

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

October 20, 2023

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

Re: TCEQ Docket No. 2023-1406-DIS; Brahman Ranch Municipal Utility District;
Request filed regarding Internal Control No. D-02212023-061.

Dear Ms. Gharis:

Transmitted herewith for filing with the Texas Commission on Environmental Quality (Commission or TCEQ) are the following items to be filed as backup materials for the October 25, 2023, agenda on hearing requests for the creation of Brahman Ranch Municipal Utility District:

1. Technical memo prepared by staff;
2. Temporary Directors' Affidavits;
3. Notice of District Petition; and
4. District Petition.

Please do not hesitate to contact me if you have any questions regarding these materials. Thank you for your attention to this matter.

Respectfully submitted,

A handwritten signature in cursive script, reading "Allie Soileau".

Allie Soileau, Staff Attorney
Environmental Law Division

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager
Districts Section

Date: June X, 2023

Through: Daniel Finnegan, Leader
Districts Bond Team

From: Dennis Mostowy, P.E.
Districts Bond Team

Subject: Petition by Miskimon Management III, LLC and Buffalo Hills Development, LLC for Creation of Brahman Ranch Municipal Utility District of Ellis County and Johnson County; Pursuant to Texas Water Code Chapters 49 and 54.
TCEQ Internal Control No. D-02212023-061 (TC)
CN: 606109627 RN: 111677001

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Brahman Ranch Municipal Utility District of Ellis County and Johnson County (District). The petition was signed by Rick Miskimon, Managing Member of Miskimon Management III, LLC and Buffalo Hills Development, LLC (Petitioners). The petition states that: (1) the Petitioners hold title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Galilee Partners, LP, on the property to be included in the proposed District and the aforementioned entity has consented to the creation of the proposed district; (3) the proposed District will contain approximately 438.7 acres of land, more or less, located within Ellis and Johnson Counties, Texas.

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 is located south of the City of Venus (Venus), Texas, approximately seven miles southeast of the City of Midlothian (Midlothian) central business district, just north of FM Road 2258, south of County Road 108 and east of County Road 213 in Ellis County, with a small portion in Johnson County. Access to the proposed District will be from FM Road 2258 and FM Road 157.

Metes and Bounds Description

The proposed District contains one tract of land, consisting of 438.7 acres. The metes and bounds legal description has been checked by the TCEQ's staff and has been found to form an acceptable closure.

City Consent

The proposed District is within the extraterritorial jurisdictions (ETJ) of Venus and Midlothian.

In accordance with Local Government Code Section 42.042 and Texas Water Code Section 54.016, a petition was submitted to both the City of Venus and the City of Midlothian (Cities), requesting the Cities' consent to the creation of the proposed District. After more than 90 days passed without receiving consent from either City, a petition was submitted to both Cities 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 Section 54.016(c) expired and information provided indicates that the Petitioners and the Cities have not executed mutually agreeable contracts for service. Pursuant to Texas Water Code Section 54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to proceed to the TCEQ for inclusion of the land into the proposed District.

County Notification

In accordance with TWC Section 54.0161, as amended in 2013, certified letters, dated April 3, 2023 were sent to the Commissioners Courts of Ellis County and Johnson County, and in which, provided notice of the proposed District's pending creation application and provided them an opportunity to make a recommendation. To date, neither county has not responded to this notification.

Statements of Filing Petition

Evidence of filing the petition with the Ellis County and Johnson County Clerk's Offices, and TCEQ's Dallas/Fort Worth Regional office, has been provided.

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

Rick Miskimon will be the developer of the land within the proposed District. Information provided supports that Mr. Miskimon has considerable experience in residential development in the Dallas/Fort Worth area.

Certificate of Ownership

By affidavits dated February 16, 2023 and December 27, 2022, the Ellis Appraisal District and Johnson Central Appraisal District, respectively, have certified that its tax rolls indicate that the Petitioners are the owners of all the value of the land in the proposed District.

Temporary Director Affidavits

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

Abraham Achar

David Moore

Madeleine Mitchell

Chigbo Ekwueme

Kayla Caldwell

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 residents 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 April 26, 2023 and May 3, 2023 in the *Waxahachie Daily Light*, and April 22, 2023 and April 29, 2023 in the *Cleburne Times Review*, newspapers regularly published or circulated in Ellis and Johnson County, respectively, the counties in which the proposed District is proposed to be located. Proper notice of the application was posted on April 18, 2023 on the bulletin boards used for posting legal notices in the Ellis and Johnson County Courthouses. 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 on June 2, 2023.

B. ENGINEERING ANALYSIS

The creation engineering report indicates the following:

Availability of Comparable Service

The engineering report indicates the proposed District is located within the CCN of Mountain Peak SUD (MPSUD) and will receive retail water service from MPSUD. The proposed District is not located in the CCN of any wastewater provider.

Water Supply

The engineering report states that the proposed District intends to receive retail water service from MPSUD to serve its ultimate development.

Water Distribution Improvements

The proposed District will construct an offsite waterline to connect to an existing line in FM 2258. The proposed water distribution system will consist of a network of arterial and interconnecting loop mains. All water supply and distribution system improvements to serve the proposed District will be designed in accordance with criteria established by the TCEQ, the Texas Department of Health (TDH), and Ellis and Johnson Counties.

Wastewater Treatment Improvements

The engineering report states that the proposed District wastewater will be collected in a gravity collection system and treated on-site. The District will construct a wastewater treatment facility and lift station to serve its residents.

Wastewater Collection

The proposed District will not provide wastewater collection to its residents via a gravity collection system.

Storm Water Drainage

Storm water runoff within the proposed District will be collected in curbed streets into flumes or inlets which will convey the flows overland or via underground culverts, respectively. Storm water from the proposed storm sewer system will typically outfall into detention ponds prior to discharging into the tributaries of Boggy Branch, then to Cottonwood Creek, and ultimately to Chambers Creek. Design of the storm sewer system will be based on requirements of Venus and Midlothian, Ellis and Johnson Counties, and the TCEQ.

Road Improvement

Application material indicates the proposed District will fund roadway improvements within its boundary and off-site. The District proposes to construct internal collector roads to provide access to planned development.

Topography/ Floodplain / Elevation

The land, within the proposed District is farm and ranch land with minimal tree coverage and elevations ranging from approximately 600 feet above to 650 feet above mean sea level and the land drains in a southerly direction to Cottonwood Creek.

A portion of the proposed District is within the 100-year floodplain as shown on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Nos. 48139C0150F and 48139C0300F, effective June 3, 2013, and 48251C0250J and 48251C0375J, effective December 4, 2012.

The proposed District will construct underground utility and storm water systems and detention ponds having minimal effect on land elevations within the region.

Impact on Natural Resources

The creation of the proposed District is expected to have no unreasonable effects on land elevation, groundwater levels, or groundwater or surface water quality.

C. SUMMARY OF COSTS

WATER, WASTEWATER, AND DRAINAGE

CONSTRUCTION COSTS

District's
Share⁽¹⁾

A. Developer Contribution Items

1. Water

\$ 8,287,395

2. Wastewater	7,292,697
3. Drainage	7,666,430
4. Erosion Control & Earthwork	1,623,096
5. Contingencies (Item Nos. 1 - 4)	2,486,962
6. Engineering (Item Nos. 1 - 4)	<u>2,486,962</u>
Total Developer Contribution Items	\$ 29,843,542
B. District Items	
1. Offsite Water Improvements	\$ 177,064
2. Wastewater Treatment Plant & Lift Station	4,211,599
3. Land Costs	200,000
4. Contingencies (Item Nos. 1 and 2)	438,866
5. Engineering (Items 1 and 2)	<u>438,866</u>
Total District Items	\$ 5,466,395
TOTAL CONSTRUCTION COSTS (76.10% of Bond Issue Requirement)	\$ 35,309,937

NONCONSTRUCTION COSTS

A. Legal Fees	\$ 1,160,000
B. Fiscal Agent Fees	928,000
C. Interest	
1. Capitalized Interest (24 months @ 4%)	3,712,000
2. Developer Interest	2,824,795
D. Bond Discount (3%)	1,392,000
E. Creation Costs	125,000
F. Operating Expenses	125,000
G. Bond Issuance Expenses	295,868
H. Bond Application Report Costs	365,000
I. Attorney General Fee (0.10%)	46,400
J. TCEQ Bond Issuance Fee (0.25%)	<u>116,000</u>

TOTAL NONCONSTRUCTION COSTS \$ 11,090,063

TOTAL BOND ISSUE REQUIREMENT \$ 46,400,000

Notes: (1) Assumes 100% funding of anticipated developer contribution items, where applicable.

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.

ROADS

<u>CONSTRUCTION COSTS</u>	District's <u>Share⁽¹⁾</u>
A. Roads	\$ 10,846,315
B. Contingencies (Item A)	1,084,632

C. Engineering (Item A)	1,084,632
D. Land Costs for ROW	420,000

TOTAL CONSTRUCTION COSTS (76.99% of Bond Issue Requirement) \$ 13,435,579

NONCONSTRUCTION COSTS

A. Legal Fees	\$ 436,250
B. Fiscal Agent Fees	349,000
C. Interest	
1. Capitalized Interest (24 months @ 4%)	1,396,000
2. Developer Interest	1,074,846
D. Bond Discount (3%)	523,500
E. Bond Issuance Expenses	117,375
F. Bond Application Report Costs	100,000
G. Attorney General Fee (0.10%)	<u>17,450</u>

TOTAL NONCONSTRUCTION COSTS \$ 4,014,421

TOTAL BOND ISSUE REQUIREMENT \$ 17,450,000

Note: (1) Assumes 100% funding of anticipated developer contribution items, where applicable.

A preliminary layout of roads proposed for funding has been provided, and they appear to benefit the District and the land included within the District. Eligibility of costs may be subject to TCEQ review to 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>Development</u>	<u>Acres</u>	<u>ESFCs</u>
Single-Family Residential	219.44	1,411
Floodplain	98.57	0
Open	48.60	0
Space/Detention/Easements	69.54	0
Right of Way	2.55	0
WWTP/Lift Station	<u>2.55</u>	<u>0</u>
Totals	438.70	1,411

Market Study

A market study, prepared by Residential Strategies Inc. (RSI), dated December 2022 has been submitted in support of the creation of the proposed District. The market study

indicates that the proposed District is located in an area of undeveloped land and residential development. The study indicates single-family homes within the study's subject community are expected to be absorbed at a rate of approximately 91 to 166 homes per year during the first five years of District construction. Build-out of the proposed District is anticipated to be ten years.

Project Financing

The estimated total assessed valuation of land in the proposed District at completion is as follows:

<u>Development Type</u>	<u>No. of Units</u>	<u>Average Unit Value</u>	<u>Total Value at Build Out</u>
Single-Family Homes	1,411	\$297,500	\$419,772,500
TOTAL ASSESSED VALUATION			\$419,772,500

Considering an estimated bond issue requirement of \$63,850,000 (\$46,400,000 utilities and \$17,450,000 roads), 100% District financing, a coupon bond interest rate of 4%, a 28-year bond life, and assuming a 98% collection rate, and an ultimate assessed valuation (AV) of \$419,772,500, a tax rate of approximately \$0.9315 per \$100 AV (\$0.6769 for utilities and \$0.2546 for roads) would be necessary to meet the annual debt service requirement.

The total year 2022 overlapping tax rates on land within the proposed District are shown in the following tables:

<u>Taxing Jurisdiction (Johnson County)</u>	<u>Tax Rates</u>
Proposed District Debt Service	\$0.981500
Johnson County	0.368455
Venus ISD	1.366100
Hill College VES	0.039827
Johnson County Lateral Road	0.046545
<u>Johnson County ESD #1</u>	<u>0.060000</u>
Total tax per \$100 AV	\$2.862427

<u>Taxing Jurisdiction (Ellis County)</u>	<u>Tax Rates</u>
Proposed District Debt Service	\$0.981500
Ellis County	0.273001
Maypearl ISD	1.154299
Ellis County Lateral Road	0.022866
<u>Ellis County ESD #1</u>	<u>0.072465</u>
Total tax per \$100 AV	\$2.504131

Based on the proposed District tax rate and the year 2022 overlapping tax rate on land within the proposed District, the project is considered economically feasible.

Water and Wastewater Rates

According to information provided, the following single-family water and wastewater rates are anticipated:

Water:	Residential	
	\$22.84	Monthly Base Fee
Wastewater:	Residential	
	\$4.00 per 1,000 gallons	1,000 to 5,000 gallons
	\$4.60 per thousand gallons	5,001 to 10,000 gallons
	\$5.40 per thousand gallons	10,001 to 20,000 gallons
	\$6.00 per thousand gallons	20,001 to 30,000 gallons
	\$7.60 per thousand gallons	30,001 to 40,000 gallons
	\$8.40 per thousand gallons	40,001 to 50,000 gallons
	\$10.60 per thousand gallons	50,000+ gallons

Based on the above rates, the estimated monthly fee for 10,000 gallons of water use would be \$65.84 for residential customers.

Comparative Water District Tax Rates

A combined tax rate of \$0.9315 per \$100 assessed valuation for the proposed District is considered reasonable and acceptable for this type of development, according to the Preliminary Engineering Report. Based on the requirements of 30 TAC Section 293.59, this project is considered economically feasible.

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, would be a benefit to the land within the proposed District, and would be 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 and road facilities; a combined projected tax rate of \$0.9315 per \$100 AV; the proposed District obtaining a 4% bond coupon interest rate; and other supporting data, the proposed District is considered feasible under the feasibility limits prescribed by 30 TAC Section 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATIONS

1. Grant the petition for creation of Brahman Ranch Municipal Utility District of Ellis County and Johnson County.
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 requirements imposed by the TCEQ and the general laws of the State of Texas 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 to serve as temporary directors until permanent directors are elected and qualified:

Abraham Achar
Chigbo Ekwueme

David Moore
Kayla Caldwell

Madeleine Mitchell

H. ADDITIONAL INFORMATION

The petitioner's professional representatives are:

Attorney:	Mr. Ross Martin – Winstead PC
Engineer:	Mr. Ken Heroy, P.E. – Jones-Heroy & Associates, Inc.
Market Analyst:	Ms. Cassie Gibson – Residential Strategies, Inc.

AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Abraham Achar, who expressed a desire to be appointed a Director of the Brahman Ranch Municipal Utility District (hereinafter the "District") and who on oath did state:

1. I am at least eighteen (18) years of age, a resident of the State of Texas, and own land subject to taxation within the District. I am a resident of Collin County, being a county in the same metropolitan statistical area in which the District is located.

2. I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary Directors of the District, or to the attorney, engineer or manager of the District, or other person providing professional services to the District.

4. I am not an employee of any developer of property within the District or any other Director, or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6. 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.

7. I am not a party to a contract with or along with the District (except, possibly for the purchase of public services furnished by the District to the public generally) or a contract with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a Director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

9. I am generally familiar with the responsibilities of a Director of a municipal utility 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 will be a public agency, that by law notice of its meetings must be posted, and that, subject to certain exceptions, its meetings must be open to the public and its records must be 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 and I will fully cooperate with said Commission.

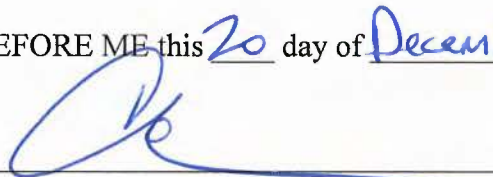
12. I am not presently an officer, director or official of the State of Texas or any other district, city, county or school district or political subdivision of this State.

13. 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 or 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.



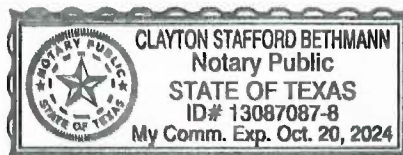
Abraham Achar

SWORN TO AND SUBSCRIBED BEFORE ME this 20 day of December, 2022.



Notary Public in and for
The State of Texas

(NOTARY SEAL)



AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Chigbo Ekwueme, who expressed a desire to be appointed a Director of the Brahman Ranch Municipal Utility District (hereinafter the "District") and who on oath did state:

1. I am at least eighteen (18) years of age, a resident of the State of Texas, and own land subject to taxation within the District. I am a resident of Dallas County, being a county adjacent to the county in which the District is located.

2. I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary Directors of the District, or to the attorney, engineer or manager of the District, or other person providing professional services to the District.

4. I am not an employee of any developer of property within the District or any other Director, or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6. 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.

7. I am not a party to a contract with or along with the District (except, possibly for the purchase of public services furnished by the District to the public generally) or a contract with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a Director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

9. I am generally familiar with the responsibilities of a Director of a municipal utility 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 will be a public agency, that by law notice of its meetings must be posted, and that, subject to certain exceptions, its meetings must be open to the public and its records must be 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 and I will fully cooperate with said Commission.

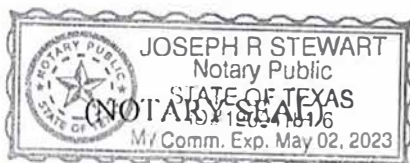
12. I am not presently an officer, director or official of the State of Texas or any other district, city, county or school district or political subdivision of this State.

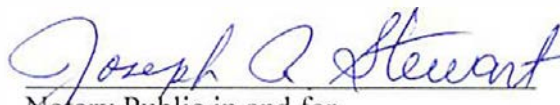
13. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly or 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.



Chigbo Ekwueme

SWORN TO AND SUBSCRIBED BEFORE ME this 7 day of January, 2023





Notary Public in and for
The State of Texas

**1.000 ACRE MUNICIPAL UTILITY DISTRICT
DIRECTOR'S LOT**

METES AND BOUNDS DESCRIPTION

BEING a 1.000 Acre (43,560 Sq. Ft.) tract of land situated in the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, being portion of that called 226.5 acres tract of land conveyed to Miskimon Management III, L.L.C. by deed of record in Document No. 2127938, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch Iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract from which a 1/2-inch iron rod found marking the northwest corner of that called 10.020 acres tract conveyed to Philip Brewer and Shelley Brewer of record in Volume 1794, Page 51, D.R.E.C.T., bears South 78°17'36" West, 151.60 feet;

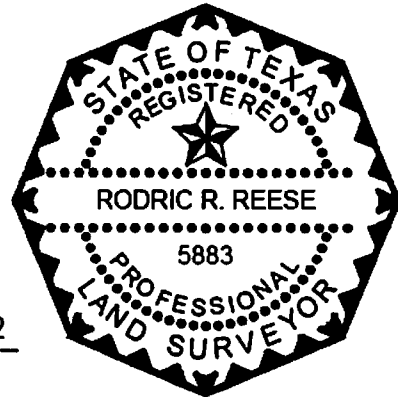
THENCE, North 04°07'32" West, 195.55 feet to a 1/2-inch Iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;

THENCE, North 85°52'28" East, 222.75 feet to a 1/2-inch Iron rod with cap stamped "APEX LAND SURVEYING" set marking the northeast corner of the herein described tract, from which a 1/2-inch Iron rod found marking the northeast corner of the aforementioned called 10.020 acres tract bears South 63°13'41" East, 419.76 feet;

THENCE, South 04°07'32" East, 195.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of the herein described tract,

THENCE, South 85°52'28" West, 222.75 feet to the **POINT OF BEGINNING** and **CONTAINING** 1.000 Acre (43,560 Sq. Ft.) of land.

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.



Rodric R. Reese 11/03/2022
Rodric R. Reese, R.P.L.S. No. 5883 Date

AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared David Moore, who expressed a desire to be appointed a Director of the Brahman Ranch Municipal Utility District (hereinafter the "District") and who on oath did state:

1. I am at least eighteen (18) years of age, a resident of the State of Texas, and own land subject to taxation within the District. I am a resident of Tarrant County, being a county adjacent to the county in which the District is located.

2. I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary Directors of the District, or to the attorney, engineer or manager of the District, or other person providing professional services to the District.

4. I am not an employee of any developer of property within the District or any other Director, or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6. 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.

7. I am not a party to a contract with or along with the District (except, possibly for the purchase of public services furnished by the District to the public generally) or a contract with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a Director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

9. I am generally familiar with the responsibilities of a Director of a municipal utility 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 will be a public agency, that by law notice of its meetings must be posted, and that, subject to certain exceptions, its meetings must be open to the public and its records must be available for inspection by the public at all reasonable times.

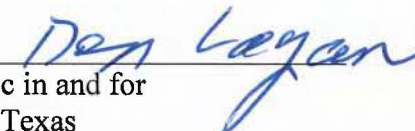
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality and I will fully cooperate with said Commission.

12. I am not presently an officer, director or official of the State of Texas or any other district, city, county or school district or political subdivision of this State.

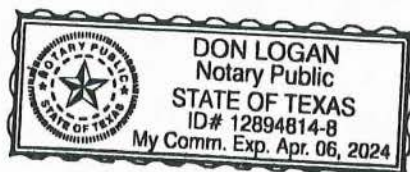
13. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly or 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.


David Moore

SWORN TO AND SUBSCRIBED BEFORE ME this 9 day of Dec, 2022.


Notary Public in and for
The State of Texas

(NOTARY SEAL)



**1.000 ACRE MUNICIPAL UTILITY DISTRICT
DIRECTOR'S LOT**

METES AND BOUNDS DESCRIPTION

BEING a 1.000 Acre (43,560 Sq. Ft.) tract of land situated in the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, being portion of that called 226.5 acres tract of land conveyed to Miskimon Management III, L.L.C. by deed of record in Document No. 2127938, Deed Records, Ellis County, Texas (D.R.E.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract from which a 1/2-inch iron rod found marking the northwest corner of that called 10.020 acres tract conveyed to Philip Brewer and Shelley Brewer of record in Volume 1794, Page 51, D.R.E.C.T., bears South 78°17'36" West, 151.60 feet;

THENCE, North 04°07'32" West, 195.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;

THENCE, North 85°52'28" East, 222.75 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northeast corner of the herein described tract, from which a 1/2-inch iron rod found marking the northeast corner of the aforementioned called 10.020 acres tract bears South 63°13'41" East, 419.76 feet;

THENCE, South 04°07'32" East, 195.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of the herein described tract,

THENCE, South 85°52'28" West, 222.75 feet to the **POINT OF BEGINNING** and **CONTAINING** 1.000 Acre (43,560 Sq. Ft.) of land.

I, Rodric R. Reese, Registered Professional Land Surveyor No. 5883, do hereby certify that the map shown hereon was prepared under my direct supervision from a survey made on the ground, and that such map is an accurate representation of the subject property.

Rodric R. Reese 11/03/2022
Rodric R. Reese, R.P.L.S. No. 5883 Date



AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS

§

§

COUNTY OF ELLIS

§

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Kayla Caldwell, who expressed a desire to be appointed a Director of the Brahman Ranch Municipal Utility District (hereinafter the "District") and who on oath did state:

1. I am at least eighteen (18) years of age, a resident of the State of Texas, and own land subject to taxation within the District. I am a resident of Tarrant County, being a county adjacent to the county in which the District is located.

2. I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary Directors of the District, or to the attorney, engineer or manager of the District, or other person providing professional services to the District.

4. I am not an employee of any developer of property within the District or any other Director, or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6. 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.

7. I am not a party to a contract with or along with the District (except, possibly for the purchase of public services furnished by the District to the public generally) or a contract with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a Director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

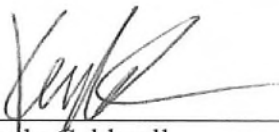
9. I am generally familiar with the responsibilities of a Director of a municipal utility district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers and residents of the District.

10. I am aware that the District will be a public agency, that by law notice of its meetings must be posted, and that, subject to certain exceptions, its meetings must be open to the public and its records must be 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 and I will fully cooperate with said Commission.

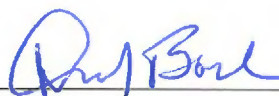
12. I am not presently an officer, director or official of the State of Texas or any other district, city, county or school district or political subdivision of this State.

13. 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 or 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.



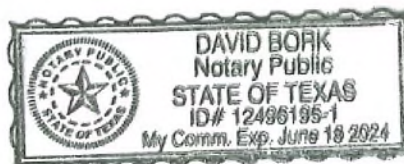
Kayla Caldwell

SWORN TO AND SUBSCRIBED BEFORE ME this 19 day of December, 2022.



Notary Public in and for
The State of Texas

(NOTARY SEAL)



AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Madeleine Mitchell, who expressed a desire to be appointed a Director of the Brahman Ranch Municipal Utility District (hereinafter the "District") and who on oath did state:

1. I am at least eighteen (18) years of age, a resident of the State of Texas, and own land subject to taxation within the District. I am a resident of Tarrant County, being a county adjacent to the county in which the District is located.

2. I am not now and have no present plans to be a developer of property in the District as defined in Section 49.052(d), Texas Water Code, as amended (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, alleys or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto).

3. I am not, to the best of my knowledge, related within the third degree of affinity (marriage) or consanguinity (blood) to a developer of property within the District, or to any of the other temporary Directors of the District, or to the attorney, engineer or manager of the District, or other person providing professional services to the District.

4. I am not an employee of any developer of property within the District or any other Director, or any attorney, engineer or manager of the District, or other person providing professional services to the District or a developer of property in the District in connection with the District or property located in the District.

5. I am not serving as an attorney, consultant, engineer, manager, architect, or in some other professional capacity for the District or a developer of property within the District.

6. 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.

7. I am not a party to a contract with or along with the District (except, possibly for the purchase of public services furnished by the District to the public generally) or a contract with or along with a developer of property in the District relating to the District or property within the District (except, possibly, a contract limited solely to the purpose of purchasing or conveying real property in the District for the purpose of qualifying as a Director).

8. I do not, at the present time, plan to live in the District. I do plan to retain ownership of my land in the District for the indefinite future, but I anticipate that I will eventually offer it for resale.

9. I am generally familiar with the responsibilities of a Director of a municipal utility 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 will be a public agency, that by law notice of its meetings must be posted, and that, subject to certain exceptions, its meetings must be open to the public and its records must be available for inspection by the public at all reasonable times.

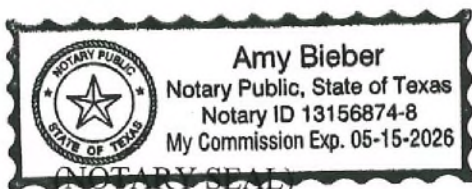
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality and I will fully cooperate with said Commission.

12. I am not presently an officer, director or official of the State of Texas or any other district, city, county or school district or political subdivision of this State.

13. 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 or 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.

M. Mitchell
Madeleine Mitchell

SWORN TO AND SUBSCRIBED BEFORE ME this 19th day of December, 2022.



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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-02212023-061

PETITION. Miskimon Management III, LLC and Buffalo Hills Development, LLC (Petitioners) filed a petition for creation of Brahman Ranch Municipal Utility District of Ellis County and Johnson County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, Section 59 of the Constitution of the State of Texas; Chapters 49 and 54 of the Texas Water Code; 30 Texas Administrative Code Chapter 293; and the procedural rules of the TCEQ.

The petition states that: (1) the Petitioners hold title to a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Galilee Partners, LP, on the property to be included in the proposed District and the aforementioned entity has consented to the creation of the district; (3) the proposed District will contain approximately 438.7 acres of land, more or less, located within Ellis and Johnson Counties, Texas; and (4) all of the land to be included within the proposed District is within the extraterritorial jurisdictions of the City of Venus (Venus) and the City of Midlothian (Midlothian).

The territory to be included in the proposed District is depicted in the vicinity map designated as Exhibit "A", attached to this document.

The petition further states that the proposed District will construct, purchase, acquire, maintain, own and operate water, wastewater, drainage, road and park and recreational facilities within the proposed District. It further states that the planned residential and commercial development of the area and the present and future inhabitants of the area will be benefited by the above-referenced work, which will promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioners, from the information available at this time, that the cost of said project will be approximately \$63,850,000 (including \$46,400,000 for water, wastewater, and drainage plus \$17,450,000 for road improvements).

In accordance with Local Government Code § 42.042 and Texas Water Code § 54.016, a petition was submitted to both the City of Venus and the City of Midlothian (Cities), requesting the Cities' consent to the creation of the District. After more than 90 days passed without receiving consent from either City, a petition was submitted to both Cities 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 Petitioners and the Cities have not executed mutually agreeable contracts for service. Pursuant to Texas Water Code § 54.016(d), failure to execute such an agreement constitutes authorization for the Petitioners to proceed to the TCEQ for inclusion of the land into the District.

CONTESTED CASE HEARING. 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.

To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not common to the general public; and (5) the location of your property relative to the proposed District's boundaries. You may also submit your proposed adjustments to the petition which would satisfy your concerns. Requests for a contested case hearing must be submitted in writing to the Office of the Chief Clerk at the address provided in the information section below.

The Executive Director may approve the petition unless a written request for a contested case hearing is filed within 30 days after the newspaper publication of this notice. If a hearing request is filed, the Executive Director will not approve the petition and will forward the petition and hearing request to the TCEQ Commissioners for their consideration at a scheduled Commission meeting. If a contested case hearing is held, it will be a legal proceeding similar to a civil trial in state district court.

INFORMATION. Written hearing requests should be submitted to the Office of the Chief Clerk, MC 105, TCEQ, P.O. Box 13087, Austin, TX 78711-3087. For information concerning the hearing process, please contact the Public Interest Counsel, MC 103, at the same address. General information regarding TCEQ can be found at our web site <http://www.tceq.texas.gov/>.

Issued: April 12, 2023

**PETITION FOR THE CREATION OF
BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT**

THE STATE OF TEXAS §
 §
COUNTIES OF ELLIS AND JOHNSON §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned petitioner, (herein the "Petitioner", whether one or more), being a majority of the landowners who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of said area described by metes and bounds in Exhibit "A" attached hereto (the "Land"), respectfully petitions the Texas Commission on Environmental Quality ("TCEQ") for the creation of a municipal utility district in Ellis County, Texas and Johnson County, Texas, pursuant to the provisions of Texas Local Government code Sec. 42.042 and Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

The name of the proposed district shall be "Brahman Ranch Municipal Utility District of Ellis County and Johnson County" (the "**District**"). There is no other conservation or reclamation district in Ellis County, Texas or Johnson 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, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 438.7 acres of land, situated within Ellis County, Texas and Johnson County, Texas, described by metes and bounds in Exhibit A, which is attached hereto and made a part hereof for all purposes.

IV.

On April 19, 2022, Petitioner served the Petition for Consent to Include Land in Brahman Ranch Municipal Utility District (the "**Petition for Consent**") onto the City Secretary for the City of Venus. A copy of the Petition for Consent is attached hereto as **Exhibit B**. The Petitioner has not received any response from the City related to the Petition for Consent.

On April 19, 2022, Petitioner served the Petition for Consent to Include Land in Brahman Ranch Municipal Utility District (the "**Petition for Consent**") onto the City Secretary for the City of Midlothian. A copy of the Petition for Consent is attached hereto as **Exhibit C**. The Petitioner has not received any response from the City related to the Petition for Consent.

V.

On July 4, 2022, Petitioner posted the Notice of Petition to City of Venus in three places convenient to the public within the boundaries of the Land sought to be added to the District. The affidavit of posting of the Notice of the Petition (the "**Affidavit of Posting**") is attached hereto as **Exhibit D**.

On July 7, 2022, the Petitioner published Notice of Petition to City of Venus, Texas for Water and Sanitary Sewer Service (the "**Notice of Petition**") in the Cleburne Times Review, a newspaper of general circulation within and around the District. The affidavit of publication of the Notice of Petition (the "**Affidavit of Publication**") and the Notice of Petition are attached hereto as **Exhibit E**.

On July 4, 2022, Petitioner posted the Notice of Petition to the City of Midlothian in three places convenient to the public within the boundaries of the Land sought to be added to the District. The affidavit of posting of the Notice of the Petition (the "**Affidavit of Posting**") is attached hereto as **Exhibit F**.

On July 7, 2022, the Petitioner published Notice of Petition to City of Midlothian, Texas for Water and Sanitary Sewer Service (the "**Notice of Petition**") in the Cleburne Times Review, a newspaper of general circulation within and around the District. The affidavit of publication of the Notice of Petition (the "**Affidavit of Publication**") and the Notice of Petition are attached hereto as **Exhibit G**.

VI.

On August 1, 2022, Petitioner petitioned the City of Venus to provide water and sanitary sewer services to the Land in accordance with 42.042(b) of the Texas Local Government Code. Such petition is attached hereto as **Exhibit H**. The City has not contractually agreed to provide water and wastewater service to the Land, nor have they engaged Petitioner in negotiations to do so, and now more than 120 days have passed since Petitioner submitted its Petition for Water and Sewer Service to the City. The City

has not consented to the creation of the District and has failed to execute a contract for service to the Land within the time limits prescribed by Section 42.042, Texas Local Government Code.

On August 1, 2022, Petitioner petitioned the City of Midlothian to provide water and sanitary sewer services to the Land in accordance with 42.042(b) of the Texas Local Government Code. Such petition is attached hereto as Exhibit I. The City has not contractually agreed to provide water and wastewater service to the Land, nor have they engaged Petitioner in negotiations to do so, and now more than 120 days have passed since Petitioner submitted its Petition for Water and Sewer Service to the City. The City has not consented to the creation of the District and has failed to execute a contract for service to the Land within the time limits prescribed by Section 42.042, Texas Local Government Code.

VII.

Petitioner is the record owner of the described land, as evidenced by the execution of this Petition. Petitioner represents that there is one lienholder, Galilee Partners, L.P.

VIII.

The District shall be created for all of the purposes set forth in Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law.

IX.

The general nature of the work proposed to be done by the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

X.

There is a necessity for the improvements described above for the following reasons: The area of the District is urban in nature and is in close proximity to populous and developed sections of Ellis County and Johnson County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer

facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid thereof, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

XI.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, storm sewer and roadway system can be constructed at a reasonable cost, currently estimated at \$63,850,000, with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code, as the District does not currently propose to connect to the City's water or sewer system or propose to contract with a regional water and wastewater facilities provider serving the area within the District, as of the date this Petition is filed.

XII.

The following named persons are (i) all over eighteen (18) years of age, (ii) resident citizens of the State of Texas, (iii) reside in Ellis County or Johnson County or a county in the same metropolitan statistical area as Ellis County or Johnson County, (iv) owners of land subject to taxation within the District, and (v) are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Chigbo Ekwueme
2. David Moore
3. Madeleine Mitchell
4. Kayla Caldwell
5. Abraham Achar

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal utility district be organized; that the five (5) persons named herein be appointed to serve as temporary directors 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.

[SIGNATURE PAGE FOLLOWS]

RESPECTFULLY SUBMITTED as of the date sworn, below.

PETITIONERS:

MISKIMON MANAGEMENT III, LLC,
a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member
Approx. acreage owned: 226.5 acres

STATE OF OKLAHOMA

§

COUNTY OF ATOKA

§

§

Before me on this day personally appeared Rick Miskimon, Managing Member of Miskimon Management III, 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, and in the capacity therein stated.

Given under my hand and seal of office this 7th of February, 2023.



Lauren Burnett
Notary Public, State of Oklahoma

expires: 4/9/2024

BUFFALO HILLS DEVELOPMENT, LLC

a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member
Approximate acreage owned: 212.2 acres

STATE OF OKLAHOMA

§
§
§

COUNTY OF ATOKA

Before me on this day personally appeared Rick Miskimon, Managing Member of Buffalo Hills Development 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, and in the capacity therein stated.

Given under my hand and seal of office this 7th of February 2023.



Lauren Burnett
Notary Public, State of Oklahoma

Expires: 4/9/2024

EXHIBIT "A"
Legal Description

Exhibit A
Property Description
METES AND BOUND DESCRIPTION

Being a 438.7 acres (18,110.744 Square Feet) tract of land situated in the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, being that called 111,429 acres tract of land conveyed to Galilee Partners, L.P., recorded in Volume 2180, Page 281, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and that called 115,194 acres tract of land conveyed to Galileo Partners, L.P., recorded in Volume 2107, Page 1812, D.R.E.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, and that called 49.93 acres tract of land conveyed to EZ-L Cattle and Land LLC, recorded in Document number 1819889, Deed Records, Johnson County, Texas, D.R.J.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, Johnson County, Texas, being a portion out of that called 853.25 Acres conveyed to Harper Cattle, L.L.C., of record in Volume 1541, Page 941, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right of way (R.O.W.) line of F.M. Highway 157 (R.O.W. varies) and marking the northeast corner of that tract conveyed to Galilee Partners, L.P., of record in Volume 2107, Page 1812, D.R.E.C.T., from which an 1/2-inch iron rod found bears North 30° 18' 12" West, 356.20 feet;

THENCE, South 30° 24' 33" East, 1,304.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of this tract;

THENCE, South 59° 06' 36" West, 2,845.41 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 5.90 acres tract conveyed to Limpus Tambo, recorded in Volume 2244, Page 273, Official Public Records Ellis County, Texas (O.P.R.E.C.T.);

THENCE, South 30° 25' 37" East, 1,697.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of that called 20.04 acres tract conveyed to Limpus Tambo, recorded in Volume 2244, Page 273, O.P.R.E.C.T.;

THENCE, South 60° 12' 31" West, 22.19 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 61° 44' 33" West, 101.84 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 60° 01' 48" West, 1,001.52 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 65° 17' 07" West, 49.16 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 02° 21' 34" West, 629.72 feet to a 1/2-inch iron rod found marking the northeast corner of that called 10.020 acres conveyed to Philip Brewer and Shelley Brewer recorded in Volume 1794, Page 51, D.R.E.C.T.;

THENCE, South 86° 01' 43" West, 733.04 feet to a 1/2-inch iron rod found for the northwest corner of that said called 10.020 acres;

THENCE, South 07° 35' 09" East, 322.90 feet to a 3/8-inch iron rod found for the northeast corner of that called 5.527 acres conveyed to Robert John Slottemire recorded in Volume 1352, Page 21, D.R.E.C.T.;

THENCE, South 83° 24' 58" West, 481.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at a corner;

THENCE, South 08° 30' 22" East, 597.81 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northeast corner of called 1.161 acres tract conveyed to William G Roesler and Wife, Michaelyn Roesler recorded in Volume 873, Page 534 D.R.E.C.T.;

THENCE, South 55° 45' 48" West, 198.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northwest corner of that said called 1.161 acres tract;

THENCE, South 52° 33' 36" 12" East, 238.59 feet to a rebar found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 58° 48' 45" West, 48.28 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 59°46'12" West, 1,007.90 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 82°35'16" West, 99.18 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 30°28'10" West, 1,434.15 feet to a 1/2-inch iron rod found marking the northwest corner of that said called 40.93 acres tract;

THENCE, South 59°51'37" West, 788.51 feet to a 1/2-inch iron rod found marking the northwest corner of called 9.50 acres tract conveyed to Arturo Figueroa recorded in Volume 2257, Page 1265, D.R.E.C.T.;

THENCE, North 00°36'23" East, 2,307.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 44°19'27" East, 79.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 206.03 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 42.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 140.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 750.00 feet with the south line of that said called 113.0 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of said 113.0 acres;

THENCE, North 30°40'46" West, 1,570.60 feet with the east line of that said called 113.0 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of this tract;

THENCE, North 59°59'42" East, 2,150.48 feet with the south line of that called 67.08 acres conveyed to Herbert Miner recorded in Volume 706, Page 44, D.R.L.C.T., and the south line of that called 90.24 acres conveyed to Aaron A. Gutierrez of record in instrument No. 1727413, D.R.E.C.T. to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the Missouri Pacific Railroad (Said Claim Deed called 7.26 acres tract as referenced in that called 302.23 acres Plat surveyed by Doug Connolly, R.P.L.S. No. 3935, dated 1/18/1999);

THENCE, North 59°58'53" East, 76.72 feet with the north line of that said called 7.26 acres and the south line of said called 90.24 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 35.90 acres conveyed to Derrile D. Mc Lemore and wife Deborah Mc Lemore of record in Volume 817, Page 176, D.R.E.C.T. and marking the southeasterly most northeast corner of the herein described;

THENCE, South 14°28'45" East, 1,041.09 feet with the east line of that said called 7.26 Acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;

THENCE, 816.86 feet with said curve to the right, having a radius of 5,720.05 feet, a central angle of 00°10'06" and a chord bearing South 10°18'02" East, 816.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve and a corner of west line of that called 24.09 Acres conveyed to Lee James of record in Volume 945, Page 669, D.R.E.C.T.;

THENCE, South 09°13'33" East, 722.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said called 24.09 acres and the northwest corner of that called 111.429 acres conveyed to GoWee Partners, L.P. of record in Volume 2160, Page 261, D.R.E.C.T.;

THENCE, North 84°35'29" East, 503.85 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°30'53" East, 382.04 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°25'23" East, 1,184.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the southeast corner of that said called 24.09 acres tract;

THENCE, North 28°28'01" West, 1,152.33 feet with the west line of said 111.429 to a 1/2-inch iron rod found marking the northeast corner of that said called 35.90 acres tract;

THENCE, North 01°38'56" East, 1,558.57 feet with the north boundary line of that said called 111.429 acres tract, to a 1/2-inch iron rod found at the northwest corner of that called 1.492 acres conveyed to Ernesto R. Chapa of record in Volume 515, Page 656, D.R.E.C.T.;

THENCE, South 29°10'51" East, 352.57 feet to a 1/2-inch iron rod found marking the southwest corner of said 1.492 acres tract;

THENCE, North 00°58'27" East, 271.89 feet with the south line of said called 1.492 acres tract to the POINT OF BEGINNING and CONTAINING 438.7 acres (19,110,744 Square Feet) of land.

EXHIBIT "B"
Petition for Consent filed with City of Venus

AFFIDAVIT OF DELIVERY

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES MODKINS who, after being by me first duly sworn, deposed as follows:

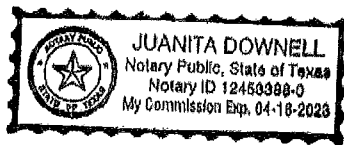
1. My name is James Modkins. I am over twenty-one (21) years of age, of sound mind and competent to attest to the matter stated herein. I have personal knowledge of the facts stated herein and based upon such personal knowledge each matter stated herein is true and correct.
2. I am an employee/messenger for Special Delivery.
3. On April 19, 2022 at 1:15 p.m. I delivered one (1) Petition for Consent to Include Land in a Municipal Utility District to City Secretary of Venus, Texas.
4. The above-referenced document was accepted by M. Gonzales of the Venus City Secretary's Office.

FURTHER AFFIANT SAYETH NOT.

By: _____

James Modkins
James Modkins
Special Delivery

SUBSCRIBED AND SWORN TO BEFORE ME, on this 5th day of December, 2022, by the said James Modkins, to certify which witness my hand and seal of office.



Juanita Downell

Notary Public, State of Texas

PETITION FOR CONSENT TO INCLUDE LAND
IN A MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

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

We, the undersigned landowners (the Petitioners) of the territory hereinafter described by metes and bounds, being all of the landowners of said territory, respectively petition your Honorable Body for consent to and support of the creation of a municipal utility district (hereinafter defined) by the Texas Commission on Environmental Quality, and would respectfully show the following:

I.

The name of the proposed district shall be BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT, or such other name as is approved by the Texas Commission on Environmental Quality (the "District").

II.

The District shall be created under the terms and provisions of Article XVI, Section 59, and Chapters 49 and 54, Texas Water Code, as amended, and include or seek to assume roadway powers under Article III, Section 52 of the Constitution of Texas, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 438.7 acres of land, situated within Ellis County, Texas, described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes (the "Property"). The Property is located partially within the extraterritorial jurisdiction of the City of Venus, Texas and partially within the extraterritorial jurisdiction of the City of Midlothian, Texas.

IV.

The undersigned constitute the current sole landowners of the property to be included within the District. The Petitioners represent that there are no holders of liens against the Property other than those who have consented to this Petition by their signature below.

V.

The District shall be created for all of the purposes set forth in Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended.

VI.

The District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended.

VII.

The general nature of the work to be done by and within the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; the construction, maintenance and operation of parks and recreational land and facilities; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

VIII.

There is a necessity for the improvements described above for the following reasons: The area of the District is urban in nature and is in close proximity to populous and developed sections of Ellis County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and adequate roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid thereof, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

IX.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, and roadway system can be constructed at a reasonable cost, currently estimated at \$165,000,000, with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code, as the District does not currently propose to connect to the City's water or sewer system or propose to contract with a regional water and wastewater provider to which the City has made a capital contribution for the water and wastewater facilities serving the area within the District, as of the date this Petition is filed.

X.

Petitioners request consent, permission, and support for the inclusion of the Property in a municipal utility district operating pursuant to Article XVI, Section 59, Texas Constitution, created by the Texas Commission on Environmental Quality, and consent for the District to acquire roadway powers pursuant to Article III, Section 52, Texas Constitution.

WHEREFORE, the undersigned respectfully pray that this petition be in all things granted, and that the City give its written consent to the inclusion of the aforesaid lands in the District, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of organizing the District.

[Signature Page Follows]

RESPECTFULLY SUBMITTED the 5th day of April, 2022.

PETITIONERS:

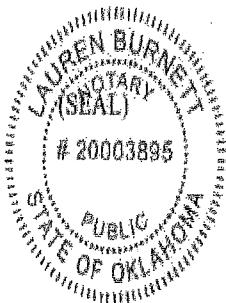
MISKIMON MANAGEMENT III, LLC,
a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Miskimon Management III, 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, and in the capacity therein stated.

Given under my hand and seal of office this 5th of April, 2022.



Lauren Burnett
Notary Public, State of Oklahoma

exp: 4/9/2024

BUFFALO HILLS DEVELOPMENT, LLC

a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member

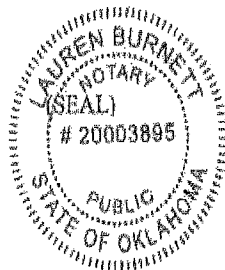
STATE OF OKLAHOMA

§
§
§

COUNTY OF ATOKA

Before me on this day personally appeared Rick Miskimon, Managing Member of Buffalo Hills Development 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, and in the capacity therein stated.

Given under my hand and seal of office this 5th of April, 2022.



Lauren Burnett
Notary Public, State of Oklahoma
Exp: 4/9/2024

Lienholder Consent

STATE OF TEXAS

COUNTY OF ELLIS

The undersigned being the holder of a lien on all or a portion of the land as described in the Petition for Consent to Include Land in a Municipal Utility District (the "Petition") and to which this certificate is attached, hereby consents to the Petition.

LIENHOLDER:

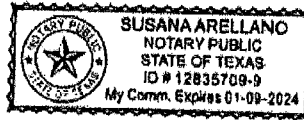
Galilee Partners, L.P.,
a Texas limited partnership

By: Tree Financial Services, Inc.
its General Partner

By: J. Scott Ezzell
J. Scott Ezzell, President

STATE OF TEXAS

COUNTY OF Young



This instrument was acknowledged before me on this the 5th day of April, 2022, by J. Scott Ezzell, acting his capacity as President of Tree Financial Services, Inc., as General Partner of Galilee Partners, L.P., a Texas limited partnership.

Exhibit "A"
Legal Description

METES AND BOUND DESCRIPTION

Being a 438.7 acres (10,110,744 Square Feet) tract of land situated in the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, being that called 111.428 acres tract of land conveyed to Gallien Partners, L.P. recorded in Volume 2180, Page 281, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and that called 115.194 acres tract of land conveyed to Gallien Partners, L.P. recorded in Volume 2107, Page 1612, D.R.E.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, and that called 49.93 acres tract of land conveyed to EZ-L Cattle and Land LLC, recorded in Document number 1519890, Deed Records, Johnson County, Texas, D.R.J.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, Johnson County, Texas, being a portion out of that called 853.26 Acres conveyed to Harper Cattle, L.L.C., of record in Volume 1641, Page 841, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right of way (R.O.W.) line of F.M. Highway 157 (R.O.W. varies) and marking the northeast corner of that tract conveyed to Gallien Partners, L.P., of record in Volume 2107, Page 1612, D.R.E.C.T., from which an 1/2-inch iron rod found bears North 30°19'12" West, 356.20 feet;

THENCE, South 30°24'03" East, 1,304.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of this tract;

THENCE, South 59°08'36" West, 2,645.41 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 9.90 acres tract conveyed to Limpus Tambo, recorded in Volume 2244, Page 273, Official Public Records Ellis County, Texas (O.P.R.E.C.T.);

THENCE, South 30°26'37" East, 1,597.60 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of that called 20.04 acres tract conveyed to Limpus Tambo, recorded in Volume 2244, Page 273, O.P.R.E.C.T.;

THENCE, South 60°12'31" West, 22.18 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 51°44'33" West, 101.84 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 60°01'48" West, 1,081.52 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 65°17'07" West, 49.18 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 02°21'54" West, 629.72 feet to a 1/2-inch iron rod found marking the northeast corner of that called 18.020 acres conveyed to Phillip Brewer and Shelley Brewer recorded in Volume 1784, Page 51, D.R.E.C.T.;

THENCE, South 88°01'43" West, 733.04 feet to a 1/2-inch iron rod found for the northwest corner of that said called 10.020 acres;

THENCE, South 07°35'09" East, 322.50 feet to a 3/8-inch iron rod found for the northeast corner of that called 6.527 acres conveyed to Robert John Shottland recorded in Volume 1352, Page 21, D.R.E.C.T.;

THENCE, South 83°24'58" West, 481.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at a corner;

THENCE, South 06°30'22" East, 597.81 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northeast corner of called 1,161 acres tract conveyed to William G Roessler and Wife, Michaelyn Roessler recorded in Volume 873, Page 634 D.R.E.C.T.;

THENCE, South 58°46'48" West, 196.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northwest corner of that said called 1,161 acres tract;

THENCE, South 82°36'12" East, 238.59 feet to a rebar found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 58°46'45" West, 48.28 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 69°46'12" West, 1,037.80 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 02°35'18" West, 89.18 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 30°20'10" West, 1,434.15 feet to a 1/2-inch iron rod found marking the northwest corner of that said called 40.03 acres tract;

THENCE, South 59°51'37" West, 788.81 feet to a 1/2-inch iron rod found marking the northwest corner of called 9.60 acres tract conveyed to Atero Piquero recorded in Volume 2287, Page 1265, D.R.E.C.T.;

THENCE, North 00°36'23" East, 2,307.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 44°19'27" East, 79.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°10'46" West, 205.03 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 42.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°18'46" West, 140.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 760.00 feet with the south line of that said called 113.0 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of said 113.0 acres;

THENCE, North 30°40'45" West, 1,670.80 feet with the east line of that said called 113.0 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of this tract;

THENCE, North 59°00'42" East, 2,150.40 feet with the south line of that called 97.08 acres conveyed to Herbert Manor recorded in Volume 706, Page 44, D.R.J.C.T., and the south line of that called 90.24 acres conveyed to Aaron A. Gutierrez of record in Instrument No. 1727413, D.R.E.C.T. to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the Missouri Pacific Railroad (Out Claim Deed called 7.26 acres tract as referenced in that called 302.23 acres Plat surveyed by Doug Connally, R.P.L.S. No. 3835, dated 1/18/1989);

THENCE, North 69°58'53" East, 78.72 feet with the north line of that said called 7.26 acres and the south line of said called 90.24 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 35.90 acres conveyed to Dennis D. Mc Lemore and wife Deborah Mc Lemore of record in Volume 817, Page 178, D.R.E.C.T. and marking the easterly most northeast corner of the herein described;

THENCE, South 14°28'45" East, 1,041.89 feet with the east line of that said called 7.26 Acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;

THENCE, 816.86 feet with said curve to the right, having a radius of 5,729.66 feet, a central angle of 06°10'06" and a chord bearing South 10°18'02" East, 816.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve and a corner of west line of that called 24.09 Acres conveyed to Lea James of record in Volume 945, Page 666, D.R.E.C.T.;

THENCE, South 06°51'33" East, 722.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said called 24.09 acres and the northwest corner of that called 111.429 acres conveyed to Galileo Partners, L.P. of record in Volume 2180, Page 261, D.R.E.C.T.;

THENCE, North 84°38'29" East, 503.06 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°30'53" East, 362.04 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°25'23" East, 1,184.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the southeast corner of that said called 24.09 acres tract;

THENCE, North 28°29'01" West, 1,152.33 feet with the west line of said 111.429 to a 1/2-inch iron rod found marking the northeast corner of that said called 35.00 acres tract;

THENCE, North 81°35'35" East, 1,558.57 feet with the north boundary line of that said called 111.429 acres tract, to a 1/2-inch iron rod found at the northwest corner of that called 1.492 acres conveyed to Ernesto R. Chapa of record in Volume 515, Page 896, D.R.E.C.T.;

THENCE, South 29°10'51" East, 352.57 feet to a 1/2-inch iron rod found marking the southwest corner of said 1.492 acres tract

THENCE, North 60°58'27" East, 271.88 feet with the south line of said called 1.492 acres tract to the POINT OF BEGINNING and CONTAINING 436.7 acres (19,110,744 Square Feet) of land.

EXHIBIT "C"
Petition for Consent filed with City of Midlothian

RECEIVED
City of Midlothian

PETITION FOR CONSENT TO INCLUDE LAND
IN A MUNICIPAL UTILITY DISTRICT

City of Midlothian
SPRINT

THE STATE OF TEXAS

§
§
§

COUNTY OF ELLIS

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

We, the undersigned landowners (the Petitioners) of the territory hereinafter described by metes and bounds, being all of the landowners of said territory, respectively petition your Honorable Body for consent to and support of the creation of a municipal utility district (hereinafter defined) by the Texas Commission on Environmental Quality, and would respectfully show the following:

I.

The name of the proposed district shall be BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT, or such other name as is approved by the Texas Commission on Environmental Quality (the "District").

II.

The District shall be created under the terms and provisions of Article XVI, Section 59, and Chapters 49 and 54, Texas Water Code, as amended, and include or seek to assume roadway powers under Article III, Section 52 of the Constitution of Texas, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 438.7 acres of land, situated within Ellis County, Texas, described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes (the "Property"). The Property is located partially within the extraterritorial jurisdiction of the City of Venus, Texas and partially within the extraterritorial jurisdiction of the City of Midlothian, Texas.

IV.

The undersigned constitute the current sole landowners of the property to be included within the District. The Petitioners represent that there are no holders of liens against the Property other than those who have consented to this Petition by their signature below.

V.

The District shall be created for all of the purposes set forth in Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended.

VI.

The District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended.

VII.

The general nature of the work to be done by and within the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; the construction, maintenance and operation of parks and recreational land and facilities; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

VIII.

There is a necessity for the improvements described above for the following reasons: The area of the District is urban in nature and is in close proximity to populous and developed sections of Ellis County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and adequate roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid thereof, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

IX.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, and roadway system can be constructed at a reasonable cost, currently estimated at \$165,000,000, with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code, as the District does not currently propose to connect to the City's water or sewer system or propose to contract with a regional water and wastewater provider to which the City has made a capital contribution for the water and wastewater facilities serving the area within the District, as of the date this Petition is filed.

X.

Petitioners request consent, permission, and support for the inclusion of the Property in a municipal utility district operating pursuant to Article XVI, Section 59, Texas Constitution, created by the Texas Commission on Environmental Quality, and consent for the District to acquire roadway powers pursuant to Article III, Section 52, Texas Constitution.

WHEREFORE, the undersigned respectfully pray that this petition be in all things granted, and that the City give its written consent to the inclusion of the aforesaid lands in the District, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of organizing the District.

[Signature Page Follows]

RESPECTFULLY SUBMITTED the 5th day of April, 2022.

PETITIONERS:

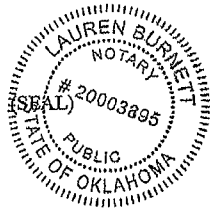
MISKIMON MANAGEMENT III, LLC,
a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Miskimon Management III, 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, and in the capacity therein stated.

Given under my hand and seal of office this 5th of April, 2022.



Lauren Burnett
Notary Public, State of Oklahoma
exp: 4/9/2024

BUFFALO HILLS DEVELOPMENT, LLC
a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Buffalo Hills Development 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, and in the capacity therein stated.

Given under my hand and seal of office this 5th of April, 2022.



Lauren Burnett
Notary Public, State of Oklahoma
exp: 4/9/2024

Lienholder Consent

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned being the holder of a lien on all or a portion of the land as described in the Petition for Consent to Include Land in a Municipal Utility District (the "Petition") and to which this certificate is attached, hereby consents to the Petition.

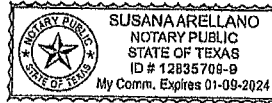
LIENHOLDER:

Galilee Partners, L.P.,
a Texas limited partnership

By: Tree Financial Services, Inc.
its General Partner

By: J. Scott Ezzell
J. Scott Ezzell, President

STATE OF TEXAS §
 §
COUNTY OF Young §



This instrument was acknowledged before me on this the 5th day of April, 2022, by J. Scott Ezzell, acting in his capacity as President of Tree Financial Services, Inc., as General Partner of Galilee Partners, L.P., a Texas limited partnership.

Exhibit "A"
Legal Description

METES AND BOUND DESCRIPTION

Being a 438.7 acres (19,110,744 Square Feet) tract of land situated in the Leaman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, being that called 111.429 acres tract of land conveyed to Galilea Partners, L.P., recorded in Volume 2180, Page 281, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and that called 115.194 acres tract of land conveyed to Galilea Partners, L.P., recorded in Volume 2107, Page 1812, D.R.E.C.T., situated in the Leaman Kelsey Survey, Abstract No. 1115, and that called 49.98 acres tract of land conveyed to ECL Cattle and Land LLC, recorded in Document number 1519880, Deed Records, Johnson County, Texas, D.R.J.C.T., situated in the Leaman Kelsey Survey, Abstract No. 1115, Johnson County, Texas, being a portion out of that called 653.25 Acres conveyed to Harper Cattle, L.L.C., of record in Volume 1641, Page 841, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right of way (R.O.W.) line of F.M. Highway 167 (R.O.W. varies) and marking the northeast corner of that tract conveyed to Galilea Partners, L.P., of record in Volume 2107, Page 1812, D.R.E.C.T., from which an 1/2-inch iron rod found bears North 50°18'12" West, 359.20 feet;

THENCE, South 30°24'33" East, 1,304.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of this tract;

THENCE, South 69°06'38" West, 2,545.41 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 9.90 acres tract conveyed to Limpus Tambara, recorded in Volume 2244, Page 273, Official Public Records Ellis County, Texas (O.P.R.E.C.T.);

THENCE, South 30°25'37" East, 1,697.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of that called 20.04 acres tract conveyed to Limpus Tambara, recorded in Volume 2244, Page 273, O.P.R.E.C.T.;

THENCE, South 60°12'31" West, 22.19 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 07°35'09" East, 101.84 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 60°14'48" West, 1,001.62 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 65°17'07" West, 49.16 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 02°21'54" West, 629.72 feet to a 1/2-inch iron rod found marking the northeast corner of that called 10.020 acres conveyed to Philip Brewer and Shelley Brewer recorded in Volume 1784, Page 51, D.R.E.C.T.;

THENCE, South 56°01'43" West, 733.04 feet to a 1/2-inch iron rod found for the northwest corner of that said called 10.020 acres;

THENCE, South 51°44'33" East, 322.90 feet to a 3/8-inch iron rod found for the northeast corner of that called 5.527 acres conveyed to Robert John Stottlemire recorded in Volume 1352, Page 21, D.R.E.C.T.;

THENCE, South 63°24'56" West, 481.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at a corner;

THENCE, South 06°30'22" East, 597.81 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northeast corner of called 1.161 acres tract conveyed to Wilburn G Roesler and Wife, Michaelyn Roesler recorded in Volume 573, Page 534 D.R.E.C.T.;

THENCE, South 56°45'48" West, 186.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northwest corner of that said called 1.161 acres tract;

THENCE, South 82°35'12" East, 238.69 feet to a rebar found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 56°46'46" West, 48.25 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 59°48'12" West, 1,007.90 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 82°35'19" West, 89.18 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 30°20'10" West, 1,434.15 feet to a 1/2-inch iron rod found marking the northwest corner of that said called 49.93 acres tract;

THENCE, South 59°51'37" West, 788.61 feet to a 1/2-inch iron rod found marking the northwest corner of called 9.50 acres tract conveyed to Arturo Figueroa recorded in Volume 2287, Page 1265, D.R.E.C.T.;

THENCE, North 00°36'23" East, 2,307.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 44°19'27" East, 79.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 205.03 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 42.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 140.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 750.00 feet with the south line of that said called 113.0 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of said 113.0 acres;

THENCE, North 30°40'45" West, 1,670.80 feet with the east line of that said called 113.0 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of this tract;

THENCE, North 69°50'42" East, 2,160.46 feet with the south line of that called 67.08 acres conveyed to Herbert Manor recorded in Volume 706, Page 44, D.R.E.C.T., and the south line of that called 60.24 acres conveyed to Aaron A. Gutierrez of record in Instrument No. 1727413, D.R.E.C.T., to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the Missouri Pacific Railroad (Quit Claim Deed called 7.26 acres tract as referenced in that called 302.23 acres Flat surveyed by Doug Connolly, R.P.L.S. No. 9185, dated 1/18/1699);

THENCE, North 69°59'53" East, 787.2 feet with the north line of that said called 7.26 acres and the south line of said called 60.24 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 35.90 acres conveyed to Dennis D. Mc Lennan and wife Deborah Mc Lennan of record in Volume 817, Page 178, D.R.E.C.T., and marking the easterly most northeast corner of the herein described;

THENCE, South 14°28'45" East, 1,041.80 feet with the east line of that said called 7.26 Acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;

THENCE, 616.66 feet with said curve in the right, having a radius of 5,729.66 feet, a central angle of 09°10'06" and a chord bearing South 10°18'02" East, 818.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve and a corner of west line of that called 24.09 Acres conveyed to Leo Lamas of record in Volume 645, Page 689, D.R.E.C.T.;

THENCE, South 00°15'13" East, 722.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said called 24.09 acres and the northwest corner of that called 111.429 acres conveyed to Galileo Partners, L.P., of record in Volume 2180, Page 261, D.R.E.C.T.;

THENCE, North 84°35'29" East, 503.95 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°30'53" East, 362.04 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north boundary line of that said called 24.09 acres tract;

THENCE, North 79°25'23" East, 1,184.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the southeast corner of that said called 24.09 acres tract;

THENCE, North 28°28'01" West, 1,152.33 feet with the west line of said 111.429 to a 1/2-inch iron rod found marking the northeast corner of that said called 35.90 acres tract;

THENCE, North 61°38'36" East, 1,669.57 feet with the north boundary line of that said called 111.429 acres tract, to a 1/2-inch iron rod found at the northwest corner of that called 1.492 acres conveyed to Ernesto R. Chapa of record in Volume 515, Page 686, D.R.E.C.T.;

THENCE, South 29°10'51" East, 352.57 feet to a 1/2-inch iron rod found marking the southwest corner of said 1.492 acres tract;

THENCE, North 60°59'27" East, 271.88 feet with the south line of said called 1.492 acres tract to the POINT OF BEGINNING and CONTAINING 438.7 acres (10,110,744 Square Feet) of land.

EXHIBIT "D"
Certificate of Posting Petition for Services (Venus) in 3 Locations in District

CERTIFICATE OF POSTING OF
PETITION FOR SERVICES OTHERWISE PROVIDED BY
BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS

§

COUNTIES OF ELLIS AND JOHNSON

§

W. GARRETT WESP
I, _____, the undersigned, hereby state that I posted the Petition
for Services Otherwise Provided by Brahman Ranch Municipal Utility District to the City
of Midlothian and the Petition for Services Otherwise Provided by Brahman Ranch
Municipal Utility District to the City of Venus, attached hereto, each at three locations
convenient to the public, within the boundaries of the land proposed to be added to the
district, as shown on the map also attached hereto, on the 4th day of
July, 2022, at 2:00 p.m.

W. Garrett Wesp
Signature of Person Posting

Printed Name of
Person Posting: W. GARRETT WESP

4839-0660-4259v.3 57279-12 4/1/2021

EXHIBIT "E"
Affidavit of Publication and Tearsheet for the Notice of Petition to City of Venus

Cleburne Times
108 South Anglin
Cleburne, Texas 76031
817-645-72441

Brahman Ranch Venns

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS
COUNTY OF JOHNSON

Before me on this day personally appeared Becky Dahn, the Major Accounts Sales Manager of the Cleburne Times Review, which is a newspaper of general circulation in the town of Cleburne, Texas and throughout Johnson County, Texas.

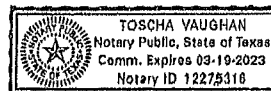
The said ad or notice was printed and published 1 time(s) in the Cleburne Times-Review on the following date(s):

07-07-2022, and the Cost of ad is \$ 694.00

Becky Dahn
Becky Dahn, Major Accounts Sales Manager

Subscribed and sworn to before me on this 25 day of July, 2022

Toscha Vaughan
Notary Public in and
for Johnson County, Texas



CLASSIFIEDS

ebs@houstonnewsreview.com

Email: bthughes@houstonnewsreview.com

Phone 817-594-7447 ext 217

1st Page	2nd Page
<p>PETITION FOR SERVICES OTHERWISE PROVIDED BY BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT</p> <p>STATE OF TEXAS § COUNTY OF JOHNSON §</p> <p>TO THE HONORABLE MAYOR AND CITY COUNCIL, OF THE CITY OF VENUS:</p> <p>The undersigned petitioner ("Petitioner", whether one or more), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than \$100 in the value of all such units, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the central appraisal district of Johnson County, Texas, hereby petition the City Council of the City of Venus on April 18, 2022, for consent to the creation of Brahman Ranch Municipal Utility District of Johnson County (the "District"). The City Council of the City of Venus (if or when) to give such consent within 30 days of the date it received the petition; therefore, Petitioner now respectfully petition that the City of Venus make available to said land the water and sanitary sewer services that would otherwise be provided by the District. In support of this petition, Petitioner shows as follows:</p> <p>I.</p> <p>Petitioner is the owner and holder of fee simple title to the land sought to be served by the City of Venus, as indicated by the tax rolls of the central appraisal district of Johnson County, Texas. The Petitioner represents that there are no holders of title against the Property other than those who have consented to this Petition by their signature below.</p> <p>II.</p> <p>The land sought to be served by the City of Venus contains approximately 438.7 acres of land, more or less, and is wholly within Johnson County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Section 42.001, Local Government Code, as amended, said area is located partially within the extrajurisdictional jurisdiction of the City of Venus, Texas and partially within the extrajurisdictional jurisdiction of the City of Houston, Texas.</p> <p>III.</p> <p>The land sought to be served by the City of Venus is described by metes and bounds in Exhibit A.</p> <p>IV.</p> <p>The general nature of the work proposed to be done in the area sought to be served shall be the construction, maintenance and operation of a wastewater system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and equipment of such additional facilities as shall be consistent with the purposes for which the District is organized.</p> <p>V.</p> <p>The land sought to be served by the City of Venus is urban in nature, is within the growing embrace of the City of Venus and is in close proximity to populous and developed sections of Johnson County. There is a necessity for the improvements described above because the land sought to be served by the City of Venus is not supplied with adequate water, sanitary sewer, drainage, or roadway facilities, nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the land sought to be served by the City of Venus and of the territory adjacent thereto require the installation and acquisition of adequate water and sanitary sewer facilities for and within such land.</p> <p>A public necessity exists for the service of said lands by the City of Venus to promote and protect the public and sanitary conditions of the State's waters and the public health and welfare of the community, by and through the construction, installation, improvement, maintenance, and operation of water and sanitary sewer facilities.</p> <p>WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Venus execute a legally binding contract on commercially reasonable terms providing for the services requested herein within the time limits prescribed by Section 42.042, Texas Local Government Code, as amended.</p> <p>RESPECTFULLY SUBMITTED as of the date sworn, below.</p> <p>PETITIONERS: BRAHMAN MANAGEMENT II, LLC, BUFFALO HILLS DEVELOPMENT, LLC</p> <p>Exhibit A</p> <p>A portion of land situated in the Leeman Kelley Survey, Abstract No. 594, all in Ellis County, Texas; and the Leeman Kelley Survey, Abstract No. 1115, all in Johnson County, Texas. The metes and bounds description for the proposed District is on file and available for review at the offices of WintersPC, 2726 N. Harwood Street, Suite 500, Dallas, Texas 75201.</p> <p>Likeholder Consent</p> <p>The Certificate of the Likeholder's Consent is on file and available for review at the offices of WintersPC, 2726 N. Harwood Street, Suite 500, Dallas, Texas 75201.</p>	<p>ADVERTISEMENT FOR BIDS CITY OF KEENE, TEXAS SEWER LINE REPLACEMENT</p> <p>Sealed bids for the construction of the Lewis Lane & Hillcrest Street Sewer Line Replacement project will be received by the City of Keene, Texas until 2:00 PM on Tuesday, August 2, 2022, at 1000 N. Old Betsy Road, Keene, Texas 75001, and then at said location publicly opened and read aloud. This project consists of furnishing and installing approximately 2,150 linear feet of 8-inch DIPS HDPE sewer line by pipe bursting and associated appurtenances.</p> <p>The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal, Bid Bond, Agreement, Performance and Payment Bonds, General Conditions, Rules of Award, Notice to Proceed, Plans, and Specifications, may be examined at the following locations:</p> <p>JACOB & MARTIN, LLC 1508 Santa Fe Drive, Suite 203, Weatherford, Texas 76086</p> <p>A non-mandatory pre-bid conference will be held at 10:00 AM on Wednesday, July 20, 2022, at the City Hall in Keene, 1000 N. Old Betsy Road, Keene, Texas 75001.</p> <p>The Owner reserves the right to waive any informants and to reject any or all bids. Bids may be held by the Owner for a period not to exceed 30 days from the date of bid opening for the purpose of reviewing the bids and resubmitting the qualifications of bidders prior to awarding the contract.</p> <p>Copies of the CONTRACT DOCUMENTS must be ordered before the pre-bid conference. Orders for CONTRACT DOCUMENTS may include hard copies for pick up, mail or digital download via email. Contractors may be picked up at Jacob & Martin, LLC, located at 1508 Santa Fe Drive, Suite 203, Weatherford, Texas 76086. Cost for hard copies of the CONTRACT DOCUMENTS will be \$100.00 for 11x17 half size plans. Cost for digital download of CONTRACT DOCUMENTS will be \$20.00. Contractors must purchase a set of CONTRACT DOCUMENTS to be considered a qualified bidder eligible to bid the project.</p> <p>Bid Bond: A certified check or bank draft, payable to the order of the City of Keene, in the amount of \$50,000 (five thousand dollars) or a satisfactory bid bond executed by the bidder and an acceptable surety in an amount equal to five percent (5%) of the total bid shall be submitted with each bid.</p> <p>City of Keene City Council Meeting, August 2, 2022</p> <p>LEGAL NOTICE</p> <p>Johnson County Purchasing Agent, Ralph McGroom, is accepting sealed proposals for the following:</p> <p>RFP 2022-22A Request for Proposal FOR THE IMPROVEMENT OF THE JOHNSON COUNTY ANNEX PARKING LOT</p> <p>Specifications may be obtained from the Purchasing Department, at 1102 S. Kiparick, St. Jo, Oklahoma, Texas 75001. The closing date for the RFP is July 26, 2022 at 2:00 P.M. CST. For additional information contact Ralph McGroom (CJPA, Johnson County Purchasing Agent) at (817) 556-0182.</p> <p>NOTICE TO CREDITORS</p> <p>Notice is hereby given that original Letters of Dependent Administration for the Estate of John Samuel Yeates, Deceased, were issued on June 3, 2022, in Cause No. CC-2022-124433, pending in the County Court at Law No. 3 of Johnson County, Texas, by Linda Schneider.</p> <p>All persons having claims against the Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.</p> <p>c/o Jennifer Lovelace 1601 8th Avenue Fort Worth, Texas 76104</p> <p>DATED the 3 day of July, 2022. J/L Jennifer Lovelace Jennifer Lovelace State Bar No: 24051110 1601 8th Avenue Fort Worth, Texas 76104 Telephone: (817) 851-8656 Facsimile: (817) 348-6856 Email: jlovelace@jlovelacelaw.com</p>

Cash In
With
The Classifieds

EXHIBIT "F"
Certificate of Posting Petition for Services (Midlothian) in 3 Locations in District

CERTIFICATE OF POSTING OF
PETITION FOR SERVICES OTHERWISE PROVIDED BY
BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS

COUNTIES OF ELLIS AND JOHNSON

§

§

W. GARRETT WESP
I, _____, the undersigned, hereby state that I posted the Petition
for Services Otherwise Provided by Brahman Ranch Municipal Utility District to the City
of Midlothian and the Petition for Services Otherwise Provided by Brahman Ranch
Municipal Utility District to the City of Venus, attached hereto, each at three locations
convenient to the public, within the boundaries of the land proposed to be added to the
district, as shown on the map also attached hereto, on the 4th day of
July, 2022, at 2:00 P.m.

W. Garrett Wesp
Signature of Person Posting

Printed Name of
Person Posting: W. GARRETT WESP

4839-0660-4259v.3 57279-12 4/1/2021

EXHIBIT "G"
Affidavit of Publication and Tearsheet for the Notice of Petition to City of
Midlothian

Cleburne Times
108 South Anglin
Cleburne, Texas 76031
817-645-72441

Brahman Ranch Midlothian

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS
COUNTY OF JOHNSON

Before me on this day personally appeared Becky Dahn, the Major Accounts Sales Manager of the Cleburne Times Review, which is a newspaper of general circulation in the town of Cleburne, Texas and throughout Johnson County, Texas.

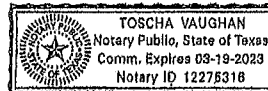
The said ad or notice was printed and published 1 time(s) in the Cleburne Times-Review on the following date(s):

07-07-2022, and the Cost of ad is \$ 694.00

Becky Dahn
Becky Dahn Major Accounts Sales Manager

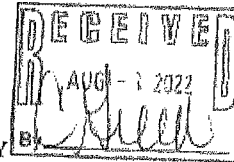
Subscribed and sworn to before me on this 25 day of July, 2022

Toscha Vaughan
Notary Public in and
for Johnson County, Texas



<p>PETITION FOR SERVICES OTHERWISE PROVIDED BY BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT</p> <p>STATE OF TEXAS COUNTY OF EL PASO</p> <p>TO THE HONORABLE JUDGE AND CITY COUNCIL OF THE CITY OF MIDLAND</p> <p>The undersigned petitioner ("Petitioner", whether one or more), being a majority of the persons who hold title to and/or control within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the central appraisal district of El Paso County, Texas, being pursuant to the provisions of Section 42.042, Texas Local Government Code, as amended, previously petitioned the City Council of the City of Midland on April 19, 2022, for consent to the creation of Brahman Ranch Municipal Utility District of El Paso County (the "District"). The City Council of the City of Midland failed or refused to give such consent within 60 days of the date it received the petition. Therefore, Petitioner now respectfully petitions that the City of Midland make available to such land the water and sanitary sewer service that would otherwise be provided by the District. In support of this petition, Petitioner shows as follows:</p> <p>I. Petitioner is the owner and holder of fee simple title to the land sought to be served by the City of Midland, as indicated by the tax rolls of the central appraisal district of El Paso County, Texas. The Petitioners represent that there are no holders of fees against the Property other than those who have consented to this Petition by their signatures below.</p> <p>II. The land sought to be served by the City of Midland contains approximately 438.7 acres of land, more or less, and lies wholly within El Paso County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Section 42.001, Local Government Code, as amended, said area is located primarily within the extrajurisdictional jurisdiction of the City of Midland, Texas and partially within the extrajurisdictional jurisdiction of the City of Midland, Texas.</p> <p>III. The land sought to be served by the City of Midland is described by metes and bounds as follows:</p> <p>IV. The general nature of the work proposed to be done in the area sought to be served shall be the construction, maintenance and operation of a wastewater system, including the purchase and sale of water, for domestic and commercial purposes, the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes, the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and interferences of such additional facilities as shall be consistent with the purposes for which the District is organized.</p> <p>V. The land sought to be served by the City of Midland is urban in nature, is within the growing center of the City of Midland and is in close proximity to population and developed sections of El Paso County. There is a necessity for the improvements described above because the land sought to be served by the City of Midland is not supplied with adequate water, sanitary sewer, drainage, or roadway facilities, nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the land sought to be served by the City of Midland and of the communities adjacent thereto require the installation and operation of adequate water and sanitary sewer facilities for and within said land.</p> <p>A public necessity exists for the services of said lands by the City of Midland to promote and protect the health and safety of the community, to protect the public health and welfare of the community, by and through the construction, installation, improvement, maintenance, and operation of water and sanitary sewer facilities.</p> <p>WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Midland execute a legally binding contract on commercially reasonable terms providing for the services requested herein within the time limits prescribed by Section 42.042, Texas Local Government Code, as amended.</p> <p>RESPECTFULLY SUBMITTED as of the date above, below,</p> <p>PETITIONERS:</p> <p>MIDKINSON MANAGEMENT II, LLC, BUFFALO HILLS DEVELOPMENT, LLC</p> <p>Exhibit A</p> <p>A portion of land situated in the Looman Valley Survey, Abstract No. 594, at El Paso County, Texas, and the Looman Valley Survey, Abstract No. 1111, at El Paso County, Texas. The metes and bounds description for the proposed District is on file and available for review at the offices of Westcoast PC, 2728 H. Harwood Street, Suite 500, Dallas, Texas 75201.</p> <p>Lienholder Consent</p> <p>The Certificate of the Lienholder's Consent is on file and available for review at the offices of Westcoast PC, 2728 H. Harwood Street, Suite 500, Dallas, Texas.</p>	<p>ADVERTISEMENT FOR BIDS</p> <p>CITY OF KENNE, TEXAS</p> <p>BIKESIDE CONSTRUCTION</p> <p>Separate sealed bids for the construction of the Bikeside Construction project will be received by the City of Kenne until 5:00 PM, on Thursday, July 28, 2022, at Kenne City Hall, 1010 N. Old Baylor Road, Kenne, Texas 76021, and then at said location after the opening and reading of bids. This project consists of installing approximately 1,200 linear feet of 4' concrete sidewalk, 8' ADA compliant curb and ramps, 12" asphalt under the proposed Bikeside and 4" incidental improvements for a complete project in accordance with the contract documents.</p> <p>The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal, Bid Bond, Agreement, Performance and Payment Bonds, General Conditions, Notice of Award, Notice to Proceed, Plans, and Specifications, may be examined at the following location:</p> <p>Joshi & Martin, LLC 1508 Santa Fe Drive, Suite 203 Weatherford, Texas 75086</p> <p>The Owner reserves the right to waive any information and to reject any or all bids. Bids may be held by the Owner for a period not to exceed 30 days from the date of bid opening for the purpose of reviewing the bids and investigating the qualifications of bidders prior to awarding the contract.</p> <p>Copies of the CONTRACT DOCUMENTS may be ordered online at www.kennetexas.com. Online for CONTRACT DOCUMENTS may include hard copies for pickup, mail or digital download via info@kennetexas.com. Upon verification of online payment, hard copies may be picked up at Joshi & Martin, LLC, located at 1508 Santa Fe Drive, Suite 203, Weatherford, TX 75086. Cost for hard copies of the CONTRACT DOCUMENTS will be \$100.00 for PDF and one paper. Cost for digital download of CONTRACT DOCUMENTS will be \$20.00. Contractors must purchase a set of CONTRACT DOCUMENTS to be considered a registered plan holder eligible to bid the project. Bid Bonds A certified check or bank draft, payable to the order of the CITY OF KENNE, equivalent U.S. Government bonds (at par value) or a satisfactory bid bond executed by the Bidder and in acceptable form in an amount equal to the percent (5%) of the total bid shall be submitted with each bid.</p> <p>CITY OF KENNE, TEXAS, Monday, June 20, 2022</p> <p>NOTICE TO CREDITORS</p> <p>Notice is hereby given that original Letters Testamentary for the Estate of Cecilia A. Sessett, Deceased, were issued on June 17, 2022, in Cause No. CC-2022-24761, pending in the County Court at Law No. 2 of Johnson County, Texas, to Dennis H. Carpenter.</p> <p>All persons having claims against this Estate which are currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.</p> <p>C/O: Jennifer Lovelace 1601 8th Avenue Fort Worth, Texas 76104</p> <p>DATED the 28 day of June, 2022.</p> <p>Joshi & Martin, LLC Jennifer Lovelace State Bar No. 24051110 1601 8th Avenue Fort Worth, Texas 76104 Telephone: (817) 853-9656 Facsimile: (817) 363-6656 Email: jlovelace@joshimartin.com</p> <p>NOTICE TO CREDITORS</p> <p>Notice is hereby given that original Letters Testamentary for the Estate of Philip George, deceased on June 30, 2022, in Cause No. CC-2022-24761, pending in the County Court at Law No. 2 of Johnson County, Texas, to Susan Beagle.</p> <p>All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.</p> <p>C/O: Andrew H. Beagle Attorney at Law 1632 W. Henderson St., Ste. 8 Osburn, TX 76023</p> <p>DATED the 6th day of July, 2022.</p> <p>By: Andrew H. Beagle Attorney for the Estate State Bar No. 24050781 Email: andrew@andrewbeagle.com</p> <p>Andrew Beagle, Esq. 1632 W. Henderson St., Ste. 8 Osburn, TX 76023 Tel: (817) 853-9656 Fax: (817) 363-6656 Email: andrew@andrewbeagle.com</p> <p>C/O: Susan Beagle 1632 W. Henderson St., Ste. 8 Osburn, TX 76023 Tel: (817) 853-9656 Fax: (817) 363-6656 Email: susan@andrewbeagle.com</p>
<p>LEGAL NOTICE</p> <p>MP 2022-226 Request for Proposal THE SUPPLY AND INSTALLATION OF A BACKUP GENERATOR FOR THE JUVENILE JUSTICE CENTER</p> <p>Specifications may be obtained from the Purchasing Department, at 102 S. Kilpatrick St., El Paso, Texas 79901. The closing date for the RFP is July 21, 2022 at 2:00 PM CST. For additional information contact Ralph McCombs, CPJA, Johnson County Purchasing Agent at (817) 556-8282.</p> <p>Interested parties should submit their proposals to the Purchasing Department, at 102 S. Kilpatrick St., El Paso, Texas 79901. The closing date for the RFP is July 21, 2022 at 2:00 PM CST. For additional information contact Ralph McCombs, CPJA, Johnson County Purchasing Agent at (817) 556-8282.</p>	<p>NOTICE TO CREDITORS</p> <p>Original Letters Testamentary for the Estate of Grace Lucie Redeggs, Deceased, were issued to Joseph Edward Red Eggle on June 30, 2022, in Cause Number CC-2022-24550, County Court of Law No. 1 of Johnson County, Texas.</p> <p>Joseph Edward Red Eggle is in Tarrant County, Texas. The mailing address is: John L. Barnes Attorney at Law PO Box 100816 Fort Worth, Texas 76165 Telephone: 817-298-2196.</p> <p>All persons having claims against this estate are required to present them within the time and manner prescribed by law.</p> <p>Dated July 5, 2022. John L. Barnes, Attorney at Law</p>

EXHIBIT "H"
Petition for Services filed with City of Venus



**PETITION FOR SERVICES OTHERWISE PROVIDED BY
BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT**

STATE OF TEXAS §
COUNTY OF JOHNSON §

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

The undersigned petitioner ("Petitioner", whether one or more), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the central appraisal district of Johnson County, Texas, acting pursuant to the provisions of Section 42.042, Texas Local Government Code, as amended, previously petitioned the City Council of the City of Venus on April 19, 2022, for consent to the creation of Brahman Ranch Municipal Utility District of Johnson County (the "District"). The City Council of the City of Venus failed or refused to give such consent within 90 days of the date it received the petition; therefore, Petitioner now respectfully petitions that the City of Venus make available to such land the water and sanitary sewer services that would otherwise be provided by the District. In support of this petition, Petitioner shows as follows:

I.

Petitioner is the owner and holder of fee simple title to the land sought to be served by the City of Venus, as indicated by the tax rolls of the central appraisal district of Johnson, County, Texas. The Petitioner represents that there are no holders of liens against the Property other than those who have consented to this Petition by their signature below.

II.

The land sought to be served by the City of Venus contains approximately 438.7 acres of land, more or less, and lies wholly within Johnson County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Section 42.001, Local Government Code, as amended, said area is located partially within the extraterritorial jurisdiction of the City of Venus, Texas and partially within the extraterritorial jurisdiction of the City of Midlothian, Texas.

III.

The land sought to be served by the City of Venus is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

IV.

The general nature of the work proposed to be done in the area sought to be served shall be the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

V.

The land sought to be served by the City of Venus is urban in nature, is within the growing environs of the City of Venus and is in close proximity to populous and developed sections of Johnson County. There is a necessity for the improvements described above because the land sought to be served by the City of Venus is not supplied with adequate water, sanitary sewer, drainage, or roadway facilities, nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the land sought to be served by the City of Venus and of the territories adjacent thereto require the installation and acquisition of adequate water and sanitary sewer facilities for and within such land.

A public necessity exists for the service of said lands by the City of Venus to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the construction, extension, improvement, maintenance, and operation of water and sanitary sewer facilities.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Venus execute a legally binding contract on commercially reasonable terms providing for the services requested herein within the time limits prescribed by Section 42.042, Texas Local Government Code, as amended.

[signature page follows]

RESPECTFULLY SUBMITTED as of the date sworn, below.

PETITIONERS:

MISKIMON MANAGEMENT III, LLC,
a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member

Approximate acreage owned: 226.5 acres

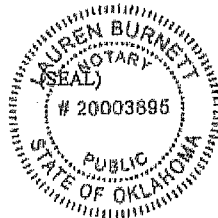
STATE OF OKLAHOMA

§
§
§

COUNTY OF ATOKA

Before me on this day personally appeared Rick Miskimon, Managing Member of Miskimon Management III, 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, and in the capacity therein stated.

Given under my hand and seal of office this 21st July, 2022.



Lauren Burnett
Notary Public, State of Oklahoma

exp: 4/9/2024

BUFFALO HILLS DEVELOPMENT, LLC
a Texas limited liability company

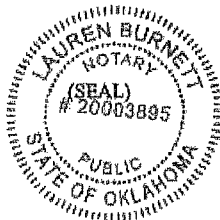
By: *Rick Miskimon*
Rick Miskimon, Managing Member

Approximate acreage owned: 212.2 acres

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Buffalo Hills Development 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, and in the capacity therein stated.

Given under my hand and seal of office this 26 of July, 2022.



Lauren Burnett
Notary Public, State of Oklahoma

exp: 4/9/2024

Exhibit A
Property Description
METES AND BOUND DESCRIPTION

Being a 438.7 acres (16,110,744 Square Feet) tract of land situated in the Leeman Kelsey Survey, Abstract No. 694, City of Venus, Ellis County, Texas, being that called 111.429 acres tract of land conveyed to Gallie Partners, L.P., recorded in Volume 2180, Page 281, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and that called 115.164 acres tract of land conveyed to Gallie Partners, L.P., recorded in Volume 2107, Page 1512, D.R.E.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, and that called 49.93 acres tract of land conveyed to EZ-L. Cattle and Land LLC, recorded in Document number 1510530, Deed Records, Johnson County, Texas, D.R.J.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, Johnson County, Texas, being a portion out of that called 653.25 Acres conveyed to Harper Colby, L.L.C., of record in Volume 1541, Page 941, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right of way (R.O.W.) line of F.M. Highway 167 (R.O.W. varies) and marking the northeast corner of that tract conveyed to Gallie Partners, L.P., of record in Volume 2107, Page 1512, D.R.E.C.T., from which an 1/2-inch iron rod found bears North 30°18'12" West, 356.20 feet;

THENCE, South 30°24'33" East, 1,304.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of this tract;

THENCE, South 59°00'36" West, 2,645.41 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 9.90 acres tract conveyed to Limpus Tambra, recorded in Volume 2244, Page 273, Official Public Records Ellis County, Texas (O.P.R.E.C.T.);

THENCE, South 30°26'37" East, 1,597.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of that called 20.04 acres tract conveyed to Limpus Tambra, recorded in Volume 2244, Page 273, O.P.R.E.C.T.;

THENCE, South 60°12'31" West, 22.19 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 51°44'33" West, 101.84 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 60°01'46" West, 1,001.52 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 65°17'07" West, 49.16 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 02°21'54" West, 628.72 feet to a 1/2-inch iron rod found marking the northeast corner of that called 10,020 acres conveyed to Philip Brewer and Shelley Brewer recorded in Volume 1794, Page 51, D.R.E.C.T.;

THENCE, South 65°01'43" West, 733.04 feet to a 1/2-inch iron rod found for the northwest corner of that said called 10,020 acres;

THENCE, South 07°35'09" East, 322.90 feet to a 3/8-inch iron rod found for the northeast corner of that called 5.527 acres conveyed to Robert John Stofferline recorded in Volume 1352, Page 21, D.R.E.C.T.;

THENCE, South 83°24'56" West, 481.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at a corner;

THENCE, South 05°30'22" East, 597.81 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northeast corner of called 1.161 acres tract conveyed to Wilburn G Roessler and Wife, Michaelyn Roessler recorded in Volume 873, Page 534 D.R.E.C.T.;

THENCE, South 66°45'48" West, 198.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northwest corner of that said called 1.161 acres tract;

THENCE, South 92°33'36" East, 238.69 feet to a rebar found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 55°46'45" West, 48.28 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 59°46'12" West, 1,007.90 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 62°35'19" West, 99.18 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 30°20'10" West, 1,434.15 feet to a 1/2-inch iron rod found marking the northwest corner of that said called 49.93 acres tract;

THENCE, South 59°51'37" West, 786.61 feet to a 1/2-inch iron rod found marking the northwest corner of called 9.50 acres tract conveyed to Arturo Figueroa recorded in Volume 2257, Page 1285, D.R.E.C.T.;

THENCE, North 00°36'23" East, 2,307.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 44°19'27" East, 79.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 205.03 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 42.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 140.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 750.00 feet with the south line of that said called 113.0 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of said 113.0 acres;

THENCE, North 30°40'46" West, 1,570.60 feet with the east line of that said called 113.0 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of this tract;

THENCE, North 59°53'42" East, 2,150.45 feet with the south line of that called 97.08 acres conveyed to Herbert Manor recorded in Volume 708, Page 44, D.R.J.C.T., and the south line of that called 90.24 acres conveyed to Aaron A. Guiberez of record in instrument No. 1727413, D.R.E.C.T., to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the Missouri Pacific Railroad (SUA Claim Deed called 7.26 acres tract as referenced in that called 302.23 acres Plat surveyed by Doug Connolly, R.P.L.S. No. 3395, dated 1/18/1989);

THENCE, North 59°53'53" East, 76.72 feet with the north line of that said called 7.26 acres and the south line of said called 90.24 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 35.90 acres conveyed to Dennis D. McLenore and wife Deborah McLenore of record in Volume 817, Page 176, D.R.E.C.T., and marking the easterly most northeast corner of the herein described;

THENCE, South 14°28'45" East, 1,041.89 feet with the east line of that said called 7.26 Acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;

THENCE, 818.86 feet with said curve to the right, having a radius of 5,729.05 feet, a central angle of 09°40'06" and a chord bearing South 10°18'02" East, 818.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve and a corner of west line of that called 24.09 Acres conveyed to Lee James of record in Volume 945, Page 696, D.R.E.C.T.;

THENCE, South 09°51'33" East, 722.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said called 24.09 acres and the northwest corner of that called 111.429 acres conveyed to Galilee Partners, L.P. of record in Volume 2180, Page 251, D.R.E.C.T.;

THENCE, North 84°35'29" East, 503.95 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°30'53" East, 362.04 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°25'23" East, 1,164.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the southeast corner of that said called 24.09 acres tract;

THENCE, North 28°29'01" West, 1,162.33 feet with the west line of said 111.429 to a 1/2-inch iron rod found marking the northeast corner of that said called 35.90 acres tract;

THENCE, North 61°38'36" East, 1,559.57 feet with the north boundary line of that said called 111.429 acres tract, to a 1/2-inch iron rod found at the northwest corner of that called 1.492 acres conveyed to Ernesto R. Chapa of record in Volume 515, Page 696, D.R.E.C.T.;

THENCE, South 23°10'51" East, 352.57 feet to a 1/2-inch iron rod found marking the southwest corner of said 1.492 acres tract;

THENCE, North 60°59'27" East, 271.66 feet with the south line of said called 1.492 acres tract to the POINT OF BEGINNING and CONTAINING 435.7 acres (18,119,744 Square Feet) of land.

Lienholder Consent

STATE OF TEXAS

§
§

COUNTY OF JOHNSON

§

The undersigned being the holder of a lien on all or a portion of the land as described in the Petition for Consent to Include Land in a Municipal Utility District (the "Petition") and to which this certificate is attached, hereby consents to the Petition.

LIENHOLDER:

Galilee Partners, L.P.,
a Texas limited partnership

By: Tree Financial Services, Inc.
its General Partner

By: J. Scott Ezzell
J. Scott Ezzell, President

STATE OF TEXAS

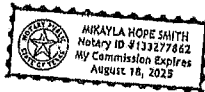
§
§
§

COUNTY OF YOUNG

This instrument was acknowledged before me on this the 60 day of July, 2022, by J. Scott Ezzell, acting his capacity as President of Tree Financial Services, Inc., as General Partner of Galilee Partners, L.P., a Texas limited partnership.

Mikayla Hope Smith
Notary Public, State of Texas

(SEAL)



Petition for Utility Services - Brahman Ranch MUD

Lienholder Consent

CLASSIFIEDS

classifiedsreview.com
[Email: blughugh@cashinclassifieds.com](mailto:blughugh@cashinclassifieds.com)

Phone: 817-594-7447 ext 217

PETITION FOR SERVICES OTHERWISE PROVIDED BY BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF JOHNSON
TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF VENUS:

The undersigned petitioner ("Petitioner"), whether one or more, being a majority of the persons who hold title to (lands) situated within the area hereinafter described, which represents a total value of more than 20% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the central appraisal district of Johnson County, Texas, being subject to the provisions of Section 42.042, Texas Local Government Code, as amended, previously petitioned the City Council of the City of Venus on April 19, 2022, for consent to the creation of Brahman Ranch Municipal Utility District of Johnson County (the "District"). The City Council of the City of Venus did not consent to give such consent within 60 days of the date it received the petition; therefore, Petitioner now respectfully petitions that the City of Venus make available to such land the water and sanitary sewer services that would otherwise be provided by the District. In support of this petition, Petitioner shows as follows:

I. Petitioner is the owner and holder of fee simple title to the land sought to be served by the City of Venus, as indicated by the tax rolls of the central appraisal district of Johnson County, Texas. The Petitioner represents that there are no holders of fee simple title to the land other than those who have consented to this Petition by their signature below.

II. The land sought to be served by the City of Venus contains approximately 430.7 acres of land, more or less, and is located within Johnson County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Section 42.001, Local Government Code, as amended, said area is located entirely within the extrajurisdiction of the City of Venus, Texas and partially within the extrajurisdiction of the City of Houston, Texas.

III. The land sought to be served by the City of Venus is described by metes and bounds in Exhibit A, attached hereto and incorporated herein for all purposes.

IV. The general nature of the work proposed to be done in the area sought to be served shall be the construction, maintenance and operation of a wastewater system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements and the construction, installation, maintenance, purchase and operation of drainage systems, ponds and outfalls of such additional facilities as shall be consistent with the purposes for which the District is organized.

V. The land sought to be served by the City of Venus is urban in nature, is within the growing zone of the City of Venus and is in close proximity to populous and developed sections of Johnson County. There is a necessity for the improvements described above because the land sought to be served by the City of Venus is not supplied with adequate water, sanitary sewer, drainage, or roadway facilities, nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the land sought to be served by the City of Venus and of the territories adjacent thereto require the installation and acquisition of adequate water and sanitary sewer facilities for and within such land.

A public necessity exists for the service of said lands by the City of Venus to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community by and through the construction, installation, improvement, maintenance, and operation of water and sanitary sewer facilities.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Venus execute a legally binding contract on commercially reasonable terms providing for the services requested herein within the time limits prescribed by Section 42.042, Texas Local Government Code, as amended.

RESPECTFULLY SUBMITTED as of the date sworn, below:

PETITIONERS:
HENDERSON MANAGEMENT III, LLC,
BUFFALO HILLS DEVELOPMENT, LLC
Exhibit A

A portion of land situated in the Leeman Kelley Survey, Abstract No. 594, at in Ellis County, Texas; and the Leeman Kelley Survey, Abstract No. 1115, at in Johnson County, Texas. The metes and bounds description for the proposed District is as follows and available for review at the office of Winters P.C. 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201.

Lienholder Consent

The Certificate of the Lienholder's Consent is on file and available for review at the office of Winters P.C. 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201.

Cash In
With
The Classifieds

ADVERTISEMENT FOR BIDS
CITY OF KEENE, TEXAS
LEWIS LAKE & HILLCREST STREET
SEWER LINE REPLACEMENT

Separate sealed bids for the construction of the Lewis Lake & Hillcrest Street Sewer Line Replacement project will be received by the City of Keene, Texas until 2:00 PM on Tuesday, August 2, 2022, at 1000 N. Old Betsy Road, Keene, Texas, 75021, and then at said location publicly opened and read aloud. This project consists of furnishing and installing approximately 2,180 linear feet of 8-inch D119 HDPE water line by pipe bursting and associated appurtenances.

The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal, Bid Bond, Agreement, Performance and Payment Bonds, General Conditions, Notice of Award, Notice to Proceed, Plans, and Specifications, may be examined at the following location:

JACOB & MARTIN, LLC
1109 Santa Fe Drive, Suite 203,
Weatherford, Texas 76086

A non-refundable pre-bid conference will be held at 10:00 AM on Wednesday, July 20, 2022 at the City Hall in Keene, 1000 N. Old Betsy Road, Keene, Texas 75021.

The Owner reserves the right to waive any information and to reject any or all bids. Bids may be held by the Owner for a period not to exceed 30 days from the date of bid opening for the purpose of reviewing the bids and investigating the qualifications of bidders prior to awarding of the contract.

Copies of the CONTRACT DOCUMENTS must be obtained online at www.keene-texas.com. Online for CONTRACT DOCUMENTS may include hard copies for pick up, mail or digital download via jacobmartin@keene-texas.com. Upon verification of online payment, hard copies may be picked up at Jacob & Martin, LLC, located at 1109 Santa Fe Drive, Suite 203, Weatherford, Texas 76086. Cost for hard copies of the CONTRACT DOCUMENTS will be \$100.00 for 11x17 half size plans. Cost for digital download of CONTRACT DOCUMENTS will be \$50.00. Contractors must purchase a set of CONTRACT DOCUMENTS to be considered a registered plan holder eligible to bid the project.

Bid Bonds: Certified check or bank draft, payable to the order of the City of Keene, negotiable U.S. Government bonds (at par value) or a satisfactory Bid Bond executed by the Bidder and an acceptable surety in an amount equal to five percent (5%) of the total bid shall be submitted with each bid.

City of Keene Sewer District, Mayor, July 7, 2022

LEGAL NOTICE
Johnson County Purchasing Agent, Ralph McElroy, is accepting sealed proposals for the following:

RFP 2022-238
Request for Proposal
FOR THE PURCHASE OF THE JOHNSON COUNTY ANNEX HANDED LOT

Specifications may be obtained from the Purchasing Department at 1102 E. Highway 80, P.O. Box 1000, Keene, Texas 75021. The closing date for the RFP is July 28, 2022 at 2:00 P.M. CST. For additional information contact Ralph McElroy, C/P, Johnson County Purchasing Agent at (817) 235-9202.

NOTICE TO CREDITORS
Notice is hereby given that original Letters of Testamentary for the Estate of John Samuel Yates, Deceased, were issued on June 2, 2022, in Cause No. CC-2022124193, pending in the County Court at Law No. 1 of Johnson County, Texas, to Linda Schaeffer.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o Jennifer Loyola
1601 8th Avenue
Fort Worth, Texas 76104

DATED the 5 day of July, 2022.

/s/ Jennifer Loyola

Jennifer Loyola

State Bar No. 74051110

1801 8th Avenue

Fort Worth, Texas 76104

Telephone: (817) 353-5555

Facsimile: (817) 353-6555

E-mail: jlovelace@lmschaeffer.com

Cleburne Times
108 South Anglin
Cleburne, Texas 76031
817-645-72441

Brahman Ranch Venus

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS
COUNTY OF JOHNSON

Before me on this day personally appeared Becky Dahn, the Major Accounts Sales Manager of the Cleburne Times Review, which is a newspaper of general circulation in the town of Cleburne, Texas and throughout Johnson County, Texas.

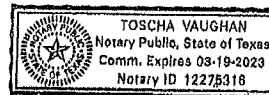
The said ad or notice was printed and published 1 time(s) in the Cleburne Times-Review on the following date(s):

07-07-2022, and the Cost of ad is \$ 694.00

Becky Dahn
Becky Dahn, Major Accounts Sales Manager

Subscribed and sworn to before me on this 25 day of July, 2022

Toscha Vaughan
Notary Public in and
for Johnson County, Texas



CERTIFICATE OF POSTING OF
PETITION FOR SERVICES OTHERWISE PROVIDED BY
BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS

§

COUNTIES OF ELLIS AND JOHNSON

§

W. GARRETT Wesp
I, _____, the undersigned, hereby state that I posted the Petition
for Services Otherwise Provided by Brahman Ranch Municipal Utility District to the City
of Midlothian and the Petition for Services Otherwise Provided by Brahman Ranch
Municipal Utility District to the City of Venus, attached hereto, each at three locations
convenient to the public, within the boundaries of the land proposed to be added to the
district, as shown on the map also attached hereto, on the 4th day of
July, 2022, at 2:00 pm.

W. Garrett Wesp

Signature of Person Posting

Printed Name of
Person Posting: W. GARRETT Wesp

4839-0660-4259v.3 57279-12 4/1/2021

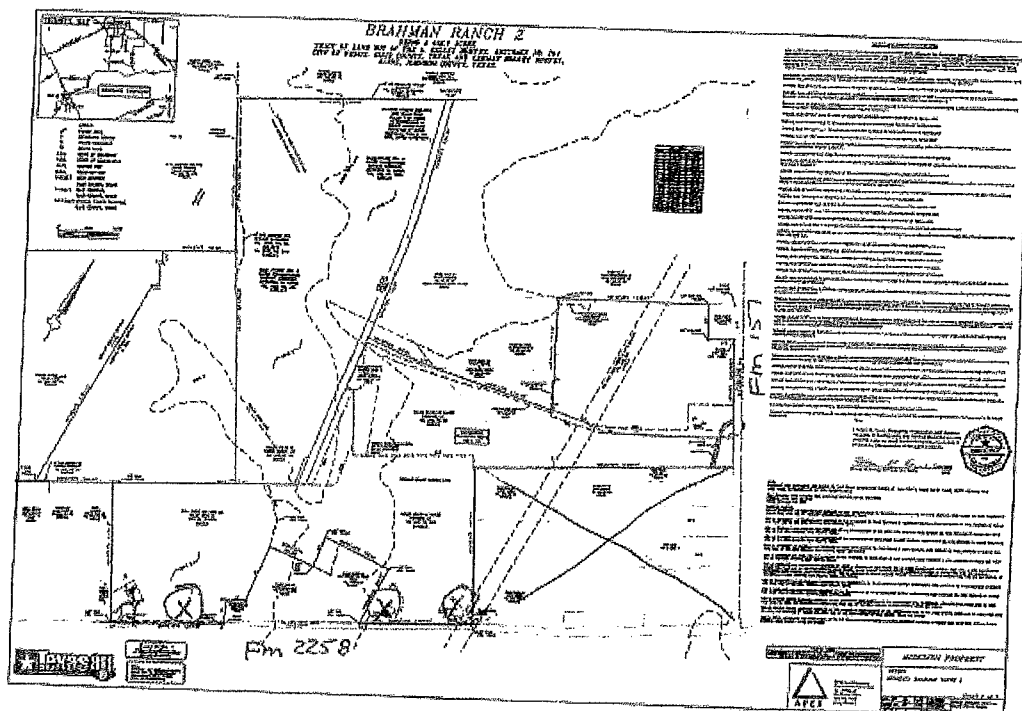


EXHIBIT "I"
Petition for Services filed with City of Midlothian

RECEIVED
@ Front Desk/City Hall
AUG 11 2022
Midlothian

PETITION FOR SERVICES OTHERWISE PROVIDED BY
BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF ELLIS

§
§

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

The undersigned petitioner ("Petitioner", whether one or more), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the central appraisal district of Ellis County, Texas, acting pursuant to the provisions of Section 42.042, Texas Local Government Code, as amended, previously petitioned the City Council of the City of Midlothian on April 19, 2022, for consent to the creation of Brahman Ranch Municipal Utility District of Ellis County (the "District"). The City Council of the City of Midlothian failed or refused to give such consent within 90 days of the date it received the petition; therefore, Petitioner now respectfully petitions that the City of Midlothian make available to such land the water and sanitary sewer services that would otherwise be provided by the District. In support of this petition, Petitioner shows as follows:

I.

Petitioner is the owner and holder of fee simple title to the land sought to be served by the City of Midlothian, as indicated by the tax rolls of the central appraisal district of Ellis County, Texas. The Petitioner represents that there are no holders of liens against the Property other than those who have consented to this Petition by their signature below.

II.

The land sought to be served by the City of Midlothian contains approximately 438.7 acres of land, more or less, and lies wholly within Ellis County, Texas. No part of said area is within the limits of any incorporated city or town. Under the provisions of Section 42.001, Local Government Code, as amended, said area is located partially within the extraterritorial jurisdiction of the City of Venus, Texas and partially within the extraterritorial jurisdiction of the City of Midlothian, Texas.

III.

The land sought to be served by the City of Midlothian is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes.

IV.

The general nature of the work proposed to be done in the area sought to be served shall be the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

V.

The land sought to be served by the City of Midlothian is urban in nature, is within the growing environs of the City of Midlothian and is in close proximity to populous and developed sections of Ellis County. There is a necessity for the improvements described above because the land sought to be served by the City of Midlothian is not supplied with adequate water, sanitary sewer, drainage, or roadway facilities, nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the land sought to be served by the City of Midlothian and of the territories adjacent thereto require the installation and acquisition of adequate water and sanitary sewer facilities for and within such land.

A public necessity exists for the service of said lands by the City of Midlothian to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the construction, extension, improvement, maintenance, and operation of water and sanitary sewer facilities.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Midlothian execute a legally binding contract on commercially reasonable terms providing for the services requested herein within the time limits prescribed by Section 42.042, Texas Local Government Code, as amended.

[signature page follows]

RESPECTFULLY SUBMITTED as of the date sworn, below.

PETITIONERS:

MISKIMON MANAGEMENT III, LLC,
a Texas limited liability company

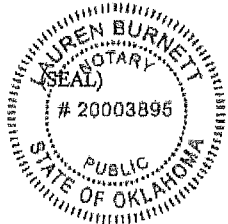
By: *Rick Miskimon*
Rick Miskimon, Managing Member

Approximate acreage owned: 226.5 acres

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Miskimon Management III, 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, and in the capacity therein stated.

Given under my hand and seal of office this 26 of July, 2022.



Lauren Burnett
Notary Public, State of Oklahoma

exp: 4/9/2024

BUFFALO HILLS DEVELOPMENT, LLC
a Texas limited liability company

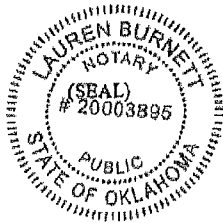
By: *Rick Miskimon*
Rick Miskimon, Managing Member

Approximate acreage owned: 212.2 acres

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Buffalo Hills Development 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, and in the capacity therein stated.

Given under my hand and seal of office this 26 of July, 2022.



Lauren Burnett
Notary Public, State of Oklahoma

exp: 4/9/2024

Exhibit A
Property Description
METES AND BOUND DESCRIPTION

Being a 438.7 acres (19,110,744 Square Feet) tract of land situated in the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ellis County, Texas, being that called 111,429 acres tract of land conveyed to Galilee Partners, L.P., recorded in Volume 2180, Page 261, Deed Records, Ellis County, Texas, (O.P.R.E.C.T.) and that called 116,184 acres tract of land conveyed to Galilee Partners, L.P., recorded in Volume 2107, Page 1612, D.R.E.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, and that called 49.93 acres tract of land conveyed to EZ-4 Cattle and Land LLC, recorded in Document number 1519890, Deed Records, Johnson County, Texas, D.R.J.C.T., situated in the Leeman Kelsey Survey, Abstract No. 1115, Johnson County, Texas, being a portion out of that called 653.25 Acres conveyed to Harper Cattle, L.L.C., of record in Volume 1541, Page 941, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right of way (R.O.W.) line of F.M. Highway 157 (R.O.W. varies) and marking the northeast corner of that tract conveyed to Galilee Partners, L.P., of record in Volume 2107, Page 1612, D.R.E.C.T., from which an 1/2-inch iron rod found bears North 30°16'12" West, 356.20 feet:

THENCE, South 30°24'33" East, 1,304.02 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of this tract;

THENCE, South 59°06'36" West, 2,645.41 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 9.90 acres tract conveyed to Limpus Tamira, recorded in Volume 2244, Page 273, Official Public Records Ellis County, Texas (O.P.R.E.C.T.);

THENCE, South 30°25'37" East, 1,597.86 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of that called 20.04 acres tract conveyed to Limpus Tamira, recorded in Volume 2244, Page 273, O.P.R.E.C.T.;

THENCE, South 60°12'31" West, 22.19 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 51°44'33" West, 101.64 feet to a 6-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 60°01'48" West, 1,001.52 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 65°17'07" West, 49.16 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 02°21'54" West, 629.72 feet to a 1/2-inch iron rod found marking the northeast corner of that called 10,020 acres conveyed to Phillip Brewer and Shefey Brewer recorded in Volume 1784, Page 51, D.R.E.C.T.;

THENCE, South 66°01'45" West, 733.04 feet to a 1/2-inch iron rod found for the northwest corner of that said called 10,020 acres;

THENCE, South 07°35'09" East, 322.90 feet to a 3/8-inch iron rod found for the northeast corner of that called 6.527 acres conveyed to Robert John Stottlemire recorded in Volume 1352, Page 21, D.R.E.C.T.;

THENCE, South 83°24'56" West, 461.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at a corner;

THENCE, South 06°30'22" East, 597.81 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northeast corner of called 1.161 acres tract conveyed to William G Roessler and Wife, Michelyn Roessler recorded in Volume 873, Page 534 D.R.E.C.T.;

THENCE, South 65°45'46" West, 195.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the northwest corner of that said called 1.161 acres tract;

THENCE, South S23°36'12" East, 236.59 feet to a rebar found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 65°48'45" West, 46.28 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 69°46'12" West, 1,007.90 feet to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 62°35'19" West, 89.18 feet to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 30°20'10" West, 1,434.15 feet to a 1/2-inch iron rod found marking the northwest corner of that said called 49.93 acres tract;

THENCE, South 59°51'37" West, 788.61 feet to a 1/2-inch iron rod found marking the northwest corner of called 9.50 acres tract conveyed to Arturo Figueroa recorded in Volume 2287, Page 1265, D.R.E.C.T.;

THENCE, North 00°36'23" East, 2,307.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 44°19'27" East, 79.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 205.03 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 50°43'14" East, 42.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30°16'46" West, 140.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 59°43'14" East, 750.00 feet with the south line of that said called 113.0 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of said 113.0 acres;

THENCE, North 30°40'46" West, 1,570.80 feet with the east line of that said called 113.0 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of this tract;

THENCE, North 59°50'42" East, 2,150.48 feet with the south line of that called 97.08 acres conveyed to Herbert Manor recorded in Volume 708, Page 44, D.R.J.C.T., and the south line of that called 90.24 acres conveyed to Aaron A. Gutierrez of record in Instrument No. 1727413, D.R.E.C.T. to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of the Missouri Pacific Railroad (Quit Claim Deed called 7.26 acres tract as referenced in that called 302.23 acres Plat surveyed by Doug Connolly, R.P.L.S. No. 3935, dated 1/18/1999);

THENCE, North 50°58'53" East, 767.2 feet with the north line of that said called 7.26 acres and the south line of said called 50.24 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 35.90 acres conveyed to Dennis D. Mc Lemore and Wey Deborah Mc Lemore of record in Volume 817, Page 178, D.R.E.C.T. and marking the easterly most northeast corner of the herein described;

THENCE, South 14°28'45" East, 1,041.91 feet with the east line of that said called 7.26 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;

THENCE, 816.66 feet with said curve to the right, having a radius of 5,720.05 feet, a central angle of 06° 10'06" and a chord bearing South 10°16'02" East, 816.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve and a corner of west line of that called 24.09 Acres conveyed to Leo James of record in Volume 945, Page 899, D.R.E.C.T.;

THENCE, South 00°45'13" East, 722.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said called 24.09 acres and the northwest corner of that called 111.428 acres conveyed to Galileo Partners, L.P. of record in Volume 2160, Page 281, D.R.E.C.T.;

THENCE, North 84°35'28" East, 503.85 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 79°30'53" East, 382.04 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that said called 24.09 acres tract;

THENCE, North 78°25'23" East, 1,184.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set at the southwest corner of that said called 24.09 acres tract;

THENCE, North 28°28'01" West, 1,152.33 feet with the west line of said 111.428 to a 1/2-inch iron rod found marking the northeast corner of that said called 35.90 acres tract;

THENCE, North 61°38'38" East, 1,559.57 feet with the north boundary line of that said called 111.428 acres tract, to a 1/2-inch iron rod found at the northwest corner of that called 1.492 acres conveyed to Ernesto R. Chapa of record in Volume 519, Page 596, D.R.E.C.T.;

THENCE, South 29°10'51" East, 352.67 feet to a 1/2-inch iron rod found marking the southwest corner of said 1.492 acres tract;

THENCE, North 80°58'27" East, 271.88 feet with the south line of said called 1.492 acres tract to the POINT OF BEGINNING and CONTAINING 436.7 acres (10,110,744 Square Feet) of land.

Lienholder Consent

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

The undersigned being the holder of a lien on all or a portion of the land as described in the Petition for Consent to Include Land in a Municipal Utility District (the "Petition") and to which this certificate is attached, hereby consents to the Petition.

LIENHOLDER:

Galilee Partners, L.P.,
a Texas limited partnership

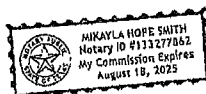
By: Tree Financial Services, Inc.
its General Partner

By: J. Scott Ezzell
J. Scott Ezzell, President

STATE OF TEXAS §
 §
COUNTY OF YOUNG §

This instrument was acknowledged before me on this the 16 day of July, 2022, by J. Scott Ezzell, acting his capacity as President of Tree Financial Services, Inc., as General Partner of Galilee Partners, L.P., a Texas limited partnership.

(SEAL)



Mikayla Hope Smith
Notary Public, State of Texas

Petition for Utility Services -- Brahman Ranch MUD

Lienholder Consent

PETITION FOR SERVICES OTHERWISE PROVIDED BY BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF EL PASO

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

The undersigned petitioner ("Petitioner"), whether one or more, being a majority of the persons who hold title to and/or control the land described herein, with representation of title of the land within said area as indicated by the tax sale of the county appraisal district of El Paso County, Texas, voting pursuant to the provisions of Section 42.041, Texas Local Government Code, as amended, previously petitioned the City Council of the City of Midland on April 19, 2022, for consent to the creation of Brahman Ranch Municipal Utility District of El Paso County (the "District"). The City Council of the City of Midland failed or refused to give such consent within 60 days of the date it received the petition; therefore, Petitioner now respectfully petitions that the City of Midland make available in such land the water and sanitary sewer services that would otherwise be provided by the District. In support of this petition, Petitioner shows as follows:

I. Petitioner is the owner and holder of the single title to the land sought to be served by the City of Midland, as indicated by the tax sale of the central appraisal district of El Paso County, Texas. The Petitioner represents that there are no holders of liens against the property other than those who have consented to this Petition by their signature below.

II. The land sought to be served by the City of Midland contains approximately 438.7 acres of land, more or less, and lies wholly within El Paso County, Texas. The part of said area is within the limits of any incorporated city or town. Under the provisions of Section 42.001, Local Government Code, as amended, and area is located partially within the extrajurisdictional jurisdiction of the City of Van Horn, Texas and partially within the extrajurisdictional jurisdiction of the City of Midland, Texas.

III. The land sought to be served by the City of Midland is described by metes and bounds as Exhibit "A" attached hereto and incorporated herein for all purposes.

IV. The general nature of the work proposed to be done in the area sought to be served shall be the construction, maintenance and operation of a wastewater system, including the purchase and sale of water, for domestic and commercial purposes the collection, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and outfalls of such additional facilities as shall be consistent with the purposes for which the District is organized.

V. The land sought to be served by the City of Midland is within in nature, is within the growing center of the City of Midland and is in close proximity to populous and developed sections of El Paso County. There is a necessity for the improvements described above because the land sought to be served by the City of Midland is not supplied with adequate water, sanitary sewer, drainage, or roadway facilities, nor is it presently economically feasible for such facilities to be added to said land. The health and welfare of the present and future inhabitants of the land sought to be served by the City of Midland and of the territories adjacent thereto require the installation and acquisition of adequate water and sanitary sewer facilities for and within such land.

A public necessary exists for the service of said lands by the City of Midland to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community, by and through the construction, extension, improvement, maintenance, and operation of water and sanitary sewer facilities.

WHEREFORE, Petitioner respectfully prays that the petition be granted in all respects and that the City of Midland execute a legally binding contract on commercially reasonable terms providing for the services requested herein within the time limits prescribed by Section 42.042, Texas Local Government Code, as amended.

RESPECTFULLY SUBMITTED as of the date above, below.

PETITIONERS:

HICKMAN MANAGEMENT II, LLC,
BUFFALO HILLS DEVELOPMENT, LLC

Exhibit A

A portion of land included in the Leamon Kelly Survey, Abstract No. 594, all in El Paso County, Texas and the Leamon Kelly Survey, Abstract No. 1115, all in Johnson County, Texas. The metes and bounds description for the proposed District is on file and available for review at the office of Westcoast LLC, 2728 N. Harvard Street, Suite 500, Dallas, Texas 75201.

Unholder Consent

The Certificate of the Unholder's Consent is on file and available for review at the office of Westcoast LLC, 2728 N. Harvard Street, Suite 500, Dallas, Texas.

ADVERTISING FOR BIDS

CITY OF KEENE, TEXAS

SEWERAGE CONSTRUCTION

Separate sealed bids for the construction of the Sewerage Construction project will be received by the City of Keene until 3:00 PM, on Thursday, July 28, 2022, at Keene City Hall, 1000 N. Dixie Street, Keene, Texas 76031, and then at said location publicly opened and read aloud. This project consists of installing approximately 1,240 linear feet of 6" concrete sewer, 8 ADA compliant curb and ramp, 12" storm pipe and manhole, and 12" storm pipe and manhole under the proposed sidewalk and all incidental improvements for a complete project in accordance with the contract documents.

The Contract Documents, consisting of Advertisement for Bids, Information for Bidders, Bid Proposal, Bid Bond, Agreement, Performance and Payment Bonds, General Conditions, Notice of Award, Notice to Proceed, Plans, and Specifications, may be examined at the following location:

John & Martin, LLC
1508 Santa Fe Drive, Suite 203
Weatherford, Texas 76086

The Owner reserves the right to waive any informalities and to reject any or all bids. Bids may be held by the Owner for a period not to exceed 30 days from the date of bid opening for the purpose of reviewing the bids and interviewing the qualifications of bidders prior to awarding the contract.

Copies of the CONTRACT DOCUMENTS must be received within at www.keenecity.com. Orders for CONTRACT DOCUMENTS may include hard copies for pick up, mail out or digital download. Upon verification of online payment, hard copies may be picked up at John & Martin, LLC, located at 1508 Santa Fe Drive, Suite 203, Weatherford, TX 76086. Cost for hard copies of the CONTRACT DOCUMENTS will be \$100.00 for 12x17 and size plans. Cost for digital download of CONTRACT DOCUMENTS will be \$100.00. Contractors must purchase a set of CONTRACT DOCUMENTS to be considered a registered plan holder eligible to bid the project. Bid Bond: A certified check or bank draft, payable to the order of the CITY OF KEENE, negotiable U.S. Government bonds (at par value) or a satisfactory Bid Bond executed by the Bidder and an acceptable surety in an amount equal to five percent (5%) of the total bid shall be submitted with each bid.

City of Keene, City Engineer, Mayor, June 30, 2022.

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Cordelia L. Sowers, Deceased, were issued on June 13, 2022, in Cause No. CV-2022-244761, pending in the County Court at Law No. 2 of Johnson County, Texas, for David L. Carpenter.

All persons having claims against this Estate which is currently being administered are required to present them to the undersigned within the time and in the manner prescribed by law.

c/o Jennifer Lovelace
1801 8th Avenue
Fort Worth, Texas 76104

DATED the 28 day of June, 2022.

JULIA MONTGOMERY
Jennifer Lovelace
State Bar No. 24051110
1801 8th Avenue
Fort Worth, Texas 76104
Telephone: (817) 353-6555
Facsimile: (817) 353-6555
E-mail: jlovelace@jlovelacelaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Phila Stroup issued on June 30, 2022 in Cause No. CD-2022-244761, pending in the County Court at Law No. 2 of Johnson County, Texas, for Susan George.

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

c/o Andrea H. Boedeker
Attorney at Law
1832 W. Henderson St. Ste. B
Caldwell, TX 76033

DATED the 5th day of July, 2022.

BY: ANDREA H. BOEDEKER
Andrea H. Boedeker
Attorney for the Estate
State Bar No. 24090751
E-mail: andrea@andreaandjohnsonllp.com

Business Service Journal
I hereby certify that the above is a true and correct copy of the original as filed with the County Clerk of Johnson County, Texas.
Notary Public
Notary No. 115224
Exp. 01-01-2025

QUESTIONS?
I hereby certify that the above is a true and correct copy of the original as filed with the County Clerk of Johnson County, Texas.
Notary Public
Notary No. 115224
Exp. 01-01-2025

LEGAL NOTICE

Johnson County Purchasing Agent, Ralph McGowan, is accepting sealed proposals for the following:

RFP 2022-226
Request for Proposal
THE SUPPLY AND INSTALLATION OF A BACKUP GENERATOR FOR THE JUNE JUSTICE CENTER

Specifications may be obtained from the Purchasing Department, at 1102 N. Eldridge, Suite 200, Dallas, Texas 75203. The closing date for the RFP is July 21, 2022 at 2:00 P.M. CST. For additional information contact Ralph McGowan, CPJA, Johnson County Purchasing Agent at (817) 356-6382.

Sealed bids must be submitted to the Purchasing Department, at 1102 N. Eldridge, Suite 200, Dallas, Texas 75203, by 2:00 P.M. CST, on July 21, 2022.

NOTICE TO CREDITORS

Original Letters Testamentary for the Estate of Joseph Edward Red Eagle, Deceased, were issued in Tarrant County, Texas, the mailing address is John L. Barnes, Attorney at Law, PO Box 100838, Fort Worth, Texas 76185, Telephone: 817-239-2196.

All persons having claims against this estate are required to present them within the time and manner prescribed by law.

Dated July 5, 2022.
J/L Barnes
John L. Barnes, Attorney at Law

Cleburne Times
108 South Anglin
Cleburne, Texas 76031
817-645-72441

Brahman Ranch Midlothian

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS
COUNTY OF JOHNSON

Before me on this day personally appeared Becky Dahn, the Major Accounts Sales Manager of the Cleburne Times Review, which is a newspaper of general circulation in the town of Cleburne, Texas and throughout Johnson County, Texas.

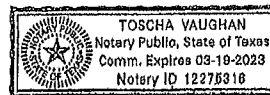
The said ad or notice was printed and published 1 time(s) in the Cleburne Times-Review on the following date(s):

07-07-2022, and the Cost of ad is \$ 694.00

Becky Dahn
Becky Dahn Major Accounts Sales Manager

Subscribed and sworn to before me on this 25 day of July, 2022

Toscha Vaughan
Notary Public in and
for Johnson County, Texas



CERTIFICATE OF POSTING OF
PETITION FOR SERVICES OTHERWISE PROVIDED BY
BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS

§

COUNTIES OF ELLIS AND JOHNSON

§

W. GARRETT WESP
I, _____, the undersigned, hereby state that I posted the Petition
for Services Otherwise Provided by Brahman Ranch Municipal Utility District to the City
of Midlothian and the Petition for Services Otherwise Provided by Brahman Ranch
Municipal Utility District to the City of Venus, attached hereto, each at three locations
convenient to the public, within the boundaries of the land proposed to be added to the
district, as shown on the map also attached hereto, on the 4th day of
July, 2022, at 2:00 Pm.

W. Garrett Wesp

Signature of Person Posting

Printed Name of
Person Posting: W. GARRETT WESP

4839-0660-4259v.3 57279-12 4/1/2021

