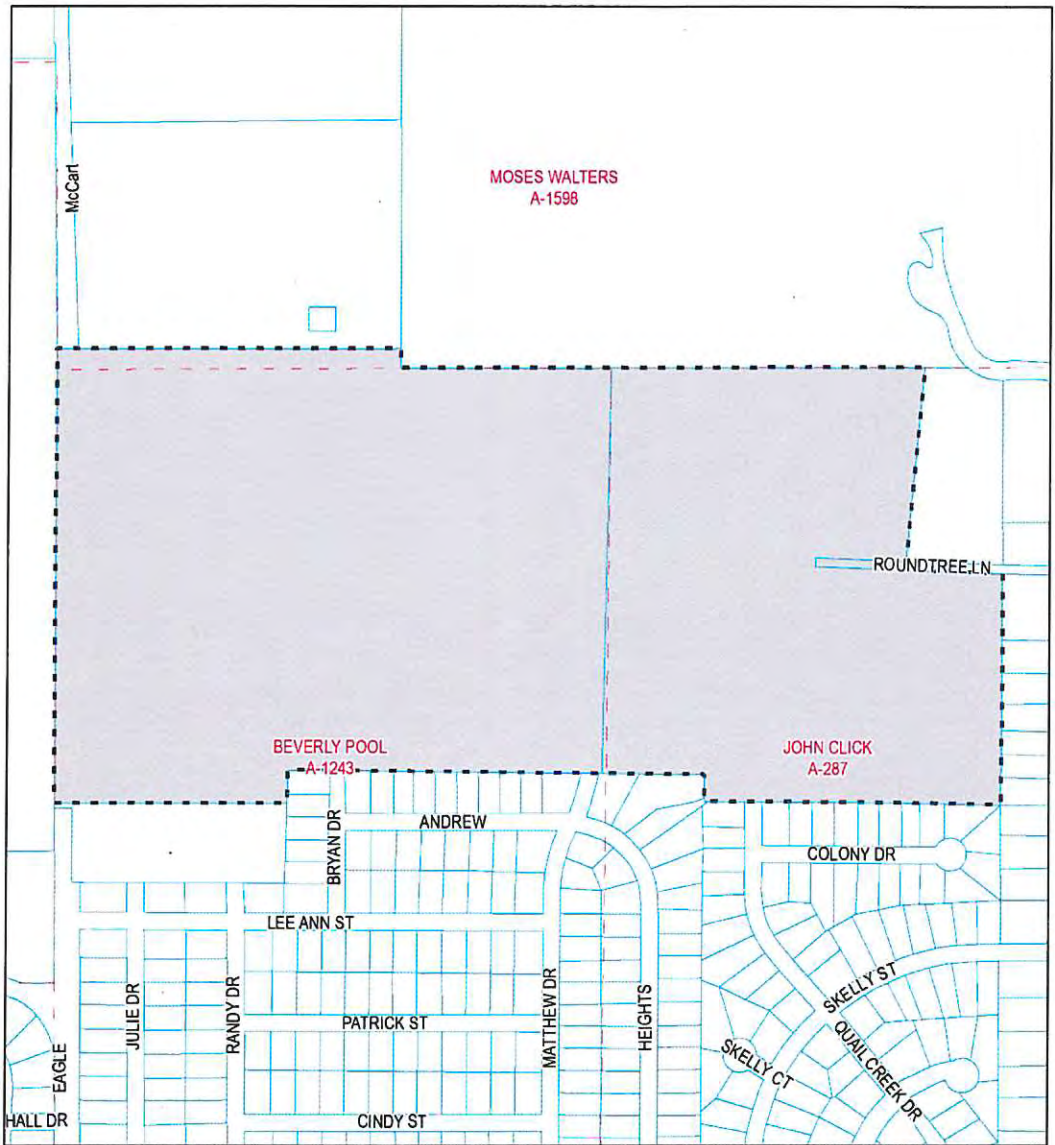
THENCE South 89° 19' 40" East along a fence and along the south line of said Crouch tract, the north line of said Pool Survey and the south line of said Walters Survey, passing the northeast corner of said Pool Survey and the northwest corner of said Click Survey at 601.21 feet, and continuing along the south line of said Crouch tract, the north line of said Click Survey and the south line of said Walters Survey, in all, 1540.35 feet to a set 1/2" steel rod at the northwest corner of that tract conveyed to Pamela C. Ellis by Owelty Deed recorded in Volume 7864, Page 2155 of said Deed Records;

THENCE South 05° 57' 25" West along a fence and along the west line of said Ellis tract, 547.60 feet to a set 1/2" steel rod at the southwest corner thereof, said point also being in the north right-of-way line (west terminal end) of said Roundtree Lane;

THENCE South 00° 32' 00" West along the terminal end of said Roundtree Lane, 50.00 feet to a set 1/2" steel rod in the south right-of-way line thereof;

THENCE South 89° 28' 00" East along the south right-of-way line of said Roundtree Lane, 276.00 feet to the POINT OF BEGINNING, and containing 73.625 acres (3,207,091 square feet)) of land, more or less.

Exhibit A



KARIS MMD

Southwest Tract 73.625 Acres Abstract
TAD Parcel

NORTH
0 100 200 300 400 500 Feet
Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRIIS, TXDOT
Date: 10/17/2018

SAVE AND EXCEPT: That portion of land conveyed in that certain Dedication Instrument Public Street Right-of-Way executed by MYWC, LLC to the City of Crowley, dated December 18, 2015, filed January 5, 2016, and recorded under Clerk's File No. D216001842, Real Property Records, Tarrant County, Texas.

SAVE and EXCEPT 19.480 acre tract from 73.625 acre Southwest Tract:

ALL that certain tract or parcel of land situated in the BEVERLY POOL SURVEY, Abstract 1243, Tarrant County, Texas and being a portion of that same tract described to MYWC, LLC in Document No. D212320034, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an old stone found at an "ell" corner in the north boundary line of Said MYWC tract and being the southwest corner of that same Tract 1 describe to Fred. R Crouch in Volume 7015, Page 997, Deed Records, Tarrant County, Texas

THENCE NORTH (base bearing per Crouch 7015/997 deed) with the common line between said MYWC and Crouch tracts, 57.00 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found at the southeast corner of Lot 1, Block 1, Rosemary Intermediate School Addition as recorded in Cabinet B, Slide 3403, Plat Records, Tarrant County, Texas and being an "ell" corner in said north boundary line;

THENCE south 89 degrees 34 minutes 00 seconds West with the said north boundary line and the south boundary line of said Lot 1, 944.85 feet to a nail found in the approximate centerline of McCart Avenue (a proposed 80' right-of-way) at the northwest corner of said MYWC tract;

THENCE South 00 degrees 51 minutes 15 seconds West with the west boundary line of said MYWC tract and generally along said centerline of McCart Avenue, 132.77 feet;

THENCE easterly generally along the centerline of a creek the following calls:

South 89 degrees 08 minutes 45 seconds East at 47.89 feet,
South 80 degrees 01 minutes 05 seconds East at 78.78 feet,
South 41 degrees 59 minutes 54 seconds East at 118.56 feet,
South 64 degrees 49 minutes 24 seconds East at 89.69 feet,
South 74 degrees 50 minutes 24 seconds East at 74.79 feet,
South 34 degrees 36 minutes 36 seconds East at 72.32 feet,
South 60 degrees 19 minutes 16 seconds East at 192.49 feet,
South 11 degrees 37 minutes 32 seconds East at 77.57 feet,
South 63 degrees 26 minutes 56 seconds East at 26.21 feet,
North 64 degrees 52 minutes 34 seconds East at 51.01 feet,
South 86 degrees 32 minutes 02 seconds East at 58.72 feet,
South 37 degrees 48 minutes 48 seconds East at 92.58 feet,
South 55 degrees 44 minutes 18 seconds East at 108.13 feet,
South 39 degrees 07 minutes 52 seconds East at 61.29 feet,
South 25 degrees 27 minutes 51 seconds East at 106.14 feet,
South 51 degrees 48 minutes 33 seconds East at 110.25 feet,
South 82 degrees 37 minutes 06 seconds East at 75.79 feet,
North 75 degrees 35 minutes 16 seconds East at 62.88 feet,
North 64 degrees 53 minutes 51 seconds East at 211.76 feet,
South 76 degrees 10 minutes 31 seconds East at 100.20 feet,
South 85 degrees 14 minutes 19 seconds East at 61.42 feet,
North 78 degrees 17 minutes 34 seconds East at 40.52 feet to the east boundary line of said Pool Survey;

THENCE NORTH with the said east survey line, 734.95 feet to the said north boundary line of the MYWC tract;

THEN North 89 degrees 42 minutes 00 seconds West with the said north boundary line, 606.64 feet to the PLACE OF BEGINNING and containing 19.480 acres, more or less.

SAVE and EXCEPT 5.079 acre tract from 73.625 acre Southwest Tract:

ALL that certain tract or parcel of land situated in the JOHN CLICK SURVEY, Abstract 287, Tarrant County, Texas and being a portion of that same tract described to MYWC, LLC in Document No. D212320034, Deed Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an old stone found at an "ell" corner in the north boundary line of said MYWC tract and being the southwest corner of that same Tract1 describe to Fred R. Crouch in Volume 7015, Page 997, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 42 minutes 00 seconds East with the north boundary line of said MYWC tract 606.64 feet to the west boundary line of the said Click Survey and being the POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH with the said west survey line, 734.95 feet to the centerline of a creek;

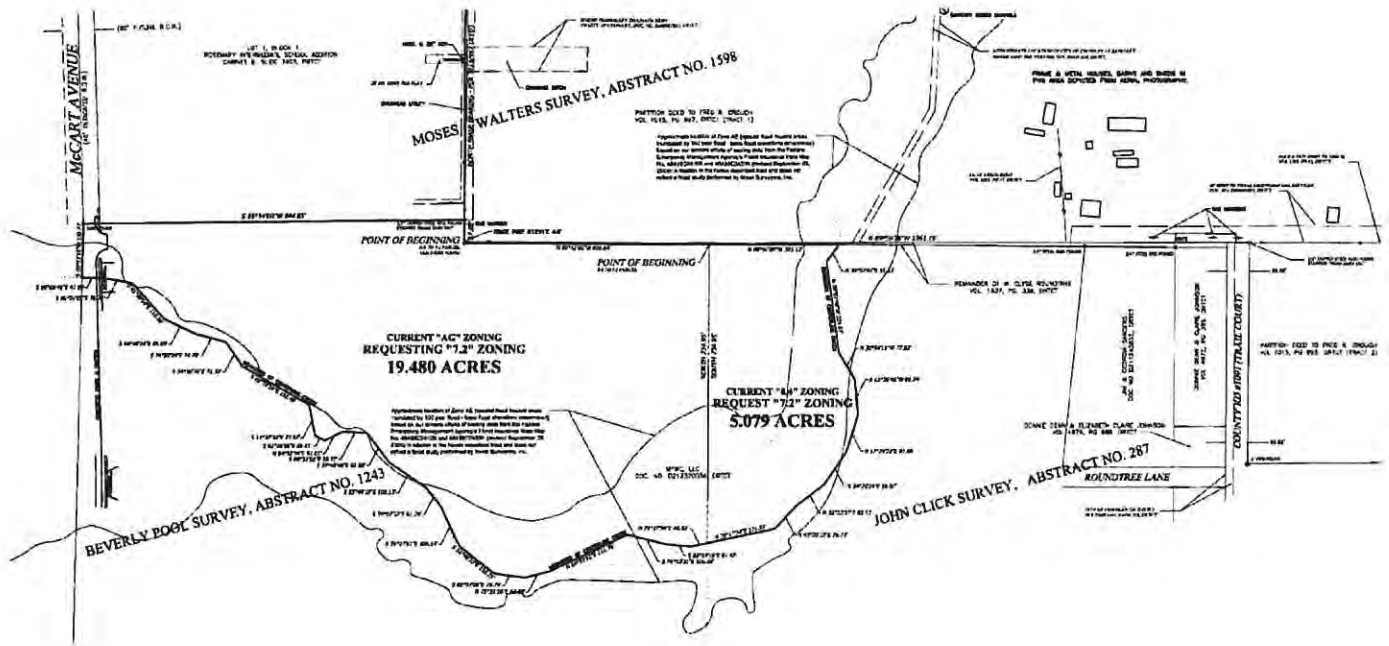
Then northerly generally along the centerline of said creek the following calls:

North 78 degrees 17 minutes 34 seconds East at 171.59 feet,
North 43 degrees 00 minutes 10 seconds East at 76.73 feet,
North 52 degrees 33 minutes 37 seconds East at 85.13 feet,
North 34 degrees 20 minutes 24 seconds East at 95.67 feet,
North 17 degrees 24 minutes 39 seconds East at 97.66 feet,
North 05 degrees 36 minutes 46 seconds West at 86.74 feet,
North 30 degrees 54 minutes 11 seconds West at 77.82 feet,
North 08 degrees 07 minutes 46 seconds West at 225.97 feet, and
North 36 degrees 07 minutes 47 seconds East at 51.53 feet to the said north boundary line of

MYWC tract

THENCE North 89 degrees 42 minutes 00 seconds West with the said north boundary line, 321.12 feet to the PLACE OF BEGINNING and containing 5.079 acres, more or less.

Exhibit A



Karis MMD Northwest Tract: 66.907 acres

Being 66.907 acres of land located in the J.A. Gill Survey, Abstract No. 568, Tarrant County, Texas, being a portion of that tract of land described in the deed to West Comm Investments, recorded in Volume 13615, Page 157, Deed Records, Tarrant County, Texas. Said 66.907 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod stamped BEASLEY RPLS 4050 found at the Northeast corner of Lot A, Block 18, Carson Ranch Estates Phase I, an addition to Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 5462, Plat Records, Tarrant County, Texas, said iron rod being in the South right-of-way of McPherson Expressway a 120.00 foot right-of-way according to said Carson Ranch Estates plat;

THENCE along said South right-of-way line as follows:

1. North 89 degrees 42 minutes 06 seconds East, a distance of 220.38 feet to a 1/2" iron rod stamped BEASLEY RPLS 4050 set;
2. Easterly, 367.39 feet, along a curve to the right, having a radius of 13,971.31 feet a central angle of 01 degrees 30 minutes 24 seconds and a chord bearing South 89 degrees 32 minutes 42 seconds East 367.38 feet to a 1/2" iron rod stamped BEASLEY RPLS 4050 set in the common line of the F.M. Wells Survey, Abstract No. 1683, Tarrant County, Texas and said Gill Survey, said 1/2" iron rod lying South 00 degrees 19 minutes 48 seconds East 54.75 feet from a 1" pipe found at the Northwest corner of said F.M. Wells Survey, being an Ell corner of said Gill Survey;

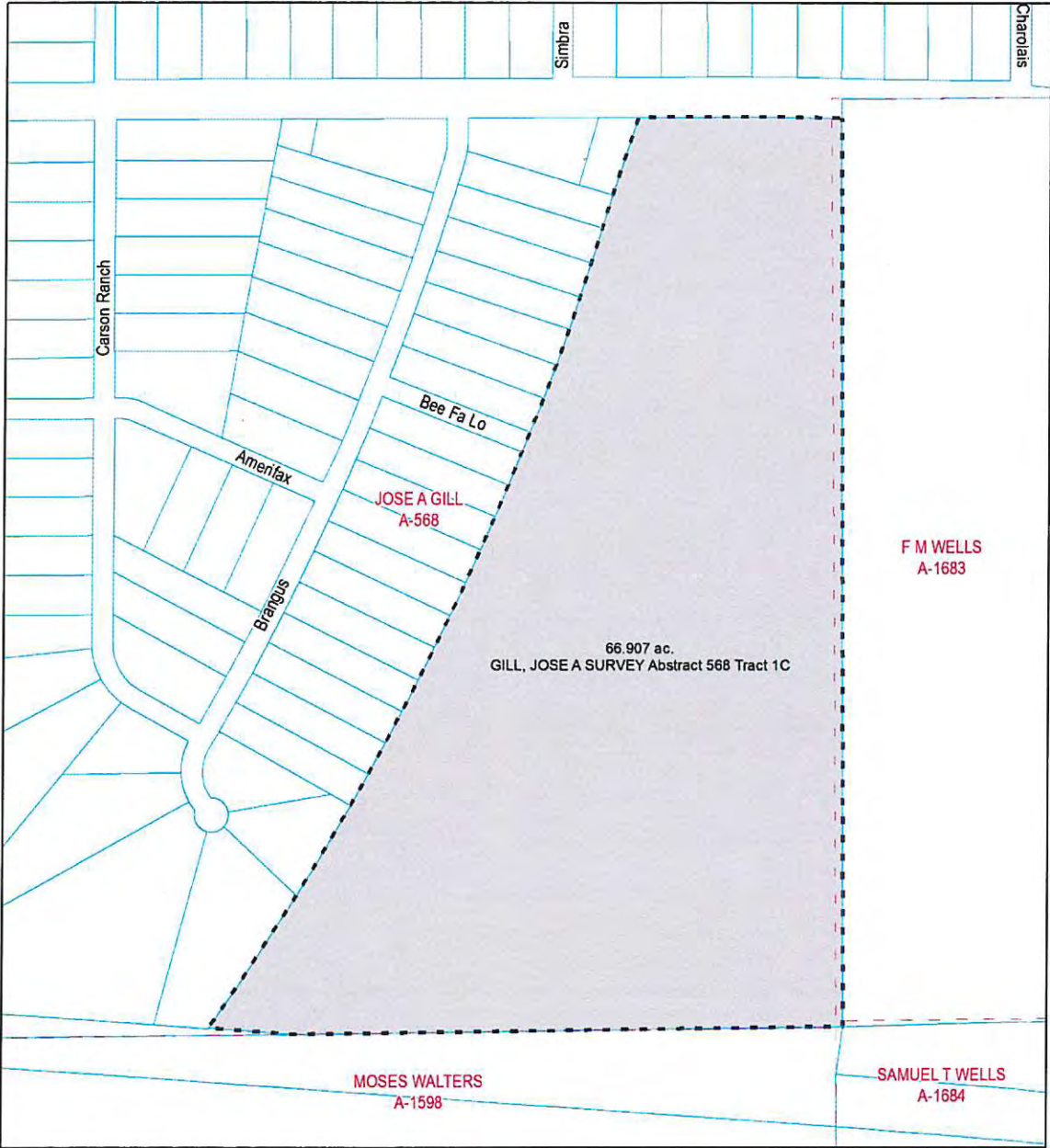
THENCE South 00 degrees 19 minutes 48 seconds East, a distance of 2612.22 feet along the common line of said Wells and Gill Surveys to a 1" iron rod found at the most Southerly Southeast corner of said Gill Survey, being the Northeast corner of a tract of land described in the deed to Texas Electric Service Company recorded in Volume 3540, Page 527, Deed Records, Tarrant County, Texas and from which a 1/2" iron rod bears South 50 degrees 54 minutes 23 seconds West 0.37 feet;

THENCE South 89 degrees 10 minutes 24 seconds West, a distance of 1590.04 feet along the North line of said Texas Electric Service Company tract to a 1" iron rod found at the East corner of a tract of land described in the deed to Texas Electric Service Company recorded in Volume 3633, Page 646, Deed Records, Tarrant County, Texas, from which a 1/2" iron rod bears North 74 degrees 03 minutes 25 seconds West 0.15 feet;

THENCE North 85 degrees 30 minutes 38 seconds West, a distance of 228.99 feet along the North line of said Texas Electric tract recorded in Volume 3633, Page 646, to a 1/2" iron rod stamped BEASLEY RPLS 4050 set;

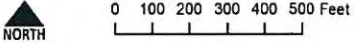
THENCE Northeasterly, along a non-tangent curve to the left, at 2676.47 feet passing a 1/2" iron rod stamped BEASLEY RPLS 4050 found at the Southeast corner of said Lot A, in all continuing along the East line of said Lot A, a distance of 2,902.58, having a radius of 8144.03 feet, a central angle of 20 degrees 25 minutes 14 seconds and a chord bearing North 24 degrees 53 minutes 40 seconds East, 2,887.24 feet to the point of beginning, containing 66.907 acres of land.

Exhibit A



KARIS MMD

- Northwest Tract 66.907 Acres
- Abstract
- TAD Parcel



Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRIS, TXDOT
Date: 10/18/2018

Karis MMD Southeast Tract 3: 93.865 acres

Being a tract of land situated in the John Click Survey, Abstract Number 287, S.S. Reynolds Survey, Abstract Number 1316, J.W. Haynes Survey, Abstract Number 780, S.T. Wells Survey, Abstract Number 1684, J.C. Hutton Survey, Abstract Number 728 and the T.H. Toler Survey, Abstract Number 1536 and being a portion of those certain tracts of land described by deed to Aztec Manufacturing Partnership, Ltd., as recorded in Volume 10465, Page 1299 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the east right-of-way line of Oak Street for the Northwest corner of Lot 1, Block 1, Country Creek Estates, an addition to the City of Crowley, Tarrant County, Texas, as recorded in Cabinet A, Slide 159 of the Plat Records of Tarrant County, Texas;

THENCE North 00 degrees 07 minutes 30 seconds East, 709.27 feet (North 00 degrees 10 minutes 15 seconds East, 710.09 feet deed) with said east right-of-way line, an east line of a tract of land described by deed to M.H. Taylor as recorded in Volume 7947, Page 655 of said Deed Records and the east line of Lot 7, Block 1, Holley Place an addition to the City of Crowley as recorded in Volume 388-180, Page 66 of said Plat Records to a 1/2 inch iron rod found;

THENCE South 89 degrees 50 minutes 49 seconds West, 528.76 feet (South 89 degrees 48 minutes 05 seconds West, 528.45 feet deed) with the north line of said Block 1 to a one inch iron rod found;

THENCE South 00 degrees 16 minutes 15 seconds West, 114.97 feet (South 00 degrees 13 minutes 30 seconds East, 115.00 feet deed) with the west line of said Block 1 to a 5/8 inch iron rod found for the Northeast corner of a tract of land described by deed to the City of Crowley as recorded in Volume 7898, Page 462 of said Deed Records;

THENCE South 88 degrees 27 minutes 52 seconds West, 48.16 feet (South 89 degrees 42 minutes 40 seconds West, 48.20 feet deed) with the north line of said City of Crowley Tract, being the North line of Skelly Street to a 5/8 inch iron rod with cap stamped "ANA" set;

THENCE North 00 degrees 15 minutes 45 seconds East (North 00 degrees 13 minutes 15 seconds East deed), with the east line of Speilman Addition to the City of Crowley as recorded in Volume 388-Z, Page 87 of said Deed Records, with the East line of tract of land described by deed to D.C. Broussard, as recorded in Volume 7982, Page 1004 of said Deed Records, a tract of land described by deed to G.L. Rutledge, as recorded in Volume 3298, Page 345 of said Deed Records, a tract of land described by deed to F.R. Crouch as recorded in Volume 7015, Page 993, of said Deed Records, continuing in all a distance of 1275.68 feet (1274.73 feet deed) to a 60D nail found in the South line of said S.T. Wells Survey and the north line of said John Click Survey, for the Northeast corner of said Crouch tract;

THENCE North 89 degrees 43 minutes 19 seconds West, 119.26 feet (North 89 degrees 54 minutes 15 seconds West, 120.00 feet deed) with said survey line to a one inch iron rod found for the Southwest corner of said S.T. Wells Survey, and a Southeast corner of the M. Walters Survey, Abstract Number 1598;

THENCE North 00 degrees 23 minutes 51 seconds East, 199.93 feet (North 00 degrees 08 minutes 25 seconds East, 200.00 feet deed) with a common line of said Wells and Walters Surveys to a 1/2 inch iron rod found for the Southwest corner of Lot 1, Block L, Block 388-198, Page 5 of said Plat Records;

THENCE South 89 degrees 51 minutes 35 seconds East (South 89 degrees 51 minutes 35 seconds East deed and bearing base), at 1729.96 feet pass a 1/2 inch iron rod found in the east line of a right of way

Exhibit A

easement continuing in all 1827.45 feet with a South line of said Deer Creek Addition to a point in the center of North Beverly Street a variable width right-of-way easement as described by deed to the City of Crowley and recorded in Volume 15330, Page 305 of said Deed Records;

THENCE North 51 degrees 34 minutes 21 seconds East, 1694.35 feet (North 51 degrees 35 minutes 25 seconds East, 1695.51 deed) with a Northwest line of said Aztec Manufacturing Partnership, Ltd. tract to a 1/2 inch iron rod found for the beginning of a non-tangent curve to the right;

THENCE 359.83 feet (359.43 deed) with the arc of said non-tangent curve to the right and said Northwestern line through a central angle of 37 degrees 58 minutes 17 seconds (37 degrees 55 minutes 44 seconds deed), with a radius of 542.96 feet and a chord which bears North 70 degrees 51 minutes 54 seconds East, 353.28 feet (North 70 degrees 33 minutes 17 seconds East, 352.90 feet deed) to a 1/2 inch iron rod found in the Westerly right of line of a tract of land described by deed to the Gulf, Colorado and Santa Fe Railway Company as recorded in Volume T, Page 67 of said Deed Records;

THENCE South 09 degrees 56 minutes 31 seconds West, 844.45 feet (South 09 degrees 50 minutes 55 seconds West, 843.96 feet deed) with said West right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set for the Northeast corner of a tract of land described by deed to said Railroad Company;

THENCE North 80 degrees 03 minutes 29 seconds West, 50.00 feet (North 80 degrees 05 minutes 00 seconds West, 50.00 feet deed) with said right-of-way line to a 1/2 inch iron rod found;

THENCE South 09 degrees 56 minutes 31 seconds West, 295.91 feet (South 09 degrees 55 minutes 00 seconds West, 296.00 feet deed) with said right-of-way line to a 1/2 inch iron rod found;

THENCE South 80 degrees 03 minutes 29 seconds East, 50.00 feet (South 80 degrees 05 minutes 00 seconds East, 50.00 feet deed) with said right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set;

THENCE South 09 degrees 56 minutes 31 seconds West, 314.04 feet (South 09 degrees 55 minutes 00 seconds West, 314.50 feet deed) with said west right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set;

THENCE South 89 degrees 54 minutes 01 seconds West, 649.78 feet (South 89 degrees 50 minutes 00 seconds West, 649.14 feet deed) with the North line of a tract of land described by deed to Aztec Manufacturing Partnership, Ltd. as recorded in Volume 10465, Page 1290 of said Deed Records to a one inch iron rod found;

THENCE North 87 degrees 58 minutes 52 seconds West, at 712.05 feet (North 87 degrees 56 minutes 00 seconds West, 712.32 feet deed) with said North line pass a one inch iron rod found continuing in all 902.46 feet to a 5/8 inch iron rod with cap stamped "ANA" set in the West right-of-way line of a right-of-way easement recorded in Volume 15330, Page 305 and 306 of said Deed Records, for the beginning of a non-tangent curve to the left;

THENCE 359.24 feet with the arc of said non-tangent curve to the left and said west right-of-way line through a central angle of 17 degrees 44 minutes 39 seconds, with a radius of 1160.00 feet and a chord which bears South 09 degrees 33 minutes 45 seconds West, 357.81 feet to a 5/8 inch iron rod with a cap stamped "ANA" set;

THENCE South 00 degrees 41 minutes 26 seconds West, 1408.50 with said west right-of-way line to a 5/8 inch iron rod with cap stamped "ANA" set in the north line of a tract of land described by deed to J. McKensie as recorded in Volume 12742, Page 541 of said Deed Records;

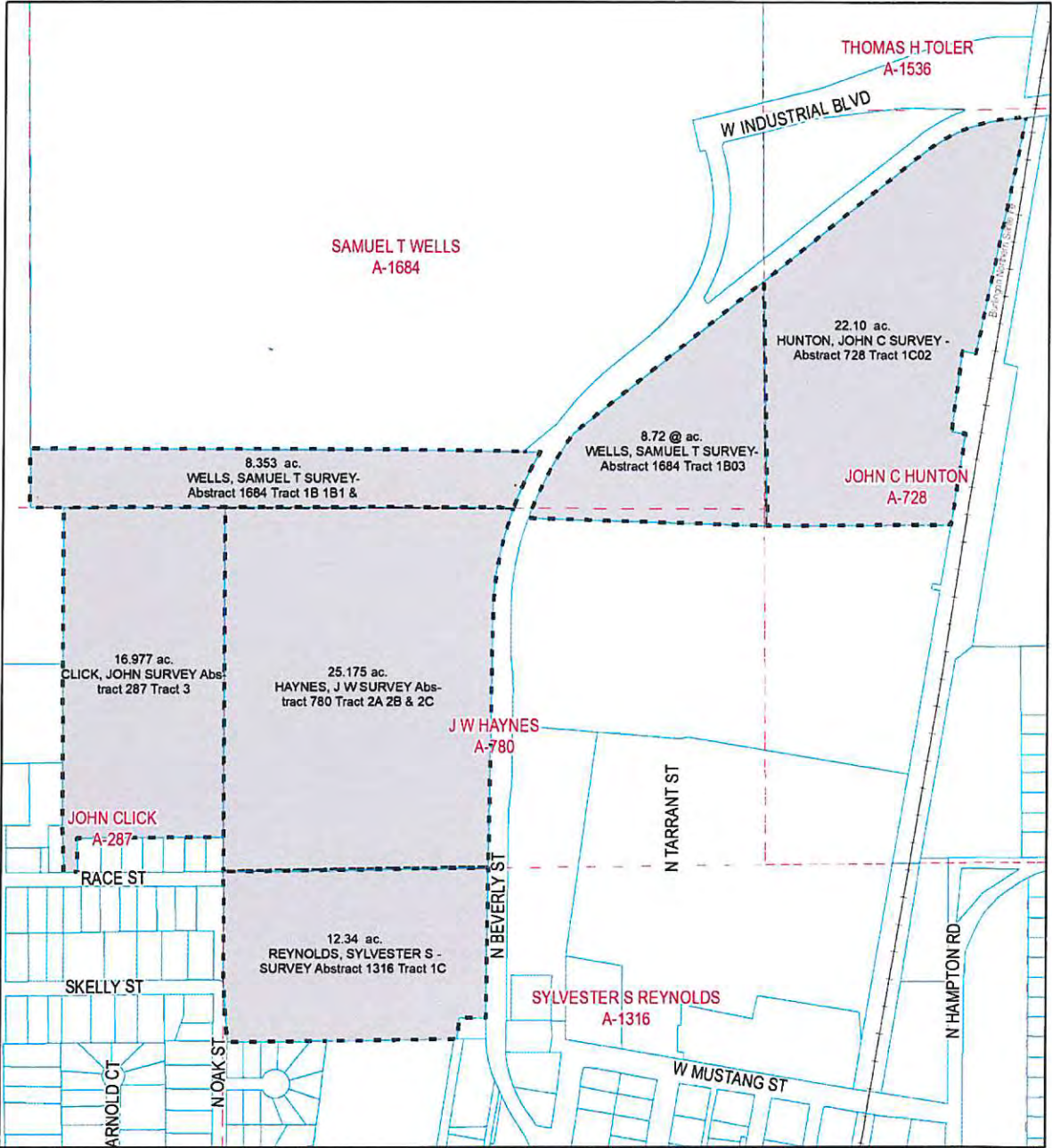
Exhibit A

THENCE North 89 degrees 28 minutes 02 seconds West, 91.89 feet (North 88 degrees 51 minutes 00 seconds West deed) with the north line of said J. McKensie tract to a 5/8 inch iron rod found;

THENCE South 04 degrees 37 minutes 17 seconds West, 67.89 feet (South 05 degrees 17 minutes 05 seconds West, 69.62 feet deed) with the west line of said J. McKensie tract to a 1/2 inch iron rod found in the north line of a tract of land described by deed to G.H. Walls as recorded in Volume 3908, Page 609 of said Deed Records;

THENCE South 89 degrees 50 minutes 42 seconds West, 824.09 feet (South 89 degrees 50 minutes 15 seconds West, 824.17 feet deed) with said north line of said Block 1, Country Creek Estates to the Point of Beginning and containing 93.865 acres (4,088,743 square feet) of land more or less.

Exhibit A



KARIS MMD

- Southeast Tract 93.865 Acres
- Abstract
- TAD Parcel
- Railway



0 100 200 300 400 500 Feet

Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRIS, TXDOT
Date: 10/18/2018

Karis MMD Northeast Tract: 380.083 acres

BEING a tract of land situated in the F.M. Wells Survey, Abstract No. 1683, the J.A. Gill Survey, Abstract No. 568, the S.T. Wells Survey, Abstract No. 1684, the T.H. Toler Survey, Abstract No. 1536, and the J.C. Hunton Survey, Abstract No. 728, and being all of the Deer Creek Addition, Phase I, as shown on Plat recorded in Volume 388-198, Page 5, of the Plat Records of Tarrant County, Texas and said tract of land and said addition being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe at the Northwest corner of said F.M. Wells Survey, said point being 0.2 feet North and 0.6 feet West of a fence corner;

THENCE North 89 degrees 44 minutes 25 seconds East, along the North line of said F.M. Wells Survey and the general line of a fence, a distance of 2600.31 feet to an iron rod at a fence corner for the Northeast corner of said F.M. Wells Survey;

THENCE South 00 degrees 07 minutes 44 seconds East, along the East line of said F.M. Wells Survey and the general line of a fence, a distance of 1180.77 feet to an iron rod at a fence corner;

THENCE North 87 degrees 30 minutes 27 seconds East, along the general line of a fence, a distance of 1252.77 feet to an iron rod at a fence corner in the Westerly right-of-way line of the Gulf, Colorado and Santa Fe Railroad;

THENCE South 01 degrees 36 minutes 43 seconds West, along said Westerly right-of-way line and the general line of a fence, a distance of 267.19 feet to an iron rod at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 16 minutes 42 seconds, a radius of 11,409.30 feet and a long chord which bears South 05 degrees 42 minutes 55 seconds West, a distance of 1647.05 feet;

THENCE along said non-tangent curve to the right and said Westerly right-of-way line, a distance of 1648.49 feet to an iron rod;

THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly right-of-way line and the general line of a fence, at 94.64 feet passing an iron rod in the Northerly line of a Texas Electric Service Company tract of land, recorded in Volume 3602, Page 156, of the Deed Records of Tarrant County, Texas, and at 245.26 feet passing the Southerly line of said Texas Electric Service Company tract, in all a distance of 976.63 feet to an iron rod in the Southerly line of a City of Crowley right-of-way easement recorded in Volume 6428, Page 183, Deed Records, Tarrant County, Texas, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 37 degrees 58 minutes 16 seconds, a radius of 542.96 feet and a long chord which bears South 70 degrees 46 minutes 17 seconds West, a distance of 353.28 feet;

THENCE leaving the Westerly line of said railroad right-of-way and along the Southerly line of said City right-of-way easement and curve to the left an arc distance of 359.83 feet to an iron rod;

THENCE South 51 degrees 29 minutes 19 seconds West, along said Southerly line and the general line of a fence, a distance of 1695.67 feet to an iron rod;

THENCE North 89 degrees 57 minutes 38 seconds West, leaving said Southerly line and said fence line, a distance of 1827.42 feet to an iron rod in the West line of said S.T. Wells survey;

THENCE North 00 degrees 27 minutes 46 seconds West, along the West line of said S.T. Wells Survey and the general line of a fence, at 2187.51 feet passing an iron rod in the Southerly line of said Texas Electric Service Company tract, and at 2338.12 feet passing the Northerly line of said Texas Electric

Company tract, in all a distance of 2486.56 feet to an iron rod at the Northwest corner of said S.T. Wells Survey and the Southwest corner of said F.M. Wells Survey;

THENCE North 00 degrees 00 minutes 57 seconds East, along the West line of said F.M. Wells Survey and the general line of a fence, a distance of 1166.81 feet to an iron rod;

THENCE North 00 degrees 18 minutes 47 seconds West, along the West line of said F.M. Wells Survey and the general line of a fence, a distance of 1500.33 feet to the PLACE OF BEGINNING and containing 16,556,402 square feet or 380.083 acres of land, more or less;

SAVE AND EXCEPT a tract of land conveyed to Texas Electric Service Company by deed recorded in Volume 3602, Page 156 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the intersection of the Northerly line of said Texas Electric Service Company tract and the West line of the S.T. Wells Survey, Abstract No. 1684, said iron rod being South 00 degrees 27 minutes 46 seconds East, 148.45 feet from the Northwest corner of said S.T. Wells Survey;

THENCE South 85 degrees 20 minutes 24 seconds East, along said Northerly line, a distance of 3669.84 feet to an iron rod in the Westerly right-of-way line of the Gulf, Colorado and Santa Fe Railroad;

THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly right-of-way line, a distance of 150.62 feet to an iron rod in the Southerly line of said Texas Electric Service Company tract;

THENCE North 85 degrees 20 minutes 24 seconds West, along said Southerly line, a distance of 3642.75 feet to an iron rod in the West line of said S.T. Wells Survey;

THENCE North 00 degrees 27 minutes 46 seconds West, along said West line, of a distance of 150.60 feet to the PLACE OF BEGINNING and containing 548,444 square feet or 12.591 acres of land more or less;

SAVE AND EXCEPT a 100 foot wide strip of land being West of and adjacent to the existing Gulf, Colorado and Santa Fe Railroad right-of-way and said strip of land being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the intersection of the existing Westerly railroad right-of-way line and the Northerly line of a Texas Electric Service Company tract recorded in Volume 3602, Page 156, of the Deed Records of Tarrant County, Texas;

THENCE North 85 degrees 20 minutes 24 seconds West, leaving said Westerly line and along said Northerly line, a distance of 100.41 feet to an iron rod;

THENCE North 09 degrees 51 minutes 29 seconds East, leaving said Northerly line, a distance of 103.73 feet to an iron rod at the beginning of a non-tangent curve to the left having a central angle of 08 degrees 16 minutes 42 seconds, a radius of 11,309.30 feet and a long chord which bears North 05 degrees 42 minutes 55 seconds East, a distance of 1632.62 feet;

THENCE along said non-tangent curve to the left an arc distance of 1634.04 feet to an iron rod;

THENCE North 01 degrees 36 minutes 43 seconds East, a distance of 260.80 feet to an iron rod;

THENCE North 87 degrees 30 minutes 27 seconds East, a distance of 100.26 feet to an iron rod in said existing Westerly railroad right-of-way;

Exhibit A

THENCE South 01 degrees 36 minutes 43 seconds West, along said Westerly line, a distance of 267.19 feet to an iron rod at the beginning of a non-tangent curve to the right having a central angle of 08 degrees 16 minutes 42 seconds, a radius of 11,409.30 feet and a long chord which bears South 05 degrees 42 minutes 55 seconds West, a distance of 1647.05 feet;

THENCE along said Westerly line and said non-tangent curve to the right, an arc distance of 1648.49 feet to an iron rod;

THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly line, a distance of 94.64 feet to the PLACE OF BEGINNING and containing 200,409 square feet or 4.601 acres of land, more or less.

SAVE AND EXCEPT a 60 foot wide right-of-way easement to the City of Crowley, recorded in Volume 6428, Page 183 of the Deed Records of Tarrant County, Texas and said right-of-way easement being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod at the intersection of the Southerly line of said right-of-way easement and the Westerly line of the Gulf, Colorado and Santa Fe Railroad right-of-way, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 37 degrees 58 minutes 16 seconds, a radius of 542.96 feet and a long chord which bears South 70 degrees 46 minutes 17 seconds West, a distance of 353.28 feet;

THENCE along said Southerly line and said non-tangent curve to the left an arc distance of 359.83 feet to an iron rod;

THENCE South 51 degrees 29 minutes 19 seconds West, along said Southerly line, a distance of 1695.67 feet to an iron rod;

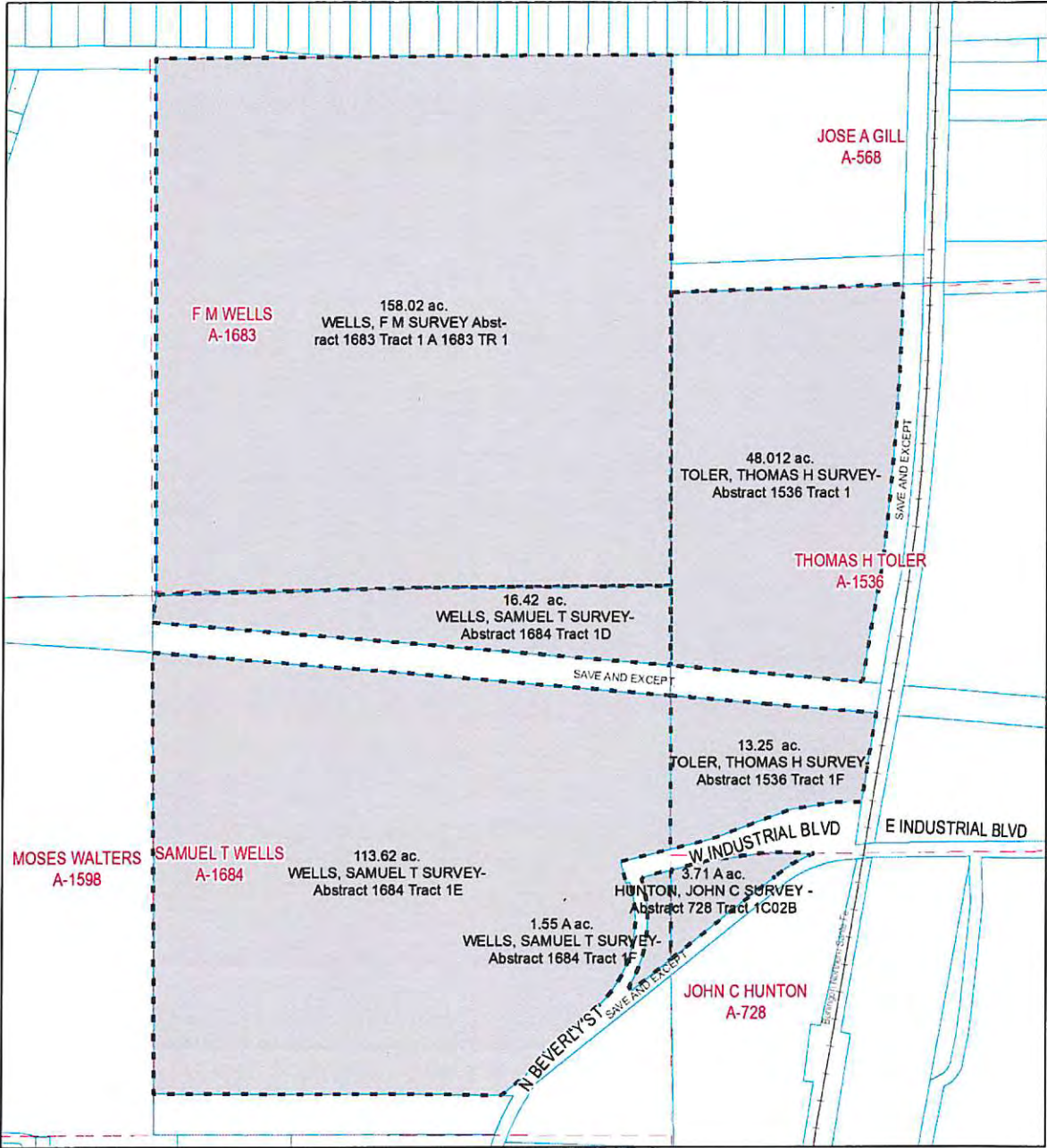
THENCE North 89 degrees 57 minutes 38 seconds West, leaving said Southerly line, a distance of 96.28 feet to an iron rod in the Northerly line of said right-of-way easement;

THENCE North 51 degrees 29 minutes 19 seconds East, along said Northerly line, a distance of 1770.97 feet to an iron rod at the beginning of a non-tangent curve to the right having a central angle of 39 degrees 00 minutes 53 seconds, a radius of 602.96 feet and a long chord which bears North 71 degrees 15 minutes 49 seconds East, a distance of 402.69 feet;

THENCE along said Northerly line and said non-tangent curve to the right an arc distance of 410.58 feet to an iron rod in said Westerly railroad right-of-way;

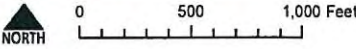
THENCE South 09 degrees 51 minutes 29 seconds West, along said Westerly line, a distance of 60.85 feet to the PLACE OF BEGINNING and containing 127,111 square feet or 2.918 acres of land, more or less.

Exhibit A



KARIS MMD

- Northeast Tract 380.083 Acres
- TAD Parcel
- Railway
- Abstract



Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRI, TXDOT
Date: 10/18/2018

Exhibit B

Petitions of Property Owners in Karis Management District

Petitions Received

TAXPIN	Appraisal Yr	Account Num	Taxable Value 2017	Appraised Value 18	Owner Name	Situs Addr	Petition Received	% of Value
A 287-3	2018	03810917	\$ 1,562	\$ 1,562	BAUER FARMS & LAND LLC	309 N BEVERLY ST	Y	1.5%
A 780-2A	2018	40518663	\$ 2,316	\$ 2,316	BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	2.2%
A1684-1B03	2018	40581314	\$ 802	\$ 802	BAUER FARMS & LAND LLC	410 N TARRANT ST	Y	0.8%
A1684-1B	2018	04265386	\$ 626	\$ 626	BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	0.6%
A1316-1C	2018	40518671	\$ 1,135	\$ 1,135	BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	1.1%
A 728-1C02	2018	03952398	\$ 2,033	\$ 2,033	BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	1.9%
A1536-1	2018	05700965	\$ 4,849	\$ 4,801	GERALD J BAUER TRUST	909 N CROWLEY RD	Y	4.5%
A1684-1F	2018	41160029	\$ 143	\$ 143	GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	0.1%
A1536-1F	2018	41160037	\$ 1,219	\$ 1,219	GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	1.2%
A1683-1	2018	04901363	\$ 12,382	\$ 12,382	GERALD J BAUER TRUST	909 N CROWLEY RD	Y	11.7%
A1683-1	2018	04265343	\$ 2,156	\$ 2,156	GERALD J BAUER TRUST	909 N CROWLEY RD	Y	2.0%
A1684-1E	2018	41160010	\$ 10,522	\$ 10,514	GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	9.9%
A 728-1C02B	2018	41160045	\$ 341	\$ 341	GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	0.3%
A1684-1D	2018	06420230	\$ 1,511	\$ 1,511	GERALD J BAUER TRUST	599 N TRAIL ST	Y	1.4%
A 287-1AA	2018	05949025	\$ 2,526	\$ 2,526	MYWC LLC	821 ROUNDTREE LN	Y	2.4%
A 287-1AA	2018	05314887	\$ 43,758	\$ 51,446	MYWC LLC	821 ROUNDTREE LN	Y	48.6%
A 568-1C	2018	04901347	\$ 6,155	\$ 6,155	MYWC LLC	2601 N CROWLEY CLEBURNE RD	Y	5.8%
A1243-1D	2018	07269552	\$ 3,706	\$ 3,706	MYWC LLC	ROUNDTREE LN	Y	3.5%
A1243-1D	2018	05314909	\$ 390	\$ 390	MYWC LLC	821 ROUNDTREE LN	Y	0.4%
			\$	\$ 105,764				
								100%

Respectfully submitted, Petitioner:

Bauer Farms & Land L.L.C.

Name of property owner as it appears

On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

309 N BEVERLY ST

Tarrant County Appraisal District Account No.:

03810917

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

**TO BE COMPLETED IF THE PETITIONER
IS A CORPORATION (INC. or CORP.) OR
A LIMITED LIABILITY COMPANY (L.L.C.)**

CERTIFICATE OF AUTHORITY

I, the undersigned as Member (office held in the
corporation) of Bauer Farms & Land, LLC. (company name), a
MN (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies),
hereby certify that Melinda M. Bauer (name of the person who signed on
behalf of the Petitioner) is the Member (office such person holds)
of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such
capacity he/she executed the Petition for Creation of Karis Management District, and that execution of
said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or
Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature:

Melinda M. Bauer

Name:

Melinda M. Bauer

(print)

Title:

Member

(print)

Respectfully submitted, Petitioner:

Bauer Farms + Land, L.L.C.

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

400 N TARRANT ST

Tarrant County Appraisal District Account No.:

40518663

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

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TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as Member (office held in the
corporation) of Bauer Farms & Land, LLC (company name), a
MN (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies),
hereby certify that Melinda M. Bauer (name of the person who signed on
behalf of the Petitioner) is the Member (office such person holds)
of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such
capacity he/she executed the Petition for Creation of Karis Management District, and that execution of
said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or
Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature: Melinda M. Bauer

Name: Melinda M. Bauer
(print)

Title: Member
(print)

Respectfully submitted, Petitioner:

Bauer Farms & Land L.L.C.

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

410 N TARRANT ST

Tarrant County Appraisal District Account No.:

40581314

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the corporation) of BAUER FARMS & LAND, LLC (company name), a MN (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), hereby certify that MELINDA M. BAUER (name of the person who signed on behalf of the Petitioner) is the MEMBER (office such person holds) of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such capacity he/she executed the Petition for Creation of Karis Management District, and that execution of said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature:

Melinda M. Bauer

Name:

MELINDA M. BAUER

(print)

Title:

MEMBER

(print)

Respectfully submitted, Petitioner:

Bauer Farms & Land LLC.

Name of property owner as it appears

On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

400 N. TARRANT ST

Tarrant County Appraisal District Account No.:

04265386

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the corporation) of BAUER FARMS + LAND, LLC (company name), a MN (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), hereby certify that MELINDA M. BAUER (name of the person who signed on behalf of the Petitioner) is the MEMBER (office such person holds) of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such capacity he/she executed the Petition for Creation of Karis Management District, and that execution of said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature:

Melinda M. Bauer

Name:

MELINDA M. BAUER

(print)

Title:

MEMBER

(print)

Respectfully submitted, Petitioner:

Bauer Farms & Land LLC

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

400 N TARRANT ST

Tarrant County Appraisal District Account No.:

40518671

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the corporation) of BAUER FARMS + LAND, LLC (company name), a MN (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), hereby certify that MELINDA M. BAUER (name of the person who signed on behalf of the Petitioner) is the MEMBER (office such person holds) of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such capacity he/she executed the Petition for Creation of Karis Management District, and that execution of said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature

Melinda M. Bauer

Name:

MELINDA M. BAUER

(print)

Title:

MEMBER

(print)

Respectfully submitted, Petitioner:

BAUER FARMS + LAND LLC

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

MEMBER

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

400 N TARRANT ST

Tarrant County Appraisal District Account No.:

03952398

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the corporation) of BAUER FARMS + LAND, LLC (company name), a MN (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), hereby certify that MELINDA M. BAUER (name of the person who signed on behalf of the Petitioner) is the MEMBER (office such person holds) of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such capacity he/she executed the Petition for Creation of Karis Management District, and that execution of said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature:

Melinda M. Bauer

Name:

MELINDA M. BAUER

(print)

Title:

MEMBER

(print)

Respectfully submitted, Petitioner:

Gerald J. Bauer Trust

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

909 N CROWLEY RD

Tarrant County Appraisal District Account No.:

05700965

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

Gerald J. Bauer Trust

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

150 INDUSTRIAL BLVD

Tarrant County Appraisal District Account No.:

41160029

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

Gerald J Bauer Trust

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

150 INDUSTRIAL BLVD

Tarrant County Appraisal District Account No.:

41160037

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

Gerald J. Bauer Trust

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

909 N CROWLEY RD

Tarrant County Appraisal District Account No.:

04901363

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

Gerald J. Bauer Trust

Name of property owner as it appears

On the County Land Record

Melinda M. Bauer

Signature of property owner or property

Representative

Melinda M. Bauer

Printed name of property owner or property

Representative

Title of property owner or property

Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

909 N CROWLEY RD

Tarrant County Appraisal District Account No.:

04265343

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

Gerald J. Bauer Trust

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

150 INDUSTRIAL BLVD

Tarrant County Appraisal District Account No.:

41160010

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

Gerald T. Bauer Trust

Name of property owner as it appears

On the County Land Record

Melinda M. Bauer

Signature of property owner or property

Representative

Melinda M. Bauer

Printed name of property owner or property

Representative

Title of property owner or property

Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

150 INDUSTRIAL BLVD

Tarrant County Appraisal District Account No.:

41160045

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

Gerald J. Bauer Trust

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

699 N TRAIL ST

Tarrant County Appraisal District Account No.:

06420230

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

Respectfully submitted, Petitioner:

MYWC, LLC.

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

821 ROUNDTREE LN

Tarrant County Appraisal District Account No.:

05949025

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the
corporation) of MYINC, LLC (company name), a
TX (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies),
hereby certify that MELINDA M. BAUER (name of the person who signed on
behalf of the Petitioner) is the MEMBER (office such person holds)
of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such
capacity he/she executed the Petition for Creation of Karis Management District, and that execution of
said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or
Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature: _____

Melinda M. Bauer

Name: _____

Melinda M. Bauer

(print)

Title: _____

MEMBER

(print)

Respectfully submitted, Petitioner:

MYWC, LLC

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

821 ROUNDTREE LN

Tarrant County Appraisal District Account No.:

05314887

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

**TO BE COMPLETED IF THE PETITIONER
IS A CORPORATION (INC. or CORP.) OR
A LIMITED LIABILITY COMPANY (L.L.C.)**

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the
corporation) of MY WC, LLC (company name), a
TX (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies),
hereby certify that MELINDA M. BAUER (name of the person who signed on
behalf of the Petitioner) is the MEMBER (office such person holds)
of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such
capacity he/she executed the Petition for Creation of Karis Management District, and that execution of
said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or
Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature: _____

Melinda M. Bauer

Name: _____

Melinda M. Bauer

(print)

Title: _____

MEMBER

(print)

Respectfully submitted, Petitioner:

MVWC, LLC

Name of property owner as it appears

On the County Land Record

Melinda M. Bauer

Signature of property owner or property

Representative

Melinda M. Bauer

Printed name of property owner or property

Representative

Member

Title of property owner or property

Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

2601 N CROWLEY CLEBURNE RD

Tarrant County Appraisal District Account No.:

04901347

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

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TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the corporation) of MYWC, LLC (company name), a TX (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), hereby certify that MELINDA M. BAUER (name of the person who signed on behalf of the Petitioner) is the MEMBER (office such person holds) of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such capacity he/she executed the Petition for Creation of Karis Management District, and that execution of said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of MAY, 2018.

Signature

Melinda M. Bauer

Name:

MELINDA M. BAUER

(print)

Title:

MEMBER

(print)

Respectfully submitted, Petitioner:

MYWC, LLC

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

ROUNDTREE LN

Tarrant County Appraisal District Account No.:

07269552

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

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TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as MEMBER (office held in the
corporation) of MYWC, LLC (company name), a
TX (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies),
hereby certify that MELINDA M. BAUER (name of the person who signed on
behalf of the Petitioner) is the MEMBER (office such person holds)
of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such
capacity he/she executed the Petition for Creation of Karis Management District, and that execution of
said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or
Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of MAY, 2018.

Signature:

Melinda M. Bauer

Name:

MELINDA M. BAUER

(print)

Title:

MEMBER

(print)

Respectfully submitted, Petitioner:

MYWC, LLC.

Name of property owner as it appears
On the County Land Record

Melinda M. Bauer

Signature of property owner or property
Representative

Melinda M. Bauer

Printed name of property owner or property
Representative

Member

Title of property owner or property
Representative

Date Signed: 5/24/18

Address of Property Owner within the District:

821 ROUNDTREE LN

Tarrant County Appraisal District Account No.:

05314909

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

TO BE COMPLETED IF THE PETITIONER

IS A CORPORATION (INC. or CORP.) OR

A LIMITED LIABILITY COMPANY (L.L.C.)

CERTIFICATE OF AUTHORITY

I, the undersigned as Member (office held in the
corporation) of MYUC, LLC (company name), a
TX (state) CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies),
hereby certify that Melinda M. Bauer (name of the person who signed on
behalf of the Petitioner) is the Member (office such person holds)
of such CORPORATION or LIMITED LIABILITY COMPANY (circle the one that applies), and that in such
capacity he/she executed the Petition for Creation of Karis Management District, and that execution of
said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or
Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the 24th day of May, 2018.

Signature: Melinda M. Bauer

Name: Melinda M. Bauer
(print)

Title: Member
(print)

**TRUST AGREEMENT
OF
GERALD J. BAUER**

This Trust Agreement is made on November 28, 2012, between GERALD J. BAUER of Anoka County, Minnesota ("Settlor") and GERALD J. BAUER of Anoka County, Minnesota ("Trustee").

RECITALS

1. I have transferred certain property to the Trustee contemporaneously with signing this Agreement, the receipt of which they acknowledge; and
2. The parties agree that all property transferred or devised to the Trustee is to be administered and distributed as provided in this Agreement.

**ARTICLE ONE
RESERVATION OF RIGHTS**

1. I reserve the following rights, to be exercised (except as otherwise specified) without the consent or participation of any other person.

- 1.1 I may exercise the following rights:

- 1.1.1 To amend, in whole or in part, or to revoke this Agreement by a writing delivered to my Trustee; provided that my making of a written list of a type referred to in Paragraph 3.3.1 shall be a valid and effective amendment even though not delivered to my Trustee.
- 1.1.2 To receive accounts from all Trustees (or the Personal Representative of any deceased Trustee). My approval of these accounts by writings delivered to another Trustee shall cover all transactions disclosed in these accounts and shall be binding and conclusive as to all persons.
- 1.1.3 To direct the Trustee as to the retention, acquisition, or disposition of any trust assets by a writing delivered to the Trustee. Any assets retained or acquired pursuant to such directions shall be retained as a part of the trust estate unless I otherwise direct in a like writing so delivered. The Trustee shall not be liable to anyone for any loss resulting from any action taken in accordance with any such direction of mine.

- 1.2 To add any other property by transferring such property to the Trustee, and to add any other property by my Will. The Trustee shall administer and distribute any such property as if it had been a part of the original trust assets.
- 1.3 To make payable to the Trustee death benefits from insurance on my life, annuities, retirement plans or other sources. If I do so, I reserve all incidents of ownership, and I shall have the duties of safekeeping all documents, of giving any necessary notices, of obtaining proper beneficiary designations, of paying premiums, contributions, assessments or other charges and of maintaining any litigation.
- 1.4 Prior to my marriage to my Spouse, HEIDI A. BAUER, my Spouse and I entered into an Antenuptial Agreement dated February 19, 1988 (hereinafter referred to as "Antenuptial Agreement"). I hereby incorporate the terms of said Antenuptial Agreement into this Trust Agreement by reference thereto.

ARTICLE TWO TRUST ADMINISTRATION DURING MY LIFETIME

2. The Trustees shall hold and distribute the principal and income of the trust estate during my lifetime as follows:

- 2.1 The Trustees shall:
 - 2.1.1 Pay to me such portions of income and principal as I direct; and
 - 2.1.2 Make such other payments as I may direct in a writing delivered to them.
- 2.2 If I am Incapacitated, the Trustees:
 - 2.2.1 Shall pay to me or for my benefit, such portions of income and principal as the Trustees deem advisable, or for the health, education, support or maintenance of my Spouse; and
 - 2.2.2 May continue any established gifting program to charities, my Spouse, and my Descendants and their Spouses, provided that no person may be the recipient of any gifts in any one calendar year which, in the aggregate, exceed the maximum amount of gifts to any one donee during one calendar year that can be excluded, under Section 2503(b) of the Internal Revenue Code, from the total amount of gifts that a Settlor is considered to have made in that calendar year for Federal Gift Tax purposes.

**ARTICLE THREE
TRUST ADMINISTRATION
UPON MY DEATH**

3. Upon my death, the Trustees shall make distributions from the trust assets, including all property that becomes distributable to the Trustees at my death, as follows:

3.1 The Trustees, if requested by the Personal Representative of my estate, shall or in their own discretion, may directly or through the Personal Representative of my estate, pay:

3.1.1 The expenses of my last illness and funeral, valid debts and expenses of administering my estate, including my non-probate assets; provided that no such debts and expenses shall be paid from the proceeds of any insurance, retirement plan or other asset which but for this paragraph, would be exempt from liability for such debts and expenses;

3.1.2 Any Estate taxes imposed upon my estate except to the extent paid from other sources, provided that the Estate taxes paid by my Trustees shall be apportioned in accordance with the directions set forth in the General Governing Provisions.

3.2 All payments under the preceding provisions of this Article shall be made prior to the final allocation of assets under Article Four of this Agreement.

3.3 The Trustees shall make the following special distributions:

3.3.1 To any devisee under my Will, including any distributee of tangible personal property pursuant to the written list referred to in my Will, the property given to such person to the extent that my Personal Representative is not able to satisfy such gift and such property is available for distribution from the trust.

3.3.2 I give to my Spouse, HEIDI A. BAUER, if she survives me, all interest in property, both real and personal including buildings, fixtures and improvements to the property, used by me or my Spouse for residential purposes, whether primary, secondary, seasonal or recreational, whether evidenced by deed, stock or other securities, lease, license, permit or otherwise. This gift shall include all real property contiguous to or used in connection with such property, other than tangible personal property.

3.3.3 In addition to the assets that I own as a joint tenant with my Spouse, HEIDI A. BAUER, and the assets that I have named her as a beneficiary, I give to my Spouse, HEIDI A. BAUER, one-seventh (1/7th) of the assets in this Trust, if she survives me.

**ARTICLE FOUR
ALLOCATION OF REMAINING
TRUST ASSETS**

4. The trust assets, including all property that becomes distributable to the Trustees at my death, not effectively distributed under the preceding provisions of this Agreement, shall be allocated and distributed as follows:

- 4.1 The remaining trust assets shall be distributed outright in equal shares to my Children and to my Spouse's Children. If any of my Children or my Spouse's Children shall predecease me, their share shall be distributed to their descendants who survive me, Per stirpes.

**ARTICLE FIVE
TRUSTEE SELECTION**

5. Trustees shall be appointed, removed and replaced as follows:

5.1 I reserve the power to remove any Trustee and to appoint successor or additional Trustees.

5.2 If I am Incapacitated:

5.2.1 If I am acting as Trustee, I shall cease to be a Trustee.

5.2.2 I appoint as Trustees my Spouse, HEIDI A. BAUER, my daughter, MELINDA M. BAUER, and my son, GREGORY L. BAUER, provided that if one of them is unable to serve or continue to serve, then the other two may continue to serve as the Co-Trustees.

5.2.3 My Spouse may appoint additional Trustees (including my Spouse if my Spouse is not then serving as Trustee); or if my Spouse is unable to appoint Trustees, a majority of my adult Children, by majority vote, may appoint Trustees, including a Descendant of mine.

5.3 Upon my death:

5.3.1 I appoint my Spouse, HEIDI A. BAUER, my daughter, MELINDA M. BAUER, and my son, GREGORY L. BAUER, as Co-Trustees, provided that if one of them is unable to serve or continue to serve, then the other two may continue to serve as the Co-Trustees.

**ARTICLE SIX
FIDUCIARY PROVISIONS**

6. My Trustees may exercise the powers given them during the term of any trust, and during such time after the termination of any trust as is reasonably necessary to distribute the trust assets.

6.1 Dispositive Powers. I give to my Trustees the following dispositive powers:

6.1.1 *Disposition of Certain Assets.* If any assets of any trust become distributable to a person who has not attained age Twenty-one (21), such assets, in the sole discretion of the Independent Trustee, may be distributed to such person, or may be retained in a separate trust for such person's benefit. Any assets retained in trust shall be administered as follows:

6.1.1.1 The Trustees shall pay to the person the portion of the income and principal as the Independent Trustees deem advisable for the person's support, medical care and education.

6.1.1.2 When the person attains age Twenty-one (21), the Trustees shall distribute the remaining trust assets to the person.

6.1.1.3 If the person dies before receiving final distribution, the Trustees shall distribute the remaining trust assets to the person's estate.

6.1.2 *Merger of Trusts.* The Trustees may merge the assets of any trust with those of any other trust, by whomever created, having the same beneficiaries and substantially the same terms, and if there is disparity in the maximum duration of the trusts so merged, the shortest maximum duration shall control.

6.1.3 *Discretionary Termination.* The Independent Trustees may terminate any trust, whenever such termination is deemed advisable by such Trustee, by distributing the assets to my Spouse, if my Spouse is then a beneficiary of the trust, or if my Spouse is not a beneficiary, to the beneficiary to whom income may then be distributed.

6.1.4 *Outright Distribution.* If income or principal of any trust is, by the terms of this Agreement, to become part of any trust or trust share and would be immediately distributable, such income or principal may be distributed by the Trustees in exactly the same manner as provided in such trust or trust share without requiring such trust to be established.

6.1.5 *Allocation of Non-Taxable Assets.* Any property which is not included in my estate for Federal Estate tax purpose shall be distributed to, or constitute, the Family Share as a gift in addition to the amount otherwise determined under Article Four.

- 6.1.6 If no Personal Representative of my estate is acting at a time when an election under Section 2056(b)(7)(B)(v) of the Internal Revenue Code is desirable, I authorize the Independent Trustees to make said election, and I direct the Independent Trustees to elect under said Section to qualify the Marital Share for the marital deduction allowable under Section 2056(b)(7) unless the Independent Trustees determine, in the Independent Trustees' sole discretion, that either a partial election or an election not to qualify said Marital Share is, for tax or other reasons, the preferable course.

6.2 Administrative Powers. I give to my Trustees the following administrative powers:

- 6.2.1 To retain any assets, however acquired, for as long as they deem advisable, even if they are personally interested in the assets or their retention results in a lack of diversification.
- 6.2.2 To sell, exchange, mortgage, lease, convey, encumber, pledge or otherwise distribute any real, personal or other property for any period, upon any terms and conditions, to any person, entity, beneficiary, fiduciary or agent or to a trust or estate of which any of my Trustees is also a fiduciary, including my estate.
- 6.2.3 To purchase as an investment of the trust estate any asset of my probate estate or which belongs to any other trust created by me; or to lend money to my estate or to any other such trust without personal liability of the fiduciaries thereof for repayment of such loans, such investments or loans to be made at such prices, upon such security, if any, and upon such terms as may be satisfactory to the Trustees. Any Trustee may make any such investments or loans even if a Trustee may also be a Personal Representative of my estate or a Trustee of such other estate.
- 6.2.4 To invest and reinvest in any assets they deem advisable, without limitation by any statute, rule of law or regulation limiting the investment of funds by corporate or individual fiduciaries in or to certain kinds of investments, requiring diversification or prohibiting fiduciaries from being interested in sales or purchases, delegating investment functions or commingling assets.
- 6.2.5 To hold securities or other assets in their own names, with or without disclosure of fiduciary capacity, or in the name of a nominee, or in bearer form.
- 6.2.6 To deposit cash in the commercial or savings departments of any corporate fiduciary or of any other bank or trust company or in any other depository.
- 6.2.7 To borrow money for any purpose they deem advisable from any source even if they are personally interested in the source.

- 6.2.8 To allocate between principal and income, in their discretion, all receipts and disbursements, including receipts of my estate received or accrued during probate administration, in any manner that will not result in the loss of the marital deduction. The Trustees may, but need not, create reserves out of income for depreciation, obsolescence, amortization, or for depletion of mineral or timber properties.
- 6.2.9 To divide the trust, to determine values, to distribute like or unlike assets to different beneficiaries or trusts and to make distributions in cash or in kind, in divided or undivided interests; provided that any assets with respect to which a death tax is paid to a foreign country or subdivision thereof shall be allocated to the Family Share to the extent possible.
- 6.2.10 To make all payments of income or principal directly to the beneficiary or for the beneficiary's benefit, and, in the case of a beneficiary who is a minor or under other legal disability, all such payments and all distributions of tangible personal property may be made directly to the beneficiary despite the disability.
- 6.2.11 To make any distribution to a person who is under the age of Twenty-one (21), to a Custodian for the benefit of such person under the Uniform Transfers to Minors Act or a similar law, said Custodian to be designated by my fiduciary if a Custodian is not named in this document or if the Custodian named fails or declines to serve.
- 6.2.12 To pay, in their discretion, from any death benefits or other property includable in my gross estate that are payable to my Trustees, the expenses of my last illness and funeral, and expenses of administering my estate including my non-probate assets, whether incurred with respect to such benefits or otherwise. The trust shall allocate any remaining proceeds among the beneficiaries of my estate in accordance with the directions of my Personal Representative.
- 6.2.13 To settle, contest, compromise, submit to arbitration or litigate claims in favor of or against the trust and all tax matters.
- 6.2.14 To make any tax elections without reimbursement or adjustment between principal and income or in favor of any beneficiary, even if the election directly affects the value of any beneficiary's share.
- 6.2.15 To employ agents, lawyers, investment counsel, accountants and others, even if they are associated with a Trustee, to delegate both ministerial and discretionary powers and duties to such persons with liability only for reasonable care in their selection, to place assets in an account with a trust department of a bank they select, under any agency or such other type of agreement, to rely on information and advice furnished by them without duty of independent investigations, and to pay them reasonable compensation.

- 6.2.16 To exercise every other power not specifically granted by this Agreement that may be necessary to enable them to create, continue, operate, expand and change the form of any individual proprietorship, partnership, joint venture, corporation or other business.
- 6.2.17 To continue in the same form any unincorporated business or venture in which I was engaged at the time of my death, for such period as they deem advisable, or to incorporate such business and continue its operation in corporate form whether or not any probable distributee of such business objects to such retention, continuation or incorporation in my estate.
- 6.2.18 To accept additions to the trust from any source.
- 6.2.19 To disclaim all or part of any interest in property to which I or my estate would otherwise be entitled.
- 6.2.20 To execute and deliver all instruments that will accomplish or facilitate the exercise of the above powers and duties and to perform all other acts necessary or advisable to administer the trust.

6.3 Administrative Provisions.

- 6.3.1 *Waiver of Bonds.* No bond or other indemnity shall be required of any Trustee nominated or appointed hereunder.
- 6.3.2 *Waiver of Court Jurisdiction.* I expressly waive any requirement that any trust be submitted to the jurisdiction of any court, that the Trustees be appointed or confirmed, that their actions be authorized or their accounts be allowed by any court. This waiver shall not prevent any Trustee or beneficiary from requesting any of those procedures.
- 6.3.3 *Trustee Succession, Appointment and Removal Procedures.* If a vacancy in the Trusteeship occurs and a successor Trustee to fill such vacancy is named in this Agreement, the remaining Trustees shall promptly notify such named successor, in writing, of the occurrence and date of such vacancy. A named Successor Trustee's appointment shall become effective if the Successor Trustee's written acceptance is filed with another Trustee or, if none, with a Court having jurisdiction over the trust, within Thirty (30) days following the date of such notice. To effect the appointment of a Trustee, the person entitled to make such appointment shall file with the Trustee to be appointed a written statement that such appointment is made. The appointment of a Trustee so appointed shall become effective upon receipt by the person entitled to make the appointment of the newly appointed Trustee's written acceptance within Thirty (30) days following the filing of such written statement. A Successor Trustee shall, upon acceptance, succeed to the preceding Trustee's title to the trust assets. To effect the removal of a Trustee other than myself, the person entitled to remove the Trustee shall either deliver to such Trustee a written statement that such

removal is made, or mail such statement to such Trustee's last known business address by registered or certified mail, return receipt requested. After such delivery or mailing, a removed Trustee shall have no further duties, other than to account, and shall not be liable or responsible for the acts of any Successor Trustee.

- 6.3.4 *Resignation Right.* Any Trustee may resign at any time by delivering a written resignation to those entitled to appoint a Trustee. The resignation shall be effective Sixty (60) days after the date of delivery of the resignation, or upon the earlier appointment of a successor Trustee. After the resignation becomes effective, the Trustee shall have no further duties, other than to account, and shall not be liable for the acts of any successor Trustee.
- 6.3.5 *Approval of Trustees' Accounts if I am Incapacitated or Deceased.* Approval of Trustees' Accounts if I am Incapacitated or Deceased. If I am Incapacitated or deceased, the Trustees (or the Personal Representative of any deceased Trustee) may render accounts to the persons who are currently entitled to receive distributions and to persons who would have been entitled to receive distribution had the death of my Spouse then occurred. The approval of these accounts by those persons (or by those authorized to act on behalf of any such person), in writings delivered to any Trustee, shall constitute a valid and effective release of the Trustees with respect to all transactions disclosed by the accounts, and shall be binding and conclusive as to all persons. Nothing contained in this paragraph shall give any person the power or right to enlarge or shift the beneficial interest of any beneficiary of the trust.
- 6.3.6 *Majority Vote and Delegation.* If more than one Trustee is authorized to exercise a power, such power shall be exercisable by a majority of the Trustees authorized to act. A non-consenting Trustee who has acted in good faith shall not be liable for the acts of the majority. I authorize any Trustee to delegate for any period of time to any other Trustee authorized to exercise such power, the power to act on behalf of the delegating Trustee.
- 6.3.7 *Custody of Assets.* If a Corporate Trustee is acting, it shall have custody of all assets, handle receipts and disbursements and prepare accountings.
- 6.3.8 *Change of Trust Situs.* The Independent Trustees may transfer the situs of the administration of any trust from Minnesota to another state and the Independent Trustees may elect to have the governing law of the trust instrument be the law of such state.

6.3.9 *Income at Termination.* Except to the extent that such income is expressly made subject to a sole income beneficiary's general power of appointment or is held by a trust to which an election under Section 2056(b)(7) of the Code applies, any accrued or undistributed income at the termination of a trust with a sole income beneficiary shall be distributed to such beneficiary, or if the beneficiary is deceased, to the beneficiary's estate; in all other cases such income shall be added to principal.

6.3.10 *Income Required to be Distributed.* Income required to be distributed from a trust shall be distributed at least annually or in such more frequent installments as are convenient. Income from my probate estate or income earned prior to the funding of the trust that is distributable to such a trust, including income from property used to discharge liabilities, shall be distributed to the income beneficiary.

6.3.11 This Trust is specifically intended to comply with the requirements of the Health Insurance Portability and Accountability Act of 1996 (HIPAA), as currently codified at 42 US 1320d, with regulations implementing its effect at 45 CFR 160-164, as they now exist and as they may be amended. Accordingly, any health care provider or other entity required by that law to maintain my medical records confidentially is expressly authorized to provide any and all such information, whether past, present or future, to my Successor Trustee without restriction or limitation. The authority given to my Successor Trustee hereunder shall supersede any prior Agreement that I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health information. The authority of my Successor Trustee has no expiration date, and shall expire as to any health care provider only if I revoke the authority and actual notice of the revocation has been given to that health care provider.

6.3.12 *S Corporation Stock.* Before the date on which any "S Corporation Shares" (defined below) otherwise would pass to or be treated as held by an "Ineligible Trust" (defined below), the Trustee (excluding, however, any Interested Trustee) may elect to hold these S Corporation Shares in one or more separate trusts or trust shares on the terms set forth in this Article. The Trustee (excluding, however, any Interested Trustee) may elect to hold such S Corporation Shares under the paragraph entitled "Qualified Subchapter S Trusts" or the paragraph entitled "Electing Small Business Trusts," as the Trustee (excluding, however, any Interested Trustee) shall deem appropriate, considering the changes that such provisions would require from the terms and conditions under which such shares otherwise would be held under this Agreement.

6.3.12.1 *Qualified Subchapter S Trusts.* Any S Corporation Shares held under this paragraph shall be on the following terms:

- 6.3.12.1.1 Each trust held under this section shall be a separate trust or substantially separate and independent share, as defined in Code Sec. 1361(d)(3), held for the benefit of one beneficiary. Any reference in this section to a beneficiary's separate trust shall refer equally to any substantially separate and independent trust share.
- 6.3.12.1.2 Until the "QSST Termination Date" (defined below), the Trustee shall annually distribute all the trust's "Net Income" (defined below) to the sole beneficiary of each trust held under this section, together with as much of that trust's principal as is appropriate under the standard contained in the trust which otherwise would have held such S Corporation Shares. The Trustee shall not distribute income or principal to anyone other than the beneficiary to whom Net Income is distributable until the QSST Termination Date.
- 6.3.12.1.3 Upon the QSST Termination Date, the Trustee shall distribute the remaining trust assets to the beneficiary to whom Net Income was then distributable, if then living, or otherwise in accordance with the terms of the Trust which would otherwise have held such S Corporation Shares.
- 6.3.12.1.4 The Trustee shall notify the sole beneficiary of each trust held under this section that he or she must timely and properly elect under Code Sec. 1361(d)(2) to cause such trust held to be treated as a Qualified Subchapter S Trust for Federal income tax purposes, and if the beneficiary fails or refuses to do so, the Trustee shall hold such S Corporation Shares under the paragraph entitled "Electing Small Business Trusts."
- 6.3.12.1.5 The Trustee (excluding, however, any Interested Trustee) shall administer any trust under this section as a Qualified Subchapter S Trust, as defined in Code Sec. 1361(d)(3).
- 6.3.12.1.6 In the event there is more than one income beneficiary of an Ineligible Trust, the Trustee shall divide the S Corporation Shares that will be held under this section into separate trusts, based on each beneficiary's interest in the income of the Ineligible Trust that otherwise would have held those shares. If no beneficiary was entitled to income of such Ineligible Trust at that time, the Trustee may divide the S Corporation Shares into separate trusts for the beneficiaries of such Ineligible Trusts in such manner as the Trustee (excluding, however, any Interested Trustee) shall deem appropriate.

6.3.12.2 Electing Small Business Trusts. Any S Corporation Shares held under this section shall be held on the following terms:

6.3.12.2.1 The Trustee (excluding, however, any Interested Trustee) shall apportion to the trusts under this section a reasonable share of the unallocated expenses of all trusts under this Agreement in a manner consistent with the applicable Internal Revenue Code and Treasury Regulations.

6.3.12.2.2 The Trustee shall make that election required by Code Sec. 1361(e)(3) to qualify the trust under this section as an Electing Small Business Trust under Code Sec. 1361(e).

6.3.12.2.3 The Trustee (excluding, however, any Interested Trustee) shall administer each trust under this section as an Electing Small Business Trust under Code Sec. 1361(e).

6.3.12.3 Implementation. The Trustee (excluding, however, any Interested Trustee) shall manifest its selection of the form in which it shall hold any S Corporation Shares by written notice to all persons who would be eligible or entitled at the time of such writing to receive income from the Ineligible Trust that otherwise would hold such S Corporation Shares.

6.3.12.4 Definitions. The following definitions apply for purposes of this Article:

6.3.12.4.1 "Ineligible Trust" means a trust whose ownership of any S Corporation Shares would cause the termination of that corporation's election to be taxed under subchapter S of the Code.

6.3.12.4.2 "Net Income" means income, as defined in Code Sec. 643(b).

6.3.12.4.3 "S Corporation Shares" means shares of any stock of a corporation that then operates or that the Trustee shall deem likely to operate in the future under an election to have its earnings taxed directly to its stockholders under subchapter S of the Code.

The "QSST Termination Date" means, separately, with respect to each trust held under the paragraph entitled "Qualified Subchapter S Trusts," the earlier of the date on which the beneficiary dies and the date on which the trust terminates.

ARTICLE SEVEN GENERAL GOVERNING PROVISIONS

7. In applying the provisions of this document, the following shall govern:

7.1 Definitions.

7.1.1 My Spouse's name is HEIDI A. BAUER and all references in this Agreement to "my Spouse" are to her only.

7.1.2 "Descendants" means an individual related to the designated ancestor by lineal descent in any degree. An individual will be considered to be related by lineal descent only if connected by an unbroken chain of parent-child relationships in which:

7.1.2.1 The child has been legally adopted by the parent; or

7.1.2.2 The parent is a female; or

7.1.2.3 The parent is a male:

(a) who is married to the child's female parent at the time of such child's conception or birth; or

(b) who became married to the child's female parent after such child's birth; or

(c) whose marriage to the child's female parent is subsequently declared invalid; or

(d) who acknowledged in writing that the child is his biological child;

provided, that a parent-child relationship with a person otherwise considered the child's parent will be deemed to be broken by the legal adoption of the child by any person other than the spouse of such parent or after such parent's death by the subsequent spouse of the surviving parent.

7.1.3 "Child" means a Descendant of the first generation. References to "my Children" mean only the Children listed below. My Children's names are: GERALD G. BAUER, GREGORY L. BAUER, MELINDA M. BAUER and SANDRA C. LANG. My Personal Representative may accept these dates as conclusive in making any determination for which they are pertinent.

7.1.4 "Spouse's Children" means a Descendent of the first generation. References to "my Spouse's Children" mean only the Children listed below. My Spouse's Children's names are: ANDREA B. HOLLINGSWORTH and BRENT G. JOHNSON.

7.1.5 "Grandchild" means a Descendant of the second generation.

- 7.1.6 "Per stirpes" means is equal shares among living Children of the person whose Descendants are referred to and the Descendants (taken collectively) of each deceased Child of such person, with such deceased Child's Descendants taking by right of representation the share of such deceased Child.
- 7.1.7 "Surviving," with reference to my Spouse, means that if my Spouse and I die under such circumstances that it cannot be established by sufficient evidence that we died other than simultaneously or if my Spouse did survive me but died within 120 hours after my death, my Spouse shall be deemed to have survived me. All references to any other person's surviving me mean that if such person dies within 120 hours after my death, such person shall be deemed not to have survived me. A person in gestation at the time of an event, who is later born alive and survives for 120 hours is "living" or "surviving" at the time of such event.
- 7.1.8 "Trustee" means an original or successor Trustee of any trust whether an individual or a corporation.
- 7.1.9 "Corporate Trustee" means a trust company or national or state banking institution having trust or fiduciary powers.
- 7.1.10 "Independent Trustee" means any Trustee other than:
- 7.1.10.1 A Trustee who is a beneficiary to whom income or principal could be distributed currently; or
- 7.1.10.2 A Trustee who has a legal obligation to support a beneficiary to whom income or principal could be distributed currently.
- 7.1.11 "Estate taxes" means any estate, transfer or other death taxes that become due because of my death (including any interest and penalties imposed with respect thereto), but excluding generation-skipping taxes, and also excluding the additional Estate taxes imposed by Section 2032A(c) or Section 2057(f) of the Internal Revenue Code (including any interest and penalties imposed with respect thereto).
- 7.1.10 I am "Incapacitated" when either (i) a Guardian or conservator of my person or estate has been judicially appointed, or (ii) when my attending physician, or another physician who has examined me, has stated in a writing delivered to a Trustee or the designated successor Trustee, other than myself, that I am unable to manage my financial affairs. The written statement of my personal physician, or another physician who has examined me, creates a rebuttable presumption that I am Incapacitated. If I am Incapacitated, I shall cease to be a Trustee and the named Successor Trustee shall immediately assume the duties of Trustee. Any reference to my "Incapacity" refers to a period while I am "Incapacitated."

- 7.1.11 My "personal physician" is any physician who I identify by a writing delivered to any Trustee or who has personally examined me.
- 7.1.12 "Related or subordinate party" shall have the same meaning as prescribed in Section 672(c) of the Internal Revenue Code.
- 7.1.13 "Financial dependent of mine" means an individual for whom I have provided funds for support, health care, or education and who is dependent upon me for such funds.

7.2 Rules of Construction.

- 7.2.1 *Governing Law.* Except as altered by this document, and except as provided in this Agreement regarding a change in the situs of administration of each trust, the law of Minnesota shall govern the meaning of this document and the validity, legal effect and administration of each trust. Except as otherwise provided, all references to applicable law and Minnesota Statutes mean those in force on the date of this Agreement and shall incorporate any amendments and successor provisions. References to the Internal Revenue Code are to the Internal Revenue Code of 1986 as amended, and references to a particular section of the Internal Revenue Code shall incorporate any amendments and successor provisions.
- 7.2.2 *Marital Deduction.* All provisions of this Agreement shall be construed and applied so that the Marital Share qualifies for the Federal Estate tax marital deduction Estate tax and any provision of this Agreement incapable of being so construed or applied shall not apply to the Marital Share. My Spouse shall have the power to require the Trustees of the Marital Trust to render any asset of the Trust productive of income or convert it within a reasonable time.
- 7.2.3 *Captions.* Captions are for convenience only and are not intended to alter any of the provisions of this instrument.
- 7.2.4 *Gender.* Where appropriate, the masculine includes the feminine, the singular includes the plural, and vice versa.
- 7.2.5 *Writing.* The requirement that a person act in "writing" requires a dated written document signed by such person.

7.3 Protective Provisions.

- 7.3.1 *Intentional Omissions.* I have intentionally limited gifts to my Descendants to those provided in this Agreement. Any omission is intentional and not occasioned by accident or mistake.
- 7.3.2 *Insurance Ownership.* If any policy of insurance on the life of any person (other than myself) becomes an asset of any trust, all incidents of ownership in such policy shall be vested solely in the Trustees other than the insured, and the in-

sured person shall possess none of the incidents of ownership in such policy either individually or as a Trustee.

- 7.3.3 *Individual Fiduciary Liability Limited.* No individual Trustee who has acted in good faith shall be liable for the acts of any co-Trustee or for failure to assert breaches of trust by any former fiduciary.
- 7.3.4 *Spendthrift Provisions.* Neither principal or income of any trust nor any beneficiary's interest therein shall be subject to alienation, assignment, encumbrance, appointment or anticipation by the beneficiary, to garnishment, attachment, execution or bankruptcy proceedings, to claims for alimony, support, maintenance, or payment of other obligations by any person against the beneficiary, or to any other transfer, voluntary or involuntary, by or from any beneficiary, provided that the foregoing shall not restrict the exercise of any general testamentary power of appointment and that any principal distributable to any beneficiary by reason of having attained a specified age shall be fully alienable by such beneficiary after attaining such age.
- 7.3.5 *Rule Against Perpetuities.* Each trust, if not sooner terminated pursuant to other provisions, shall terminate Twenty-one (21) years after the death of the survivor of my Spouse and all my Descendants who are living on the date of my death. In the event of termination of a trust under this provision, the assets shall be distributed, Per stirpes, to my Descendants who were permissible recipients of the trust income immediately prior to such termination.
- 7.3.6 *Special Powers of Appointment.* Any special power of appointment may be exercised by appointment, outright or in trust, in favor of one or more of the permissible appointees or their estates in such portions as the donee of the power may appoint; provided, the power (a) shall not be exercisable in favor of the donee, the donee's estate, the donee's creditors or the creditors of the donee's estate, (b) shall not include the power to create another power of appointment that, under the applicable local law, can be exercised so as to postpone the vesting of any estate or interest in the trust property or suspend the absolute ownership or power of alienation of such trust property for a period ascertainable without regard to the date of creation of this power, and (c) must be specifically referred to in the donee's valid Will or Revocable Trust for the appointment to be effective.
- 7.3.7 *Direct Receipts.* Insurance proceeds, retirement benefits or other assets which, but for this paragraph, would be exempt from liability for my debts or costs of administration, or death taxes which become due because of my death, shall not be used to pay such debts, costs of administration or death taxes.

7.5 Estate taxes.

7.5.1 There shall be no apportionment of any Estate taxes, and I waive on behalf of my estate any right to recover any Estate taxes from any recipient, including any recipient of property passing apart from this Agreement.

The Settlor and the Trustee have signed this Agreement on or as of the date appearing at the beginning of this Agreement and such Trustee accepts his appointment by signing this Agreement.

In the presence of:

(Witness)

GERALD J. BAUER
as Settlor and Trustee

(Witness)

STATE OF MINNESOTA)) ss.
COUNTY OF ANOKA)

On this 28th day of November, 2012, before me, a Notary Public within and for said County, personally appeared GERALD J. BAUER, to me known to be the person described in and who executed the foregoing instrument as Settlor and Trustee, and acknowledged that he executed the same as his free act and deed.

Notary Public



THIS INSTRUMENT WAS DRAFTED BY:

BARNA, GUZY & STEFFEN, LTD.
400 Northtown Financial Plaza
200 Coon Rapids Boulevard
Minneapolis, MN 55433-5894
Telephone No. (763) 780-8500

**GERALD J. BAUER
TRUST DECLARATION AND AGREEMENT**

Dated: November 28, 2012

PRELIMINARY INVENTORY

1.

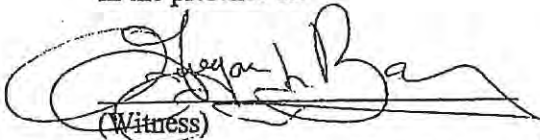
**FIRST AMENDMENT TO THE
TRUST AGREEMENT
OF
GERALD J. BAUER**

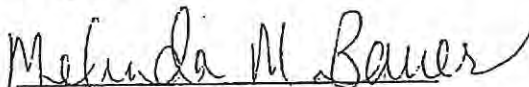
I, GERALD J. BAUER, as Settlor, and the Trustee have entered into a Trust Agreement dated November 28, 2012. In exercise of the power to amend said Trust Agreement reserved to me in Article 1, I hereby amend and modify the Recitals of the Trust Agreement by adding the following Recital:


3. This Trust shall be known as the "Gerald J. Bauer Revocable Living Trust."

The Settlor and the Trustees have signed this First amendment and such Trustees agree to administer all present and future assets of the Trust in accordance with the terms of the Trust as amended.

In the presence of:

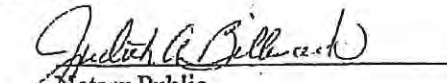

(Witness)


(Witness)


GERALD J. BAUER, Settlor and
Trustee

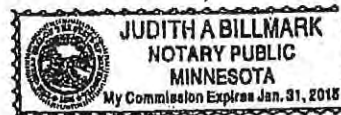
STATE OF MINNESOTA)
COUNTY OF Anoka) ss.

On this 22 day of April, 2013, before me, a Notary Public within and for said County, personally appeared GERALD J. BAUER, to me known to be the person described in and who executed the foregoing instrument as Settlor and Trustee, and acknowledged that he executed the same as his free act and deed.


Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

BARNA, GUZY & STEFFEN, LTD.
400 Northtown Financial Plaza
200 Coon Rapids Boulevard
Minneapolis, MN 55433
Telephone No. (763) 780-8500



**STATUTORY SHORT FORM POWER OF ATTORNEY
MINNESOTA STATUTES, SECTION 523.23**

Before completing and signing this form, the principal must read and initial the IMPORTANT NOTICE TO PRINCIPAL that appears after the signature lines in this form. Before acting on behalf of the principal, the attorney(s)-in-fact must sign this form acknowledging having read and understood the IMPORTANT NOTICE TO ATTORNEY(S)-IN-FACT that appears after the notice to the principal.

PRINCIPAL (Name and Address of Person Granting the Power)

Gerald J. Bauer, Trustee of the Gerald J. Bauer Trust Dated November 28th, 2012

9340 hwy 10 N.W.

Ramsay, MN 55303

**ATTORNEY(S)-IN-FACT
(Name and Address)**

Melinda M. Bauer

14473 Hummingbird Ct. N.W.

Andover, MN 55303

SUCCESSOR ATTORNEY(S)-IN-FACT

(Optional) To act if any named attorney-in-fact dies, resigns, or is otherwise unable to serve.

(Name and Address)

First Successor

Second Successor

NOTICE: If more than one attorney-in-fact is designated to act at the same time, make a check or "x" on the line in front of one of the following statements:

- ☐ Each attorney-in-fact may independently exercise the powers granted.
- ☐ All attorneys-in-fact must jointly exercise the powers granted.

EXPIRATION DATE (Optional)

Use Specific Month

Day

Year Only

I, (the above-named Principal) hereby appoint the above named Attorney(s)-in-Fact to act as my attorney(s)-in-fact:

FIRST: To act for me in any way that I could act with respect to the following matters, as each of them is defined in Minnesota Statutes, section 523.24:

(To grant to the attorney-in-fact any of the following powers, make a check or "x" on the line in front of each power being granted. You may, but need not, cross out each power not granted. Failure to make a check or "x" on the line in front of the power will have the effect of deleting the power unless the line in front of the power of (N) is checked or "x-ed".)

☐ (A) real property transactions;

I choose to limit this power to real property in _____ County, Minnesota, described as follows:

(Use legal description. Do not use street address.)

(If more space is needed, continue on the back or on an attachment.)

- ☐ (B) tangible personal property transactions;
- ☐ (C) bond, share, and commodity transactions;
- ☐ (D) banking transactions;
- ☐ (E) business operating transactions;
- ☐ (F) insurance transactions;
- ☐ (G) beneficiary transactions;
- ☐ (H) gift transactions;
- ☐ (I) fiduciary transactions;
- ☐ (J) claims and litigation;
- ☐ (K) family maintenance;
- ☐ (L) benefits from military service;
- ☐ (M) records, reports, and statements;
- ☒ (N) all of the powers listed in (A) through (M) above and all other matters, other than health care decisions under a health care directive that complies with Minnesota Statutes, chapter 145C.

SECOND: (You must indicate below whether or not this power of attorney will be effective if you become, incapacitated or incompetent. Make a check or "x" on the line in front of the statement that expresses your intent.)

☒ This power of attorney shall continue to be effective if I become incapacitated or incompetent.

☐ This power of attorney shall not be effective if I become incapacitated or incompetent.

THIRD: My attorney(s)-in-fact MAY NOT make gifts to the attorney(s)-in-fact, or anyone the attorney(s)-in-fact are legally obligated to support, UNLESS I have made a check or an "x" on the line in front of the second statement below and I have written in the name(s) of the attorney(s)-in-fact. The second option allows you to limit the gifting power to only the attorney(s)-in-fact you name in the statement.

Minnesota Statutes, section 523.24, subdivision 8, clause (2), limits the annual gift(s) made to my attorney(s)-in-fact, or to anyone the attorney(s)-in-fact are legally obligated to support, to an amount, in the aggregate, that does not exceed the federal annual gift tax exclusion amount in the year of the gift.

☒ I do not authorize any of my attorney(s)-in-fact to make gifts to themselves or to anyone the attorney(s)-in-fact have a legal obligation to support.

☐ I authorize _____ (write in name(s)), as my attorney(s)-in-fact, to make gifts to themselves or to anyone the attorney(s)-in-fact have a legal obligation to support.

FOURTH: (You may indicate below whether or not the attorney-in-fact is required to make an accounting. Make a check or "x" on the line in front of the statement that expresses your intent.)

☒ My attorney-in-fact need not render an accounting unless I request it or the accounting is otherwise required by Minnesota Statutes, section 523.21.

☐ My attorney-in-fact must render _____
(Monthly, Quarterly, Annual)
accountings to me or _____
(Name and Address)

during my lifetime, and a final accounting to the personal representative of my estate, if any is appointed, after my death.

In Witness Whereof I have hereunto signed my name this 13 day of February, 2017.

Gerald J. Bauer
(Signature of Principal)

(Acknowledgment of Principal)

STATE OF MINNESOTA)

COUNTY OF ANOCA) ss.

The foregoing instrument was acknowledged before me this 13 day of February, 2017,
by GERALD J. BAUER
(Insert Name of Principal)

Judith A. Billmark
(Signature of Notary Public or other Official)

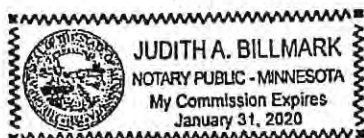


Exhibit C

**Estimated Costs (Over 35 Years)
Karis Management District**

Purpose	Estimated Cost (over 35 years)
TIRZ Bond Debt Service	\$35,350,374
Landscaping Maintenance	
Mowing	\$4,156,965.60
Weeding	\$1,247,089.68
Bark Freshen	\$381,055.18
Color Freshen	\$311,772.42
Irrigation Maintenance	\$831,393.12
Total Landscaping Maintenance	\$6,928,276.00
Administration	
Administration of the District	\$1,470,000.00
Legal	\$840,000.00
Audit/Tax Services	\$756,000.00
Accounting	\$840,000.00
Office Expenses	\$294,000.00
Total Administration	\$4,200,000.00
Creation Fee	\$35,000
Total Budget	\$46,513,650

Exhibit D

**Initial Board of Directors
Karis Management District**

- Michael McFarland
- Cody Klipfel
- Martin Sprandley
- Ron Smith
- Tom O'Dwyer

Positions 1, 2 and 3 will serve an initial four-year term.

Position 4, and 5 will serve an initial two-year term.


BOARD OF DIRECTORS
KARIS MANAGEMENT DISTRICT QUALIFICATION FORM

NAME: Dr. Michael McFarland

STATUTORY QUALIFICATIONS IN SECTION 375.063: TO BE QUALIFIED TO SERVE AS A DIRECTOR, A PERSON MUST BE AT LEAST 18 YEARS OLD AND:

1. X RESIDENT OF THE DISTRICT
2. X OWNER OF PROPERTY IN THE DISTRICT
3. _____ OWNER OF STOCK, WHETHER BENEFICIAL OR OTHERWISE; OF A CORPORATE
OWNER OF PROPERTY IN THE DISTRICT
4. _____ AN OWNER OF A BENEFICIAL INTEREST IN A TRUST THAT OWNS PROPERTY IN
THE DISTRICT
5. X AN AGENT, EMPLOYEE OR TENANT OF A PERSON COVERED UNDER (2), (3), OR
(4) ABOVE.

I hereby represent that I am qualified to serve as a Director of the Karis Management District pursuant to Section 375.063, Texas Local Government Code. I will serve either a two or four-year term as ultimately determined by the Texas Commission on Environment Quality.



Signature
8/23/18

Date

Michael Douglas McFarland, Ed. D.

2017 HEB Excellence in Education Award Winner

2016 TASA School Board of the Year – TASA

2015 National AASA Texas Superintendent of the Year–TASA

2014 National Alliance of Black School Educators Superintendent of the Year

2014 Texas Superintendent of the Year – Region X ESC & TASB State Finalist

212 White Oak Ct.

Crowley, Texas 76036

Phone: (469) 261-8900

E-Mail: mcfarlm@gmail.com

Professional Objective

Secure the position of Superintendent/CEO of Crowley ISD.

Employment

2017 – Current Superintendent of Schools of Crowley Independent School District

2010 – 2017 **Superintendent of Schools of Lancaster Independent School District**

Instructional Management and Academic Achievement

- 100% of Lancaster ISD schools exceeded the Texas Education Agency performance standard for four consecutive years. 100% of campuses received at least one TEA Distinction. Lancaster has been the only district in the Best Southwest Dallas County area to achieve this feat.
- Since 2014, Lancaster ISD has received more than 100 TEA Distinctions for outstanding student performance, closing of the achievement gap, impressive student growth and post-secondary readiness.
- Lancaster ISD has yielded the highest graduation rate at 98% and has the most significant improvement of all DFW districts. LISD improved the graduation rate by 15% points since 2007.
- Significantly increased the number of students enrolling in advanced courses by 58% since 2012 and reduced the number receiving special education services by almost 3%.
- The district was selected as a member of the Texas High-Performing Schools Consortium. Lancaster ISD is one of 23 school districts selected in the state as high-performing members based on student performance and innovation.
- Led major district transformation initiative that resulted in significant improvement in STAAR scores, TAKS scores, College and Career Readiness rates, TAP Value-Added Scores, Gold Performance Acknowledgements and Distinctions from Texas Education Agency.
- Due to outstanding academic performance and an exceptional grant proposal, the District was awarded the 2011 T-STEM Grant worth approximately \$4.8 million. In 2015, a second grant of \$2.2 million was awarded and in 2017, a third grant of \$1.2 million was awarded to ensure STEM sustainability. The total grants awarded by Texas Instruments have reached \$8.2 million since 2011. These grants were awarded by Texas Instruments and represents the largest financial contribution to an educational institution in its history.

- Developed the “More Than a Diploma Initiative” in partnership with the Mayor of Lancaster designed to increase awareness and access to college. This initiative resulted in more than 92% of seniors receiving a letter of acceptance to a college or university since 2011.

Financial Management

- Orchestrated the passing of the largest bond in District history – \$125.9 million—by an impressive 73% approval. The bond will be used to build four schools and numerous upgrades.
- Received a “Superior” financial rating from the Texas Education Board by implementing internal control mechanisms, increased transparency, and fiscally responsibility in decision-making.
- During most challenging financial time in school funding history, we increased the fund balance from \$3 million in 2010 to more than \$15 million according to the January 2016 audit. We currently have 27% of the budgeted expenses in fund balance
- Designed a plan and received approval to issue \$6 million in Qualified Zone Academy Bonds allowing us to make major infrastructure upgrades and renovations to support 21st Century education without increasing tax burdens. Developed a repayment plan to set aside total repayment amount seven years before due date.
- Audited external funding including Federal and State funds to maximize our resources and protect fund balance. Applied indirect costs to all grants resulting in a savings of more than \$2 million.

Human Capital Management

- Designed a program in conjunction with University of North Texas at Dallas to ensure that all secondary math and science teachers could acquire a Master’s Degree in Math, Science, or STEM. All math and science teachers are in the program and are required to possess a Master’s Degree as a condition of employment.
- Restructured the Central Office administration, departments and staff to improve district efficiency and effectiveness and to reduce administrative expenditures. The actions taken resulted in a reduction of 14 out of 31 positions and a savings of \$1.2 million.
- Designed a 21st Century Human Capital Management System which incorporated incentive pay for all district personnel including all instructional and non-instructional personnel.
- Implemented and expanded value-added accountability and incentive pay through the Teacher Advancement Program System. More than \$1.2 million was paid to teachers and staff based on teacher, student and school performance.
- Established Ready, Set Grow Institute designed to develop leaders from within in a grow-your-own format. Ten of the participants of the first class of 18 have received promotions to principal, assistant principal, or district level administration. Eighty percent of the current principals in the district were in prior roles in the district before achieving the principalship.

School and Community Relations

- Overhauled the District website to increase its ease of use by parents.
- A Facebook, Twitter, and YouTube account have been developed and is regularly updated and maintained by district personnel.

- Increased the business, community and church partnerships through the Key Communicators Network, the Superintendent's Communication Council and the School Church Partnership programs.
- Increased the number of STEM Industry partners with letters of support and Memorandums of Understanding (MOUs) with more than 35 business and/or corporations to fill key roles in our Science, Technology, Engineering and Math-focused district transformation.

-
- 2007 - 2010 **Assistant Superintendent of Achievement & Pupil Services**
Champaign Public Schools Unit 4, Champaign, IL
- Led District-wide High School Reform Initiative focused on implementing a Professional Learning Community framework for school restructuring and improvement.
- 2004 - 2007 **Principal**
John Tyler High School, Tyler Independent School District, Tyler, TX
- "Recipient of the 2006 College Board Inspiration Award"
 - Selected by the National College Board as one of three most improved high schools across the nation based on the increased number of students enrolled in advanced classes as well as percentage of students accepted to a college/university.
 - Brought the AVID program to Tyler ISD in 2004 and the program is still in existence today and has been implemented districtwide.
- 2002 - 2004 **Principal**
Foster Middle School, Longview ISD, Longview TX
 Voted as "Best Principal in East Texas" by Longview News Journal
- 2000 - 2002 **Assistant Principal**
Foster Middle School, Longview ISD
- 1998 - 2000 **Assistant Principal**
John Tyler High School, Tyler ISD
- 1993 - 1998 **Teacher/Athletic Coach/UIIL Academic Coach**
John Tyler High School: Algebra I, Accounting I & II
Duncanville High School: Algebra I, Trigonometry and Computer Science
-

Education

- **Doctorate of Education in Educational Administration,**
 Baylor University, August 2005
- **Master of Education in Educational Administration**
 Stephen F. Austin University, 1999
- **Bachelor of Business Administration in Business Education & Computer Information Systems coursework**
 Baylor University, 1993

Certifications

- **Texas Superintendent's Certificate (Grades EC-12)**
Stephen F. Austin University, 2001
 - **Illinois Superintendent's Certificate (Grades K-12)**
Illinois, 2007
 - **Texas Principal's Certificate (Grades EC-12)**
Stephen F. Austin University, 2001
 - **Texas Secondary Basic Business Teaching Certificate (Grades 6-12)**
Baylor University, 1993
-

Training & Continuing Education in Administration

- International Educational Institute, Europe - Summer 2002
 - Washington D.C. Educational Leadership Institute - Summer 2001, Austin, TX
-

Organizations

Professional Organizations, Committees, and Boards:

- Baylor Board of Regents – Board Member
- TASB Risk Management Fund Board – Board Member
- TASA Future Ready Superintendent – TASA Task Force Member
- TEA Commissioner's Accountability Policy Advisory Committee (APAC)
- National Alliance of Black School Educators – President-Elect
- Southern Dallas P-16 Council 2014 –Past President
- Texas Alliance of Black School Educators 2014 – Immediate Past President
- Superintendent Representative of Dallas Commit Committee 2011
- American Association of School Admin. & Texas Association of School Admin.
- Association for Supervision of Curriculum Development
- Association of School Business Officials

Civic Organizations:

- Lancaster Chamber of Commerce -- Former Board Member
 - Best Southwest Chamber of Commerce – Former Board Member
 - Rotary Club member
 - Lions Club — past member
-

Awards and Achievements

- Lancaster ISD selected as HEB “Excellence in Education Award” District Winner
- Lancaster ISD School Board Selected as “TASA 2016 Most Outstanding School Board of Year”
- Lancaster ISD Named “2015 National District of Distinction” by District Administration Magazine.
- Selected as Superintendent of the Year for National Alliance of Black School Educators and TASB Superintendent of Year for ESC Region 10, 2014
- Selected as Finalist for State of Texas Superintendent of the Year, 2014
- Received the Blue Diamond Leadership Award from Alpha Theta Sigma Chapter of Phi Beta Sigma Fraternity, 2014
- Received the Ombudsman of Year Award from South Dallas Business and Professional Women’s Club, 2013
- Received the Pillar of the Community Award from the Lone Youth Association of Jasper Texas, 2013
- Received the Lancaster Chamber of Commerce’s prestigious “Ricky Strickland Community Leader Award,” 2013
- Appointed to serve on Southern Methodist University Annette Caldwell Simmons School of Education and Human Development National Advisory Board for Urban School Leadership
- Selected to participate in the Texas Association of School Administrators’ Future Ready Superintendent Institute with 33 of the most talented and influential superintendents in the state of Texas
- District was selected as a member of the Texas High-Performing Schools Consortium and is one of only 22 other schools and districts
- Selected to present STEM For All framework in Washington DC at the 2013 Congressional Black Caucus STEM Symposium.
- Received the National Community Development Association’s 2009 Aubrey Nelson National Community Development Achievement Award “Honorable Mention,” 2009
- Received “National College Board Inspiration Award” from the College Board, 2006
- Dissertation published at Baylor University “Common Leadership Practices of High School Principals in High-Performing, High-Poverty High Schools in Texas,” 2005
- Received “Hometown Hero Award” from the Jasper Chamber of Commerce, 2005
- Selected as the “Best Principal in East Texas” by the *Longview News Journal*, 2003
- Selected as Sid Richardson Fellow and advisor to the Texas A&M Commerce Administrator Preparation Program, 2002
- Selected as Education Representative to the Texas Business Education Coalition, 2002
- Recipient of the Hitachi Promise for Tomorrow Scholarship for graduate studies in education, 1995

Presentations

National Presentations:

- “Show Me The Money: School Finance 101,” presented at the National School Board Association Conference, Denver 2017. *(Presented with board president)*
- “Creating Change in Turbulent Times,” served as panelist at the National School Board Association Conference, Denver 2017.
- “Board Meeting Effectiveness: The Planning, The Meeting, & Thereafter,” Presented at the National School Board Association Conference, Denver 2017. *(Presented with board president)*

State and Regional Presentations:

- “Am I Ready to Be a Superintendent,” presented at the TASA Midwinter Conference 2018
- “Show Me The Money: School Finance 101,” presented at the TASB Summer Leadership Conference, San Antonio and Ft. Worth 2016. *(Presented with board president)*
- “Board Meeting Effectiveness: The Planning, The Meeting, & Thereafter,” presented at the TASB Summer Leadership Conference, San Antonio and Ft. Worth 2016, June 2015. *(Presented with board president)*
- “From 4-3 to Harmony,” presented at the Texas Association of School Board Fall Conference (TASB), September 2015. *(Presented with board members)*
- “Transformation from the Team of 8 Perspective,” presented at TASB SLI June, 2015 *(Presented with entire board)*
- Soaring to Success: The Lancaster ISD Story, Texas Association of School Administrator’s Midwinter Conference January, 2015
- LISD K-12 STEM: Excellence by Design: A SySTEMic Transformation,
- Texas Association of School Administrator’s Fall Conference August, 2015

Date:

Board of Directors
Karis Management District
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, Texas 77227-2167

Re: Agency appointment

Dear Board members:

The undersigned is at least 18 years old and qualified to act as a director of the Karis Management District pursuant to the terms of Texas Local Government Code, Section 375.063 (1)-(4). As such, the undersigned hereby appoints Dr. Michael McFarland, as agent for the purpose of serving on the board of directors of such district. This appointment shall be valid until the later of the expiration of the term to which he/she is appointed, or the presentation to the board of a written revocation of this appointment. I understand that the board is relying on this letter in its consideration of the appointment of this individual to the board.

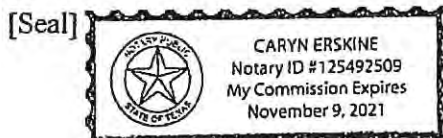
Signature	<u>Melinda M. Bauer</u>
Name	<u>Melinda M. Bauer</u>
Title	<u>Member, MYWC LLC</u>
Property address	<u>2601 N Crowley Cleburne RD</u> <u>Crowley TX 76036</u>
Tax Appraisal ID#	<u>04901347</u>

STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 11th day of August, 2018, by Melinda M. Bauer.

Caryn Erskine

Notary, State of Texas



BOARD OF DIRECTORS

KARIS MANAGEMENT DISTRICT QUALIFICATION FORM

NAME: Cody Kippel

STATUTORY QUALIFICATIONS IN SECTION 375.063: TO BE QUALIFIED TO SERVE AS A DIRECTOR, A PERSON MUST BE AT LEAST 18 YEARS OLD AND:

1. _____ RESIDENT OF THE DISTRICT
2. _____ OWNER OF PROPERTY IN THE DISTRICT
3. _____ OWNER OF STOCK, WHETHER BENEFICIAL OR OTHERWISE; OF A CORPORATE OWNER OF PROPERTY IN THE DISTRICT
4. _____ AN OWNER OF A BENEFICIAL INTEREST IN A TRUST THAT OWNS PROPERTY IN THE DISTRICT
5. X AN AGENT, EMPLOYEE OR TENANT OF A PERSON COVERED UNDER (2), (3), OR (4) ABOVE.

I hereby represent that I am qualified to serve as a Director of the Karis Management District pursuant to Section 375.063, Texas Local Government Code. I will serve either a two or four-year term as ultimately determined by the Texas Commission on Environment Quality.

Cody Kippel
Signature
6/18/2018
Date

Cody Klipfel

The guy on the front lines helping brands reach their customers

cklipfel@gmail.com

Summary

I am a TCU graduate and I have experience in helping multiple Tier1 brands fully integrate their marketing with interactive and traditional advertising.

My goal has been to be the best at what I do and learn as much as possible along the way while helping others. Cheers to all whom I have met along my journey, you all make me better every day. Let's keep growing!

Current Career Objectives:

1. Become a recognized industry expert in integrated marketing for national accounts
2. Grow new business opportunities within my company and develop high level marketing opportunities with Tier1 clients
3. Consult through expertise with clients in their development of a powerful integrated strategy
4. Remain at the front of my organization with new business pitches for business development through a heavy pipeline and constant closing of business
5. Always be ethical and in pursuit of business that makes sense for both the client and internal measure

Currently working with strategic partners and Tier1 accounts through proprietary integrated products and offerings:

1. Integrated Strategy and Execution
2. Loyalty and Reward Programs
3. Website Design and Re-Design
4. Mobile
5. Social
6. Responsive Design
7. Content Creation
8. Ad buys and Paid Media
9. Interactive Strategy
10. Email and CRM

Specialties: Business Development, Digital Engagement, Consumer Promotions, Digital Strategy Development and Digital Planning, Planning and Executing Digital, Social and Mobile Campaigns,

Custom Interactive Promotions, High Level Brand Partnerships and Opportunities, Digital Thought Leadership, Social Media, Facebook, Twitter, Instagram, Pinterest, SEO/SEM, Media Buying, Mobile Marketing, Sweepstakes, Contests, Instant Win Games, Loyalty and Rewards Programs, Relationship Building, Leadership, Creative Solutions, and Experiential Marketing. Winner Q1&Q2 Mover & Shaker Award for exceeding quota.

Experience

The guy on the front lines helping brands reach their customers

February 2016 - Present

I can't do it all alone. I have an incredible network, great mentors and more than capable partners and friends that have pushed me to become a consultant/business owner. I'm looking to help brands with Interactive Strategy, Website Design and Development, Creative Execution and Hispanic Marketing/Targeting across the Americas.

My goal is to help my clients understand that marketing doesn't have to be scary, overpriced, over complicated, or worse yet - snake oil. I have established a reputation for bringing honesty, responsibility and transparency through real understanding of brands needs, their current position in market places and helping them reach their growth and expansion dreams.

Through a consultative approach and a teamwork mentality, I become a part of my clients starting lineup and help them do what they don't quite understand with the goal of magnetizing real customers to their businesses through strategy, channel communication, digital marketing and branding. Often times websites are a brands first impression and that site needs to impress immediately across all platforms and have a user flow that delivers the information that the visitor is seeking instantly. You would be surprised how often this opportunity to impress isn't taken seriously.

My formula is simple: Define where my clients customers and prospects are, and communicate with them in the places where they spend their time.

Interactive and Integrated Marketing Manager at WebbMason

January 2015 - February 2016 (1 year 2 months)

REACHING THE NEXT LEVEL: INTEGRATED MARKETING

Integrated marketing means more than adding new channels to your marketing mix. It means serving up the right communication to engage your audience. WebbMason can help you deliver timely, relevant, compelling messages that resonate with each contact. Delivering the right message on the right platform at the right time can help you strengthen relationships with your

customers and improve business results. We want your offline to connect with your online, so that you can begin having real conversations and results with those that mean the most to you.

Director of Business Development at Brandmovers

July 2011 - July 2014 (3 years 1 month)

Brandmovers, Inc. is the global leader in digital engagement and we understand the full spectrum of the digital landscape and use digital to move the needle. Through experience, dedication and innovation, we plan, design and deliver tailor made solutions that mold to each of our clients goals and power their digital engagement needs. We navigate the digital chaos as a North star guiding light and maximize the performance digital efforts and consumer experiences online.

Our solutions help our clients drive Acquisition, Engagement and Retention within their marketing strategies while providing measurable results and ROI. Whether developing digital media plans, creating social media promotions, building sites or placing location based media buys, our team thrives on helping clients captain the digital divide.

Experience developing end to end digital strategy and solutions for brands such as Dr Pepper, Snapple Group, Henkel - Dial Soaps, Big Red Inc., Master Lock, Whole Foods, Daisy Brand, Kraft and more.

Specialties:

- +Digital Engagement
- +Digital Strategy and Digital Planning
- +Social Media and Mobile Marketing (Pinterest, Instagram, Facebook, Twitter)
- +Social Media Management
- +Content Creation
- +Consumer Promotions
- +Loyalty and Rewards
- +SEO/SEM
- +Media Buying
- +Contests, Sweepstakes and Games
- +Digital ROI

Business Development at RetailComm

February 2011 - June 2011 (5 months)

What we do is make connections. We connect your brand to the marketplace. We connect your product to the customer who wants it. We connect your company vision to the employees who can make it happen.

Marketing is different today. It includes promotional events, research, incentive programs and even interactive communication. We can do everything from designing a program to fulfillment, including all the logistics to make things click. Great solutions won't do you any good without great execution.

Sales Executive at Cintas

March 2010 - February 2011 (1 year)

Introduced new products and promoted business solutions.

Senior Sales Executive - National

October 2008 - March 2010 (1 year 6 months)

Gathered leads, defined market trends, cultivated business and promoted new business strategies to strategic markets.

National Account Exec.

January 2008 - July 2008 (7 months)

Outside sales for a unique substrate printing company.

National Sales Rep. at TTI, Inc.

2006 - 2007 (2 years)

Promoted Business Development to over 500 accounts in the Northeast.

Education

Texas Christian University

BGS, Management, 2000 - 2005

Activities and Societies: Division I Soccer

Honors and Awards

Mover and Shaker Award for exceeding Sales Quota for Q1, Mover and Shaker Award for exceeding Sales Quota for Q1 & Q2 2013

Cody Klipfel

The guy on the front lines helping brands reach their customers

cklipfel@gmail.com

Linked 

Contact Cody on LinkedIn

Date:

Board of Directors
Karis Management District
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, Texas 77227-2167

Re: Agency appointment

Dear Board members:

The undersigned is at least 18 years old and qualified to act as a director of the Karis Management District pursuant to the terms of Texas Local Government Code, Section 375.063 (1)-(4). As such, the undersigned hereby appoints Cody Ray Klipfel, as agent for the purpose of serving on the board of directors of such district. This appointment shall be valid until the later of the expiration of the term to which he/she is appointed, or the presentation to the board of a written revocation of this appointment. I understand that the board is relying on this letter in its consideration of the appointment of this individual to the board.

Signature	<u>Melinda M. Bauer</u>
Name	<u>Melinda M. Bauer</u>
Title	<u>Gerald J Bauer Trust</u>
Property address	<u>150 Industrial Blvd. Crowley TX 76036</u>
Tax Appraisal ID#	<u>41160010</u>

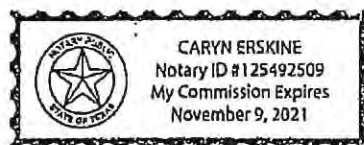
STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8th day of August, 2018, by Melinda M. Bauer

Caryn Erskine

Notary, State of Texas

[Seal]



BOARD OF DIRECTORS
KARIS MANAGEMENT DISTRICT QUALIFICATION FORM

NAME: Martin Spradley

STATUTORY QUALIFICATIONS IN SECTION 375.063: TO BE QUALIFIED TO SERVE AS A DIRECTOR, A PERSON MUST BE AT LEAST 18 YEARS OLD AND:

1. _____ RESIDENT OF THE DISTRICT
2. _____ OWNER OF PROPERTY IN THE DISTRICT
3. _____ OWNER OF STOCK, WHETHER BENEFICIAL OR OTHERWISE; OF A CORPORATE OWNER OF PROPERTY IN THE DISTRICT
4. _____ AN OWNER OF A BENEFICIAL INTEREST IN A TRUST THAT OWNS PROPERTY IN THE DISTRICT
5. ☒ AN AGENT, EMPLOYEE OR TENANT OF A PERSON COVERED UNDER (2), (3), OR (4) ABOVE.

I hereby represent that I am qualified to serve as a Director of the Karis Management District pursuant to Section 375.063, Texas Local Government Code. I will serve either a two or four-year term as ultimately determined by the Texas Commission on Environment Quality.

Martin Spradley
Signature

06/26/2018
Date

Martin W. Spradley

3823 Hawthorne, Dallas, Texas 75219 ♦ (214)263-4119 ♦ spradley.martin@gmail.com

EDUCATION

Texas A&M University, College Station, Texas
Masters Of Real Estate degree candidate

December 2019

Bachelor of Business Administration
Major: Finance GPR: 3.192

May 2018

LEADERSHIP EXPERIENCE

Delta Tau Delta Fraternity

Aug 2014- May 2018

Finance Committee

- Assisted the treasurer in setting policies regarding payment, collection of dues, and any other relevant financial situations

Social Committee

- Coordinated with local businesses and executive committee members to set up social events for a chapter of over 150 individuals

Boy Scouts of America (BSA)

Senior Patrol Leader, Troop 70, Dallas, TX

Aug 2011 – Aug 2013

- Managed and led 70 active members of the troop
- Coordinated with adult leaders and communicated their plans to the rest of the troop

Eagle Scout Project

Jun 2010 – Aug 2010

- Conducted all troop meetings and Courts of Honor
- Planned/coordinated all monthly campouts
- Led team of scouts in constructing two custom bookshelves and a clothing rack for the Austin Street Center

VOLUNTEER WORK

The Big Event

Apr 2015 – Apr 2018

- Participated in the largest single student-led service event in the world
- Cooperated with teams of 10 to 12 students to serve members of the local community through landscaping and repairs to their homes

The Rise School, Dallas, Texas

Aug 2010 – May 2014

- Worked with children, age one to six years, who had been diagnosed with Downs Syndrome
- Assisted the teachers in any capacity during regular school days

Boys & Girls Club, Dallas, Texas

Aug 2010 – May 2014

- Helped teachers with children, age five years to sixteen years, with homework and character development

HONORS/AWARDS

Aubrey Pollard Award, Boy Scouts of America, Troop 70, Dallas, TX

Dec 2011

- Elected by peers and adult leaders as the outstanding leader that year (2011)

Bronze and Silver Palms, Boy Scouts of America

Dec 2011

- Earned an additional 10 merit badges beyond that required for Eagle Scout

Date:

Board of Directors
Karis Management District
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, Texas 77227-2167

Re: Agency appointment

Dear Board members:

The undersigned is at least 18 years old and qualified to act as a director of the Karis Management District pursuant to the terms of Texas Local Government Code, Section 375.063 (1)-(4). As such, the undersigned hereby appoints Martin Webb Spradley, as agent for the purpose of serving on the board of directors of such district. This appointment shall be valid until the later of the expiration of the term to which he/she is appointed, or the presentation to the board of a written revocation of this appointment. I understand that the board is relying on this letter in its consideration of the appointment of this individual to the board.

Signature

Melinda M. Bauer

Name

Melinda M. Bauer

Title

Member, Bauer Farms & Land LLC

Property address

400 N. Tarrant St.
Crowley TX 76036

Tax Appraisal ID#

40518663

STATE OF TEXAS

§

COUNTY OF Tarrant

§

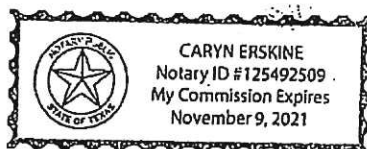
§

This instrument was acknowledged before me on the 8th day of August, 2018, by Melinda M. Bauer

Caryn Erskine

Notary, State of Texas

[Seal]



BOARD OF DIRECTORS

KARIS MANAGEMENT DISTRICT QUALIFICATION FORM

NAME: Don Smith

STATUTORY QUALIFICATIONS IN SECTION 375.063: TO BE QUALIFIED TO SERVE AS A DIRECTOR, A PERSON MUST BE AT LEAST 18 YEARS OLD AND:

1. _____ RESIDENT OF THE DISTRICT
2. _____ OWNER OF PROPERTY IN THE DISTRICT
3. _____ OWNER OF STOCK, WHETHER BENEFICIAL OR OTHERWISE; OF A CORPORATE OWNER OF PROPERTY IN THE DISTRICT
4. _____ AN OWNER OF A BENEFICIAL INTEREST IN A TRUST THAT OWNS PROPERTY IN THE DISTRICT
5. X AN AGENT, EMPLOYEE OR TENANT OF A PERSON COVERED UNDER (2), (3), OR (4) ABOVE.

I hereby represent that I am qualified to serve as a Director of the Karis Management District pursuant to Section 375.063, Texas Local Government Code. I will serve either a two or four year term as ultimately determined by the Texas Commission on Environment Quality.

Don Smith
Signature

6/14/2018
Date

Resume Form

Name: Ron Smith _____
Address: 426 Washington _____
City, State, Zip Code: Arlington Texas 76011 _____
Phone: 817-929-8522 _____
Email: ronsmith9698@sbcglobal.net _____

WORK EXPERIENCE:

Job Title: Senior Loan Officer _____
Company/Organization: Fairway Independent Mortgage _____
Location: Arlington, Texas 76006 _____
Years Employed: 2 years _____
Duties: Mortgage Origination _____

Job Title: Branch Manager _____
Company/Organization: Willow Bend Mortgage _____
Location: Arlington, Texas _____
Years Employed: 2 years _____
Duties: Mortgage Origination _____

Job Title: Regional Production Manager _____
Company/Organization: Home Lending _____
Location: Arlington Texas _____
Years Employed: 1 year _____
Duties: Mortgage Origination Management _____

EDUCATION:

Year: 1977 Institution: Texas A & M Location: College Station TX _____
Diploma/Certificate/Degree: BBA Accounting _____

Year: _____ Institution: _____ Location: _____
Diploma/Certificate/Degree: _____

Year: _____ Institution: _____ Location: _____
Diploma/Certificate/Degree: _____

INTERESTS: Minister/ Musician Tennis Golf

Date:

Board of Directors
Karis Management District
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, Texas 77227-2167

Re: Agency appointment

Dear Board members:

The undersigned is at least 18 years old and qualified to act as a director of the Karis Management District pursuant to the terms of Texas Local Government Code, Section 375.063 (1)-(4). As such, the undersigned hereby appoints Ronald F. Smith, as agent for the purpose of serving on the board of directors of such district. This appointment shall be valid until the later of the expiration of the term to which he/she is appointed, or the presentation to the board of a written revocation of this appointment. I understand that the board is relying on this letter in its consideration of the appointment of this individual to the board.

Signature	<u>Melinda M. Bauer</u>
Name	<u>Melinda M. Bauer</u>
Title	<u>Gerald J Bauer Trust</u>
Property address	<u>909 N. Crowley Rd.</u> <u>Crowley TX 76036</u>
Tax Appraisal ID#	<u>04901363</u>

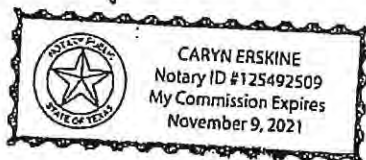
STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8th day of August, 2018, by Melinda M. Bauer

Caryn Erskine

Notary, State of Texas

[Seal]



BOARD OF DIRECTORS
KARIS MANAGEMENT DISTRICT QUALIFICATION FORM

NAME: Thomas R. O'Dwyer

STATUTORY QUALIFICATIONS IN SECTION 375.063: TO BE QUALIFIED TO SERVE AS A DIRECTOR, A PERSON MUST BE AT LEAST 18 YEARS OLD AND:

1. _____ RESIDENT OF THE DISTRICT
2. _____ OWNER OF PROPERTY IN THE DISTRICT
3. _____ OWNER OF STOCK, WHETHER BENEFICIAL OR OTHERWISE; OF A CORPORATE OWNER OF PROPERTY IN THE DISTRICT
4. _____ AN OWNER OF A BENEFICIAL INTEREST IN A TRUST THAT OWNS PROPERTY IN THE DISTRICT
5. X AN AGENT, EMPLOYEE OR TENANT OF A PERSON COVERED UNDER (2), (3), OR (4) ABOVE.

I hereby represent that I am qualified to serve as a Director of the Karis Management District pursuant to Section 375.063, Texas Local Government Code. I will serve either a two or four-year term as ultimately determined by the Texas Commission on Environment Quality.


Signature

6-26-18
Date

Resume Form

Name: Tom Dwyer
Address: 9615 ARLING RD.
City, State, Zip Code: DALLAS TX 75225
Phone: 214 415 7104 Email: tom.dwyer@c12group.com

WORK EXPERIENCE:

Job Title: PRESIDENT & MANAGING CHAIRMAN
Company/Organization: TRO Co / C12 GROUP
Location: DALLAS
Years Employed: TEN YEARS
Duties:

Job Title: VICE PRESIDENT MARKETING & DEVELOPMENT
Company/Organization: ARGENT PROPERTY COMPANY
Location: DALLAS
Years Employed: NINE YEARS
Duties:

Job Title: _____
Company/Organization: _____
Location: _____
Years Employed: _____
Duties:

EDUCATION:

Year: 1976 Institution: TEXAS A&M Location: College Station, TX
Diploma/Certificate/Degree: BS ENGINEERING TECHNOLOGY

Year: 1972 Institution: HIGHLAND PARK HIGH Location: DALLAS
Diploma/Certificate/Degree: _____

Year: _____ Institution: _____ Location: _____
Diploma/Certificate/Degree: _____

INTERESTS:

CHURCH ELDER, STEWARD, TEACHER, COUNSELOR
GOLF
TAMU SPORTS

Date:

Board of Directors
Karis Management District
c/o Hawes Hill Calderon LLP
P.O. Box 22167
Houston, Texas 77227-2167

Re: Agency appointment

Dear Board members:

The undersigned is at least 18 years old and qualified to act as a director of the Karis Management District pursuant to the terms of Texas Local Government Code, Section 375.063 (1)-(4). As such, the undersigned hereby appoints Thomas Ryan O'Dwyer, as agent for the purpose of serving on the board of directors of such district. This appointment shall be valid until the later of the expiration of the term to which he/she is appointed, or the presentation to the board of a written revocation of this appointment. I understand that the board is relying on this letter in its consideration of the appointment of this individual to the board.

Signature	<u>Melinda M. Bauer</u>
Name	<u>Melinda M. Bauer</u>
Title	<u>Member, MYWC, LLC</u>
Property address	<u>821 Roundtree Ln. Crowley TX 76036</u>
Tax Appraisal ID#	<u>05314887</u>

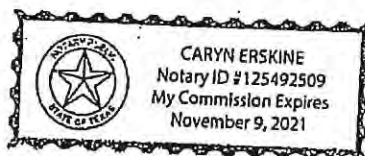
STATE OF TEXAS §
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 8th day of August, 2018, by Melinda M. Bauer

Caryn Erskine

Notary, State of Texas

[Seal]



DELEGATION OF AUTHORITY

WHEREAS, Gerald J. Bauer created the Gerald J. Bauer Trust dated November 28, 2012;

WHEREAS, Gerald J. Bauer passed away on May 27, 2018; and

WHEREAS, the current Trustees of the Trust are Heidi A. Bauer, Melinda M. Bauer and Gregory L. Bauer; and

WHEREAS, the Trust requires at Article 6.3.6 that if more than one Trustee is authorized to exercise a power, that power shall be exercisable by a majority of the Trustees authorized to act; and

WHEREAS, Article 6.3.6 also provides that any Trustee may delegate for any period of time to any other Trustee authorized to exercise such power, the power to act on behalf of the delegating Trustee; and

WHEREAS, it is the desire of Heidi A. Bauer and Gregory L. Bauer to delegate their authority to Melinda M. Bauer to act on their behalf all of the Trust to sign all documents necessary to continuing the day to day operations of the Trust, including but not limited to Listing Agreements, Purchase Agreements, City ordinance requests and closing documents,

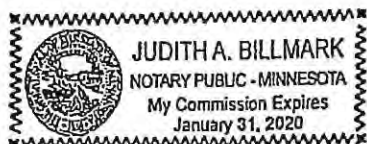
NOW, THEREFORE, as of the date of this document the undersigned delegate to Melinda M. Bauer full authority all of the Trust to sign all documents necessary to continuing the day to day operations of the Trust, including but not limited to Listing Agreements, Purchase Agreements, City ordinance requests and closing documents.

Date: Aug. 7, 2018

Heidi A. Bauer
HEIDI A. BAUER,
Trust Beneficiary and Trustee

STATE OF MINNESOTA)
) ss.
COUNTY OF ANTON)

On August 1st, 2018, before me, a Notary Public within and for said County, personally appeared Heidi A. Bauer, to me known to be the person described in and who executed the foregoing instrument as a Trust Beneficiary and Trustee and acknowledged that she executed the same as her free act and deed.



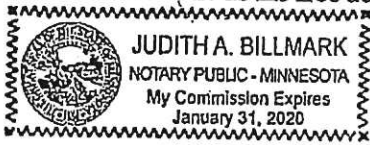
Judith A. Bellbank
Notary Public

Date: May 1st, 2018

GREGORY L. BAUER,
Trust Beneficiary and Trustee

STATE OF MINNESOTA)
COUNTY OF Anoka) ss.

On August 15th, 2018, before me, a Notary Public within and for said County, personally appeared Gregory L. Bauer to me known to be the person described in and who executed the foregoing instrument as a Trust Beneficiary and Trustee and acknowledged that he executed the same as his free act and deed.



Judith A. Beltracchi
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

BARNA, GUZY & STEFFEN, LTD. (WFH)
400 Northtown Financial Plaza
200 Coon Rapids Boulevard N.W.
Coon Rapids, MN 55433
(763)780-8500

1801855_1

Exhibit E

City of Crowley City Council Resolution to consenting to the Creation of the District

RESOLUTION NO. R07-2018-297

**A RESOLUTION OF THE CITY OF CROWLEY, TEXAS, GIVING
CONSENT TO CREATE THE KARIS MANAGEMENT DISTRICT
THROUGH THE TEXAS COMMISSION ON ENVIRONMENTAL
QUALITY**

WHEREAS, Pursuant to Chapter 375 of the Texas Local Government Code, "The Nehemiah, L.L.C." (the "Developer") wishes to create Karis Management District (the "District") to serve approximately 597 acres of land in Tarrant County, Texas, the boundaries of which are described in Exhibit "A" attached hereto; and

WHEREAS, all of the land to be included within the District is currently located within the corporate boundaries of the City of Crowley (the "City"); and

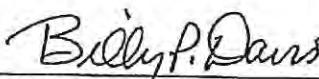
WHEREAS, the Developer desires the City's consent to the filing of an application with the Texas Commission on Environmental Quality in the form attached hereto as Exhibit "B" (the "Application"); and

WHEREAS, the City Council of the City of Crowley desires to adopt Resolution No. R07-2018-297 as set forth herein for the purpose of consenting to the filing of the Application; Now Therefore,

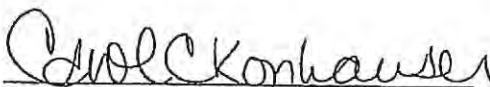
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF CROWLEY, TEXAS:**

1. That all of the matters and facts set out in the preamble hereof be true and correct.
2. That the City Council of the City of Crowley, Texas, subject to the terms and conditions hereinafter set forth, hereby specifically gives its written consent, to the filing of the Application creating the District.

PASSED AND APPROVED on this 19th day of July, 2018.



Billy Davis,
Mayor, City of Crowley



Carol Konhauser
City Secretary, City of Crowley



CERTIFICATE OF RESOLUTION NO. R07-2018-297

CITY OF CROWLEY, TEXAS

I, the undersigned City Secretary of the City of Crowley, Texas hereby certify that the attached and foregoing is a true and correct copy of Resolution No. R07-2018-297 of the City of Crowley, Texas, consenting to the filing of an application creating Karis Management District. I further certify that said resolution was passed and approved by the City Council of the City of Crowley on the 19th day of July, 2018.

WITNESS MY HAND AND SEAL OF THE CITY OF CROWLEY, TEXAS, the 19th
day of July, 2018.

Carol C. Konhauser
City Secretary, City of Crowley, Texas



RESOLUTION NO. R07-2018-297

**A RESOLUTION OF THE CITY OF CROWLEY, TEXAS, GIVING
CONSENT TO CREATE THE KARIS MANAGEMENT DISTRICT
THROUGH THE TEXAS COMMISSION ON ENVIRONMENTAL
QUALITY**

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WHEREAS, all of the land to be included within the District is currently located within the corporate boundaries of the City of Crowley (the "City"); and

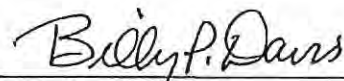
WHEREAS, the Developer desires the City's consent to the filing of an application with the Texas Commission on Environmental Quality in the form attached hereto as Exhibit "B" (the "Application"); and

WHEREAS, the City Council of the City of Crowley desires to adopt Resolution No. R07-2018-297 as set forth herein for the purpose of consenting to the filing of the Application; Now Therefore,

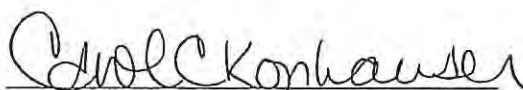
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF CROWLEY, TEXAS:**

1. That all of the matters and facts set out in the preamble hereof be true and correct.
2. That the City Council of the City of Crowley, Texas, subject to the terms and conditions hereinafter set forth, hereby specifically gives its written consent, to the filing of the Application creating the District.

PASSED AND APPROVED on this 19th day of July, 2018.



Billy Davis,
Mayor, City of Crowley



Carol Konhauser
City Secretary, City of Crowley



CERTIFICATE OF RESOLUTION NO. R07-2018-297

CITY OF CROWLEY, TEXAS

I, the undersigned City Secretary of the City of Crowley, Texas hereby certify that the attached and foregoing is a true and correct copy of Resolution No. R07-2018-297 of the City of Crowley, Texas, consenting to the filing of an application creating Karis Management District. I further certify that said resolution was passed and approved by the City Council of the City of Crowley on the 19th day of July, 2018.

WITNESS MY HAND AND SEAL OF THE CITY OF CROWLEY, TEXAS, the 19th
day of July, 2018.



Carol K. Konhauser
City Secretary, City of Crowley, Texas

Exhibit A

BOUNDARY DESCRIPTION CROWLEY MANAGEMENT DISTRICT TARRANT COUNTY

- 1 The Crowley Management District is situated north northwest of the intersection of W Main St and N
- 2 Beverly St within the municipal limits of Crowley, Texas. The District is +/- 597 acres of land and
- 3 described as follows:
- 4 Beginning at northwest corner of 0.16 acre lot (COUNTRY CREEK ESTATES Block 1 Lot 1) and
- 5 southwest corner of 12.34 acre tract (REYNOLDS, SYLVESTER S SURVEY Abstract 1316 Tract 1C
- 6 1D & 1E) and east right-of-way (ROW) of N Oak St;
- 7 Then north along east ROW of N Oak St and west boundary of said 12.34 acre tract, and 25.175 acre tract
- 8 (HAYNES, J W SURVEY Abstract 780 Tract 2A 2B & 2C) to southeast corner of 16.977 acre tract
- 9 (CLICK, JOHN SURVEY Abstract 287 Tract 3);
- 10 Then west along south boundary of said 16.977 acre tract and north boundary of HOLLEY PLACE Block
- 11 1 to northwest corner of 0.223994 acre lot (HOLLEY PLACE Block 1 Lot 1);
- 12 Then south along west boundary of said 0.223994 acre lot to southwest corner of said lot, south boundary
- 13 of said 16.977 acre tract and north ROW of Race St;
- 14 Then due south to centerline of ROW of Race St;
- 15 Then west along centerline of ROW of Race St to west ROW of N Trail St and east boundary of 0.28 acre
- 16 tract (CLICK, JOHN SURVEY Abstract 287 Tract 1W);
- 17 Then north along east boundary of said 0.28 acre tract, and NORTH TRAIL ADDITION Block 1 Lots 1-
- 18 4, and CLICK, JOHN SURVEY Abstract 287 Tracts 1J, 1C and 1A (0.56 acres) to northeast corner of
- 19 said Tract 1A and south ROW of Roundtree Ln;
- 20 Then west along north boundary of said 0.56 acre tract, and south ROW of Roundtree Ln to northwest
- 21 corner of said tract and east boundary of 27.46 acre tract (CLICK, JOHN SURVEY Abstract 287 Tract
- 22 1AA);
- 23 Then south along east boundary of said 27.46 acre tract to southeast corner of said tract and north
- 24 boundary of QUAIL CREEK ADDITION-CROWLEY;
- 25 Then west, north and west along south boundary of said 27.46 acre tract and north boundary QUAIL
- 26 CREEK ADDITION-CROWLEY to southeast corner of 44.515 acre tract (POOL, BEVERLY SURVEY
- 27 Abstract 1243 Tract 1D & A1598 TR 3G CITY BOUNDARY SPLIT);
- 28 Then west, south and west along south boundary of said 44.515 acre tract and north boundary QUAIL
- 29 CREEK ADDITION-CROWLEY, 3.07 acre tract (POOL, BEVERLY SURVEY Abstract 1243 Tract
- 30 1C), across ROW of McCart Ave to southwest corner of said 44.515 acre and municipal boundary line of
- 31 Crowley;

modified

32 Then north and north northeast +/- 1,161 feet along municipal boundary line of Crowley to centerline of a
33 creek;

34 Then easterly generally along the centerline of a creek the following calls:

35 South 89 degrees 08 minutes 45 seconds East at 47.89 feet,
36 South 80 degrees 01 minutes 05 seconds East at 78.78 feet,
37 South 41 degrees 59 minutes 54 seconds East at 118.56 feet,
38 South 64 degrees 49 minutes 24 seconds East at 89.69 feet,
39 South 74 degrees 50 minutes 24 seconds East at 74.79 feet,
40 South 34 degrees 36 minutes 36 seconds East at 72.32 feet,
41 South 60 degrees 19 minutes 16 seconds East at 192.49 feet,
42 South 11 degrees 37 minutes 32 seconds East at 77.57 feet,
43 South 63 degrees 26 minutes 56 seconds East at 26.21 feet,
44 North 64 degrees 52 minutes 34 seconds East at 51.01 feet,
45 South 86 degrees 32 minutes 02 seconds East at 58.72 feet,
46 South 37 degrees 48 minutes 48 seconds East at 92.58 feet,
47 South 55 degrees 44 minutes 18 seconds East at 108.13 feet,
48 South 39 degrees 07 minutes 52 seconds East at 61.29 feet,
49 South 25 degrees 27 minutes 51 seconds East at 106.14 feet,
50 South 51 degrees 48 minutes 33 seconds East at 110.25 feet,
51 South 82 degrees 37 minutes 06 seconds East at 75.79 feet,
52 North 75 degrees 35 minutes 16 seconds East at 62.88 feet,
53 North 64 degrees 53 minutes 51 seconds East at 211.76 feet,
54 South 76 degrees 10 minutes 31 seconds East at 100.20 feet,
55 South 85 degrees 14 minutes 19 seconds East at 61.42 feet,
56 North 78 degrees 17 minutes 34 seconds East at 40.52 feet to the east boundary line of Beverly
57 Pool Survey, Abstract 1243 and east boundary of said tract and west boundary of 27.46 acre tract
58 (CLICK, JOHN SURVEY Abstract 287 Tract 1AA);
59

60 Then northerly generally along the centerline of said creek the following calls:

61 North 78 degrees 17 minutes 34 seconds East at 171.59 feet,
62 North 43 degrees 00 minutes 10 seconds East at 76.73 feet,
63 North 52 degrees 33 minutes 37 seconds East at 85.13 feet,
64 North 34 degrees 20 minutes 24 seconds East at 95.67 feet,
65 North 17 degrees 24 minutes 39 seconds East at 97.66 feet,
66 North 05 degrees 36 minutes 46 seconds West at 86.74 feet,
67 North 30 degrees 54 minutes 11 seconds West at 77.82 feet,
68 North 08 degrees 07 minutes 46 seconds West at 225.97 feet, and
69 North 36 degrees 07 minutes 47 seconds East at 51.53 feet to the north boundary line of said
70 27.46 acre tract and south boundary 152 acre tract (WALTERS, MOSES SURVEY Abstract 1598 Tract 4
71 & A287 TR 3F CITY BOUNDARY SPLIT);
72

73 Then east along south boundary of said 152 acre tract to northwest corner of 3.11 acre tract (CLICK,
74 JOHN SURVEY Abstract 287 Tract 1Z);
75

76 Then south by west along west boundary of said 3.11 acre tract to southwest corner of said tract and north
77 ROW of Roundtree Ln;

78 Then east along south boundary of said 3.11 acre tract and north ROW of Roundtree Ln to east ROW of
79 N Trail St and west boundary of 4 acre tract (CLICK, JOHN SURVEY Abstract 287 Tract 3D & 3E);

modified

- 80 Then south along east ROW of N Trail St to southwest corner of 0.30 acre lot (SPEILMAN ADDITION
81 Block 3 Lot 1) and north ROW of Race St;
- 82 Then east along south boundary of said 0.30 acre lot, and north ROW of Race St, across ROW of N
83 Water Ln to southwest corner of 16.977 acre tract (CLICK, JOHN SURVEY Abstract 287 Tract 3);
- 84 Then north along west boundary of said 16.977 acre tract to northwest corner of said tract and south
85 boundary of 8.353 acre tract (WELLS, SAMUEL T SURVEY Abstract 1684 Tract 1B 1B1 & 1C);
- 86 Then west along south boundary of said 8.353 acre tract to southwest corner of said tract;
- 87 Then north along west boundary of said 8.353 acre tract, and 113.62 acre tract (WELLS, SAMUEL T
88 SURVEY Abstract 1684 Tract 1E) to northwest corner of said tract and southeast corner of 10.52 acre
89 tract (WALTERS, MOSES SURVEY Abstract 1598 Tract 4A BOUNDARY SPLIT);
- 90 Then west by north +/- 1,978 feet along south boundary of said 10.52 acre tract to the municipal boundary
91 line of Crowley;
- 92 Then northeast +/- 181 feet along municipal boundary line of Crowley across said 10.52 acre and
93 0.859533 acre tract (GILL, JOSE A SURVEY Abstract 568 Tract 1B A 568 TR 1B BOUNDARY
94 SPLIT) to south boundary of 2.84 acre lot (CARSON RANCH ESTATES ADDITION Block 19 Lot 12);
- 95 Then generally east +/- 50 feet along municipal boundary line of Crowley and south boundary of said
96 2.84 acre lot to southeast corner of said lot and southwest corner of 66.907 acre tract (GILL, JOSE A
97 SURVEY Abstract 568 Tract 1C);
- 98 Then north northeast along west boundary of said 66.907 acre tract and east boundary of CARSON
99 RANCH ESTATES ADDITION to northwest corner of said 66.907 acre tract;
- 100 Then north by east +/- 63 feet to municipal boundary line of Crowley and generally west of northwest
101 corner of 158.022 acre tract (WELLS, F M SURVEY Abstract 1683 Tract 1 A 1683 TR 1 BOUNDARY
102 SPLIT);
- 103 Then east and east by south +/- 3,155 feet along municipal boundary line of Crowley to east boundary of
104 158.022 acre tract (WELLS, F M SURVEY Abstract 1683 Tract 1 A 1683 TR 1 BOUNDARY SPLIT);
- 105 Then south along east boundary of said 158.022 acre tract to northwest corner of 48.012 acre tract
106 (TOLER, THOMAS H SURVEY Abstract 1536 Tract 1);
- 107 Then east along north boundary of said 48.012 acre tract, and 4.044 acre tract (TOLER, THOMAS H
108 SURVEY Abstract 1536 Tract 1D) to northeast corner of said 4.044 acre tract and northwest corner of 6.1
109 acre tract (TOLER, THOMAS H SURVEY Abstract 1536 Tract 3);
- 110 The south by west along west boundary of said 6.1 acre tract across ROW of Industrial Blvd to southwest
111 corner of said 6.1 acre tract;
- 112 Then south by east +/- 70 feet to northeast corner of 22.10 acre tract (HUNTON, JOHN C SURVEY
113 Abstract 728 Tract 1C02);

114 Then generally south by west along east boundary of said 22.10 acre tract to southeast corner of said tract;
115 Then west along said 22.10 acre tract, and 8.72 acre tract (WELLS, SAMUEL T SURVEY Abstract 1684
116 Tract 1B03) to southwest corner of said 8.72 acre tract and east ROW of N Beverly St;
117 Then generally south along east ROW of N Beverly St to a point due east of northeast corner of 0.16 acre
118 tract (REYNOLDS, SYLVESTER S SURVEY Abstract 1316 Tract 1A02);
119 Then west across ROW of N Beverly St and along north boundary of said 0.16 acre tract to northwest
120 corner of said tract;
121 The south by west along west boundary of said 0.16 acre tract to southwest corner of said tract and south
122 boundary line of 12.34 acre tract (REYNOLDS, SYLVESTER S SURVEY Abstract 1316 Tract 1C 1D &
123 1E);
124 Then west along south boundary of said 12.34 acre tract to southwest corner of said tract, northwest
125 corner of 0.16 acre lot (COUNTRY CREEK ESTATES Block 1 Lot 1) and beginning of +/- 597 acre
126 tract;
127 *Save and Except* Oncor Electric Delivery Co LLC 3.59 acre tract (TOLER, THOMAS H SURVEY
128 Abstract 1536 Tract 1A), TAD Account 04217470;
129 *Save and Except* Oncor Electric Delivery Co LLC 10.52 acre tract (WALTERS, MOSES SURVEY
130 Abstract 1598 Tract 4A BOUNDARY SPLIT), TAD Account 04231473;
131 *Save and Except* Oncor Electric Delivery Co LLC 9 acre tract (WELLS, SAMUEL T SURVEY Abstract
132 1684 Tract 1A), TAD Account 04265378;
133 *Save and Except* Oncor Electric Delivery Co LLC 10.52 acre tract (WALTERS, MOSES SURVEY
134 Abstract 1598 Tract 4A BOUNDARY SPLIT), TAD Account 04901304;
135 *Save and Except* Oncor Electric Delivery Co LLC 4.044 acre tract (TOLER, THOMAS H SURVEY
136 Abstract 1536 Tract 1D), TAD Account 05700973;

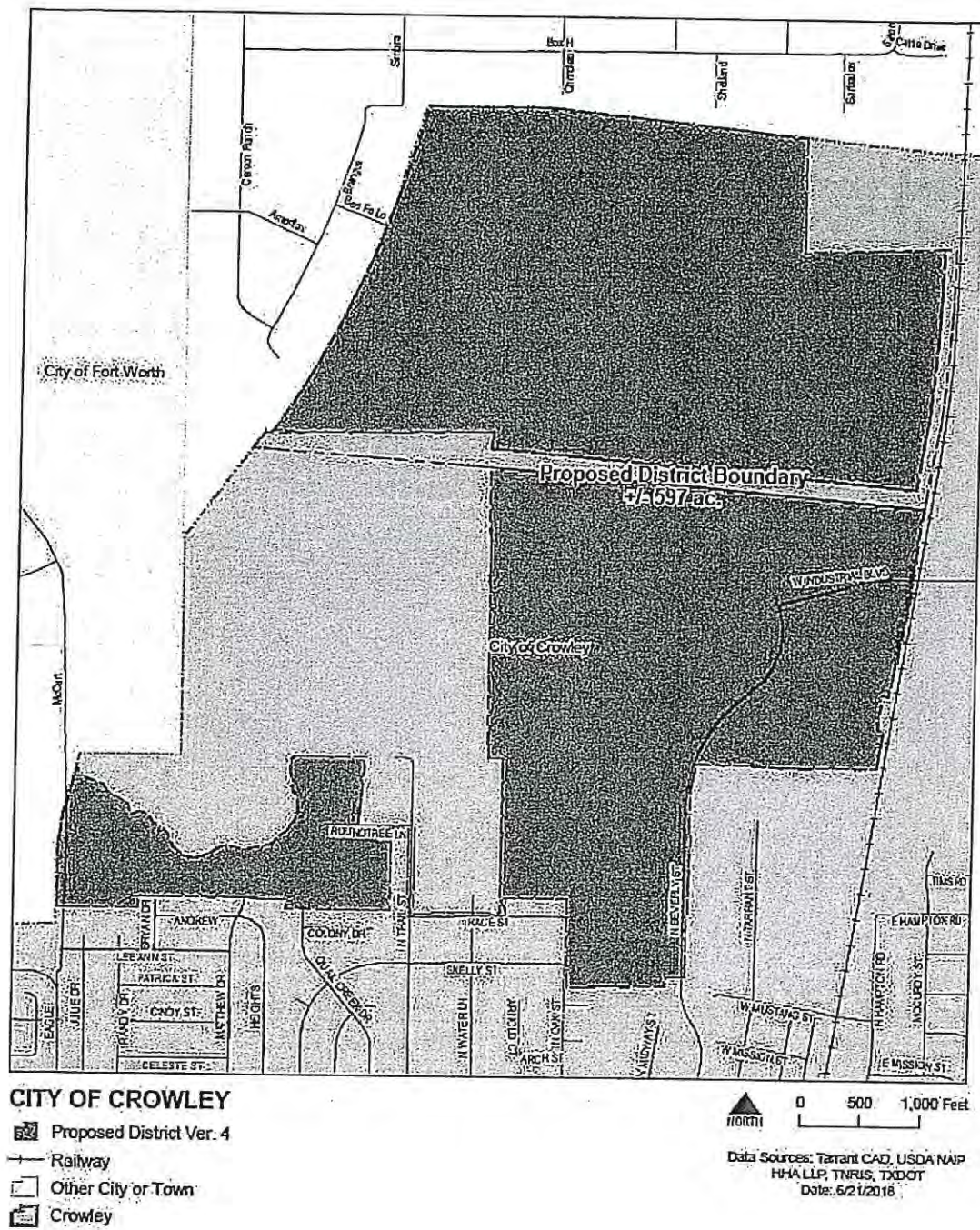


Exhibit B

PETITION FOR CREATION OF KARIS MANAGEMENT DISTRICT

TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

We, the undersigned, hereafter called "Petitioners," both holding title to and/or interest therein the boundaries of the proposed "Karis Management District," herein-after described, and acting pursuant to Chapter 375 of the Texas Local Government Code, and Title 30, Texas Administrative Code (TAC), Sections 293.11(a)(7) and 293.11(j)(1). Pursuant to both, we hereby respectfully petition the Texas Commission on Environmental Quality to give the required public notice, to hold the required hearing, and to create the Karis Management District, hereinafter referred to as the "District" and submit to the Honorable Commission the following facts and findings:

I.

The attached petitions in Exhibit B represent a majority of the value of property in the proposed district.

II.

The proposed area of the District is an area devoted primarily to residential development and business activity and located wholly inside the boundary of City of Crowley, Texas.

III.

The boundaries of the proposed District, consisting of contiguous parcels of land, are described in Exhibit A attached hereto and made a part hereof by this reference.

IV.

The specific purposes of this District are to further the public purposes set forth in Chapter 375 of the Texas Local Government Code, as amended (the "Act") and includes promoting economic development, public health, safety and welfare, and commerce.

V.

The general nature of the work, projects, or services proposed to be provided will consist of infrastructure improvements (including debt service), long-term maintenance of infrastructure improvements, as well as maintenance of area landscaping and monumentation.

Infrastructure improvements will enhance economic opportunity in the area and improve mobility and connectivity. Long-term maintenance of the improvements, including landscaping and monumentation is necessary to ensure capital projects don't deteriorate over time and ensure the attractiveness and economic vitality of the area.

The cost of the provision of these projects and services are estimated to be approximately \$46,513,650 over thirty-five years, to be financed, if approved by the voters of the District, by levying an ad valorem tax on properties in the District. (See Exhibit C).

VI.

The name of the proposed District is the "Karis Management District."

VII.

The proposed list of initial directors and initial terms of service are described on Exhibit D, attached hereto and made a part hereof by this reference. Also provided herein is a summary of the qualifications of each director and affidavits executed by each petitioning the Commission for appointment to the board of directors as initial directors.

VIII.

The District has perpetual succession under current law. The Board, however, may consider action as shall be appropriate to dissolve the District, if it determines and concludes the District is not a benefit to the area included within the District, and to the City of Crowley and Tarrant County.

IX.

Attached as Exhibit E and made a part hereof by this reference is a certified copy of the resolution by the City Council of the City of Crowley in support of the creation of the District.

X

Attached as Exhibit F and made a part hereof by this reference is a certificate from the Tarrant County Appraisal District, providing validation as required by Section 49.184 of the Water Code of the metes and bounds of the district, verified against the appraisal district facet maps, and certified copies of the list of tax accounts comprising the district as proposed, with related parcel map detailing each parcel.

XI.

The District may do anything necessary, convenient, or desirable to carry out the powers expressly granted or implied by the state law.

Wherefore, Petitioners pray that proper notice be issued, and that proper hearings be held, upon such hearing the Texas Commission on Environmental Quality finds this District and project is feasible and necessary and would benefit the public considering the availability of comparable services from other systems, including special districts, municipalities, and regional authorities and the reasonableness of the proposed public purpose projects and services that this Commission issue its Order creating the "Karis Management District" stating the specific purposes for which the District is created and appointing the initial directors.

On behalf of all individuals represented by those petitions attached hereto as Exhibit "B" and respectfully submitted,

By: _____

Name David Hawes (On behalf of The Nehemiah, L.L.C.)

Title Managing Partner, Hawes Hill & Associates

Date _____

Respectfully submitted, Petitioner:

Name of property owner as it appears
On the County Land Record

Signature of property owner or property
Representative

Printed name of property owner or property
Representative

Title of property owner or property
Representative

Date Signed: _____

Address of Property Owner within the District:

Tarrant County Appraisal District Account No.:

* If the Petitioner is a *corporation, company, or partnership*, A Certificate of Authority must be attached, signed by the Petitioner's representative or officer as authorized by its governing documents. See the following pages for Certificates of Authority.

NO CERTIFICATE OF AUTHORITY IS REQUIRED IF THE PROPERTY OWNER IS AN INDIVIDUAL WHO SIGNS ON HIS/HER OWN BEHALF.

**TO BE COMPLETED IF THE PETITIONER
IS A CORPORATION (INC. or CORP.) OR
A LIMITED LIABILITY COMPANY (L.L.C.)**

CERTIFICATE OF AUTHORITY

I, the undersigned as _____ (*office held in the corporation*) of _____ (*company name*), a _____ (*state*) CORPORATION or LIMITED LIABILITY COMPANY (*circle the one that applies*), hereby certify that _____ (*name of the person who signed on behalf of the Petitioner*) is the _____ (*office such person holds*) of such CORPORATION or LIMITED LIABILITY COMPANY (*circle the one that applies*), and that in such capacity he/she executed the Petition for Creation of Karis Management District, and that execution of said Petition was duly authorized and adopted in conformity with the Articles of Incorporation or Certificate of Formation and By-Laws of the Petitioner.

WITNESS MY HAND on this the _____ day of _____, 2018.

Signature:

Name:

(*print*)

Title:

(*print*)

**TO BE COMPLETED IF THE PETITIONER
IS A LIMITED PARTNERSHIP OR LIMITED LIABILITY PARTNERSHIP**

(L.P., Ltd. OR L.L.P.)

CERTIFICATE OF AUTHORITY

(A) WHEN THE GENERAL/MANAGING PARTNER OR AUTHORIZED PERSON IS A CORPORATION, FILL IN THIS OPTION:

I, the undersigned, as _____ (officer in corporation) of _____ (name of company), a _____ (state) corporation, hereby certify that such corporation is the general/managing partner or authorized person of _____ (name of company).

(B) WHEN THE GENERAL/MANAGING PARTNER OR AUTHORIZED PERSON IS AN INDIVIDUAL, FILL IN THIS OPTION:

I, the undersigned, as a limited partner, hereby certify that _____ (name of person who signed petition) is the general/managing partner or authorized person of _____ (name of partnership), and that in such capacity he/she executed the Petition for Creation of Karis Management District and that execution of said Petition was duly authorized and adopted in conformity with the Limited Partnership Agreement.

WITNESS MY HAND on this the _____ day of _____, 2018.

Signature: _____

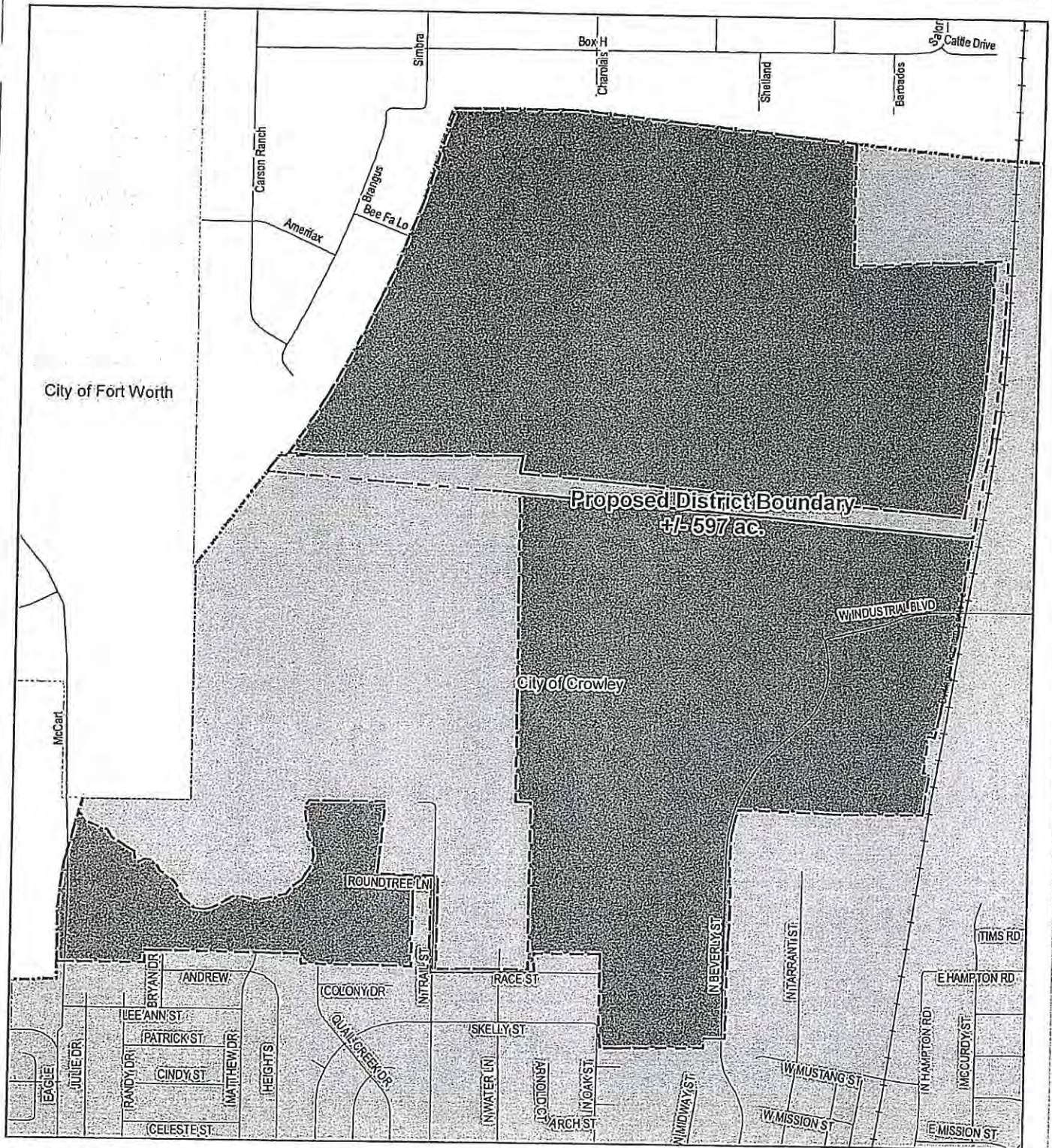
Name: _____

(print)





Title: _____


(print)

EXHIBIT A
Boundary Description
Karis Management District



CITY OF CROWLEY

-  Proposed District Ver. 4
-  Railway
-  Other City or Town
-  Crowley

 0 500 1,000 Feet

Data Sources: Tarrant CAD, USDA NAIP
HHA LLP, TNRS, TXDOT
Date: 6/21/2018

Exhibit B
Petitions of Property Owners in Karis Management District

Exhibit C
Estimated Costs (Over 35 Years)
Karis Management District

Purpose	Estimated Costs (Over 35 Years)
Infrastructure Debt Service	\$ 35,350,374
Operations & Maintenance	\$ 6,928,276
Administration	\$ 4,200,000
Creation Fee	\$ 35,000
Total	\$ 46,513,650

Exhibit D
Initial Board of Directors
Karis Management District

- Chelsie Birks
- Cody Klipfel
- Martin Sprandley
- Ron Smith
- Tom O'Dwyer

Positions 1, 2 and 3 will serve an initial four-year term.

Position 4, and 5 will serve an initial two-year term.

Exhibit E

City of Crowley City Council Resolution to consenting to the Creation of the District

Exhibit F

Tarrant County Appraisal District certification regarding ownership and supporting documentation

- A copy of the metes and bounds
- Boundary Map
- Certified copy of each account as identified by the metes and bounds (certificates of ownership Section 49.184, Subsection (f))



CERTIFICATE OF OWNERSHIP

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

I, the undersigned, hereby certify that I have examined the appraisal rolls of Tarrant County, Texas and find that the property described below is assessed on the appraisal rolls of Tarrant County, Texas, for the tax year 2018 in the name of:

Account Number	Owner Name	Taxable Value
03810917	BAUER FARMS & LAND LLC	\$ 1,562
40518663	BAUER FARMS & LAND LLC	\$ 2,316
40581314	BAUER FARMS & LAND LLC	\$ 802
04265386	BAUER FARMS & LAND LLC	\$ 626
40518671	BAUER FARMS & LAND LLC	\$ 1,135
03952398	BAUER FARMS & LAND LLC	\$ 2,033
05700965	GERALD J BAUER TRUST	\$ 4,801
41160029	GERALD J BAUER TRUST	\$ 143
41160037	GERALD J BAUER TRUST	\$ 1,219
04901363	GERALD J BAUER TRUST	\$12,382
04265343	GERALD J BAUER TRUST	\$ 2,156
41160010	GERALD J BAUER TRUST	\$10,514
41160045	GERALD J BAUER TRUST	\$ 341
06420230	GERALD J BAUER TRUST	\$ 1,511
05949025	MYWC LLC	\$ 2,526
05314887	MYWC LLC	\$51,446
04901347	MYWC LLC	\$ 6,155
07269552	MYWC LLC	\$ 3,706
05314909	MYWC LLC	\$ 390

CERTIFIED this 21 day of June, 2018

Tarrant Appraisal District

By: [Signature]
Name: JEFFERY D. LAN
Title: CHIEF APPRAISER

Exhibit G

Excel listing of petitions/properties with value information for use in verifying the petition value exceeds 50%.

Petitions Received

TAXPIN	Appraisal Yr	Account Num	Taxable Value 2017	Appraised Value 18	Owner Name	Situs Addr	Petition Received	% of Value
A 287-3	2018	03810917	\$	1,562 \$	1,562 BAUER FARMS & LAND LLC	309 N BEVERLY ST	Y	1.5%
A 780-2A	2018	40518663	\$	2,316 \$	2,316 BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	2.2%
A1684-1B03	2018	40581314	\$	802 \$	802 BAUER FARMS & LAND LLC	410 N TARRANT ST	Y	0.8%
A1684-1B	2018	04265386	\$	626 \$	626 BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	0.6%
A1316-1C	2018	40518671	\$	1,135 \$	1,135 BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	1.1%
A 728-1C02	2018	03952398	\$	2,033 \$	2,033 BAUER FARMS & LAND LLC	400 N TARRANT ST	Y	1.9%
A1536-1	2018	05700965	\$	4,849 \$	4,801 GERALD J BAUER TRUST	909 N CROWLEY RD	Y	4.5%
A1684-1F	2018	41160029	\$	143 \$	143 GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	0.1%
A1536-1F	2018	41160037	\$	1,219 \$	1,219 GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	1.2%
A1683-1	2018	04901363	\$	12,382 \$	12,382 GERALD J BAUER TRUST	909 N CROWLEY RD	Y	11.7%
A1684-1E	2018	04265343	\$	2,156 \$	2,156 GERALD J BAUER TRUST	909 N CROWLEY RD	Y	2.0%
A 728-1C028	2018	41160010	\$	10,522 \$	10,514 GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	9.9%
A1684-1D	2018	41160045	\$	341 \$	341 GERALD J BAUER TRUST	150 INDUSTRIAL BLVD	Y	0.3%
A 287-1AA	2018	06420230	\$	1,511 \$	1,511 GERALD J BAUER TRUST	699 N TRAIL ST	Y	1.4%
A 287-1AA	2018	05949025	\$	2,526 \$	2,526 MYWC LLC	821 ROUNDTREE LN	Y	2.4%
A 568-1C	2018	05314887	\$	43,758 \$	51,446 MYWC LLC	821 ROUNDTREE LN	Y	48.6%
A1243-1D	2018	04901347	\$	6,155 \$	6,155 MYWC LLC	2601 N GROWLEY CLEBURNERD	Y	5.8%
A1243-1D	2018	07269552	\$	3,706 \$	3,706 MYWC LLC	ROUNDTREE LN	Y	3.5%
A1243-1D	2018	05314909	\$	390 \$	390 MYWC LLC	821 ROUNDTREE LN	Y	0.4%
			\$	105,764				100%

Exhibit F

Tarrant County Appraisal District certification regarding ownership



CERTIFICATE OF OWNERSHIP

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

I, the undersigned, hereby certify that I have examined the appraisal rolls of Tarrant County, Texas and find that the property described below is assessed on the appraisal rolls of Tarrant County, Texas, for the tax year 2018 in the name of:

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04901363	GERALD J BAUER TRUST	\$12,382
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05314887	MYWC LLC	\$51,446
04901347	MYWC LLC	\$ 6,155
07269552	MYWC LLC	\$ 3,706
05314909	MYWC LLC	\$ 390

CERTIFIED this 21 day of June, 2018

Tarrant Appraisal District

By: [Signature]
Name: JEFFERY D. LAN
Title: CHIEF APPRAISER

Certificate and Notice of Hearing

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**CERTIFICATE SETTING HEARING PETITION FOR CREATION OF
KARIS MANAGEMENT DISTRICT**

I, Bridget C. Bohac, Chief Clerk of the Texas Commission on Environmental Quality, do hereby establish the following date, time, and place for the public hearing on the Petition for Creation of Karis Management District. **TCEQ Docket No. 2018-1540-DIS** has been assigned to this matter.

DATE: Wednesday, February 13, 2019
TIME: 9:30 a.m.
PLACE: Building E, Room 201S
12100 Park 35 Circle, Austin, Texas

Applicant's Attorney: David Hawes
Hawes Hill & Associates
9610 Long Point Road, Suite 150
Houston, Texas 77055

TCEQ Staff Attorney: Kayla Murray

TCEQ Technical Staff: Randy Waclawczyk

A copy of the Notice of Hearing was mailed to each party on the attached Mailing List on December 19, 2018. All cities which have extraterritorial jurisdiction in the county or counties in which the proposed district is located and which have formally requested notice have been included in the attached Service List.

Signed this the 23rd day of January, 2019.

Bridget C. Bohac
Bridget C. Bohac, Chief Clerk
Texas Commission on Environmental Quality

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT HEARING TCEQ Docket No. 2018-1540-DIS

PETITION. The Nehemiah, LLC, a Texas Limited Liability Company a Texas Limited Partnership (petitioner) has filed a petition with the Texas Commission on Environmental Quality (TCEQ) for the creation of Karis Municipal Management District of Tarrant County (District). The TCEQ will conduct this hearing under the authority of Chapter 375, Texas Local Government Code; Chapters 49 and 54 of the Texas Water Code; Title 30, Chapter 293 of the Texas Administrative Code and the procedural rules of the TCEQ. The TCEQ will conduct the hearing at:

9:30 a.m., Wednesday, February 13, 2019
Building E, Room 201S
12100 Park 35 Circle
Austin, Texas

The proposed District will contain approximately 597 acres of land within the corporate limits of the City of Crowley, Tarrant County, Texas. The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "B", which is attached to this document. The Petition states that the creation of the proposed District would be a benefit to the land within its boundary.

HEARING. As required by the Texas Local Government Code §§ 375.023 and 375.024 and Title 30 of the Texas Administrative Code § 293.12(g)(2)(A), the above hearing regarding this application will be held no earlier than 31 days after the first notice of this hearing is published in a newspaper with general circulation in the county or counties in which the District is located. The purpose of this hearing is to provide all interested persons the opportunity to appear and offer testimony for or against the proposal contained in the petition.

At the hearing, pursuant to the Chapter 375, Texas Local Government Code; Chapters 49 and 54 of the Texas Water Code; and Chapter 293 of Title 30 of the Texas Administrative Code, the TCEQ will determine if creating Karis Municipal Management District of Tarrant County would be a benefit to the land and property included in the District, or, if there is any opposition to the proposed creation, the Commission may refer the application to the State Office of Administrative Hearings for a contested case hearing on the application.

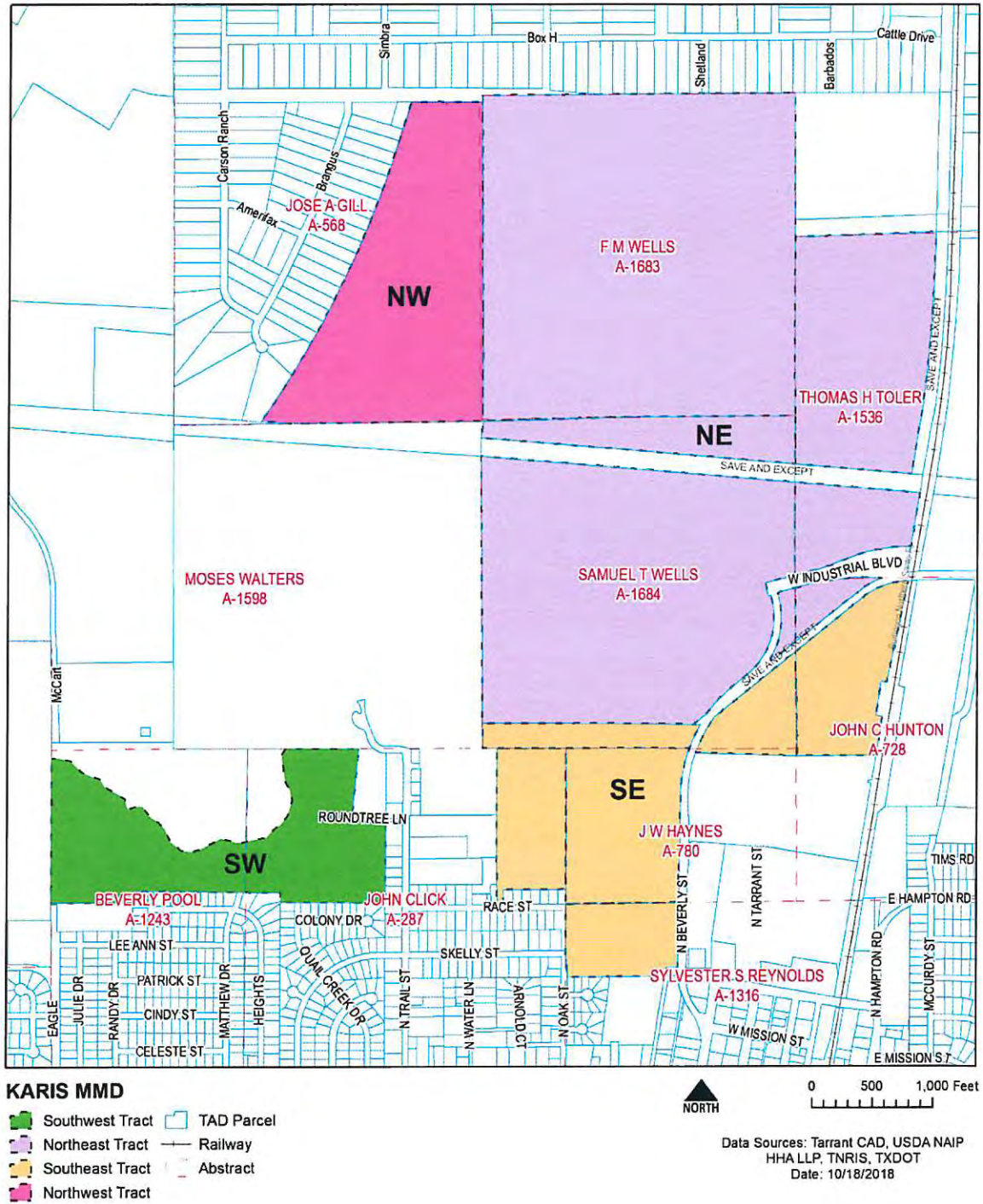
INFORMATION. For information regarding the date and time this application will be heard before the Commission, please submit written inquiries to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087, or by phone at 1-512-239-3300. For information concerning the hearing process, please contact the Public Interest Counsel, MC 103, at the same address. For additional information, individual members of the general public may contact Randy Waclawczyk P.G. of the Districts Bond Team at 1-512-239-6009. General information regarding TCEQ can be found at our web site at www.tceq.texas.gov.

Si desea información en Español, puede llamar al 1-512-239-0200.

Persons with disabilities who plan to attend this hearing and who need special accommodations at the hearing should call the TCEQ Office of Public Assistance at 1-800-687-4040 or 1-800-RELAY-TX (TDD), at least one week prior to the hearing.

Issued: December 19, 2018

Exhibit B



Affidavit of Publication and Original Tear Sheets

TCEQ - Office of the Chief Clerk
MC-105 Attention: Agenda Team
PO Box 13087
Austin TX 78711-3087

Applicant Name: Karis Municipal Managment District
TCEQ Tracking No. 2018-1540-DIS CID Item No. 113439
Application Type: CREATION

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §
COUNTY OF: Tarrant §

Before me, the undersigned authority, on this day personally appeared

Christine Lyuz, who being by me duly
(name of newspaper representative)

sworn, deposes and says that (s)he is the

Legal rep
(title of newspaper representative)

of the Ft Worth Star Telegram; that said newspaper is
(name of newspaper)

regularly published or circulated in Tarrant County/Countries,
(name of county or counties)

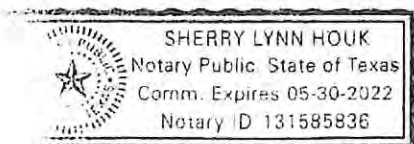
Texas; that the attached notice was published in said newspaper on the following dates:

Dec 4th, 2018 & Jan 2, 2019
(date or dates of publication)

Clipes
Newspaper Representative's Signature

Subscribed and sworn to before me this the 11 day of January,
20 19, to certify which witness my hand and seal of office.

(Seal)



Sherry Lynn Houk
Notary Public in and for the State of Texas
Sherry Lynn Houk
Print or type Name of Notary Public
My Commission Expires 5-30-2022

TEXAS
COMMISSION
ON ENVIRONMENTAL
QUALITY
2019 JAN 16 PM 2:39
CHIEF CLERKS OFFICE

Exhibit B

Big Sky Bradford Cannon Ranch Boone Box H Umoine Seminal Salem Cattle Drive

Roundtree Ln

Andrew Lee Ann St Patrick St Cindy St W Main St

Main Oak St N Beverly St N Tarrant St N Hampton Rd McCurdy St Burlington Northern Service Pk

BE 1187C

0 1000 Feet

NORTH

Northwest Tract Northeast Tract Southeast Tract Southwest Tract

Railway

Texas Commission on Environmental Quality



NOTICE OF DISTRICT HEARING TCEQ Docket No. 2018-1540-DIS

PETITION. The Nehemiah, LLC, a Texas Limited Liability Company a Texas Limited Partnership (petitioner) has filed a petition with the Texas Commission on Environmental Quality (TCEQ) for the creation of Karis Municipal Management District of Tarrant County (District). The TCEQ will conduct this hearing under the authority of Chapter 375, Texas Local Government Code; Chapters 49 and 54 of the Texas Water Code; Title 30, Chapter 293 of the Texas Administrative Code and the procedural rules of the TCEQ. The TCEQ will conduct the hearing at:

9:30 a.m., Wednesday, February 13, 2019
Building E, Room 2015
12100 Park 35 Circle
Austin, Texas

The proposed District will contain approximately 597 acres of land within the corporate limits of the City of Crowley, Tarrant County, Texas. The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "B", which is attached to this document. The Petition states that the creation of the proposed District would be a benefit to the land within its boundary.

HEARING. As required by the Texas Local Government Code §§ 375.023 and 375.024 and Title 30 of the Texas Administrative Code § 293.12(g)(2)(A), the above hearing regarding this application will be held no earlier than 31 days after the first notice of this hearing is published in a newspaper with general circulation in the county or counties in which the District is located. The purpose of this hearing is to provide all interested persons the opportunity to appear and offer testimony for or against the proposal contained in the petition.

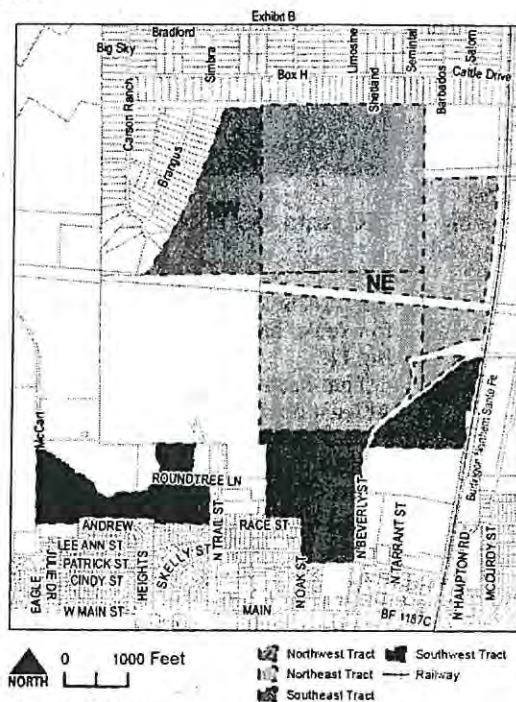
At the hearing, pursuant to the Chapter 375, Texas Local Government Code; Chapters 49 and 54 of the Texas Water Code; and Chapter 293 of Title 30 of the Texas Administrative Code, the TCEQ will determine if creating Karis Municipal Management District of Tarrant County would be a benefit to the land and property included in the District, or, if there is any opposition to the proposed creation, the Commission may refer the application to the State Office of Administrative Hearings for a contested case hearing on the application.

INFORMATION. For information regarding the date and time this application will be heard before the Commission, please submit written inquiries to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087, or by phone at 1-512-239-3300. For information concerning the hearing process, please contact the Public Interest Counsel, MC 103, at the same address. For additional information, individual members of the general public may contact Randy Waclawczyk P.G. of the Districts Bond Team at 1-512-239-6009. General information regarding TCEQ can be found at our web site at www.tceq.texas.gov.

Si desea información en Español, puede llamar al 1-512-239-0200.

Persons with disabilities who plan to attend this hearing and who need special accommodations at the hearing should call the TCEQ Office of Public Assistance at 1-800-687-4040 or 1-800-RELAY-TX (TDD), at least one week prior to the hearing.

Issued: December 19, 2018



Mailing List

MAILING LIST

Karis Municipal Management District of Tarrant County
TCEQ Internal Control No. D-09072018-007

Mr. David Hawes
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Houston, Texas 77055

Mr. Tony Walker
TCEQ Region 4
2309 Gravel Drive
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The Honorable Konni Burton
Texas Senate District 10
933 West Weatherford Street, Suite 203
Fort Worth, Texas 76102

The Honorable Bill Zedler
Texas House District 96
5840 West Interstate 20, Suite 110
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City of Crowley
Attn: Jack Thompson, CECD
Assistant City Manager/Economic Development Director
201 East Main Street
Crowley, Texas 76036

Tarrant County Administrator
Attn: G. K. Maenius
100 East Weatherford, Suite 404
Fort Worth, Texas 76196

Texas Commission on Environmental Quality
P.O. Box 13087
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Randy Waclawczyk, Technical Manager and Team Leader, Districts Bond Team, MC-152
Kent Steelman, Drinking Water Special Functions Section, MC-153
Vic McWherter, Office of the Public Interest Counsel, MC-103

Caption

Docket No. 2018-1540-DIS. Consideration and hearing on a petition from The Nehemiah, LLC for creation of Karis Municipal Management District of Tarrant County ("District"), pursuant to Chapter 375, Texas Local Government Code. The proposed District is comprised of approximately 597 acres of land within the corporate limits of the City of Crowley, Tarrant County, Texas. (Kayla Murray, Randy Wacławczyk)