

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

December 21, 2021

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality
Attention: Docket Clerk, MC 105
P.O. Box 13087
Austin, Texas 78711-3087

Re: TCEQ Docket No. 2021-1560-DIS; Ellis County Municipal Utility District FM 984

Enclosed for filing with the Texas Commission on Environmental Quality (Commission) are the following backup materials for the January 26, 2022, 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 (with supporting documents);
3. Mailing List; and
4. Caption.

Please contact me at (512) 239-2253 with any questions you may have. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Hollis Henley II".

Hollis Henley
Staff Attorney
Environmental Law Division

Attachment 1

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



AN ORDER Granting the Petition for Creation of Ellis County Municipal Utility District FM 984 and Appointing Temporary Directors Docket No. 2021-1560-DIS

On **Month, Day, Year**, 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 §§2001.001-2001.903, to consider the petition (Petition) filed by Waxahachie Creek Ranch, LLC, as authorized, to create Ellis County Municipal Utility District FM 984 (District) pursuant to Article XVI, §59 of the TEXAS CONSTITUTION and TEXAS WATER CODE Chapters 49 and 54.

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 February 5, 2021, an application (including the Petition) by Waxahachie Creek Ranch, LLC, a Texas limited liability company (Petitioner) was filed with the Commission pursuant to TEXAS WATER CODE Chapters 49 and 54 and 30 TEXAS ADMINISTRATIVE CODE Chapter 293 for the creation of Ellis County Municipal Utility District FM 984.
2. The Petition was signed by a duly authorized officer of the Petitioner.
3. The Petitioner holds a majority in value of title to the land to be included within the proposed District's boundaries.
4. The Petition contains a metes and bounds description of the boundaries of the District; states the specific purpose for which the District will be created; states the general nature of the work, the necessity for the work, and the approximate cost of the work; includes the name of the District; and includes a proposed list of initial directors.
5. There is one lienholder, AgTexas, on the property to be included in the proposed District, and they have consented to the creation of the proposed District.
6. Ellis County is the county in which the District is to be located.
7. Notice of the application was published on July 25 and August 1, 2021, in the *Ennis Daily News*, a newspaper regularly published and generally circulated in Ellis County, Texas, which is the county in which the proposed District is to be located. Proper notice of the application was posted on July 23, 2021, at the place for posting legal notices at the Ellis County Courthouse.
8. The notices of the hearing on the application contained the statement, "The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice."

9. On August 13, 2021, a request was received for the Commission to hold a public hearing on the question of the creation of the District.

10. Submitted within the petition were notarized affidavits certifying that each of the below persons named is qualified, as required by 30 TEXAS ADMINISTRATIVE CODE §293.32(a), to serve as a temporary director of the proposed District as each (1) is at least 18 years old, (2) is a resident of the State of Texas, and (3) either owns land subject to taxation within the proposed District or is a qualified voter within the proposed District. Additionally, as required by TEXAS WATER CODE §54.022, the majority are a resident of the county in which the proposed District is located, a county adjacent to the county in which the proposed District is located, or if the proposed District is located in a county that is in a metropolitan statistical area designated by the United States Office of Management and Budget or its successor agency, a county in the same metropolitan statistical area as the county in which the proposed District is located:

Dionne Bryant

Christopher Steiner

Gene Gibbs

Trevor Bryant Hunt

Kia Thompson

11. In accordance with LOCAL GOVERNMENT CODE §42.042 and TEXAS WATER CODE §54.016, the Petitioner submitted a petition to the City of Ennis, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the TEXAS WATER CODE §54.016(c) expired and information provided indicates that the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to TEXAS WATER CODE §54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to proceed to the TCEQ for inclusion of their Property into the District. The Petitioner now requests approval from the TCEQ for the inclusion of this property into the District without the City's consent.

12. The Executive Director conducted a review of the application and memorialized his findings in a technical memorandum dated October 14, 2021 (Memorandum). The Memorandum is attached as Exhibit "B" and is incorporated as part of this Order.

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

14. 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 Petition 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. The Petition conforms to the requirements of Article XVI, §59, of the TEXAS CONSTITUTION and TEXAS WATER CODE Chapters 49 and 54.

4. Proper notice of this application was given pursuant to 30 TEXAS ADMINISTRATIVE CODE §293.12(b).

5. All statutory and regulatory requirements for creation of Ellis County Municipal Utility District FM 984 have been fulfilled in accordance with TEXAS WATER CODE Chapter 49 and 30 TEXAS ADMINISTRATIVE CODE §293.11(d).

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

1. The Petition for the creation of Ellis County Municipal Utility District FM 984 is hereby granted.

2. The District is created under the terms and conditions of Article XVI, §59 of the TEXAS CONSTITUTION and TEXAS WATER CODE Chapters 49 and 54.

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 utility districts, including road powers under TEXAS WATER CODE §54.234, subject to the requirements of the TCEQ and the general laws of the State of Texas relating to the exercise of such powers.

4. The general nature of the work proposed to be done by the District at the present time is to: purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; to collect, transport, process, dispose of, and control domestic and commercial wastes; to gather, conduct, divert, abate, amend, and control local storm water or other local harmful excesses of water in the District; to design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and to purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the District is created; and to design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance, a road or any improvement in aid of the road, pursuant to TEXAS WATER CODE §54.234.

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

6. The Memorandum dated October 14, 2021, attached as Exhibit "B" is hereby incorporated as a part of this Order.

7. The following five persons 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:

Dionne Bryant

Gene Gibbs

Kia Thompson

Christopher Steiner

Trevor Bryant Hunt

8. 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.

9. 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.

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: (DRAFT)

For the Commission

Exhibit A

Exhibit "A"

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ELLIS

All of that certain tract or parcel of land being situated in the Sutherland Mayfield Survey, Abstract No. 670, Ellis County, Texas, and being a portion of that certain tract of land described in a deed to Waxahachie Creek Ranch, LLC and filed in Instrument No. 1733497, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the north line of F.M. Highway No. 984 said point being in the most southerly east line of that certain tract of land conveyed to Charles W. Cope according to the deed filed of record in Volume 868, Page 666, Official Public Records of Ellis County, Texas, and being in the west line of and the most southerly corner of this tract;

THENCE N 30°48'17" W, along the most southerly east line of said Cope tract, a distance of 837.70 feet to a 1/2 inch iron rod found, an inside ell corner of said Cope tract and the northwest corner of this tract;

THENCE N 59°06'52" E, along the most northerly south line of said Cope tract, a distance of 879.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" for an inside ell corner of this tract;

THENCE N 29°53'57" W, along the most northerly east line of said Cope tract, at a distance of 5.86 feet begin a barbed wire fence, continuing along or near said barbed wire fence, in all a distance of 1241.36 feet to a 1/2 inch iron rod found, the north east corner of said Cope tract and an inside ell corner of this tract;

THENCE S 58°16'27" W, a distance of 908.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "WSLC", the southeast corner of that certain tract of land conveyed to the Simon D. Cannon Testamentary Trust according to the deed filed of record in Volume 2533, Page 1352, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 31°00'29" W, along or near a fence, along the east line of said Cannon tract, a distance of 2602.51 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in Jenkins Road for a corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 1743.09 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the east line of that certain tract of land conveyed to Luis P. Suarez according to the deed filed of record as County Clerk Instrument #1529176, Official Public Records of Ellis County, Texas, said point also being an ell corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 411.52 feet to a 4 inch steel fence post, the northwest corner of a tract of land conveyed to Gregory T. Burdette, according to the deed filed of record in Volume 2025, Page 1168, Official Public Records of Ellis County, Texas and an ell corner of this tract;

THENCE S 34°24'54" E, along or near a fence, along the west line of said Burdette tract, a distance of 1749.60 feet to a 60d nail found driven in the base of a leaning 10 inch creosote fence corner post, the southwest corner of said Burdette tract for an ell corner of this tract;

THENCE N 56°29'06" E, along or near a fence and along the south line of said Burdette tract, a distance of 796.40 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 10°45'06" E, along the south line of said Burdette tract, a distance of 209.50 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 43°19'06" E, along the south line of said Burdette tract, a distance of 988.00 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 29°25'54" W, along the south line of said Burdette tract, a distance of 272.00 feet to a point in a branch;

THENCE along the south line of said Burdette tract, generally with the meanders of said branch as follows:

N 45°20'06" E, a distance of 330.00 feet; N 87°55'06" E, a distance of 85.00 feet;
N 12°59'54" W, a distance of 110.00 feet; N 57°15'06" E, a distance of 80.00 feet;
N 28°09'54" W, a distance of 90.00 feet; N 39°40'41" E, a distance of 66.70 feet to the
confluence of Waxahachie Creek and said branch, said point being the east corner of said
Burdette tract for a corner of this tract;

THENCE generally with the meanders of Waxahachie Creek as follows:

N 84°50'23" E, a distance of 50.09 feet; S 59°40'18" E, a distance of 55.88 feet; S 01°27'23"
E, distance of 162.81 feet;
S 66°29'07" E, a distance of 188.60 feet; N 72°02'27" E, a distance of 91.52 feet; N 40°40'25"
E, a distance of 131.77 feet;
N 06°13'22" W, a distance of 184.51 feet; N 25°12'51" E, a distance of 44.19 feet; N
80°32'35" E, a distance of 42.94 feet;
S 56°30'44" E, a distance of 100.15 feet; S 73°18'37" E, a distance of 49.13 feet; N 54°52'41"
E, a distance of 104.67 feet;
S 62°42'51" E, a distance of 110.73 feet; N 76°40'59" E, a distance of 61.98 feet; N 12°12'27"
E, a distance of 180.15 feet;
N 57°06'37" E, a distance of 64.27 feet; S 78°24'52" E, a distance of 63.19 feet; S 52°49'54"
E, a distance of 115.53 feet;
N 32°38'05" E, a distance of 94.18 feet; N 33°42'21" W, a distance of 165.89 feet; N
45°01'02" E, a distance of 62.83 feet;
S 62°45'31" E, a distance of 117.82 feet; S 33°16'50" E, a distance of 237.18 feet; S
79°34'07" E, a distance of 122.66 feet;
N 77°19'37" E, a distance of 130.15 feet; S 60°28'01" E, a distance of 132.68 feet to a point
in the southwest line of the Burlington Northern Santa Fe Railway(formerly Burlington Rock
Island Railway, and Texas & Brazos Valley Railway right-of-way for a corner of this tract;

THENCE S 27°09'03" E, along the southwest line of said railway right-of-way a distance of 1090.38 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 58°04'55" W, a distance of 36.12 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 31°55'05" E, along said right-of-way a distance of 433.11 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 27°09'03" E, along said right of way, a distance of 1693.88 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 58°17'09" W, partially along the projection of a fence line situated northwest of Getzendaner Road and partially along said fence, a distance of 3084.98 feet to a 1/2 inch iron rod found in said fence line, for an ell corner of this tract;

THENCE S 29°57'59" E, a distance of 193.81 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the approximate north line of said road, for a corner of this tract;

THENCE S 20°19'53" W, partially along or near a fence line, a distance of 375.02 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract;

THENCE S 64°43'57" W, a distance of 351.53 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract, in the north right-of-way line of F. M. Highway No. 984, said point being the beginning of a non-tangent curve to the left;

THENCE along the north right-of-way-line of said highway and along said curve, having a radius of 2146.51 feet and a central angle of 04°34'07", the long chord of which bears N 80°34'17" W, a chord distance of 171.11 feet, an arc length of 171.16 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "4466", said point being the southeast corner of that certain tract of land conveyed to Brazos Electric Cooperative, Inc., according to the deed filed of record in Volume 2321, Page 242, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 08°04'57" E, along the east line of said Brazos Electric tract, and along or near a fence, a distance of 11.95 feet to a 1/2 inch iron rod found, the northeast corner of said Brazos Electric tract, for a corner of this tract;

THENCE N 73°24'22" W, along the northeast line of said tract, a distance of 507.83 feet to a 1/2 inch iron rod found, for the north corner of said Brazos Electric tract, for a corner of this tract;

THENCE S 60°17'49" W, along the northwest line of said Brazos Electric tract, a distance of 479.77 feet to a 1/2 inch iron rod found, the west corner of said Brazos Electric tract, said point being in the north right-of-way line of said highway and being the beginning of a non-tangent curve to the left;

THENCE along said right-of-way and along said curve, having a radius of 2146.51 feet, and a central angle of 12°36'44", the long chord of which bears S 66°27'40" W, a chord distance of 471.55 feet, an arc length of 472.50 feet, to a wooden highway monument found, for a corner of this tract;

THENCE S 60°14'26" W, along the northwest line of said highway, a distance of 341.59 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said right-of-way and along said curve, having a radius 1004.93 feet and a central angle of 12°15'31", the long chord of which is S 54°12'49" W, a chord distance of 214.60 feet, an arc length of 215.01 feet, to a wooden highway monument, for a corner of this tract;

THENCE S 48°08'10" W, along the northwest line of said highway, a distance of 309.33 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the northwest line of said highway and along said curve, having a radius of 904.93 feet, and a central angle of 02°42'15", the long chord of which bears S 48°26'12" W, a chord distance of 42.70 feet, an arc length of 42.71 feet, to the PLACE OF BEGINNING, and containing 530.573 acres of land, more or less.

Grid North of the Texas State Plane Coordinate System, NAD 83, North Central Zone, 4202.

Exhibit B

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Dan Finnegan, Acting Manager
Districts Section

Date: October 14, 2021

DOF 10/14/2021

Thru: Andrew Paynter, Acting Team Lead
Districts Creation Review Team

From: Bijaya Chalise
Districts Bond Team

Subject: Petition by Waxahachie Creek Ranch, LLC for Creation of Ellis County Municipal Utility District FM 984; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-02052021-015 (TC)
CN: 605858745 RN: 111191680

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Ellis County Municipal Utility District FM 984 (District). The petition was signed by Ricky Johnston as the managing member of Waxahachie Creek Ranch, LLC, a Texas limited liability company (Petitioner). The petition states that the Petitioner holds title to a majority in value of the land in the proposed District. Information provided indicates that there is one lienholder, AgTexas, on the property to be included in the proposed District, and they have consented to the creation of the proposed District.

The District is proposed to be created and organized according to the terms and provisions of Article XVI, Section 59 of the Texas Constitution, and Chapters 49 and 54 of the Texas Water Code (TWC).

Location and Access

The proposed District will be located along the north side of Farm-to-Market Road (FM) Highway 984 at Getzendaner Road, west of the Burlington Northern Santa Fe Rail line in the extraterritorial jurisdiction of the City of Ennis in Ellis County, Texas. Access to the proposed District will be provided from the south by Getzendaner Road and FM Highway 984.

Metes and Bounds Description

The proposed District contains 530.5733 acres of land. The metes and bounds description of the proposed District has been reviewed and checked by TCEQ staff and has been found to form an acceptable closure.

City Consent

In accordance with Local Government Code Section 42.042 and TWC Section 54.016, the Petitioner submitted a petition to the City of Ennis, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the TWC Section 54.016(c) expired and information provided indicates that the Petitioners and the City have not executed a mutually agreeable contract for service. Pursuant to TWC Section 54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to proceed to the TCEQ for inclusion of their Property into the District. The Petitioners now request approval from the TCEQ for the inclusion of this property into the District without the City's consent.

Statements of Filing Petition

Evidence of filing a copy of the petition with the City of Ennis Secretary's office, the Ellis County Clerk's office, the TCEQ's Dallas/Fort Worth regional office, the Texas state representative, and the Texas state senator was included in the application.

Notification of County

TWC Section 54.0161 requires the TCEQ to notify the County Commissioners Court of a creation application if all of the proposed District is located outside of the corporate limits of a municipality. Information provided indicates the proposed District is wholly within the extraterritorial jurisdiction of the City of Ennis, Texas, and no portion of the land within the proposed District is within the corporate limits or extraterritorial jurisdiction of any other city, town or village in Texas. By letter dated June 10, 2021, the Ellis County Commissioners Court was notified of the subject application. A response has not been received to date.

Type of Project

The proposed District will be considered a "developer project" as defined by 30 Texas Administrative Code (30 TAC) Section 293.44(a). Therefore, developer cost participation in accordance with 30 TAC Section 293.47 will be required.

Developer Qualifications

Application material indicates that Stephen Selinger is the applicant. Mr. Selinger has over 30 years of real estate development.

Certificate of Ownership

By signed certificate dated January 28, 2021, the Ellis County Appraisal District has certified that the appraisal rolls indicate that the Petitioner is the owner of the majority in value of the land in the proposed District.

Temporary Director Affidavits

The TCEQ has received affidavits for consideration of the appointment of the following five temporary directors:

Dionne Bryant

Christopher Steiner

Gene Gibbs

Trevor Bryant Hunt

Kia Thompson

Each of the above persons named is qualified, as required by 30 TAC Section 293.32(a), to serve as a temporary director of the proposed District, as each (1) is at least 18 years old; (2) is a resident citizen of the state of Texas; and (3) either owns land subject to taxation within the proposed District, or is a qualified voter within the proposed District. Additionally, as required by TWC Section 54.022, the majority are a resident of the county in which the proposed District is located, a county adjacent to the county in which the proposed District is located, or if the proposed District is located in a county that is in a metropolitan statistical area designated by the United States Office of Management and Budget or its successor agency, a county in the same metropolitan statistical area as the county in which the proposed District is located.

Notice Requirements

Proper notice of the application was published on July 25 and August 1, 2021 in the *Ennis Daily News*, a newspaper regularly published or circulated in Ellis County, the county in which the district is proposed to be located. Proper notice of the application was posted on July 23, 2021, in the County Courthouse, the place where legal notices in Ellis County are posted. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied. The opportunity for the public to request a contested case hearing (comment period) expired August 31, 2021.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

According to information provided, the proposed District is planned to serve a total of 530.5733 acres. The District will construct water system, wastewater treatment plant, wastewater collection system, storm water system, and internal collector roadway system with the proposed District. There are no other sources which have the facilities or capacity to serve the proposed District.

Water Supply

The engineering report states that the proposed District will construct water system to serve the projected 1,517 equivalent single-family connections (ESFCs). The ultimate average daily demand is projected to be 0.533 million gallons per day (MGD). The water distribution and supply system improvements to serve the proposed District will be designed in accordance with the criteria established by the TCEQ and Ellis County.

Water Distribution

The water distribution system for full development of the proposed District will consist of approximately 58,606 linear feet (LF) of 8" polyvinyl chloride (PVC) pipes, along with all related appurtenances.

Wastewater Treatment

The engineering report states that the proposed District will construct its own wastewater treatment plant to serve the projected 1,517 ESFCs. The ultimate average daily demand is projected to be 0.533 MGD. All wastewater facilities will be designed in accordance with the criteria established by the TCEQ and Ellis County design criteria.

Wastewater Collection Improvements

The internal wastewater collection system for full development of the proposed District will consist of approximately 59,717 LF of 8" PVC pipes, 8" diameter force main, two lift stations, along with manholes and all related appurtenances.

Storm Water Drainage System and Drainage Improvements

The engineering report states the storm water drainage collection system for full development of the District will consist of curb and gutter streets, inlets, and detention ponds which ultimately outfall into Waxahachie Creek Tributaries. All proposed improvements will be designed and constructed in accordance with TCEQ and Ellis County design criteria. All internal storm sewer collection systems will be designed using the rational method to convey the runoff from a 100-year storm.

Road Improvements

Application material indicates the proposed District will construct road improvements within the District. The proposed District will have two main point of access from Getzendaner Road and FM Highway 984 to the south. All roadway facilities will be designed in accordance with criteria established by TxDOT and Ellis County.

Topography/Land Elevation

The topography of the District has a variety of pattern across the site. The approximate elevation of the land ranges from 532 to 440 above mean sea level. The site has several small ponds and tributaries that run in an easterly direction toward Waxahacine Creek. The fill and/or excavation associated with development of the District's systems will not cause changes in the overall land elevations other than that normally associated with the construction of the underground utility systems, drainage facilities, plants, and paving. Therefore, development within the District is not expected to have an unreasonable effect on overall land elevations.

Floodplain

According to Federal Emergency Management Agency Flood Insurance Rate Map Nos. 48139C0350F, and 48139C0375F, dated June 3, 2013, approximately 164.50 acres of the site is located with the 100-year floodplain. No floodplain reclamation is planned for the District and development plan has been designed so that no structures are located within 100-year floodplain.

Impact on Natural Resources

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

Dam Safety Analysis

The TCEQ Dam Safety Program personnel reviewed the location of the District and confirmed by letter dated January 27, 2021, that there are two small dams located within the proposed District. None of these dams are in the Inventory of Dams in Texas. If they are to remain, a dam safety analysis is required since houses could be located downstream. A water rights permit may also be required if they are to remain. In addition, there are 3 dams upstream which could affect the proposed district if any of the dams could fail. Therefore, District should evaluate the possible effects on the district.

C. SUMMARY OF COSTS

WATER, WASTEWATER, AND DRAINAGE

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
A. Developer Contribution Items	
1. Water Distribution System	\$ 7,686,315
2. Wastewater Collection System	12,069,170
3. Stormwater Drainage System	<u>10,881,735</u>
Total Developer Items	\$ 30,637,220
TOTAL CONSTRUCTION COSTS (78.92% of BIR)	\$ 30,637,220
<u>Non-Construction Costs</u>	
A. Legal Fees (2.5%)	\$ 970,500
B. Fiscal Agent Fees (2%)	776,400
C. Interest Costs	
1. Capitalized Interest (1 year @ 4.5%)	1,746,900
2. Developer Interest (2 years @ 4.5% of Construction Costs)	2,757,350 ⁽²⁾
D. Bond Discount (3%)	1,164,600
E. Bond Issuance Expenses	181,160
F. District Creation Expenses	200,000
G. Bond Application Report Costs	250,000
H. Attorney General Fee (0.1%)	38,820
I. TCEQ Bond Issuance Fee (0.25%)	<u>97,050</u>
TOTAL NONCONSTRUCTION COSTS	\$ 8,182,780
TOTAL W, WW, & D BOND ISSUE REQUIREMENT	\$ 38,820,000

Notes: (1) Assumes 100% funding of anticipated developer contribution items, where applicable.
(2) Based on developer advancing funds approximately two years prior to reimbursement.

Eligibility of costs for District funding and 30% developer contribution requirements will be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

ROAD IMPROVEMENT

<u>Construction Costs</u>	<u>District Share</u> ⁽¹⁾
Developer Contribution Items	
A. Roadway Infrastructures Costs	\$ <u>15,119,637</u>
TOTAL CONSTRUCTION COSTS (79.77% of BIR)	\$ 15,119,637
<u>Non-Construction Costs</u>	
A. Legal Fees (2.5%)	\$ 473,875
B. Fiscal Agent Fees (2%)	379,100
C. Interest Costs	
1. Capitalized Interest (1 year @ 4.5%)	852,975
2. Developer Interest (2 years @ 4.5% of Construction Costs)	1,360,767 ⁽²⁾
D. Bond Discount (3%)	568,650
E. Bond Issuance Expenses	181,041
F. Attorney General Fee (0.1%)	<u>18,955</u>
TOTAL NONCONSTRUCTION COSTS	\$ 3,835,363
TOTAL ROAD BOND ISSUE REQUIREMENT	\$ 18,955,000

Notes: (1) Assumes 100% funding of anticipated developer contribution items, where applicable.
(2) Based on developer advancing funds approximately two years prior to reimbursement.

A preliminary layout of roads proposed for funding has been provided, and they appear to benefit the proposed District and the land included within the proposed District. TCEQ's review of eligibility of costs may be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

D. ECONOMIC ANALYSIS

Land Use

The land use for the proposed District is projected in the following table:

<u>Land Use</u>	<u>Acreage</u>	<u>ESFCs</u>
Single Family/Residential	219.06	1,522
Amenity Center	2.60	0
Public works	4.00	0
Park Space	70.99	0
Right-of-way	69.42	0
Floodplain	<u>164.50</u>	<u>0</u>
Total	530.57	1,522

Market Study

A market study, prepared in November 2020 by Residential Strategies, Inc., has been submitted in support of the creation of the proposed District. The proposed District is expected to include approximately 1,522 equivalent single-family connections on a tract totaling approximately 530 acres. The home values are expected to be approximately \$255,000 for 50-foot lots, and \$222,500 for 40-foot lots. The study indicates single-family homes for that price range within the study's market area are expected to be absorbed at a rate of approximately 92-136 lots/year over the first three years.

Project Financing

The projected taxable assessed valuation (AV) for the proposed District is as follows:

<u>Development Description</u>	<u>Lots</u>	<u>Developed Unit Value (per home per lot)</u>	<u>Total Buildout Value</u>
40-foot single-family lots	510	\$ 222,500	\$ 113,475,000
50-foot single-family lots	1,007	\$ 255,000	\$ 256,785,000
Total Assessed Valuation			\$ 370,260,000

Considering the issuance of a total of \$57,775,000 (\$38,820,000 for utilities and \$18,955,000 for roads) in bonds, assuming 100% financing, a bond coupon rate of 4.5%, and a 30-year bond life, the average annual debt service requirement would be \$3,546,896. Assuming a 98% collection rate and an ultimate AV of \$370,260,000, a projected ultimate tax rate of approximately \$0.99 (\$0.66 for utilities and \$0.33 for roads) per \$100 AV was indicated to be necessary to meet the annual debt service requirements for the proposed District. An additional \$0.05 per \$100 AV is projected to be levied for maintenance and operating expenses, for a combined proposed District tax rate of \$1.04.

Based on the information provided and assuming 100% financing, the total year 2020 overlapping tax rates on land within the proposed District are shown as follows:

<u>Taxing Jurisdiction</u>	<u>Tax Rates</u> ⁽¹⁾
Proposed Ellis County MUD FM 984 (District)	\$ 1.04 ⁽²⁾
Waxahachie ISD	\$ 1.37
Ellis County	\$ 0.32
EC ESD #6	\$ 0.07
Ellis County Lateral Road	\$ 0.03
TOTAL TAX per \$100 AV:	\$ 2.83

Notes: (1) Tax rate per \$100 AV.

(2) Includes \$0.99 for utilities and roads, and \$0.05 for operation and maintenance tax.

Based on the proposed District tax rate and the year 2020 overlapping tax rate on land within the proposed District, and assuming 100% financing, the project is considered economically feasible. Each bond issue will be evaluated based on its own economic feasibility merits and the rules and regulations in place at the time prior to the issuance of any bonds by the District.

Water and Wastewater Rates

According to information provided, the District will provide retail water and wastewater services to the proposed District's customers. The current water rates are as follow:

Water rate:

Monthly Base Fee	\$62.50 Flat Fee
0 to 10,000 gallons	\$5.00 per 1,000 gallons
10,001 to 20,000 gallons	\$6.50 per 1,000 gallons
20,001 to 30,000 gallons	\$8.45 per 1,000 gallons
30,001 gallons and above	\$9.75 per 1,000 gallons

Wastewater rate:

Monthly Fee	\$27.71 Flat Fee
	\$2.65 per 1,000 gallons

Based on the above rates, the estimated monthly fee for 10,000 gallons of water and wastewater would be \$166.75.

Comparative Water District Tax Rates

A combined projected tax rate of \$1.04 per \$100 AV, as indicated above, for 100% financing for the proposed District is comparable to other districts in the target market area. Each particular bond issue will be evaluated based on its own economic feasibility merits and the rules and regulations in place at the time prior to the issuance of any bonds by the District.

E. SPECIAL CONSIDERATION

Request for Road Powers

A request for approval of road powers was included in the petition for creation of the proposed District. Pursuant to TWC Section 54.234, approval of road powers may be requested at the time of creation. The engineering report provided with the application included a summary of the estimated costs. The proposed roads appear to benefit the proposed District, and financing appears feasible.

F. CONCLUSIONS

1. Based on TCEQ policy, compliance with TCEQ rules, and review of the engineering report and supporting documents, the proposed District is considered feasible, practicable, a benefit to the land within the proposed District, and necessary as a means to finance utilities and to provide utility service to future customers.

2. Based on a review of the preliminary engineering report; market study; the proposed District's water, wastewater, drainage facilities and road facilities; a combined projected tax rate of \$1.04 per \$100 AV when assuming 100% financing; the proposed District obtaining a 4.5% bond coupon rate; and other supporting data, the proposed District is considered feasible. Each particular bond issue will be evaluated based on its own economic feasibility merits and the rules and regulations in place at the time prior to the issuance of any bonds by the District.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATIONS

1. Grant the petition for creation of Ellis County Municipal Utility District FM 984.
2. Grant the District's request to acquire road powers in accordance with TWC Section 54.234 and 30 TAC Sections 293.11(d)(11), 293.201 and 293.202 subject to the requirement imposed by the TCEQ and the general laws of the state relating to the exercise of such powers.
3. 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.”

4. Appoint the following five persons to serve as temporary directors until permanent directors are elected and qualified:

Dionne Bryant

Gene Gibbs

Kia Thompson

Christopher Steiner

Trevor Bryant Hunt

H. ADDITIONAL INFORMATION

The Petitioner's professional representatives are:

Attorney: Ms. Mindy L. Koehne - Coats Rose, PC

Creation Engineer: Mr. Floyd E. Middleton, Jr., P.E. - Middleton & Associates, LLC

Attachment 2

COATS | ROSE

A PROFESSIONAL CORPORATION

MELISA MONTAGUE
PARALEGAL

D-02052021-014

✓ # 14107

180 day creation

MMONTAGUE@COATSROSE.COM
DIRECT: (972) 419-4782

February 2, 2021

VIA FEDERAL EXPRESS

Texas Commission on Environmental Quality
Water Supply Division - Districts Section (MC 152)
Districts Creation Review
12100 Park 35 Circle, Building F
Austin, Texas 78753

Re: Creation Application for Ellis County Municipal Utility District FM 984

To Whom It May Concern:

Pursuant to Chapter 293.11 of the Texas Administrative Code, enclosed please find the following documents:

1. A check in the amount of \$700.00 for the review of the creation application;
2. Petition for Creation of Ellis County Municipal Utility District FM 984;
3. Certificate of Corporate Resolution;
4. Consent of Lienholder;
5. Affidavit District regarding ownership of property as of the date of Petition for Creation;
6. The proposed District is located wholly within the extraterritorial jurisdiction of the City of Ennis and attached to the Petition for Creation (No. 2) is a Petition for Water and Sewer Service, receipt by the City, Certificate of Posting Notice of said Petition, and Affidavit of Publication of Notice of said Petition;
7. Evidence that the Texas Commission on Environmental Quality Dallas/Fort Worth Regional Office was notified of the proposed creation;
8. Evidence that the petition was filed with the Ellis County Clerk;
9. Evidence that the petition was filed with the City Secretary of the City of Ennis;
10. Evidence that the petition was filed with appropriate state representative and state senator;
11. Letter from the TCEQ regarding the TCEQ's Dam Safety program;
12. Market Study (included in Engineering Report);
13. The proposed District does not anticipate any recreational facility projects;
14. Boundary map (included in Engineering Report);
15. Vicinity map (included in Engineering Report);
16. Preliminary Plan (included in Engineering Report);

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com

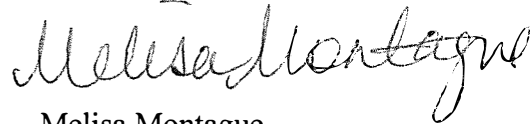
February 2, 2021

Page 2

17. Engineering Report;
18. Table summarizing the proposed District's overlapping tax rates (included in Engineering Report);
19. Requests for Consideration of Appointment as Director;
20. The application does not include a request for fire plan approval;
21. TCEQ Core Data Form; and
22. Developer Information.

If you should have any questions regarding the creation application, please contact the District's Attorney, Mindy L. Koehne, at 972-788-1600 or mkoehne@coatsrose.com or contact me at 972-419-4782 or mmontague@coatsrose.com.

Very truly yours,



Melisa Montague

Enclosures



TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.) <input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.) <input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form) <input type="checkbox"/> Other		
2. Customer Reference Number (if issued) CN	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued) RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership	
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
Ellis County Municipal Utility District FM 984			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
11. Type of Customer: <input type="checkbox"/> Corporation <input type="checkbox"/> Individual Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input checked="" type="checkbox"/> Other		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other:	
12. Number of Employees <input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		13. Independently Owned and Operated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following:			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
15. Mailing Address:	c/o Coats Rose, P.C.		
	14755 Preston Road, Suite 600		
	City	Dallas	State TX ZIP 75254 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		mmontague@coatsrose.com	
18. Telephone Number		19. Extension or Code	20. Fax Number (if applicable)
(972) 788-1600			() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application) <input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.) Ellis County Municipal Utility District FM 984

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	676 FM 984						
	City	Ennis	State	TX	ZIP	75119	ZIP + 4
24. County	Ellis						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	See attached metes and bounds							
26. Nearest City	Ennis				State	TX	Nearest ZIP Code	75119
27. Latitude (N) In Decimal:	Degrees	Minutes	Seconds	28. Longitude (W) In Decimal:	Degrees	Minutes	Seconds	
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)				
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>								
34. Mailing Address:	14755 Preston Road, Suite 600							
	City	Dallas	State	TX	ZIP	75254	ZIP + 4	
35. E-Mail Address:								
36. Telephone Number	37. Extension or Code			38. Fax Number <i>(if applicable)</i>				
(972) 788-1600	() -			() -				

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

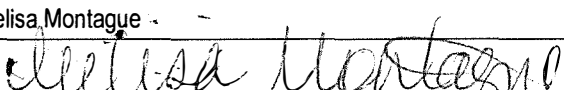
<input type="checkbox"/> Dam Safety	<input checked="" type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input checked="" type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Melisa Montague	41. Title:	Paralegal
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(972) 788-1600		() -	mmontague@coatsrose.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Coats Rose, P.C.	Job Title:	Paralegal
Name (In Print):	Melisa Montague	Phone:	(972) 788-1600
Signature:		Date:	2/2/2021

PETITION FOR THE CREATION OF
ELLIS COUNTY MUNICIPAL UTILITY DISTRICT FM 984

THE STATE OF TEXAS §

COUNTY OF ELLIS §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

Waxahachie Creek Ranch LLC, a Texas limited liability company (the “Petitioner”), respectfully petitions the Commissioners of the Texas Commission on Environmental Quality (the “Commission”) for the creation of a municipal utility district in Ellis County, Texas. The Petitioner constitutes a majority of value of the holders of title of the land within the proposed District, as indicated by the tax rolls of the central appraisal district of Ellis County, Texas, and by conveyances of record since the date of preparation of said tax rolls. Petitioner, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, would respectfully show the following:

I.

The name of the proposed district shall be “ELLIS COUNTY MUNICIPAL UTILITY DISTRICT FM 984” (the “District”). There is no other conservation or reclamation district in Ellis County, Texas with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Texas Constitution and Chapters 49 and 54, Texas Water Code, together with all amendments and additions thereto.

III.

The area proposed to be within the District is approximately 530.5733 acres (the “Property”), situated in Ellis County, Texas. The Property consists of one tract described by metes and bounds in Exhibit “A” attached hereto and incorporated herein for all purposes. The Property is located wholly within the extraterritorial jurisdiction of the City of Ennis, Texas. All of the Property may be properly included in the District.

IV.

On September 17, 2020, the Petitioner filed the Petition for Consent to Creation of Ellis County Municipal Utility District FM 984 (the "Petition for Consent"), with the City of Ennis, Texas. A copy of the Petition for Consent is attached hereto as Exhibit "B." A copy of the receipt of delivery of the Petition for Consent (the "City Consent Receipt of Delivery") is attached hereto as Exhibit "C." The Petitioner has not received any response from the City related to the Petition for Consent.

On December 27, 2020, the Petitioner published Notice of Petition for Water and Sanitary Sewer Service (the "Notice of Petition"), attached hereto as Exhibit "D," in *The Ennis News*, a newspaper of general circulation within and around the District. The affidavit of publication of the Notice of Petition (the "Affidavit of Publication") is attached hereto as Exhibit "E."

On December 30, 2020, the Petitioner posted the Notice of Petition in three places convenient to the public within the boundaries of the Property sought to be included in the District. The affidavit of posting of the Notice of Petition (the "Affidavit of Posting") is attached hereto as Exhibit "F."

On January 12, 2021, the Petitioner filed the Petition for Water and Sanitary Sewer Service (the "Petition for Service") with the City of Ennis, Texas. A copy of the Petition for Service is attached hereto as Exhibit "G." The Receipt of Delivery of the Petition for Service (the "Receipt of Petition for Service") is attached hereto as Exhibit "H." The Petitioner has not received any response from the City of Ennis, Texas related to the Petition for Service.

V.

The general nature of the work proposed to be done by the District at the present time is to purchase, construct, acquire, improve, or extend inside or outside of its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary or helpful to supply and distribute water for municipal, domestic, and commercial purposes; to collect, transport, process, dispose of and control domestic, and commercial wastes; to gather, conduct, divert, abate, amend and control local storm water or other local harmful excesses of water in the District; to design, acquire, construct, finance, improve, operate, and maintain macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and to purchase, construct, acquire, improve, or extend inside or outside of its boundaries such additional facilities, systems, plants, and enterprises as shall be consonant with the purposes for which the District is created, all as more particularly described in an engineer's report filed simultaneously with the filing of this Petition, to which reference is made for a more detailed description. It is specifically proposed that the District be granted the authority to design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance, a road or any improvement in aid of the road, pursuant to Texas Water Code, Section 54.234.

VI.

There is, for the following reasons, a necessity for the above described work, services and improvements: the area proposed to be within the District is in a developing area of Ellis County, Texas, and within the foreseeable future will experience a substantial and sustained residential growth. There is not now available within the area, which will be developed as residential subdivisions, an adequate water supply and distribution system, sanitary sewer system, drainage system, and public road system. The protection of the purity and sanitary condition of the State's water and the health and welfare of the present and future inhabitants of the area and of territories adjacent thereto require the purchase, construction, acquisition, provision, operation, maintenance,

repair, improvement, extension, and development of an adequate water supply and distribution system, sanitary sewer system, and drainage system. A public necessity therefore exists for the organization of the District to provide for the purchase, construction, acquisition, improvement, extension, and development of a water supply and distribution system, sanitary sewer system, drainage system, and roadway system.

VII.

The proposed improvements are feasible and practicable, and the terrain of the territory to be included within the District is such that a waterworks system, a sanitary sewer system, a drainage and storm sewer system, and a roadway system can be constructed and developed at a reasonable cost. A preliminary investigation has been instituted to determine the cost of the project, and it is now estimated by the Petitioner, from such information as it has at this time, that the ultimate cost of the project contemplated will be approximately \$45,756,856.01.

VIII.


WHEREFORE, the Petitioner respectfully prays that this petition be properly filed, as provided by law, that notice of the application be given as provided therein, that a hearing be held, if necessary, and that this Petition be in all things granted, that the proposed municipal utility district be organized and five (5) temporary directors named herein be appointed to serve until their successors are duly elected and qualified, and for such other orders, acts, procedures and relief as are proper, necessary, and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

[EXECUTION PAGES FOLLOW]

EXECUTED this 25TH day of JANUARY, 2021.

"PETITIONER"

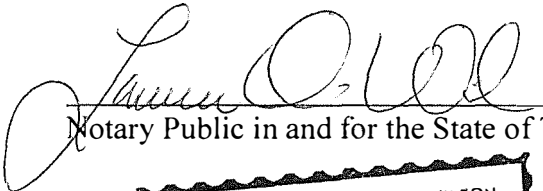
Waxahachie Creek, LLC
a Texas limited liability company

By: 
Ricky Johnston, Managing Member

THE STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Ricky Johnston, MANAGING MEMBER of Waxahachie Creek Ranch LLC, a Texas limited liability company, known to me to be the person whose name is subscribed hereto, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25 day of Jan, 2021.


Notary Public in and for the State of Texas

(NOTARY SEAL)

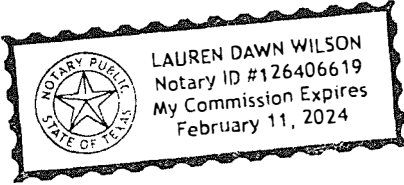


Exhibit "A"

All of that certain tract or parcel of land being situated in the Sutherland Mayfield Survey, Abstract No. 670, Ellis County, Texas, and being a portion of that certain tract of land described in a deed to Waxahachie Creek Ranch, LLC and filed in Instrument No. 1733497, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the north line of F.M. Highway No. 984 said point being in the most southerly east line of that certain tract of land conveyed to Charles W. Cope according to the deed filed of record in Volume 868, Page 666, Official Public Records of Ellis County, Texas, and being in the west line of and the most southerly corner of this tract;

THENCE N 30°48'17" W, along the most southerly east line of said Cope tract, a distance of 837.70 feet to a 1/2 inch iron rod found, an inside ell corner of said Cope tract and the northwest corner of this tract;

THENCE N 59°06'52" E, along the most northerly south line of said Cope tract, a distance of 879.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" for an inside ell corner of this tract;

THENCE N 29°53'57" W, along the most northerly east line of said Cope tract, at a distance of 5.86 feet begin a barbed wire fence, continuing along or near said barbed wire fence, in all a distance of 1241.36 feet to a 1/2 inch iron rod found, the north east corner of said Cope tract and an inside ell corner of this tract;

THENCE S 58°16'27" W, a distance of 908.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "WSLC", the southeast corner of that certain tract of land conveyed to the Simon D. Cannon Testamentary Trust according to the deed filed of record in Volume 2533, Page 1352, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 31°00'29" W, along or near a fence, along the east line of said Cannon tract, a distance of 2602.51 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in Jenkins Road for a corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 1743.09 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the east line of that certain tract of land conveyed to Luis P. Suarez according to the deed filed of record as County Clerk Instrument #1529176, Official Public Records of Ellis County, Texas, said point also being an ell corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 411.52 feet to a 4 inch steel fence post, the northwest corner of a tract of land conveyed to Gregory T. Burdette, according to the deed filed of record in Volume 2025, Page 1168, Official Public Records of Ellis County, Texas and an ell corner of this tract;

THENCE S 34°24'54" E, along or near a fence, along the west line of said Burdette tract, a distance of 1749.60 feet to a 60d nail found driven in the base of a leaning 10 inch creosote fence corner post, the southwest corner of said Burdette tract for an ell corner of this tract;

THENCE N 56°29'06" E, along or near a fence and along the south line of said Burdette tract, a distance of 796.40 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 10°45'06" E, along the south line of said Burdette tract, a distance of 209.50 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 43°19'06" E, along the south line of said Burdette tract, a distance of 988.00 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 29°25'54" W, along the south line of said Burdette tract, a distance of 272.00 feet to a point in a branch;

THENCE along the south line of said Burdette tract, generally with the meanders of said branch as follows:

N 45°20'06" E, a distance of 330.00 feet; N 87°55'06" E, a distance of 85.00 feet;
N 12°59'54" W, a distance of 110.00 feet; N 57°15'06" E, a distance of 80.00 feet;
N 28°09'54" W, a distance of 90.00 feet; N 39°40'41" E, a distance of 66.70 feet to
the confluence of Waxahachie Creek and said branch, said point being the east corner
of said Burdette tract for a corner of this tract;

THENCE generally with the meanders of Waxahachie Creek as follows:

N 84°50'23" E, a distance of 50.09 feet; S 59°40'18" E, a distance of 55.88 feet; S
01°27'23" E, distance of 162.81 feet;
S 66°29'07" E, a distance of 188.60 feet; N 72°02'27" E, a distance of 91.52 feet; N
40°40'25" E, a distance of 131.77 feet;
N 06°13'22" W, a distance of 184.51 feet; N 25°12'51" E, a distance of 44.19 feet; N
80°32'35" E, a distance of 42.94 feet;
S 56°30'44" E, a distance of 100.15 feet; S 73°18'37" E, a distance of 49.13 feet; N
54°52'41" E, a distance of 104.67 feet;
S 62°42'51" E, a distance of 110.73 feet; N 76°40'59" E, a distance of 61.98 feet; N
12°12'27" E, a distance of 180.15 feet;
N 57°06'37" E, a distance of 64.27 feet; S 78°24'52" E, a distance of 63.19 feet; S
52°49'54" E, a distance of 115.53 feet;
N 32°38'05" E, a distance of 94.18 feet; N 33°42'21" W, a distance of 165.89 feet; N
45°01'02" E, a distance of 62.83 feet;

S 62°45'31" E, a distance of 117.82 feet; S 33°16'50" E, a distance of 237.18 feet; S 79°34'07" E, a distance of 122.66 feet;
N 77°19'37" E, a distance of 130.15 feet; S 60°28'01" E, a distance of 132.68 feet to a point in the southwest line of the Burlington Northern Santa Fe Railway(formerly Burlington Rock Island Railway, and Texas & Brazos Valley Railway right-of-way for a corner of this tract;

THENCE S 27°09'03" E, along the southwest line of said railway right-of-way a distance of 1090.38 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 58°04'55" W, a distance of 36.12 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 31°55'05" E, along said right-of-way a distance of 433.11 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 27°09'03" E, along said right of way, a distance of 1693.88 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 58°17'09" W, partially along the projection of a fence line situated northwest of Getzendaner Road and partially along said fence, a distance of 3084.98 feet to a 1/2 inch iron rod found in said fence line, for an ell corner of this tract;

THENCE S 29°57'59" E, a distance of 193.81 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the approximate north line of said road, for a corner of this tract;

THENCE S 20°19'53" W, partially along or near a fence line, a distance of 375.02 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract;

THENCE S 64°43'57" W, a distance of 351.53 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract, in the north right-of-way line of F. M. Highway No. 984, said point being the beginning of a non-tangent curve to the left;

THENCE along the north right-of-way-line of said highway and along said curve, having a radius of 2146.51 feet and a central angle of 04°34'07", the long chord of which bears N 80°34'17" W, a chord distance of 171.11 feet, an arc length of 171.16 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "4466", said point being the southeast corner of that certain tract of land conveyed to Brazos Electric Cooperative, Inc., according t the deed filed of record in Volume 2321, Page 242, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 08°04'57" E, along the east line of said Brazos Electric tract, and along or near a fence, a distance of 11.95 feet to a 1/2 inch iron rod found, the northeast corner of said Brazos Electric tract, for a corner of this tract;

THENCE N 73°24'22" W, along the northeast line of said tract, a distance of 507.83 feet to a 1/2 inch iron rod found, for the north corner of said Brazos Electric tract, for a corner of this tract;

THENCE S 60°17'49" W, along the northwest line of said Brazos Electric tract, a distance of 479.77 feet to a 1/2 inch iron rod found, the west corner of said Brazos Electric tract, said point being in the north right-of-way line of said highway and being the beginning of a non-tangent curve to the left;

THENCE along said right-of-way and along said curve, having a radius of 2146.51 feet, and a central angle of 12°36'44", the long chord of which bears S 66°27'40" W, a chord distance of 471.55 feet, an arc length of 472.50 feet, to a wooden highway monument found, for a corner of this tract;

THENCE S 60°14'26" W, along the northwest line of said highway, a distance of 341.59 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said right-of-way and along said curve, having a radius 1004.93 feet and a central angle of 12°15'31", the long chord of which is S 54°12'49" W, a chord distance of 214.60 feet, an arc length of 215.01 feet, to a wooden highway monument, for a corner of this tract;

THENCE S 48°08'10" W, along the northwest line of said highway, a distance of 309.33 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the northwest line of said highway and along said curve, having a radius of 904.93 feet, and a central angle of 02°42'15", the long chord of which bears S 48°26'12" W, a chord distance of 42.70 feet, an arc length of 42.71 feet, to the PLACE OF BEGINNING, and containing 530.573 acres of land, more or less.

Grid North of the Texas State Plane Coordinate System, NAD 83, North Central Zone, 4202.

EXHIBIT "B"
Petition for Consent to Creation

PETITION FOR CONSENT TO CREATION OF
ELLIS COUNTY MUNICIPAL UTILITY DISTRICT FM 984

THE STATE OF TEXAS §

COUNTY OF ELLIS §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ENNIS:

The undersigned, appearing through their duly authorized agent(s) and representative(s), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.042 of the Texas Local Government Code, respectfully petition this Honorable Council for its consent to the creation of a municipal utility district, and for cause would respectfully show the following:

I.

The name of the District shall be "FM 984 ELLIS County Municipal Utility District ("District").

II.

The District shall be organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas, Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, and any special act of the Texas Legislature applicable to the District.

III.

The proposed District will contain an area of approximately 530 acres of land, situated within Ellis County, Texas, described by metes and bounds in Exhibit "A", attached hereto and incorporated herein. The District is wholly within the extraterritorial jurisdiction of the City of Ennis, Ellis County, and is not within such jurisdiction of any other city.

IV.

The undersigned constitute a majority in value of the holders of title to the lands in the proposed District, as shown by the county tax rolls and conveyances of record since the date of preparation of said county tax rolls. No one resides on the Property.

V.

The proposed District shall be organized for the following purposes:

- (1) provide a water supply for the District for municipal uses, domestic uses and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;
- (3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District; and
- (4) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized, including a treatment plant for sewage, roadway improvements, and drainage improvements.

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and promoted and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work to be done by and within the District at the present time is: (i) the construction of a water distribution system for domestic and commercial purposes; (ii) the construction of a sanitary sewer system and package treatment plant; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; and (iv) such other construction, installation, maintenance,

purchase, and operation of such additional facilities, systems, plants and enterprises, roadways, and drainage facilities all to the extent authorized by law from time to time.

VII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential and commercial growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services.

The provision of such water, storm and sanitary sewer facilities and services will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

The property cannot be developed without the creation of the District to finance the water, sanitary sewer, roadway, and drainage facilities and services; therefore a public necessity exists.

VIII.

The proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such a nature that water, storm and sanitary sewer facilities and services can be constructed or provided at a reasonable cost; and said territory will be rapidly developed primarily for residential purposes with some commercial and retail use.

IX.

A preliminary investigation has been instituted to determine the cost of the proposed project, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of the project contemplated will be approximately \$40,000,000.

X.


The undersigned request consent to the creation of the District encompassing the land described in the attached Exhibit "A".

XI.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of Ennis, Texas, adopt a resolution giving its written consent to the creation of the District.

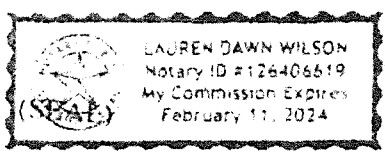
[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]


RESPECTFULLY SUBMITTED to be effective the 14th day of August, 2020.


Wawahachie Creek Ranch LLC
By Ricky Johnston

STATE OF TEXAS //
 //
COUNTY OF Ellis //

This instrument was acknowledged before me on the 14 day of Aug, 2020,
by Lauren Wilson.




Notary Public in and for
the State of Texas

Ex. A

METES AND BOUNDS DESCRIPTION

**530.64 acres of land
in the
Carrie White Survey
Abstract No. 1109
and the
Sutherland Mayfield Survey
Abstract No. 670
Ellis County
Texas**

All that certain tract or parcel of land lying and being situated in the Cary White Survey, Abstract No. 1109, and the Sutherland Mayfield Survey, Abstract No. 670, Ellis County, Texas, and being a portion of that certain tract of land known as the "Seay-Howard Farm," and being described as the THIRD TRACT, containing all of the FIRST SUB-TRACT, First Tract, and a portion of the FIRST SUB-TRACT, Second Tract, and all of the FIRST SUB-TRACT, Third Tract, and a portion of the SECOND SUB-TRACT, First Tract, and all of the THIRD SUB-TRACT, and all of the FOURTH SUB-TRACT, and a portion of the FIFTH SUB-TRACT, and all of the SIXTH SUB-TRACT, as conveyed by Lynn B. Griffith, et al. to Ellen Kirven Pearson Blount, et al. on August 25, 1975 WARRANTY DEED filed of record in Volume 592, Page 202, Deed Records of Ellis County, Texas, and being a portion of Tract 2 in the deed conveying same by Ellen Kirven Pearson, et al., to Waxahachie Creek Ranch according to the deed filed of record as County Clerk Instrument #1733497. Official Public Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap marked "4466" (Texas Coordinate System of 1983, Texas North Central Zone, N: 6,795,394.32 feet, E: 2,506,438.69 feet, based upon the North American Datum of 1983 (2011) [Epoch: 2010.0000]) found in the north line of F.M. Highway No. 984 said point being in the most southerly east line of that certain tract of land conveyed to Charles W. Cope according to the deed filed of record in Volume 868, Page 666, Official Public Records of Ellis County, Texas, and being in the west line of said FIFTH SUB-TRACT for the most southerly corner of this tract;

THENCE N 30°48'17" W, along the most southerly east line of said Cope tract and along the west line of said FIFTH SUB-TRACT, a distance of 837.70 feet to a 1/2 inch iron rod found, an inside ell corner of said Cope tract and the northwest corner of said FIFTH SUB-TRACT, for a corner of this tract;

THENCE N 59°06'52" E, along the north line of said FIFTH SUB-TRACT and along the most northerly south line of said Cope tract, a distance of 879.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" for an inside ell corner of this tract;

THENCE N 29°53'57" W, along the most northerly east line of said Cope tract and along the west line of said THIRD SUB-TRACT, at a distance of 5.86 feet begin a barbed wire

fence, continuing along or near said barbed wire fence, in all a distance of 1241.36 feet to a 1/2 inch iron rod found, the northeast corner of said Cope tract and the most southerly southeast corner of said SIXTH SUB-TRACT for an inside ell corner of this tract;

THENCE S 58°16'27" W, along the most southerly south line of said SIXTH SUB-TRACT, a distance of 908.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "WSLC", the southwest corner of said SIXTH SUB-TRACT and the southeast corner of that certain tract of land conveyed to the Simon D. Cannon Testamentary Trust according to the deed filed of record in Volume 2533, Page 1352, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 31°00'29" W, along or near a fence, along the west line of said SIXTH SUB-TRACT, and along the east line of said Cannon tract, a distance of 2602.51 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in Jenkins Road for a corner of this tract;

THENCE N 58°36'46" E, along the north line of said SIXTH SUB-TRACT and generally with the alignment of said Jenkins Road a distance of 1743.09 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the intersection of the north line of said SIXTH SUB-TRACT and the east line of that certain tract of land conveyed to Luis P. Suarez according to the deed filed of record as County Clerk Instrument #1529176, Official Public Records of Ellis County, Texas, said point also being the southwest corner of said FIFTEENTH SUB-TRACT, for a corner of this tract;

THENCE S 58°36'46" E, generally with generally with the alignment of Jenkins Road, and along or near the south line of said FIFTEENTH SUB-TRACT to a 4 inch steel fence post, the northeast corner of said SIXTH SUB-TRACT, and the northwest corner of that certain tract of land conveyed to Gregory T. Burdette tract according to the deed filed of record in Volume 2025, Page 1168, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE S 34°24'54" E, along or near a fence, and along the east line of said SIXTH SUB-TRACT and along the west line of said Burdette tract, a distance of 1749.60 feet to a 60d nail found driven in the base of a leaning 10 inch creosote fence corner post, the most easterly southeast corner of said SIXTH SUB-TRACT and the southwest corner of said Burdette tract for an ell corner of this tract;

THENCE N 56°29'06" E, along or near a fence and along the south line of said Burdette tract, a distance of 796.40 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 10°45'06" E, along the south line of said Burdette tract, a distance of 209.50 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 43°19'06" E, along the south line of said Burdette tract, a distance of 988.00 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 29°25'54" W, along the south line of said Burdette tract, a distance of 272.00 feet to a point in a branch;

THENCE along the south line of said Burdette tract, generally with the meanders of said branch as follows:

N 45°20'06" E, a distance of 330.00 feet; N 87°55'06" E, a distance of 85.00 feet; N 12°59'54" W, a distance of 110.00 feet;
N 57°15'06" E, a distance of 80.00 feet; N 28°09'54" W, a distance of 90.00 feet; N 39°40'41" E, a distance of 66.70 feet to the confluence of Waxahachie Creek and said branch, said point being the east corner of said Burdette tract for a corner of this tract;

THENCE generally with the meanders of Waxahachie Creek as follows:

N 84°50'23" E, a distance of 50.09 feet; S 59°40'18" E, a distance of 55.88 feet; S 01°27'23" E, a distance of 162.81 feet;
S 66°29'07" E, a distance of 188.60 feet; N 72°02'27" E, a distance of 91.52 feet; N 40°40'25" E, a distance of 131.77 feet;
N 06°13'22" W, a distance of 184.51 feet; N 25°12'51" E, a distance of 44.19 feet; N 80°32'35" E, a distance of 42.94 feet;
S 56°30'44" E, a distance of 100.15 feet; S 73°18'37" E, a distance of 49.13 feet; N 54°52'41" E, a distance of 104.67 feet;
S 62°42'51" E, a distance of 110.73 feet; N 76°40'59" E, a distance of 61.98 feet; N 12°12'27" E, a distance of 180.15 feet;
N 57°06'37" E, a distance of 64.27 feet; S 78°24'52" E, a distance of 63.19 feet; S 52°49'54" E, a distance of 115.53 feet;
N 32°38'05" E, a distance of 94.18 feet; N 33°42'21" W, a distance of 165.89 feet; N 45°01'02" E, a distance of 62.83 feet;
S 62°45'31" E, a distance of 117.82 feet; S 33°16'50" E, a distance of 237.18 feet; S 79°34'07" E, a distance of 122.66 feet;
N 77°19'37" E, a distance of 130.15 feet; S 60°28'01" E, a distance of 132.68 feet to a point in the southwest line of the Burlington Northern Santa Fe Railway(formerly Burlington Rock Island Railway, and Texas & Brazos Valley Railway right-of-way for a corner of this tract;

THENCE S 27°09'03" E, along the southwest line of said railway right-of-way a distance of 1090.38 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 58°04'55" W, a distance of 36.12 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 31°55'05" E, along said right-of-way a distance of 433.11 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 27°09'03" E, along said right of way, a distance of 1693.88 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 58°17'09" W, partially along the projection of a fence line situated northwest of Getzendanier Road and partially along said fence, a distance of 3084.98 feet to a 1/2 inch iron rod found in said fence line, for an ell corner of this tract;

THENCE S 29°57'59" E, a distance of 193.81 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the approximate north line of said road, for a corner of this tract;

THENCE S 20°19'53" W, partially along or near a fence line, a distance of 375.02 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract;

THENCE S 64°43'57" W, a distance of 351.53 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract, in the north right-of-way line of F. M. Highway No. 984, said point being the beginning of a non-tangent curve to the left;

THENCE along the north right-of-way-line of said highway and along said curve, having a radius of 2146.51 feet and a central angle of 04°34'07", the long chord of which bears N 80°34'17" W, a chord distance of 171.11 feet, an arc length of 171.16 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "4466", said point being the southeast corner of that certain tract of land conveyed to Brazos Electric Cooperative, Inc., according t the deed filed of record in Volume 2321, Page 242, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 08°04'57" E, along the east line of said Brazos Electric tract, and along or near a fence, a distance of 11.95 feet to a 1/2 inch iron rod found, the northeast corner of said Brazos Electric tract, for a corner of this tract;

THENCE N 73°24'22" W, along the northeast line of said tract and along the south line of said FIFTH SUB-TRACT, a distance of 507.83 feet to a 1/2 inch iron rod found, for the north corner of said Brazos Electric tract, for a corner of this tract;

THENCE S 60°17'49" W, along the northwest line of said Brazos Electric tract and along the southeast line of said FIFTH SUB-TRACT, a distance of 479.77 feet to a 1/2 inch iron rod found, the west corner of said Brazos Electric tract, said point being in the north right-of-way line of said highway and being the beginning of a non-tangent curve to the left;

THENCE along said right-of-way and along said curve, having a radius of 2146.51 feet, and a central angle of 12°36'44", the long chord of which bears S 66°27'40" W, a chord distance

of 471.55 feet, an arc length of 472.50 feet, to a wooden highway monument found, for a corner of this tract;

THENCE S 60°14'26" W, along the northwest line of said highway, a distance of 341.59 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said right-of-way and along said curve, having a radius 1004.93 feet and a central angle of 12°15'31", the long chord of which is S 54°12'49" W, a chord distance of 214.60 feet, an arc length of 215.01 feet, to a wooden highway monument, for a corner of this tract;

THENCE S 48°08'10" W, along the northwest line of said highway, a distance of 309.33 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the northwest line of said highway and along said curve, having a radius of 904.93 feet, and a central angle of 02°42'15", the long chord of which bears S 48°26'12" W, a chord distance of 42.70 feet, an arc length of 42.71 feet, to the PLACE OF BEGINNING, and containing 530.64 acres of land, more or less.

EXHIBIT "C"
City Consent Delivery Receipt

9/17/2020

Yahoo Mail - Petition for the City to consent to formation of a MUD

Petition for the City to consent to formation of a MUD

From: Steve Selinger (steve_selinger@yahoo.com)

To: kvonheeder@ennistx.gov; mrichardson@ennistx.gov; rbolen@ennistx.gov; mnelson@ennistx.gov

Date: Thursday, September 17, 2020, 11:19 AM CDT

Please find another attached petition for the City to consent to the formation of a MUD and legal description. If you have any questions, please call me at 817-421-0731.

Thanks.

Steve Selinger



EnnisconsentMUDpetition.pdf
3MB

EXHIBIT "D"
Notice of Petition for Water and Sanitary Sewer Service

**NOTICE OF PETITION TO CITY OF ENNIS, TEXAS
FOR WATER SERVICE AND SANITARY SEWER SERVICE**

TO THE OWNERS OF PROPERTY AND VOTERS WITHIN THE REAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT " A " AND ALL OTHER PERSONS INTERESTED IN THE PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE TO BE SUBMITTED TO THE CITY OF ENNIS FOR SUCH PROPERTY:

Notice is hereby given that a Petition for Water Service and Sanitary Sewer Service (the " Petition") will be submitted to the City of Ennis, Texas (the " Town") requesting that the Town make available to the approximately 530.64 acres of land described in the attached Exhibit " A " the water service and sanitary sewer contemplated to be provided by the proposed FM 984 Ellis County Municipal Utility District. PETITIONER: Waxahachie Creek Ranch LLC. By: Ricky d hnston

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE

THE STATE OF TEXAS, COUNTY OF ELLIS, TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ENNIS:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Sections 42.042 and 42.043 of the Texas Local Government Code, respectfully petitions the governing body of the City of Ennis, Texas (the "City") to make available water service and sanitary sewer service to serve the land described below and located within the City' s extraterritorial jurisdiction.

I. The undersigned filed with the City on September 17, 2020, a Petition for Consent to Creation of FM 984 Ellis County Municipal Utility District (the "Petition"), dated August 14, 2020, requesting the City' s consent to creation of (the "District").

II. The proposed District will contain approximately 530.64 acres of land described in Exhibit " A " attached hereto and incorporated herein (the "Land"). The District is located wholly within the extraterritorial jurisdiction of the City of Ennis, Texas, and the District is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

III. The undersigned hereby petitions the governing body of the City and requests that the City make available water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Section 54.016(b) and (c), Texas Water Code, as amended, and Section 42.042(b) and (c), Texas Local Government Code, as amended.

RESPECTFULLY SUBMITTED this the _____ day of _____, 2020.

Exhibit "A" The approximately 530.64 acres of land is shown and described below, and located on the north side of FM 984 at Getze ndamer Rd., just westerly of Burlington Northern Santa Railway line.

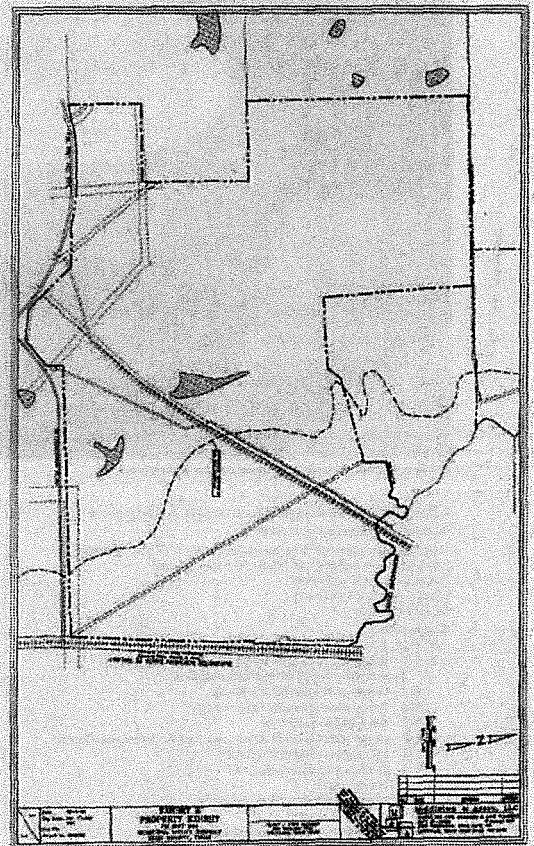


EXHIBIT "E"
Affidavit of Publication

THE ENNIS NEWS

SINCE 1891

PO Box 100, Ennis, Texas 75120
213 N Dallas St., Ennis, Texas 75119

Phone: (972) 875-3801
Fax: (972) 875-9747

AFFIDAVIT

THE STATE OF TEXAS

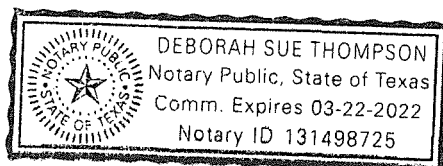
County of Ellis

On this, the 29th day of December 2020, personally, appeared before me, the undersigned, a Notary in and for said county and state, Lisa Cohan, General Manager of **The Ennis News**, a newspaper published at Ennis, County of Ellis, State of Texas, who, being by me duly sworn, on oath, states that the attached advertisement, a true copy of which is hereto annexed, was published in said newspaper in 1 issues thereof on the following dates: December 27, 2020.



Lisa Cohan , General Manager

Subscribed and sworn before me, this the 29th day of December, 2020



Deborah A. Thompson
Notary Public, Ellis County, Texas

**NOTICE OF PETITION TO CITY OF ENNIS, TEXAS
FOR WATER SERVICE AND SANITARY SEWER SERVICE**

TO THE OWNERS OF PROPERTY AND VOTERS WITHIN THE REAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND ALL OTHER PERSONS INTERESTED IN THE PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE TO BE SUBMITTED TO THE CITY OF ENNIS FOR SUCH PROPERTY:

Notice is hereby given that a Petition for Water Service and Sanitary Sewer Service (the "Petition") will be submitted to the City of Ennis, Texas (the "Town") requesting that the Town make available to the approximately 530.64 acres of land described in the attached Exhibit "A" the water service and sanitary sewer contemplated to be provided by the proposed FM 984 Ellis County Municipal Utility District. PETITIONER: Waxahachie Creek Ranch LLC. By: Ricky d hnston

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE

THE STATE OF TEXAS, COUNTY OF ELLIS, TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ENNIS:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Sections 42.042 and 42.043 of the Texas Local Government Code, respectfully petitions the governing body of the City of Ennis, Texas (the "City") to make available water service and sanitary sewer service to serve the land described below and located within the City's extraterritorial jurisdiction.

I. The undersigned filed with the City on September 17, 2020, a Petition for Consent to Creation of FM 984 Ellis County Municipal Utility District (the "Petition"), dated August 14, 2020, requesting the City's consent to creation of (the "District").

II. The proposed District will contain approximately 530.64 acres of land described in Exhibit "A" attached hereto and incorporated herein (the "Land"). The District is located wholly within the extraterritorial jurisdiction of the City of Ennis, Texas, and the District is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

III. The undersigned hereby petitions the governing body of the City and requests that the City make available water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Section 54.016(b) and (c), Texas Water Code, as amended, and Section 42.042(b) and (c), Texas Local Government Code, as amended.

RESPECTFULLY SUBMITTED this
the _____ day of _____
2020.

Exhibit "A." The approximately 530.64 acres of land is shown and described below, and located on the north side of FM 984 at Getze ndamer Rd., just westerly of Burlington Northern Santa Railway line.

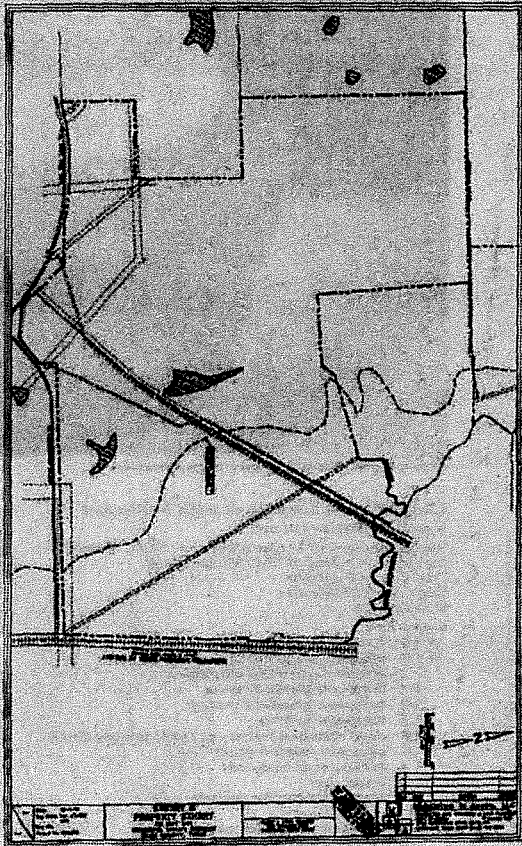


EXHIBIT "F"
Affidavit of Posting

AFFIDAVIT OF POSTING

THE STATE OF TEXAS §
 §
COUNTY OF Ellis §

BEFORE ME, the undersigned authority, on this day personally appeared Steve Selinger, a person well known to me who, after being first duly sworn, upon oath stated:

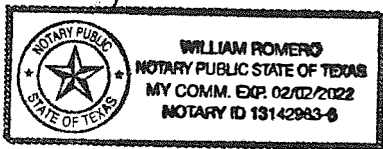
1. I, Steve Selinger am a person over the age of eighteen (18) years, of sound mind, have never been convicted of a felony or crime of moral turpitude, and have personal knowledge of the facts set forth herein which are true and correct.
2. On Dec. 30, 2020, I posted the Notice of Petition to City of Ennis, Texas for Water and Sanitary Sewer Service, attached hereto in the following places convenient to the public within the boundaries of the land sought to be added to the District:
 - a. On southerly end of property.
 - b. On easterly end of property.
 - c. On westerly end of property.
3. As of this date, there are no qualified voters residing within said 530.5733 acres of land sought to be added to the District.
4. There is approximately 530.5733 acres of land sought to be added to the District.

EXECUTED this 14 day of January, 202~~0~~.

[Signature]

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on January 14th, ~~2020~~²⁰²¹, by Stephen Selinger.



William Romero
Notary Public, State of Texas

EXHIBIT "G"
Petition for Water and Sanitary Sewer Service

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE

THE STATE OF TEXAS §

COUNTY OF ELLIS §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ENNIS:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.042 of the Texas Local Government Code, respectfully petitions the governing body of the City of Ennis, Texas (the "City") for water service and sanitary sewer service to serve the land described below and located within the City's extraterritorial jurisdiction.

I.

The undersigned filed with the City on or about September 17, 2020 a Petition for Consent to Creation of Ellis County Municipal Utility District FM 984 (the "Petition"), dated August 14, 2020, requesting the City's consent to creation of Ellis County Municipal Utility District FM 984 (the "District").

II.

The proposed District will contain approximately 530 acres of land described by metes and bounds in Exhibit A, and depicted by map in Exhibit B, attached hereto and incorporated herein (the "Land"). The proposed District lies wholly within the extraterritorial jurisdiction of the City and not within the corporate limits or extraterritorial jurisdiction of any other town or city.

III.

The City has failed to give its consent for the creation of the District within 90 days after the Petition was filed with the City.

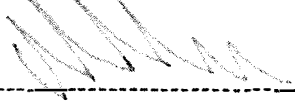
IV.

The undersigned hereby petitions the governing body of the City and requests that the City provide water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Section 54.016(b) and (c), Texas Water Code, as amended, and Section 42.042(b) and (c), Texas Local Government Code, as amended.

RESPECTFULLY SUBMITTED this the 12 day of January, 2020,

PETITIONER:

*Pursuant to Section 42.043(a)(6),
Texas Water Code, the Petitioner
owns approximately 530 acres, or 100% of the
Land to be serviced.*



Waxahaenie Creek LLC
By Ricky Johnston

EX A

METES AND BOUNDS DESCRIPTION

**530.64 acres of land
in the
Carrie White Survey
Abstract No. 1109
and the
Sutherland Mayfield Survey
Abstract No. 670
Ellis County
Texas**

All that certain tract or parcel of land lying and being situated in the Cary White Survey, Abstract No. 1109, and the Sutherland Mayfield Survey, Abstract No. 670, Ellis County, Texas, and being a portion of that certain tract of land known as the "Seay-Howard Farm," and being described as the THIRD TRACT, containing all of the FIRST SUB-TRACT, First Tract, and a portion of the FIRST SUB-TRACT, Second Tract, and all of the FIRST SUB-TRACT, Third Tract, and a portion of the SECOND SUB-TRACT, First Tract, and all of the THIRD SUB-TRACT, and all of the FOURTH SUB-TRACT, and a portion of the FIFTH SUB-TRACT, and all of the SIXTH SUB-TRACT, as conveyed by Lynn B. Griffith, et al. to Ellen Kirven Pearson Blount, et al. on August 25, 1975 WARRANTY DEED filed of record in Volume 592, Page 202, Deed Records of Ellis County, Texas, and being a portion of Tract 2 in the deed conveying same by Ellen Kirven Pearson, et al., to Waxahachie Creek Ranch according to the deed filed of record as County Clerk Instrument #1733497, Official Public Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap marked "4466" (Texas Coordinate System of 1983, Texas North Central Zone, N: 6,795,394.32 feet, E: 2,506,438.69 feet, based upon the North American Datum of 1983 (2011) [Epoch: 2010.0000]) found in the north line of F.M. Highway No. 984 said point being in the most southerly east line of that certain tract of land conveyed to Charles W. Cope according to the deed filed of record in Volume 868, Page 666, Official Public Records of Ellis County, Texas, and being in the west line of said FIFTH SUB-TRACT for the most southerly corner of this tract;

THENCE N 30°48'17" W, along the most southerly east line of said Cope tract and along the west line of said FIFTH SUB-TRACT, a distance of 837.70 feet to a 1/2 inch iron rod found, an inside ell corner of said Cope tract and the northwest corner of said FIFTH SUB-TRACT, for a corner of this tract;

THENCE N 59°06'52" E, along the north line of said FIFTH SUB-TRACT and along the most northerly south line of said Cope tract, a distance of 879.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" for an inside ell corner of this tract;

THENCE N 29°53'57" W, along the most northerly east line of said Cope tract and along the west line of said THIRD SUB-TRACT, at a distance of 5.86 feet begin a barbed wire

fence, continuing along or near said barbed wire fence, in all a distance of 1241.36 feet to a 1/2 inch iron rod found, the northeast corner of said Cope tract and the most southerly southeast corner of said SIXTH SUB-TRACT for an inside ell corner of this tract;

THENCE S 58°16'27" W, along the most southerly south line of said SIXTH SUB-TRACT, a distance of 908.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "WSLC", the southwest corner of said SIXTH SUB-TRACT and the southeast corner of that certain tract of land conveyed to the Simon D. Cannon Testamentary Trust according to the deed filed of record in Volume 2533, Page 1352, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 31°00'29" W, along or near a fence, along the west line of said SIXTH SUB-TRACT, and along the east line of said Cannon tract, a distance of 2602.51 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in Jenkins Road for a corner of this tract;

THENCE N 58°36'46" E, along the north line of said SIXTH SUB-TRACT and generally with the alignment of said Jenkins Road a distance of 1743.09 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the intersection of the north line of said SIXTH SUB-TRACT and the east line of that certain tract of land conveyed to Luis P. Suarez according to the deed filed of record as County Clerk Instrument #1529176, Official Public Records of Ellis County, Texas, said point also being the southwest corner of said FIFTEENTH SUB-TRACT, for a corner of this tract;

THENCE S 58°36'46" E, generally with generally with the alignment of Jenkins Road, and along or near the south line of said FIFTEENTH SUB-TRACT to a 4 inch steel fence post, the northeast corner of said SIXTH SUB-TRACT, and the northwest corner of that certain tract of land conveyed to Gregory T. Burdette tract according to the deed filed of record in Volume 2025, Page 1168, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE S 34°24'54" E, along or near a fence, and along the east line of said SIXTH SUB-TRACT and along the west line of said Burdette tract, a distance of 1749.60 feet to a 60d nail found driven in the base of a leaning 10 inch creosote fence corner post, the most easterly southeast corner of said SIXTH SUB-TRACT and the southwest corner of said Burdette tract for an ell corner of this tract;

THENCE N 56°29'06" E, along or near a fence and along the south line of said Burdette tract, a distance of 796.40 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 10°45'06" E, along the south line of said Burdette tract, a distance of 209.50 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 43°19'06" E, along the south line of said Burdette tract, a distance of 988.00 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 29°25'54" W, along the south line of said Burdette tract, a distance of 272.00 feet to a point in a branch;

THENCE along the south line of said Burdette tract, generally with the meanders of said branch as follows:

N 45°20'06" E, a distance of 330.00 feet; N 87°55'06" E, a distance of 85.00 feet; N 12°59'54" W, a distance of 110.00 feet;
N 57°15'06" E, a distance of 80.00 feet; N 28°09'54" W, a distance of 90.00 feet; N 39°40'41" E, a distance of 66.70 feet to the confluence of Waxahachie Creek and said branch, said point being the east corner of said Burdette tract for a corner of this tract;

THENCE generally with the meanders of Waxahachie Creek as follows:

N 84°50'23" E, a distance of 50.09 feet; S 59°40'18" E, a distance of 55.88 feet; S 01°27'23" E, a distance of 162.81 feet;
S 66°29'07" E, a distance of 188.60 feet; N 72°02'27" E, a distance of 91.52 feet; N 40°40'25" E, a distance of 131.77 feet;
N 06°13'22" W, a distance of 184.51 feet; N 25°12'51" E, a distance of 44.19 feet; N 80°32'35" E, a distance of 42.94 feet;
S 56°30'44" E, a distance of 100.15 feet; S 73°18'37" E, a distance of 49.13 feet; N 54°52'41" E, a distance of 104.67 feet;
S 62°42'51" E, a distance of 110.73 feet; N 76°40'59" E, a distance of 61.98 feet; N 12°12'27" E, a distance of 180.15 feet;
N 57°06'37" E, a distance of 64.27 feet; S 78°24'52" E, a distance of 63.19 feet; S 52°49'54" E, a distance of 115.53 feet;
N 32°38'05" E, a distance of 94.18 feet; N 33°42'21" W, a distance of 165.89 feet; N 45°01'02" E, a distance of 62.83 feet;
S 62°45'31" E, a distance of 117.82 feet; S 33°16'50" E, a distance of 237.18 feet; S 79°34'07" E, a distance of 122.66 feet;
N 77°19'37" E, a distance of 130.15 feet; S 60°28'01" E, a distance of 132.68 feet to a point in the southwest line of the Burlington Northern Santa Fe Railway(formerly Burlington Rock Island Railway, and Texas & Brazos Valley Railway right-of-way for a corner of this tract;

THENCE S 27°09'03" E, along the southwest line of said railway right-of-way a distance of 1090.38 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 58°04'55" W, a distance of 36.12 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 31°55'05" E, along said right-of-way a distance of 433.11 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 27°09'03" E, along said right of way, a distance of 1693.88 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 58°17'09" W, partially along the projection of a fence line situated northwest of Getzendaner Road and partially along said fence, a distance of 3084.98 feet to a 1/2 inch iron rod found in said fence line, for an ell corner of this tract;

THENCE S 29°57'59" E, a distance of 193.81 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the approximate north line of said road, for a corner of this tract;

THENCE S 20°19'53" W, partially along or near a fence line, a distance of 375.02 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract;

THENCE S 64°43'57" W, a distance of 351.53 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract, in the north right-of-way line of F. M. Highway No. 984, said point being the beginning of a non-tangent curve to the left;

THENCE along the north right-of-way-line of said highway and along said curve, having a radius of 2146.51 feet and a central angle of 04°34'07", the long chord of which bears N 80°34'17" W, a chord distance of 171.11 feet, an arc length of 171.16 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "4466", said point being the southeast corner of that certain tract of land conveyed to Brazos Electric Cooperative, Inc., according to the deed filed of record in Volume 2321, Page 242, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 08°04'57" E, along the east line of said Brazos Electric tract, and along or near a fence, a distance of 11.95 feet to a 1/2 inch iron rod found, the northeast corner of said Brazos Electric tract, for a corner of this tract;

THENCE N 73°24'22" W, along the northeast line of said tract and along the south line of said FIFTH SUB-TRACT, a distance of 507.83 feet to a 1/2 inch iron rod found, for the north corner of said Brazos Electric tract, for a corner of this tract;

THENCE S 60°17'49" W, along the northwest line of said Brazos Electric tract and along the southeast line of said FIFTH SUB-TRACT, a distance of 479.77 feet to a 1/2 inch iron rod found, the west corner of said Brazos Electric tract, said point being in the north right-of-way line of said highway and being the beginning of a non-tangent curve to the left;

THENCE along said right-of-way and along said curve, having a radius of 2146.51 feet, and a central angle of 12°36'44", the long chord of which bears S 66°27'40" W, a chord distance

of 471.55 feet, an arc length of 472.50 feet, to a wooden highway monument found, for a corner of this tract;

THENCE S 60°14'26" W, along the northwest line of said highway, a distance of 341.59 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said right-of-way and along said curve, having a radius 1004.93 feet and a central angle of 12°15'31", the long chord of which is S 54°12'49" W, a chord distance of 214.60 feet, an arc length of 215.01 feet, to a wooden highway monument, for a corner of this tract;

THENCE S 48°08'10" W, along the northwest line of said highway, a distance of 309.33 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the northwest line of said highway and along said curve, having a radius of 904.93 feet, and a central angle of 02°42'15", the long chord of which bears S 48°26'12" W, a chord distance of 42.70 feet, an arc length of 42.71 feet, to the PLACE OF BEGINNING, and containing 530.64 acres of land, more or less.

Exhibit "B"

The approximately 530.64 acres of land is shown and described below, and located on the north side of FM 984 at Getzendamer Rd., just westerly of Burlington Northern Santa Railway line.

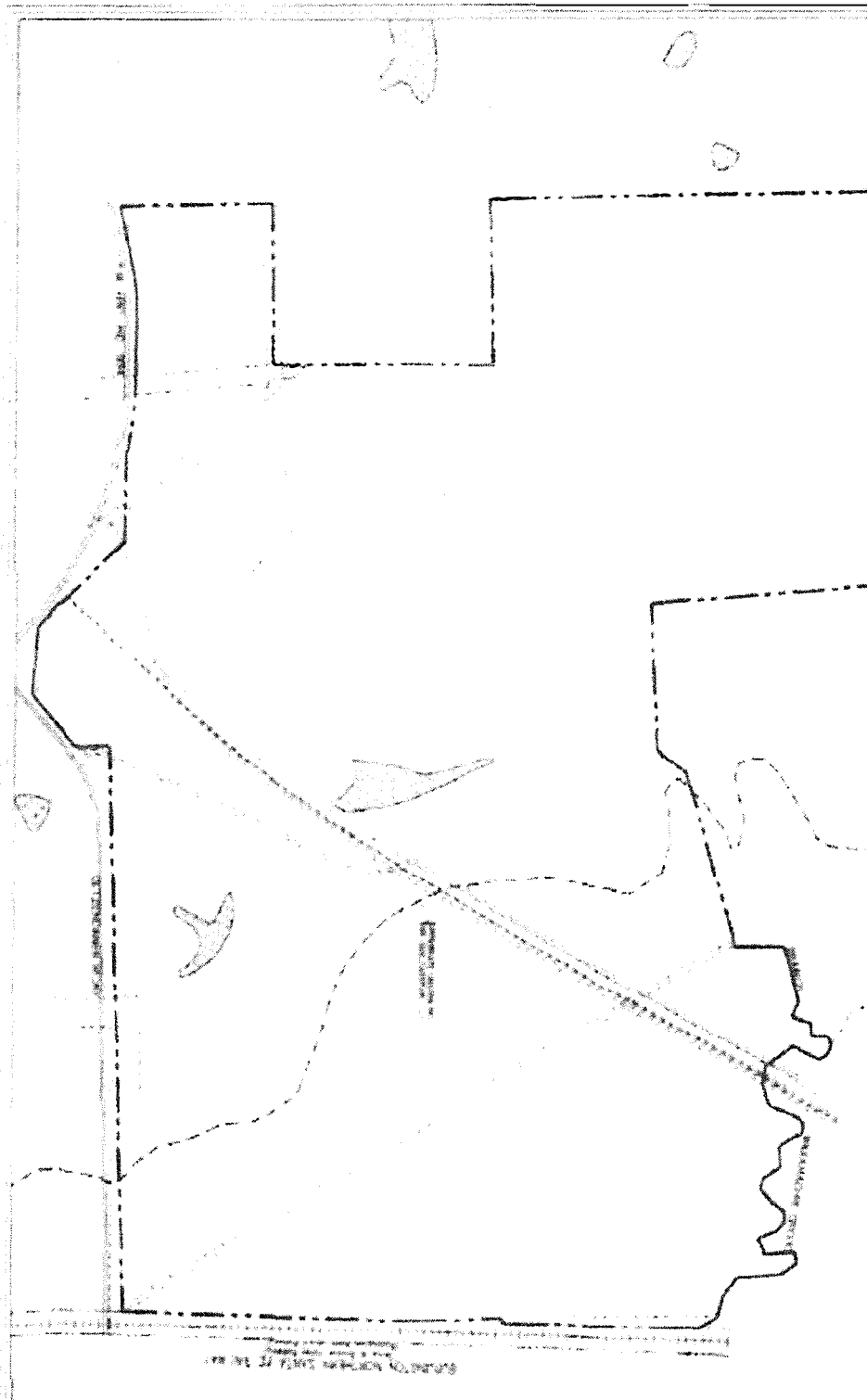


EXHIBIT "H"
Receipt of Petition for Service

To: Melisa Montague <mmontague@coatsrose.com>

Subject: FW: Petition for water and sewer service

Evan Janc

Associate

COATS | ROSE

A PROFESSIONAL CORPORATION

14755 Preston Road, Suite 600

Dallas, Texas 75254

Direct: [972-419-4707](tel:972-419-4707) Fax: 972-702-0662

EJanc@coatsrose.com

www.coatsrose.com

From: Steve Selinger <steve_selinger@yahoo.com>

Sent: Tuesday, January 12, 2021 3:06 PM

To: Marty Nelson <mnelson@ennistx.gov>; Mark Richardson <mrichardson@ennistx.gov>; Kim Von Heeder <kvonheeder@ennistx.gov>; Robert Bolen <rbolen@ennistx.gov>

Cc: Timothy Green <tgreen@coatsrose.com>; Evan Janc <ejanc@coatsrose.com>

Subject: Petition for water and sewer service

Attached please find a petition for water and sewer service.

CERTIFICATE OF COMPANY RESOLUTION

THE STATE OF TEXAS §
COUNTY OF ELLIS §

I, the undersigned officer of Waxahachie Creek Ranch, LLC, a Texas limited liability company, hereby certify that on the 28th day of January, 2021, Ricky Johnston was Managing Member of Waxahachie Creek Ranch LLC, and that in such capacity he executed a Petition for the Creation of Ellis County Municipal Utility District FM 984 as the owner of the land to be added and described on Exhibit "A," and that the execution of said petition by Ricky Johnston in the capacity therein stated has been authorized, approved, ratified, and confirmed by official action of Waxahachie Creek Ranch LLC, duly adopted in conformity with its bylaws and company agreement.

WITNESS MY HAND this 28TH day of JANUARY, 2021.

WAXAHACHIE CREEK RANCH LLC,
a Texas limited liability company

By: [Signature]

Name: RICKY JOHNSTON

Title: MANAGING PARTNER

THE STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, the undersigned, on this day personally appeared Ricky Johnston, Managing Partner of Waxahachie Creek Ranch LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 28 day of Jan, 2021.

[Signature]
Notary Public in and for the State of Texas

(NOTARY SEAL)

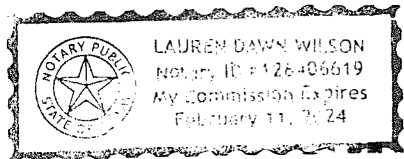


EXHIBIT "A"

LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF ELLIS

All of that certain tract or parcel of land being situated in the Sutherland Mayfield Survey, Abstract No. 670, Ellis County, Texas, and being a portion of that certain tract of land described in a deed to Waxahachie Creek Ranch, LLC and filed in Instrument No. 1733497, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the north line of F.M. Highway No. 984 said point being in the most southerly east line of that certain tract of land conveyed to Charles W. Cope according to the deed filed of record in Volume 868, Page 666, Official Public Records of Ellis County, Texas, and being in the west line of and the most southerly corner of this tract;

THENCE N 30°48'17" W, along the most southerly east line of said Cope tract, a distance of 837.70 feet to a 1/2 inch iron rod found, an inside ell corner of said Cope tract and the northwest corner of this tract;

THENCE N 59°06'52" E, along the most northerly south line of said Cope tract, a distance of 879.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" for an inside ell corner of this tract;

THENCE N 29°53'57" W, along the most northerly east line of said Cope tract, at a distance of 5.86 feet begin a barbed wire fence, continuing along or near said barbed wire fence, in all a distance of 1241.36 feet to a 1/2 inch iron rod found, the north east corner of said Cope tract and an inside ell corner of this tract;

THENCE S 58°16'27" W, a distance of 908.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "WSLC", the southeast corner of that certain tract of land conveyed to the Simon D. Cannon Testamentary Trust according to the deed filed of record in Volume 2533, Page 1352, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 31°00'29" W, along or near a fence, along the east line of said Cannon tract, a distance of 2602.51 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in Jenkins Road for a corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 1743.09 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the east line of that certain tract of land conveyed to Luis P. Suarez according to the deed filed of record as County Clerk Instrument #1529176, Official Public Records of Ellis County, Texas, said point also being an ell corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 411.52 feet to a 4 inch steel fence post, the northwest corner of a tract of land conveyed to Gregory T. Burdette, according to the deed filed of record in Volume 2025, Page 1168, Official Public Records of Ellis County, Texas and an ell corner of this tract;

THENCE S 34°24'54" E, along or near a fence, along the west line of said Burdette tract, a distance of 1749.60 feet to a 60d nail found driven in the base of a leaning 10 inch creosote fence corner post, the southwest corner of said Burdette tract for an ell corner of this tract;

THENCE N 56°29'06" E, along or near a fence and along the south line of said Burdette tract, a distance of 796.40 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 10°45'06" E, along the south line of said Burdette tract, a distance of 209.50 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 43°19'06" E, along the south line of said Burdette tract, a distance of 988.00 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 29°25'54" W, along the south line of said Burdette tract, a distance of 272.00 feet to a point in a branch;

THENCE along the south line of said Burdette tract, generally with the meanders of said branch as follows:

N 45°20'06" E, a distance of 330.00 feet; N 87°55'06" E, a distance of 85.00 feet;
N 12°59'54" W, a distance of 110.00 feet; N 57°15'06" E, a distance of 80.00 feet;
N 28°09'54" W, a distance of 90.00 feet; N 39°40'41" E, a distance of 66.70 feet to the confluence of Waxahachie Creek and said branch, said point being the east corner of said Burdette tract for a corner of this tract;

THENCE generally with the meanders of Waxahachie Creek as follows:

N 84°50'23" E, a distance of 50.09 feet; S 59°40'18" E, a distance of 55.88 feet; S 01°27'23" E, a distance of 162.81 feet;
S 66°29'07" E, a distance of 188.60 feet; N 72°02'27" E, a distance of 91.52 feet; N 40°40'25" E, a distance of 131.77 feet;
N 06°13'22" W, a distance of 184.51 feet; N 25°12'51" E, a distance of 44.19 feet; N 80°32'35" E, a distance of 42.94 feet;
S 56°30'44" E, a distance of 100.15 feet; S 73°18'37" E, a distance of 49.13 feet; N 54°52'41" E, a distance of 104.67 feet;
S 62°42'51" E, a distance of 110.73 feet; N 76°40'59" E, a distance of 61.98 feet; N 12°12'27" E, a distance of 180.15 feet;
N 57°06'37" E, a distance of 64.27 feet; S 78°24'52" E, a distance of 63.19 feet; S 52°49'54" E, a distance of 115.53 feet;
N 32°38'05" E, a distance of 94.18 feet; N 33°42'21" W, a distance of 165.89 feet; N 45°01'02" E, a distance of 62.83 feet;
S 62°45'31" E, a distance of 117.82 feet; S 33°16'50" E, a distance of 237.18 feet; S 79°34'07" E, a distance of 122.66 feet;
N 77°19'37" E, a distance of 130.15 feet; S 60°28'01" E, a distance of 132.68 feet to a point in the southwest line of the Burlington Northern Santa Fe Railway(formerly Burlington Rock Island Railway, and Texas & Brazos Valley Railway right-of-way for a corner of this tract;

THENCE S 27°09'03" E, along the southwest line of said railway right-of-way a distance of 1090.38 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 58°04'55" W, a distance of 36.12 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 31°55'05" E, along said right-of-way a distance of 433.11 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 27°09'03" E, along said right of way, a distance of 1693.88 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 58°17'09" W, partially along the projection of a fence line situated northwest of Getzendaner Road and partially along said fence, a distance of 3084.98 feet to a 1/2 inch iron rod found in said fence line, for an ell corner of this tract;

THENCE S 29°57'59" E, a distance of 193.81 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the approximate north line of said road, for a corner of this tract;

THENCE S 20°19'53" W, partially along or near a fence line, a distance of 375.02 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract;

THENCE S 64°43'57" W, a distance of 351.53 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract, in the north right-of-way line of F. M. Highway No. 984, said point being the beginning of a non-tangent curve to the left;

THENCE along the north right-of-way-line of said highway and along said curve, having a radius of 2146.51 feet and a central angle of 04°34'07", the long chord of which bears N 80°34'17" W, a chord distance of 171.11 feet, an arc length of 171.16 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "4466", said point being the southeast corner of that certain tract of land conveyed to Brazos Electric Cooperative, Inc., according to the deed filed of record in Volume 2321, Page 242, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 08°04'57" E, along the east line of said Brazos Electric tract, and along or near a fence, a distance of 11.95 feet to a 1/2 inch iron rod found, the northeast corner of said Brazos Electric tract, for a corner of this tract;

THENCE N 73°24'22" W, along the northeast line of said tract, a distance of 507.83 feet to a 1/2 inch iron rod found, for the north corner of said Brazos Electric tract, for a corner of this tract;

THENCE S 60°17'49" W, along the northwest line of said Brazos Electric tract, a distance of 479.77 feet to a 1/2 inch iron rod found, the west corner of said Brazos Electric tract, said point being in the north right-of-way line of said highway and being the beginning of a non-tangent curve to the left;

THENCE along said right-of-way and along said curve, having a radius of 2146.51 feet, and a central angle of 12°36'44", the long chord of which bears S 66°27'40" W, a chord distance of 471.55 feet, an arc length of 472.50 feet, to a wooden highway monument found, for a corner of this tract;

THENCE S 60°14'26" W, along the northwest line of said highway, a distance of 341.59 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said right-of-way and along said curve, having a radius 1004.93 feet and a central angle of 12°15'31", the long chord of which is S 54°12'49" W, a chord distance of 214.60 feet, an arc length of 215.01 feet, to a wooden highway monument, for a corner of this tract;

THENCE S 48°08'10" W, along the northwest line of said highway, a distance of 309.33 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the northwest line of said highway and along said curve, having a radius of 904.93 feet, and a central angle of 02°42'15", the long chord of which bears S 48°26'12" W, a chord distance of 42.70 feet, an arc length of 42.71 feet, to the PLACE OF BEGINNING, and containing 530.573 acres of land, more or less.

Grid North of the Texas State Plane Coordinate System, NAD 83, North Central Zone, 4202.

CONSENT OF LIENHOLDER

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

AgTexas, an owner and holder of a deed of trust lien and/or vendor's lien affecting all or a portion of the tract of land described by metes and bounds set out in Exhibit "A." attached hereto, hereby executes this Consent of Lienholder to the Petition for the FM 984 Municipal Utility District of Ellis County (the "Petition"), solely to evidence its consent to the Petition and to the creation of FM 984Municipal Utility District of Ellis County.

EXECUTED this 15 day of December, 2020.

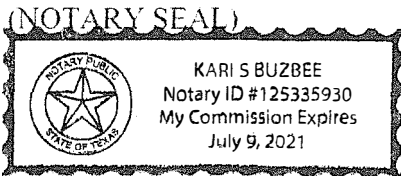
AgTexas

By: Ricky McGraw

THE STATE OF TEXAS §
 §
COUNTY OF Hill §

This instrument was acknowledged before me on the 15 day of December, 2020, by Ricky McGraw, on behalf of said entity.

Kari S Buzbee
Notary Public in and for the State of Texas



Ex. A

METES AND BOUNDS DESCRIPTION

**530.64 acres of land
in the
Carrie White Survey
Abstract No. 1109
and the
Sutherland Mayfield Survey
Abstract No. 670
Ellis County
Texas**

All that certain tract or parcel of land lying and being situated in the Cary White Survey, Abstract No. 1109, and the Sutherland Mayfield Survey, Abstract No. 670, Ellis County, Texas, and being a portion of that certain tract of land known as the "Seay-Howard Farm," and being described as the THIRD TRACT, containing all of the FIRST SUB-TRACT, First Tract, and a portion of the FIRST SUB-TRACT, Second Tract, and all of the FIRST SUB-TRACT, Third Tract, and a portion of the SECOND SUB-TRACT, First Tract, and all of the THIRD SUB-TRACT, and all of the FOURTH SUB-TRACT, and a portion of the FIFTH SUB-TRACT, and all of the SIXTH SUB-TRACT, as conveyed by Lynn B. Griffith, et al. to Ellen Kirven Pearson Blount, et al. on August 25, 1975 WARRANTY DEED filed of record in Volume 592, Page 202, Deed Records of Ellis County, Texas, and being a portion of Tract 2 in the deed conveying same by Ellen Kirven Pearson, et al., to Waxahachie Creek Ranch according to the deed filed of record as County Clerk Instrument #1733497, Official Public Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap marked "4466" (Texas Coordinate System of 1983, Texas North Central Zone, N: 6,795,394.32 feet, E: 2,506,438.69 feet, based upon the North American Datum of 1983 (2011) [Epoch: 2010.0000]) found in the north line of F.M. Highway No. 984 said point being in the most southerly east line of that certain tract of land conveyed to Charles W. Cope according to the deed filed of record in Volume 868, Page 666, Official Public Records of Ellis County, Texas, and being in the west line of said FIFTH SUB-TRACT for the most southerly corner of this tract;

THENCE N 30°48'17" W, along the most southerly east line of said Cope tract and along the west line of said FIFTH SUB-TRACT, a distance of 837.70 feet to a 1/2 inch iron rod found, an inside ell corner of said Cope tract and the northwest corner of said FIFTH SUB-TRACT, for a corner of this tract;

THENCE N 59°06'52" E, along the north line of said FIFTH SUB-TRACT and along the most northerly south line of said Cope tract, a distance of 879.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" for an inside ell corner of this tract;

THENCE N 29°53'57" W, along the most northerly east line of said Cope tract and along the west line of said THIRD SUB-TRACT, at a distance of 5.86 feet begin a barbed wire

fence, continuing along or near said barbed wire fence, in all a distance of 1241.36 feet to a 1/2 inch iron rod found, the northeast corner of said Cope tract and the most southerly southeast corner of said SIXTH SUB-TRACT for an inside ell corner of this tract;

THENCE S 58° 16'27" W, along the most southerly south line of said SIXTH SUB-TRACT, a distance of 908.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "WSLC", the southwest corner of said SIXTH SUB-TRACT and the southeast corner of that certain tract of land conveyed to the Simon D. Cannon Testamentary Trust according to the deed filed of record in Volume 2533, Page 1352, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 31° 00'29" W, along or near a fence, along the west line of said SIXTH SUB-TRACT, and along the east line of said Cannon tract, a distance of 2602.51 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in Jenkins Road for a corner of this tract;

THENCE N 58° 36'46" E, along the north line of said SIXTH SUB-TRACT and generally with the alignment of said Jenkins Road a distance of 1743.09 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the intersection of the north line of said SIXTH SUB-TRACT and the east line of that certain tract of land conveyed to Luis P. Suarez according to the deed filed of record as County Clerk Instrument #1529176, Official Public Records of Ellis County, Texas, said point also being the southwest corner of said FIFTEENTH SUB-TRACT, for a corner of this tract;

THENCE S 58° 36'46" E, generally with generally with the alignment of Jenkins Road, and along or near the south line of said FIFTEENTH SUB-TRACT to a 4 inch steel fence post, the northeast corner of said SIXTH SUB-TRACT, and the northwest corner of that certain tract of land conveyed to Gregory T. Burdette tract according to the deed filed of record in Volume 2025, Page 1168, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE S 34° 24'54" E, along or near a fence, and along the east line of said SIXTH SUB-TRACT and along the west line of said Burdette tract, a distance of 1749.60 feet to a 60d nail found driven in the base of a leaning 10 inch creosote fence corner post, the most easterly southeast corner of said SIXTH SUB-TRACT and the southwest corner of said Burdette tract for an ell corner of this tract;

THENCE N 56° 29'06" E, along or near a fence and along the south line of said Burdette tract, a distance of 796.40 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 10° 45'06" E, along the south line of said Burdette tract, a distance of 209.50 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 43°19'06" E, along the south line of said Burdette tract, a distance of 988.00 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 29°25'54" W, along the south line of said Burdette tract, a distance of 272.00 feet to a point in a branch;

THENCE along the south line of said Burdette tract, generally with the meanders of said branch as follows:

N 45°20'06" E, a distance of 330.00 feet; N 87°55'06" E, a distance of 85.00 feet; N 12°59'54" W, a distance of 110.00 feet;
N 57°15'06" E, a distance of 80.00 feet; N 28°09'54" W, a distance of 90.00 feet; N 39°40'41" E, a distance of 66.70 feet to the confluence of Waxahachie Creek and said branch, said point being the east corner of said Burdette tract for a corner of this tract;

THENCE generally with the meanders of Waxahachie Creek as follows:

N 84°50'23" E, a distance of 50.09 feet; S 59°40'18" E, a distance of 55.88 feet; S 01°27'23" E, a distance of 162.81 feet;
S 66°29'07" E, a distance of 188.60 feet; N 72°02'27" E, a distance of 91.52 feet; N 40°40'25" E, a distance of 131.77 feet;
N 06°13'22" W, a distance of 184.51 feet; N 25°12'51" E, a distance of 44.19 feet; N 80°32'35" E, a distance of 42.94 feet;
S 56°30'44" E, a distance of 100.15 feet; S 73°18'37" E, a distance of 49.13 feet; N 54°52'41" E, a distance of 104.67 feet;
S 62°42'51" E, a distance of 110.73 feet; N 76°40'59" E, a distance of 61.98 feet; N 12°12'27" E, a distance of 180.15 feet;
N 57°06'37" E, a distance of 64.27 feet; S 78°24'52" E, a distance of 63.19 feet; S 52°49'54" E, a distance of 115.53 feet;
N 32°38'05" E, a distance of 94.18 feet; N 33°42'21" W, a distance of 165.89 feet; N 45°01'02" E, a distance of 62.83 feet;
S 62°45'31" E, a distance of 117.82 feet; S 33°16'50" E, a distance of 237.18 feet; S 79°34'07" E, a distance of 122.66 feet;
N 77°19'37" E, a distance of 130.15 feet; S 60°28'01" E, a distance of 132.68 feet to a point in the southwest line of the Burlington Northern Santa Fe Railway (formerly Burlington Rock Island Railway, and Texas & Brazos Valley Railway right-of-way for a corner of this tract;

THENCE S 27°09'03" E, along the southwest line of said railway right-of-way a distance of 1090.38 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 58°04'55" W, a distance of 36.12 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 31°55'05" E, along said right-of-way a distance of 433.11 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 27°09'03" E, along said right of way, a distance of 1693.88 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 58°17'09" W, partially along the projection of a fence line situated northwest of Getzendaner Road and partially along said fence, a distance of 3084.98 feet to a 1/2 inch iron rod found in said fence line, for an ell corner of this tract;

THENCE S 29°57'59" E, a distance of 193.81 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the approximate north line of said road, for a corner of this tract;

THENCE S 20°19'53" W, partially along or near a fence line, a distance of 375.02 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract;

THENCE S 64°43'57" W, a distance of 351.53 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract, in the north right-of-way line of F. M. Highway No. 984, said point being the beginning of a non-tangent curve to the left;

THENCE along the north right-of-way-line of said highway and along said curve, having a radius of 2146.51 feet and a central angle of 04°34'07", the long chord of which bears N 80°34'17" W, a chord distance of 171.11 feet, an arc length of 171.16 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "4466", said point being the southeast corner of that certain tract of land conveyed to Brazos Electric Cooperative, Inc., according t the deed filed of record in Volume 2321, Page 242, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 08°04'57" E, along the east line of said Brazos Electric tract, and along or near a fence, a distance of 11.95 feet to a 1/2 inch iron rod found, the northeast corner of said Brazos Electric tract, for a corner of this tract;

THENCE N 73°24'22" W, along the northeast line of said tract and along the south line of said FIFTH SUB-TRACT, a distance of 507.83 feet to a 1/2 inch iron rod found, for the north corner of said Brazos Electric tract, for a corner of this tract;

THENCE S 60°17'49" W, along the northwest line of said Brazos Electric tract and along the southeast line of said FIFTH SUB-TRACT, a distance of 479.77 feet to a 1/2 inch iron rod found, the west corner of said Brazos Electric tract, said point being in the north right-of-way line of said highway and being the beginning of a non-tangent curve to the left;

THENCE along said right-of-way and along said curve, having a radius of 2146.51 feet, and a central angle of 12°36'44", the long chord of which bears S 66°27'40" W, a chord distance

of 471.55 feet, an arc length of 472.50 feet, to a wooden highway monument found, for a corner of this tract;

THENCE S 60° 14' 26" W, along the northwest line of said highway, a distance of 341.59 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said right-of-way and along said curve, having a radius 1004.93 feet and a central angle of 12° 15' 31" , the long chord of which is S 54° 12' 49" W, a chord distance of 214.60 feet, an arc length of 215.01 feet, to a wooden highway monument, for a corner of this tract;

THENCE S 48° 08' 10" W, along the northwest line of said highway, a distance of 309.33 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the northwest line of said highway and along said curve, having a radius of 904.93 feet, and a central angle of 02° 42' 15" , the long chord of which bears S 48° 26' 12" W, a chord distance of 42.70 feet, an arc length of 42.71 feet, to the PLACE OF BEGINNING, and containing 530.64 acres of land, more or less.

AFFIDAVIT

ELLIS COUNTY APPRAISAL DISTRICT §

COUNTY OF ELLIS §

THE STATE OF TEXAS §

I, Kathy Rodrigue, Chief Appraiser of the Ellis County Appraisal District of Ellis County, Texas, hereby certify that: (1) I have reviewed the property description of the land in Exhibit "A" attached hereto and proposed to be created as Ellis County Municipal Utility District FM 984 (the "District"); and (2) according to the appraisal rolls of Ellis County, on January 28, 2021, Waxahachie Creek Ranch LLC held title to at least a majority of the \$ 2,122,300 2021 Preliminary Appraised Value record of the land as listed in Exhibit "A" attached hereto.

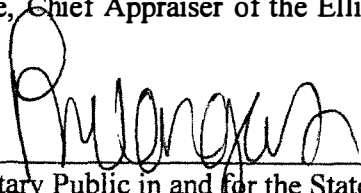


Kathy Rodrigue, Chief Appraiser

THE STATE OF TEXAS §

COUNTY OF ELLIS §

This instrument was acknowledged before me on this 28th day of January, 2021, by Kathy Rodrigue, Chief Appraiser of the Ellis County Appraisal District.



Notary Public in and for the State of Texas

(NOTARY SEAL)

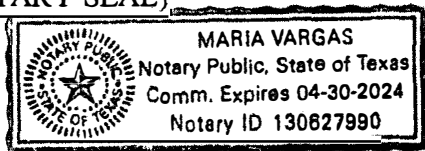


EXHIBIT "A"
LEGAL DESCRIPTION

All of that certain tract or parcel of land being situated in the Sutherland Mayfield Survey, Abstract No. 670, Ellis County, Texas, and being a portion of that certain tract of land described in a deed to Waxahachie Creek Ranch, LLC and filed in Instrument No. 1733497, Deed Records of Ellis County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the north line of F.M. Highway No. 984 said point being in the most southerly east line of that certain tract of land conveyed to Charles W. Cope according to the deed filed of record in Volume 868, Page 666, Official Public Records of Ellis County, Texas, and being in the west line of and the most southerly corner of this tract;

THENCE N 30°48'17" W, along the most southerly east line of said Cope tract, a distance of 837.70 feet to a 1/2 inch iron rod found, an inside ell corner of said Cope tract and the northwest corner of this tract;

THENCE N 59°06'52" E, along the most northerly south line of said Cope tract, a distance of 879.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" for an inside ell corner of this tract;

THENCE N 29°53'57" W, along the most northerly east line of said Cope tract, at a distance of 5.86 feet begin a barbed wire fence, continuing along or near said barbed wire fence, in all a distance of 1241.36 feet to a 1/2 inch iron rod found, the north east corner of said Cope tract and an inside ell corner of this tract;

THENCE S 58°16'27" W, a distance of 908.72 feet to a 1/2 inch iron rod with a yellow plastic cap marked "WSLC", the southeast corner of that certain tract of land conveyed to the Simon D. Cannon Testamentary Trust according to the deed filed of record in Volume 2533, Page 1352, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 31°00'29" W, along or near a fence, along the east line of said Cannon tract, a distance of 2602.51 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set in Jenkins Road for a corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 1743.09 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set at the east line of that certain tract of land conveyed to Luis P. Suarez according to the deed filed of record as County Clerk Instrument #1529176, Official Public Records of Ellis County, Texas, said point also being an ell corner of this tract;

THENCE N 58°36'46" E, generally with the alignment of said Jenkins Road a distance of 411.52 feet to a 4 inch steel fence post, the northwest corner of a tract of land conveyed to

Gregory T. Burdette, according to the deed filed of record in Volume 2025, Page 1168, Official Public Records of Ellis County, Texas and an ell corner of this tract;

THENCE S 34°24'54" E, along or near a fence, along the west line of said Burdette tract, a distance of 1749.60 feet to a 60d nail found driven in the base of a leaning 10 inch creosote fence corner post, the southwest corner of said Burdette tract for an ell corner of this tract;

THENCE N 56°29'06" E, along or near a fence and along the south line of said Burdette tract, a distance of 796.40 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 10°45'06" E, along the south line of said Burdette tract, a distance of 209.50 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 43°19'06" E, along the south line of said Burdette tract, a distance of 988.00 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE N 29°25'54" W, along the south line of said Burdette tract, a distance of 272.00 feet to a point in a branch;

THENCE along the south line of said Burdette tract, generally with the meanders of said branch as follows:

N 45°20'06" E, a distance of 330.00 feet; N 87°55'06" E, a distance of 85.00 feet;
N 12°59'54" W, a distance of 110.00 feet; N 57°15'06" E, a distance of 80.00 feet;
N 28°09'54" W, a distance of 90.00 feet; N 39°40'41" E, a distance of 66.70 feet to the confluence of Waxahachie Creek and said branch, said point being the east corner of said Burdette tract for a corner of this tract;

THENCE generally with the meanders of Waxahachie Creek as follows:

N 84°50'23" E, a distance of 50.09 feet; S 59°40'18" E, a distance of 55.88 feet; S 01°27'23" E, distance of 162.81 feet;
S 66°29'07" E, a distance of 188.60 feet; N 72°02'27" E, a distance of 91.52 feet; N 40°40'25" E, a distance of 131.77 feet;
N 06°13'22" W, a distance of 184.51 feet; N 25°12'51" E, a distance of 44.19 feet; N 80°32'35" E, a distance of 42.94 feet;
S 56°30'44" E, a distance of 100.15 feet; S 73°18'37" E, a distance of 49.13 feet; N 54°52'41" E, a distance of 104.67 feet;
S 62°42'51" E, a distance of 110.73 feet; N 76°40'59" E, a distance of 61.98 feet; N 12°12'27" E, a distance of 180.15 feet;
N 57°06'37" E, a distance of 64.27 feet; S 78°24'52" E, a distance of 63.19 feet; S 52°49'54" E, a distance of 115.53 feet;

N 32°38'05" E, a distance of 94.18 feet; N 33°42'21" W, a distance of 165.89 feet; N 45°01'02" E, a distance of 62.83 feet;
S 62°45'31" E, a distance of 117.82 feet; S 33°16'50" E, a distance of 237.18 feet; S 79°34'07" E, a distance of 122.66 feet;
N 77°19'37" E, a distance of 130.15 feet; S 60°28'01" E, a distance of 132.68 feet to a point in the southwest line of the Burlington Northern Santa Fe Railway (formerly Burlington Rock Island Railway, and Texas & Brazos Valley Railway right-of-way for a corner of this tract;

THENCE S 27°09'03" E, along the southwest line of said railway right-of-way a distance of 1090.38 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 58°04'55" W, a distance of 36.12 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 31°55'05" E, along said right-of-way a distance of 433.11 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for a corner of this tract;

THENCE S 27°09'03" E, along said right of way, a distance of 1693.88 feet to a 1/2 inch iron rod with a yellow plastic cap marked "GSW Surveyors" set for the southeast corner of this tract;

THENCE S 58°17'09" W, partially along the projection of a fence line situated northwest of Getzendaner Road and partially along said fence, a distance of 3084.98 feet to a 1/2 inch iron rod found in said fence line, for an ell corner of this tract;

THENCE S 29°57'59" E, a distance of 193.81 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found in the approximate north line of said road, for a corner of this tract;

THENCE S 20°19'53" W, partially along or near a fence line, a distance of 375.02 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract;

THENCE S 64°43'57" W, a distance of 351.53 feet to a 1/2 inch iron rod with a yellow plastic cap marked "4466" found for a corner of this tract, in the north right-of-way line of F. M. Highway No. 984, said point being the beginning of a non-tangent curve to the left;

THENCE along the north right-of-way-line of said highway and along said curve, having a radius of 2146.51 feet and a central angle of 04°34'07", the long chord of which bears N 80°34'17" W, a chord distance of 171.11 feet, an arc length of 171.16 feet, to a 1/2 inch iron rod with a yellow plastic cap marked "4466", said point being the southeast corner of that certain tract of land conveyed to Brazos Electric Cooperative, Inc., according to the deed filed of record in Volume 2321, Page 242, Official Public Records of Ellis County, Texas, for a corner of this tract;

THENCE N 08°04'57" E, along the east line of said Brazos Electric tract, and along or near a fence, a distance of 11.95 feet to a 1/2 inch iron rod found, the northeast corner of said Brazos Electric tract, for a corner of this tract;

THENCE N 73°24'22" W, along the northeast line of said tract, a distance of 507.83 feet to a 1/2 inch iron rod found, for the north corner of said Brazos Electric tract, for a corner of this tract;

THENCE S 60°17'49" W, along the northwest line of said Brazos Electric tract, a distance of 479.77 feet to a 1/2 inch iron rod found, the west corner of said Brazos Electric tract, said point being in the north right-of-way line of said highway and being the beginning of a non-tangent curve to the left;

THENCE along said right-of-way and along said curve, having a radius of 2146.51 feet, and a central angle of 12°36'44", the long chord of which bears S 66°27'40" W, a chord distance of 471.55 feet, an arc length of 472.50 feet, to a wooden highway monument found, for a corner of this tract;

THENCE S 60°14'26" W, along the northwest line of said highway, a distance of 341.59 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the left;

THENCE along said right-of-way and along said curve, having a radius 1004.93 feet and a central angle of 12°15'31", the long chord of which is S 54°12'49" W, a chord distance of 214.60 feet, an arc length of 215.01 feet, to a wooden highway monument, for a corner of this tract;

THENCE S 48°08'10" W, along the northwest line of said highway, a distance of 309.33 feet to a wooden highway monument, for a corner of this tract, said point being the beginning of a curve to the right;

THENCE along the northwest line of said highway and along said curve, having a radius of 904.93 feet, and a central angle of 02°42'15", the long chord of which bears S 48°26'12" W, a chord distance of 42.70 feet, an arc length of 42.71 feet, to the PLACE OF BEGINNING, and containing 530.573 acres of land, more or less.

Grid North of the Texas State Plane Coordinate System, NAD 83, North Central Zone, 4202.

COATS | ROSE

A PROFESSIONAL CORPORATION

MELISA MONTAGUE
PARALEGAL

MMONTAGUE@COATSROSE.COM
DIRECT: (972) 419-4782

January 27, 2021

VIA FEDERAL EXPRESS

Texas Commission on Environmental Quality
Region 4 Office – Dallas/Fort Worth
Attn: Ms. Alyssa Taylor, Regional Director
2309 Gravel Drive
Fort Worth, Texas 76118-6951

Re: Petition for Creation of Ellis County Municipal Utility District FM 984

Dear Ms. Taylor:

Pursuant to Chapter 293 of the Texas Administrative Code, enclosed please find a Petition for Creation of Ellis County Municipal Utility District FM 984 (the "Petition"), which is has been revised to include language stating that the proposed district is located wholly within the extraterritorial jurisdiction of the City of Ennis. Please send an email confirming the receipt of the Petition.

If you should have any questions regarding the Petition, please do not hesitate to contact me at the telephone number or email address listed on this letterhead.

Very truly yours,



Melisa Montague

Enclosure

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
coatsrose.com



Shipment Receipt

Address Information**Ship to:**Alyssa Taylor, Regional
DirectorTCEQ-Region 4 Office
2309 Gravel DriveFORT WORTH, TX
76118
US
8175885700**Ship from:**

Melisa Montague

Coats Rose, P.C.
14755 Preston Road
Suite 600
Dallas, TX
75254
US
972-419-4782**Shipment Information:**

Tracking no.: 772748737524

Ship date: 01/27/2021

Estimated shipping charges: 15.24 USD

Package Information

Pricing option: FedEx Standard Rate

Service type: Priority Overnight

Package type: FedEx Envelope

Number of packages: 1

Total weight: 0.50 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Use an already scheduled pickup at my location

Billing Information:

Bill transportation to: HOUSTON-332

Your reference: 16125.2

P.O. no.:

Invoice no.:

Department no.:

Thank you for shipping online with FedEx ShipManager at [fedex.com](https://www.fedex.com).

Please Note

FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.

Melisa Montague

From: TrackingUpdates@fedex.com
Sent: Thursday, January 28, 2021 9:16 AM
To: Melisa Montague
Subject: FedEx Shipment 772748737524: Your package has been delivered



Hi. Your package was
delivered Thu, 01/28/2021 at
9:13am.



Delivered to 2309 GRAVEL DR, FORT WORTH, TX 76118
Received by B.BOWIE

OBTAIN PROOF OF DELIVERY

TRACKING NUMBER [772748737524](#)

FROM Coats Rose, P.C.
14755 Preston Road
Suite 600
Dallas, TX, US, 75254

TO TCEQ-Region 4 Office
Alyssa Taylor, Regional Director

2309 Gravel Drive
FORT WORTH, TX, US, 76118

REFERENCE 16125.2

SHIPPER REFERENCE 16125.2

SHIP DATE Wed 1/27/2021 07:17 PM

DELIVERED TO Receptionist/Front Desk

PACKAGING TYPE FedEx Envelope

ORIGIN Dallas, TX, US, 75254

DESTINATION FORT WORTH, TX, US, 76118

SPECIAL HANDLING Deliver Weekday

NUMBER OF PIECES 1

TOTAL SHIPMENT WEIGHT 1.00 LB

SERVICE TYPE FedEx Priority Overnight



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MELISA MONTAGUE
PARALEGAL

MMONTAGUE@COATSROSE.COM
DIRECT: (972) 419-4782
FAX: (972) 702-0662

January 27, 2021

VIA FEDERAL EXPRESS

Ms. Krystal Valdez
Ellis County Clerk
109 S. Jackson Street
Waxahachie, Texas 75165

Re: Proposed Ellis County Municipal Utility District FM 984

Dear Ms. Valdez:

As required by the Texas Commission on Environmental Quality's rules, 30 Texas Administrative Code Section 293.11(d)(2) which requires evidence that the petition was filed with the office of the county clerk of the county in which the district or portions of the district are located, enclosed please find a copy of the petition to the Texas Commission on Environmental for creation of the above-referenced District.

I have also attached Certificates of Receipt of said Petition. If you could sign and return to me in the enclosed FedEx envelope with ticket, I would most appreciate it.

If you should have any questions regarding the Petition, please do not hesitate to contact me at the telephone number or email address listed on this letterhead.

Very truly yours,



Melisa Montague

Enclosures

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
WEB: www.coatsrose.com

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS | CINCINNATI
016125.000002\4835-4898-0953.v1



Shipment Receipt

Outbound Shipment**Address Information****Ship to:**

Krystal Valdez

Ellis County Clerk

109 S. Jackson Street

109 S. Jackson Street
2nd Floor

WAXAHACHIE, TX

75165

US

9728255070

Ship from:

Melisa Montague

Coats Rose, P.C.

14755 Preston Road, Suite
600

Dallas, TX

75254

US

972-788-1600

Return Shipment**Address Information****Ship to:****Ship from:**

Melisa Montague

Krystal Valdez

Coats Rose, P.C.

Ellis County Clerk

14755 Preston Road, Suite
600

2nd Floor

Dallas, TX

WAXAHACHIE, TX

75254

75165

US

US

972-788-1600

9728255070

Shipment Information:

Tracking no.: 772749014325

Ship date: 01/27/2021

Estimated shipping charges: 18.66 USD

Package Information

Pricing option: FedEx Standard Rate

Service type: Priority Overnight

Package type: FedEx Envelope

No of returns: 1

Total weight: 0.50 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Use an already scheduled pickup at my
location**Billing Information:**

Bill transportation to: HOUSTON-332

Your reference: 16125.2

P.O. no.:

Invoice no.:

Department no.:

Shipment Information:

Tracking no.: 791123982436

Date Created: 01/27/2021

Estimated shipping charges: 16.29
USD**Package Information**

Return label type: Print

Pricing option:

Service type: Priority Overnight

Package type: FedEx Envelope

No of returns: 1

RMA no.:

Total weight: 0.50 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off:

Billing Information:

Bill transportation to: HOUSTON-332

Your reference: 16125.2

P.O. no.:

Invoice no.:

Department no.:

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FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1000, e.g., jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits; Consult the applicable FedEx Service Guide for details. The estimated shipping charge may be different than the actual charges for your shipment. Differences may occur based on actual weight, dimensions, and other factors. Consult the applicable [FedEx Service Guide](#) or the FedEx Rate Sheets for details on how shipping charges are calculated.

Melisa Montague

From: TrackingUpdates@fedex.com
Sent: Thursday, January 28, 2021 10:15 AM
To: Melisa Montague
Subject: FedEx Shipment 772749014325: Your package has been delivered



Hi. Your package was
delivered Thu, 01/28/2021 at
10:07am.



Delivered to 109 S JACKSON ST, WAXAHACHIE, TX 75165
Received by C.VICKERS

OBTAIN PROOF OF DELIVERY

TRACKING NUMBER [772749014325](#)

FROM Coats Rose, P.C.
 14755 Preston Road, Suite 600
 Dallas, TX, US, 75254

TO Ellis County Clerk
 Krystal Valdez
 109 S. Jackson Street

2nd Floor
WAXAHACHIE, TX, US, 75165

REFERENCE 16125.2

SHIPPER REFERENCE 16125.2

SHIP DATE Wed 1/27/2021 07:17 PM

DELIVERED TO Mailroom

PACKAGING TYPE FedEx Envelope

ORIGIN Dallas, TX, US, 75254

DESTINATION WAXAHACHIE, TX, US, 75165

SPECIAL HANDLING Deliver Weekday

NUMBER OF PIECES 1

TOTAL SHIPMENT WEIGHT 1.00 LB

SERVICE TYPE FedEx Priority Overnight



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MELISA MONTAGUE
PARALEGAL

MMONTAGUE@COATSROSE.COM
DIRECT: (972) 419-4782

January 27, 2021

VIA FEDERAL EXPRESS

Ms. Angie Wade, TMRC, CMC
City Secretary
City of Ennis
115 West Brown Street
Ennis, Texas 75119

Re: Petition for Creation of Ellis County Municipal Utility District FM 984

Dear Ms. Wade:

Pursuant to Chapter 293 of the Texas Administrative Code, enclosed please find a copy of the Petition for Creation of Ellis County Municipal Utility District FM 984 (the "Petition"), dated as of January 25, 2021, which is located wholly within the extraterritorial jurisdiction of the City of Ennis.

I have also attached Certificates of Receipt of said Petition. If you could sign and return to me in the enclosed FedEx envelope with ticket, I would most appreciate it.

If you should have any questions regarding the Petition, please do not hesitate to contact me at the telephone number or email address listed on this letterhead.

Very truly yours,



Melisa Montague

Enclosure

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254

PHONE: (972) 788-1600

WEB: www.coatsrose.com



Shipment Receipt

Outbound Shipment**Address Information****Ship to:**

Angie Wade, City Secretary

City of Ennis

115 West Brown Street

115 West Brown Street

ENNIS, TX

75119

US

(972) 875-1234

Ship from:

Melisa Montague

Coats Rose, P.C.

14755 Preston Road, Suite
600

Dallas, TX

75254

US

972-788-1600

Return Shipment**Address Information****Ship to:****Ship from:**

Melisa Montague

Angie Wade, City Secretary

Coats Rose, P.C.

City of Ennis

14755 Preston Road, Suite
600

Dallas, TX

ENNIS, TX

75254

75119

US

US

972-788-1600

(972) 875-1234

Shipment Information:

Tracking no.: 772748804422

Ship date: 01/27/2021

Estimated shipping charges: 18.66 USD

Package Information

Pricing option: FedEx Standard Rate

Service type: Priority Overnight

Package type: FedEx Envelope

No of returns: 1

Total weight: 0.50 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off: Use an already scheduled pickup at my
location**Billing Information:**

Bill transportation to: HOUSTON-332

Your reference: 16125.2

P.O. no.:

Invoice no.:

Department no.:

Shipment Information:

Tracking no.: 791123973692

Date Created: 01/27/2021

Estimated shipping charges: 16.29
USD**Package Information**

Return label type: Print

Pricing option:

Service type: Priority Overnight

Package type: FedEx Envelope

No of returns: 1

RMA no.:

Total weight: 0.50 LBS

Declared Value: 0.00 USD

Special Services:

Pickup/Drop-off:

Billing Information:

Bill transportation to: HOUSTON-332

Your reference: 16125.2

P.O. no.:

Invoice no.:

Department no.:

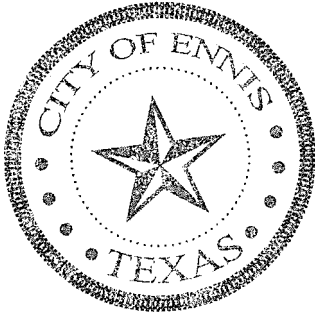
CERTIFICATE OF RECEIPT OF PETITION

THE STATE OF TEXAS §

COUNTY OF ELLIS §

CITY OF ENNIS §

I, Angie Wade, hereby certify that I am more than eighteen (18) years of age and capable of executing this certificate; and that the attached is a true and correct copy of a Petition for Creation of Ellis County Municipal Utility District FM 984, on the 1 day of February, 2021.



Angie Wade
Name: Angie Wade
City Secretary's Office of the City of Ennis

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MELISA MONTAGUE
PARALEGAL

MMONTAGUE@COATSROSE.COM
DIRECT: (972) 419-4782

January 27, 2021

VIA CERTIFIED MAIL

Honorable Jake Ellzey
State Representative, District 10
Room E1.208
P.O. Box 2910
Austin, Texas 78768

Certified Article Number

9414 7266 9904 2165 4140 24

SENDER'S RECORD

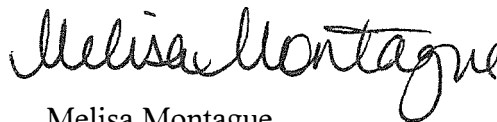
Re: Petition for Creation of Ellis County Municipal Utility District FM 984

Dear Representative Ellzey:

Pursuant to Chapter 293 of the Texas Administrative Code, enclosed please find a copy of the Petition for Creation of Ellis County Municipal Utility District FM 984 (the "Petition"), which is located within the extraterritorial jurisdiction of the City of Ennis, Texas.

If you should have any questions regarding the Petition, please do not hesitate to contact me at the telephone number or email address listed on this letterhead.

Very truly yours,



Melisa Montague

Enclosure

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
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MELISA MONTAGUE
PARALEGAL

MMONTAGUE@COATSROSE.COM
DIRECT: (972) 419-4782

January 27, 2021

VIA CERTIFIED MAIL

Honorable Brian Birdwell
State Senator, District 22
P.O. Box 12068
Austin, Texas 78711

Certified Article Number

9414 7266 9904 2165 4140 17

SENDER'S RECORD

Re: Petition for Creation of Ellis County Municipal Utility District FM 984

Dear Senator Birdwell:

Pursuant to Chapter 293 of the Texas Administrative Code, enclosed please find a copy of the Petition for Creation of Ellis County Municipal Utility District FM 984 (the "Petition"), which is located within the extraterritorial jurisdiction of the City of Ennis, Texas.

If you should have any questions regarding the Petition, please do not hesitate to contact me at the telephone number or email address listed on this letterhead.

Very truly yours,



Melisa Montague

Enclosure

14755 PRESTON ROAD, SUITE 600, DALLAS, TEXAS 75254
PHONE: (972) 788-1600 FAX: (972) 702-0662
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Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 27, 2021

Ms. Melisa Montague
Coats Rose, P. C.
14755 Preston Road
Suite 600
Dallas, Texas 75254

**Re: Proposed creation of Ellis County MUD FM 984
Ellis County**

Dear Ms. Montague:

In your electronic mail of January 20, 2021, you requested our review of the proposed creation of the referenced District for dam safety issues. We have reviewed and have the following comments.

There are two small dams associated with the proposed Ellis County MUD FM 984. None of these dams are in the Inventory of Dams in Texas. If they are to remain, a dam safety analysis is required since houses could be located downstream. A water rights permit may also be required if they are to remain.

In addition, there are 3 dams upstream which could affect the proposed district if any of the dams could fail. Your engineer should evaluate the possible effects on the district.

If you have any questions, please feel free to contact me (512/239-5195 or warren.samuelson@tceq.texas.gov).

Sincerely,

A handwritten signature in cursive script that reads "Warren D. Samuelson".

Warren D. Samuelson, P. E.
Manager, Dam Safety Section
Critical Infrastructure Division, MC-177

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Dionne Bryant. This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of _____ County, State of Texas, being the County in which the District is located.

[OR]

€ I am a resident of _____ County, State of Texas, being a County adjacent to the County in which the District is located.

X I am resident of Dallas County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).

3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as Teacher by Dallas ISD. I am not a State employee nor do I receive all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a water control and improvement district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.
13. Dionne R Bryant
(Full Name)

1113 E 9th St
(Home Address)

Dallas 75203 323-208-0366
(City) (Zip Code) (Telephone)

(Business Address)

(City) (Zip Code) (Telephone)

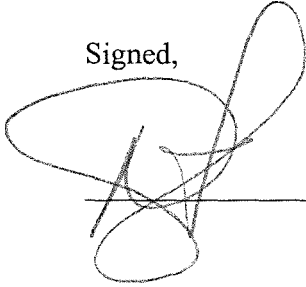
fateggplant@hotmail.com dbryant@dallasisd.org
(Home Email) (Work Email)

JURAT

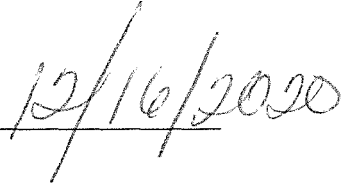
My name is Dionne Bryant, my birthdate is Dec. 21,1967, and my address is
_1113 E 9th St Dallas, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,

A handwritten signature in black ink, appearing to be 'Dionne Bryant', written over a horizontal line.

Dated

A handwritten date '12/16/2020' in black ink, written over a horizontal line.

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Gene Gibbs. This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of Dallas County, State of Texas, being the County in which the District is located.

[OR]

- I am a resident of _____ County, State of Texas, being a County adjacent to the County in which the District is located.
 - I am resident of Dallas County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).
3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
 4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
 5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
 6. I am presently employed as Mental Health Counselor by MetroCare Services. I am not a State employee nor do I receive all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

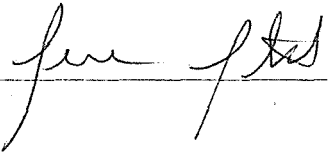
JURAT

My name is Cere Gibbs, my birthdate is 12/23, 1961, and my address is

7248 Long Canyon Trail, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,



Dated 12-10-2020

1 REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is **KIA THOMPSON**. This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of _____ County, State of Texas, being the County in which the District is located.

[OR]

- I am a resident of _____ County, State of Texas, being a County adjacent to the County in which the District is located.
 - ✓ I am resident of Denton County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).
3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
 4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
 5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
 6. I am presently employed as Massage Therapist by Craig Ranch Chiropractic. I am not a State employee nor do I receive all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a water control and improvement district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. Kia Thompson

(Full Name)

932 Union Station Parkway #38003

(Home Address)

Lewisville, Texas 75057 571-442-3166

(City) (Zip Code) (Telephone)

8880 TX-121 STE 152, McKinney, TX 75070

(Business Address)

McKinney Texas 75070 (214) 644-0810

(City) (Zip Code) (Telephone)

kiadthompson@gmail.com

kiadthompson@gmail.com

(Home Email)

(Work Email)

JURAT

My name is Kia Thompson my birthdate is March 20 ,19 96, and my address is
932 Union Station Parkway _____, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,



Dated 11/25/2020

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is Christopher Steiner. This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of _____ County, State of Texas, being the County in which the District is located.

[OR]

I am a resident of _____ County, State of Texas, being a County adjacent to the County in which the District is located.

I am resident of Dallas County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).

3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as Software developer by Precision Technology Group. I am not a State employee nor do I receive all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a water control and improvement district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. Christopher Michael Steiner
 (Full Name)

5704 Victor Street
 (Home Address)

Dallas 75214 (972) 544-6970
 (City) (Zip Code) (Telephone)

2800 Knight Street
 (Business Address)

Dallas 75219 (214) 701-2386
 (City) (Zip Code) (Telephone)

cMichaelSteiner@gmail.com
 (Home Email)

cSteiner@precisiatekassd.org.com
 (Work Email)

JURAT

My name is Christopher Steiner, my birthdate is July 11, 19 73 and my address is 5704 Victor St., Dallas, TX, and United States of America.

I declare under penalty of perjury that the foregoing is true and correct.

Signed,



Dated 12/7/2020

REQUEST FOR CONSIDERATION OF APPOINTMENT AS DIRECTOR

THE STATE OF TEXAS §
COUNTY OF ELLIS §

My name is **Trevor Bryant Hunt**. This is an unsworn declaration pursuant to section 132.001 of the Texas Civil Practice and Remedies Code. I have personal knowledge of the matters stated herein, and I declare under penalty of perjury that the statements in this declaration are true and correct.

1. I am at least eighteen years of age, a resident citizen of the State of Texas, and own land subject to taxation within the District.
2. I am a resident of _____ County, State of Texas, being the County in which the District is located.

[OR]

- I am a resident of _____ County, State of Texas, being a County adjacent to the County in which the District is located.
- I am resident of Denton County, State of Texas, being a County located in the same metropolitan statistical area (designated by the United States Office of Management and Budget) as the County in which the District is located (Collin County, Dallas County, Denton County, Ellis County, Hunt County, Johnson County, Kaufman County, Parker County, Rockwall County, Tarrant County, Wise County).
3. I am not now and have no present plans to be a developer of property in the District. (A person who owns land located within the District who has divided or proposes to divide the land into two or more parts for the purpose of laying out any subdivision or any tract of land or any addition to any town or city, or for laying out suburban lots or building lots, or any lots, streets, etc. for public use or use by other landowners within the District).
4. I am not related within the third degree of affinity (marriage) or consanguinity (blood) to a Developer of property within the District, to any of the other Directors of the District, or to the Attorney, Engineer, or Manager of the District.
5. I am not an employee of any Developer of property within the District or any other Director, the Attorney, or Engineer of the District. Nor was I, within the two years immediately preceding this proposed appointment, an employee of any Developer of property within the District or of any Director, Attorney, or Engineer of the District.
6. I am presently employed as Field Electronics Technician by Stolz Telecom. I am not a State employee nor do I receive all or part of my compensation directly or indirectly from funds of the State of Texas; or, in the alternative, I will not accept fees of office for serving on the Board of Directors of the District.

7. Neither my employer nor I have any business or other connection with the Developer of the District, the Attorney representing the District, or the Consulting Engineer for the District in regard to the District and the development therein.
8. I presently own taxable land within the District. I agree to notify the Board of Directors of the District should I become disqualified to serve on the Board by virtue of the above condition ceasing to exist. I have no plans for my land within the District other than holding said land to allow myself to serve as a Director of the District.
9. I am generally familiar with the responsibilities of a Director of a water control and improvement district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers, and residents of the District.
10. I am aware that the District is a public agency that by law notice of its meetings must be posted, its meetings must be open to the public, and its records available for inspection by the public at all reasonable times.
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality (the "Commission"). I will cooperate fully with the Commission in its exercising of supervisory powers.
12. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly nor indirectly paid, offered or promised to pay, contributed or promised to contribute any money or valuable thing, or promised any public office or employment as a reward to secure this appointment.

13. Trevor Bryant Hunt
 (Full Name)

932 Union Station Pkwy. #38003
 (Home Address)

<u>Lewisville</u>	<u>75057</u>	<u>318-364-9373</u>
(City)	(Zip Code)	(Telephone)

3741 Mingo Rd #201
 (Business Address)

<u>Denton</u>	<u>76208</u>	<u>972-465-9299</u>
(City)	(Zip Code)	(Telephone)

<u>trevorbryanthunt@gmail.com</u>	<u>trevor.hunt@stolztele.com</u>
(Home Email)	(Work Email)

JURAT

My name is Trevor Bryant Hunt, my birthdate is September 27, 19 96, and my address is
932 Union Station Pkwy, Denton, TX, and United States of America.

I declare under penalty of perjury that the forgoing is true and correct.

Signed,

Trevor Hunt

Dated 11/20/2020

Resume

Stephen Selinger, 620 Truelove Trail, Southlake, TX 76092

817-421-0731; steve_selinger@yahoo.com

Education

Harvard College, AB, 1975

Princeton University 1975-1979, Ph.D. in Philosophy (dissertation on utilitarianism); California Institute of Technology, 1979-1983 Ph.D. in econometrics (dissertation on efficient markets in real estate)

Real Estate Projects—

- 1) Riverside County—1990-1996; grade, install offsites, and build and sell 80 houses
- 2) Mountain View, CA—1995-1998; entitle, install offsites, build, and sell 15 condominiums
- 3) Morgan Hill, CA 1998-2001—entitle, offsite, build and sell 37 townhomes
- 4) Yucaipa, CA 2000-2005—entitle, install offsites, build and sell 57 houses and lots
- 5) El Centro, CA 2004-2006—entitle and sell parts of 73 acres to builders
- 6) El Centro, CA 2006-2019—own and manage mobile home park
- 7) Los Angeles, CA 2004-2009—build and sell 6 high end houses
- 8) Carson City, Nevada 2006-2015—entitle and sell 82 acres in Carson City
- 9) Westlake, TX 2013-2015-- buy and sell lots in Vaquero
- 10) Princeton, TX 2017; subdivided 185 acres into 775 residential lots and 6 acres commercial; sold the residential land to DR Horton and the commercial land to commercial developer
- 11) Rockwall County, TX, 2019; subdivision of 80 acres into 400 lots and obtained TCEQ wastewater discharge permit; in contract to sell to DR Horton
- 12) McKinney, TX—2018-2019; subdivision of 80 acres into 327 lots, wastewater permit in process with TCEQ

Attachment 3

MAILING LIST

Ellis County Municipal Utility District FM 984
TCEQ Internal Control No. D-02052021-015

<p>Ms. Mindy L. Koehne Coats Rose, PC 14755 Preston Road, Suite 600 Dallas, Texas 75254</p> <p>Mr. Floyd E. Middleton Jr., P.E. Middleton & Associates, LLC 2785 Rockbrook Drive, Suite 105 Lewisville, Texas 75069</p> <p>Ms. Alyssa Taylor, Regional Director TCEQ Region 4 2309 Gravel Dr. Fort Worth, Texas 76118</p> <p>The Honorable Brian Birdwell Texas State Senate District No. 22 P.O. Box 12068 Capitol Station Austin, Texas 78711</p> <p>The Honorable Jake Ellzey Texas State House District No. 10 P.O. Box 2910 Austin, Texas 78768</p> <p>Ellis County Attn: Ms. Krystal Valdez, County Clerk Ellis County Clerk's Office 109 S. Jackson Street Waxahachie, Texas 75165</p> <p>City of Ennis Attn: Ms. Angie Wade, City Secretary 115 West Brown Street Ennis, TX 75119</p> <p>Capital Area Council of Government Ms. Betty Voights, Executive Director 6800 Burleson Road, Building 310, Suite 165 Austin, Texas 78744</p>	<p>Texas Commission on Environmental Quality P. O. Box 13087 Austin, Texas 78711-3087</p> <p>Todd Galiga, Senior Attorney, Environmental Law Division, MC-173</p> <p>Hollis Henley, Attorney, Environmental Law Division, MC-173</p> <p>Justin P. Taack, Districts Section, MC-152</p> <p>Bijaya Chalise, Technical Manager, Districts Bond Team, MC-152</p> <p>Genera Navarra, Districts Section, Water Supply Division, MC-153</p> <p>Vic McWherter, Office of the Public Interest Counsel, MC-103</p>
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Attachment 4

TCEQ Docket No. 2021-1560-DIS

Consideration of a Petition by Ricky Johnston as the managing member of Waxahachie Creek Ranch, LLC (Petitioner) for the creation of Ellis County Municipal Utility District FM 984 (District). The Petitioner requests that the Commission create the District pursuant to Article XVI, Section 59, of the Texas Constitution, Chapters 49 and 54, Texas Water Code; and Chapter 293, Title 30 Texas Administrative Code. The proposed District would contain approximately 530.5733 acres of land in Ellis County. The proposed District would be located within the extraterritorial jurisdiction of the City of Ellis. The Commission will consider all timely filed hearing requests and related responses and replies. (Bijaya Chalise, Hollis Henley) (TCEQ Internal Control No. D-02052021-015)

TCEQ Expediente No. 2021-1560-DIS

Consideración de una petición de Ricky Johnston como miembro administrador de Waxahachie Creek Ranch, LLC (Demandante) para la creación del Distrito Municipal de Servicios Públicos FM 984 del Condado de Ellis (Distrito). El peticionario solicita que la Comisión cree el Distrito de conformidad con el Artículo XVI, Sección 59, de la Constitución de Texas, Capítulos 49 y 54, Código de Aguas de Texas; y el Capítulo 293, Título 30 del Código Administrativo de Texas. El Distrito propuesto contendría aproximadamente 530.5733 acres de tierra en el condado de Ellis. El Distrito propuesto estaría ubicado dentro de la jurisdicción extraterritorial de la Ciudad de Ellis. La Comisión considerará todas las solicitudes de audiencia presentadas a tiempo y las respuestas y respuestas relacionadas. (Bijaya Chalise, Hollis Henley) (Control interno de TCEQ No. D-02052021-015)