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,

Ellin Doil

Allie Soileau, Staff Attorney Environmental Law Division

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • tceq.texas.gov

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

То:	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 Buffald Creation of Brahman Ranch Municipal Utility District County; Pursuant to Texas Water Code Chapters 49 an TCEQ Internal Control No. D-02212023-061 (TC)	of Ellis C	

CN: 606109627 RN: 111677001

A. <u>GENERAL INFORMATION</u>

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. <u>ENGINEERING ANALYSIS</u>

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

- A. Developer Contribution Items
 - 1. Water

District's <u>Share</u>⁽¹⁾

\$ 8,287,395

 Wastewater Drainage Erosion Control & Earthwork Contingencies (Item Nos. 1 - 4) Engineering (Item Nos. 1 - 4) Total Developer Contribution Items 	7,292,697 7,666,430 1,623,096 2,486,962 <u>2,486,962</u> \$ 29,843,542
B. District Items1. 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)	438,866
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	2 712 000
 Capitalized Interest (24 months @ 4%) Developer Interest 	3,712,000
D. Bond Discount (3%)	2,824,795 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%)	116,000
TOTAL NONCONSTRUCTION COSTS TOTAL BOND ISSUE REQUIREMENT	\$ 11,090,063 \$ 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	District's
CONSTRUCTION COSTS	<u>Share</u> ⁽¹⁾
A. Roads	\$ 10,846,315
B. Contingencies (Item A)	1,084,632

	Engineering (Item A) Land Costs for ROW	1,084,632 420,000
TO	TAL CONSTRUCTION COSTS (76.99% of Bond Issue Requirement)	\$ 13,435,579
<u>NC</u>	NCONSTRUCTION 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>
то	TAL NONCONSTRUCTION COSTS	\$ 4,014,421
TO	TAL 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 Space/Detention/Easements	48.60	0
Right of Way	69.54	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 VALU	J ATION		\$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:

Taxing Jurisdiction (Johnson County)	<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
Johnson County ESD #1	<u>0.060000</u>
Total tax per \$100 AV	\$2.862427
Taxing Jurisdiction (Ellis County)	<u>Tax Rates</u>
Proposed District Debt Service	\$0.981500
Ellis County	0.273001
Maypearl ISD	1.154299
Ellis County Lateral Road	0.022866
Ellis County ESD #1	<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 \$4.60 per thousand gallons \$5.40 per thousand gallons \$6.00 per thousand gallons \$7.60 per thousand gallons \$8.40 per thousand gallons \$10.60 per thousand gallons	1,000 to 5,000 gallons 5,001 to 10,000 gallons 10,001 to 20,000 gallons 20,001 to 30,000 gallons 30,001 to 40,000 gallons 40,001 to 50,000 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. <u>RECOMMENDATIONS</u>

- 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	David Moore	Madeleine Mitchell
Chigbo Ekwueme	Kayla Caldwell	

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

Storph

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;

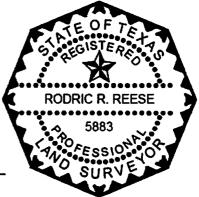
THENCE, South 04°07'32" East, 195.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of the herein described tract,

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.

11/03/2022 Date

Rodric R. Reese, R.P.L.S. No.



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.

I am aware that the District will be subject to the continuing supervision of the 11. 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.

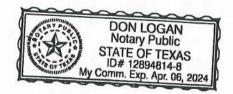
13. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly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

SWORN TO AND SUBSCRIBED BEFORE ME this _9_ day of _____ . 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.

11/03/2022 Date

Rodric R. Reese, R.P.L.S. No.



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.

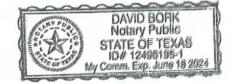
13. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly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

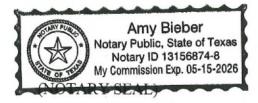
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality and I will fully cooperate with said Commission.

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. Mttofull Madeleine Mitchell

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



Notary Public in and for

The State of Texas



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

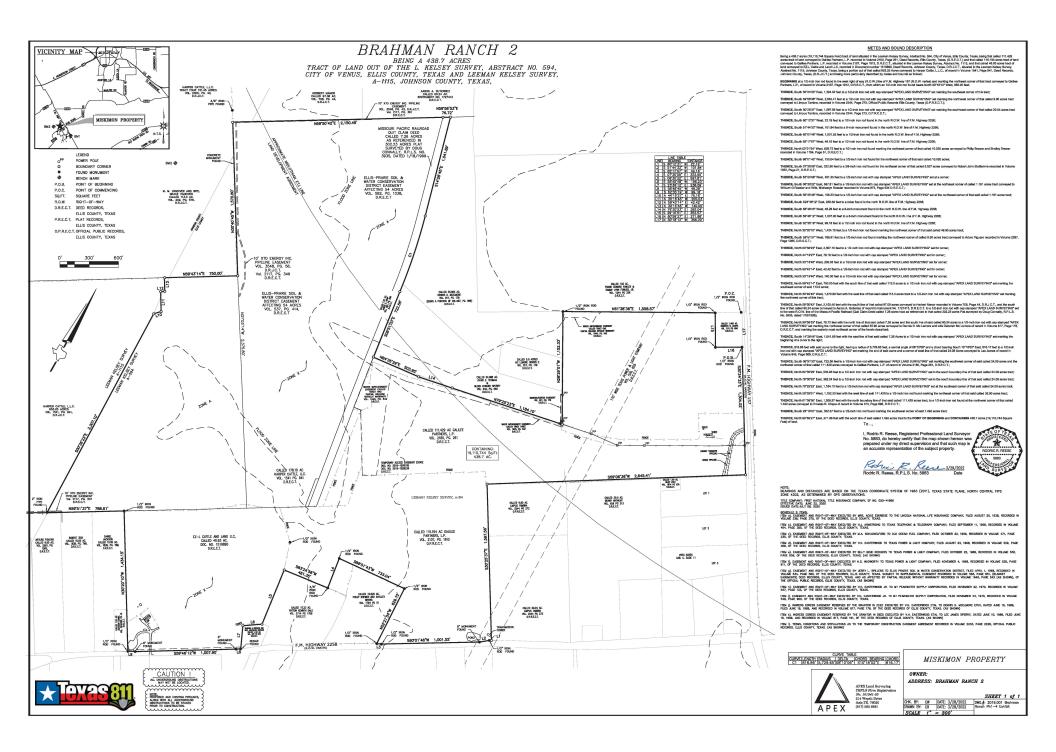
a written hearing request is filed within 30 days after the newspaper publication of this notice.

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 <u>http://www.tceq.texas.gov/</u>.

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 "<u>Petitioner</u>", 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 <u>Exhibit "A"</u> attached hereto (the "Land"), respectfully petitions the Texas Commission on Environmental Quality ("<u>TCEQ</u>") 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.

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 <u>City of Venus</u>. A copy of the Petition for Consent is attached hereto as <u>Exhibit B</u>. 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 <u>City of Midlothian</u>. A copy of the Petition for Consent is attached hereto as <u>Exhibit C</u>. 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 <u>City of Venus</u> 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 <u>Exhibit D</u>.

On July 7, 2022, the Petitioner published Notice of Petition to <u>City of Venus</u>, 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 <u>Exhibit E</u>.

On July 4, 2022, Petitioner posted the Notice of Petition to the <u>City of Midlothian</u> 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 <u>Exhibit F</u>.

On July 7, 2022, the Petitioner published Notice of Petition to <u>City of Midlothian</u>, 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** \underline{G} .

VI.

On August 1, 2022, Petitioner petitioned the <u>City of Venus</u> 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 <u>Exhibit H</u>. 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 <u>City of Midlothian</u> 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 <u>Exhibit I</u>. 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.

Х.

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, 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 $\underline{\uparrow}^{h}$ of February, 2023.

Motary Public, State of Oklahoma

expires: 4/9/2024



BUFFALO HILLS DEVELOPMENT, LLC

a Texas limited liability company

Rick Miskimon, Managing Member By:

Approximate acreage owned: 212.2 acres

STATE OF OKLAHOMA ş 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.
MSEDADB895 CHANNELLE OF OKLANDING MARKEN BUR Notary Public, State of Oklahoma EXPICES: 4/9/2024

EXHIBIT "A" Legal Description

Exhibit A Property Description METES AND BOUND DESCRIPTION

Being a 438,7 acres (19,110,744 Square Feat) tract of land silvaled in the Leeman Kotsey Survey, Abstract No, 594, City of Venus, Elfs County, Texas, being that called 111,429 acres tract of land conveyed to Gallee Pantners, L.P. recorder Noulmon 2107, Page 231, Deed Records, Elfs County, Texas, (D.R.E.G.T) and that called 115,104 acres tract of land conveyed to Gallee Pantners, J.P. recorder Noulmon 2107, Page 1812, D.R.E.C.T., hauted in the Leeman Kotsey Survey, Abstract No, 115, Johnson County, Texas, Iosa and that called 453 acres tract of land conveyed to Gallee Pantners, L.P. recorder Nourmen 1912, D.R.E.C.T., hauted in the Leeman Kotsey Survey, Abstract No, 115, Johnson County, Texas, D.R.J.O.T., shuated in the Leeman Kotsey Survey, Abstract No, 115, Johnson County, Texas, being a portion cot d that called 163, SA cons conveyed to Harpe Catle, L.J.O., of record in Volume 1841, Page 941, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being more particularly described by metes and bounds as followst

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 monthing the northeast comer of that tract conveyed to Galilee Partners, L.P., of record in Volume 2107, Fage 1612, D.R.E.C.T., from which an 1/2-Inch iron rod found beans 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" sel marking the southeast corner of this tract;

THENCE, South 59'06'36' West, 2,645.41 (set to a 1/2-inch from rod with cap stamped "APEX LAND SURVEYING" set matrixing the northwest corner of that called 9,90 acres tract conveyed to Limpus Tambra, recorded in Volume 2244, Page 273, Official Public Records Eigis County, Texas (O,P,R.E.G.T.);

THENCE, South 30'25'37' East. 1,597.56 feet to a ft2-inch from rod with cap stamped "APEX LAND SURVEYING" sat marking the southwest corner of that colled 20.04 acres tract conveyed to Limpus Tambra, recorded in Volume 22/4, Page 273, O.P.R.E.C.T.;

THENCE, South 60"1231" West, 22, 19 feet to a 1/2-inch from rod found in the north R.O.W. line of F.M. Highway 2268;

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, 1,001,52 feat 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 feel to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2258:

THENCE, North 02'21'04" West, 629,72 (set to a 1/2-Inch iron rod found marking inte northeast corner of that called 10,020 acres conveyed to Philip Brewer and Shelley Brewer recorded in Volume 1794, Page 51, O.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 sald called 10.020 acres;

THENCE, South 07"3509" East; 322,90 (set to a 3/8-both from rod found for the northeast corner of that called \$.527 acres conveyed to Robert John Statterike recorded in Volume 1352, Page 21, D.R.E.C.T.

THENCE, South 83'24'58' West, 481.35 fact to a 1/2-loch from rod with cap stamped "APEX LAND SURVEYING" set at a corner;

THENCE, South 00'3022' East, 597.81 feat to a 1/2-fnch linn not with cap stamped 'APEX LAND SURVEYING' set at the nonineast corner of called 1,161 acres tract conveyed to Wilbum G Roesler and Wile, Michaelyn Roesler recorded in Volume 673, Page 534 D.R.E.C.T.;

THENCE, South 5574548' West, 196,23 feet to a 1/2-Inch liven rod with cap stamped "APEX LAND SURVEYING" set at the nonthwest corner of that sold called 1,161 acces tract;

THENCE, South \$23'36'12' East, 238.59 (cal to a rebar found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South \$8'48'45' West, 48.28 (eal to a 8-loch monument found in the parth R.O.W. line of F.M. Highway 2256;

Petition for Utility Services - Brahman Ranch MUD

Exhibit "A" - Page 1

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" Wast, 99,18 feet to a 1/2-inch iron rad 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 roof found marking the northwest corner of that said called 49,93 acres tract;

THENCE, South 59'61'37' West, 788,61 feet to a 1/2-Inch iron rod found marking the northwest corner of called 9.50 acres lack conveyed to Arturo Figuero recorded in Volume 2287, Page 1285, D.R.E.O.T.;

THENCE, North 00'35'23' East, 2,307,10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for comer;

THENCE, North 44'19'27" East, 79,16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" sat 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 comer;

THENCE, North 59'43'14' East, 42,42 feet to a 1/2-Inch iron rod with cap stamped 'APEX LAND SURVEYING' set for comer

THENCE, North 30'16'46' West, 140,00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for conver-

THENCE, North 59'43'14' East, 750,00 feel with the south line of that said called 113,0 acces 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, 1,670,80 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 59'50'42" East, 2,150.46 feal with the south line of first called 97.06 acres conveyed to Harbert Manor recorded in Volume 706, Page 44, D.R.L.O.T., and the south Into of that called 30.24 acres conveyed to Asnon A. Guilerzz of record in Instrument Na. 172'1413, IR.R.E.G.T. to a 12-Inch manor with cap stemped 'APEX' LAND SURVEYING' set In the work R.O.W. line of the Allescul Pacific Railmad (Quil Cleim Doed colled '228 acres tract as referenced in that called 30223 acres Plat surveyed by Daug Connety, R.P.L.S. No. 3035, dated 1101'12802.

THERGE, North 50°50'53' East, 76.72 (set with the north line of that said called 7.23 acres and the south line of sold called 0.24 acres to a 1/2-inch iron root with cep stamped "APEX LAND SURVEYING" aut marking the michanet comer of bits tabled 35.09 acres convoyed to Dennis D, No Lenners and with Deborati No Lennars of record in Volume B17, Page 178, D.R.C.D.: and inverting the easting involutions comer of the start described.

THENCE, South 14/26/67 East, 1,041,00 for with the east line of that sold called 7.26 Acres to a 1/2-inch fron rod with cap stemped "APEX LAND SURVEYING" set marking the beginning of a curve to the right.

THENCE, \$16,85 (set with seld curve to the right, having a radius of \$729,05 feet, a contral angle of 00*0/06* and a chord bearing South 10*16/02* East, \$16,17 feet to a 1/24/nd). Iron not with cap stamped YAPEX LAND SURVEYING* set marking the end of sold ourse and a corner of west the of the called 24,09 Across conveyed to Lee James of record in Volume 946, Regist (69, D.R.E.C.);

THENCE, South 00°5133° East, 722.58 feet to a 1/2-inch iron rod with cap atomped "APEX LAND SURVEYING" set marking the southwest corner of said called 24.09 across and the northwest corner of that called 111.429 across conveyed to Golileo Partners, L.P. of record in Volume 2189, Page 251, D.R.E.C.T.;

THENGE, North 8/3529*East, 503,85 heet to a 1/2-Inchlinon md with cap stamped "APEX LAND SURVEYING" asi in the bowh boundary line of thet sakt called 24.09 screw tack THENGE, North 79*3053* East, 352,04 foet to a 1/2-Inchlinon md with cap stamped "APEX LAND SURVEYING" set in the bowh boundary time of that sakt called 24.09 screw track

THENCE, North 78'25'23' East, 1,184,10 feet to a 1/2-inch iron rod with top stamped "APEX LAND SURVEYING" set at the southeast corner of that each called 24.00 scree tract;

THENCE, North 28/26/01* West, 1, 152.33 leat with the west line of said 111.429 to a 1/2-inch iron rad found method the northeast corner of that said called 35.50 acres bact;

THENCE, North 61136136* East, 1,558,57 feet with the north boundary line of that said called 111.428 screes track, to a 1/24nch kun rod found at the northwest corner of that called 1.452 screes track, to a 1/24nch kun rod found at the northwest corner of that called 1.452 screes conveyed to Ernesto R. Chape of record in Volumo 518, Page 506, D.R.E.C.T.;

THENCE, South 29'10'51" East, 352.57 loet to a 1/2-inchiror rod found menting the southwest corner of said 1.492 acres tract

THENCE, North E0'59'27" East, 271.88 feet with the south line of maid called 1.482 pores irst to the PONT OF BEGINNING and CONTAINING 438.7 acres (19,110,744 Square Feet) of kind.

Petition for Utility Services - Brahman Ranch MUD

Exhibit "A" - Page 2

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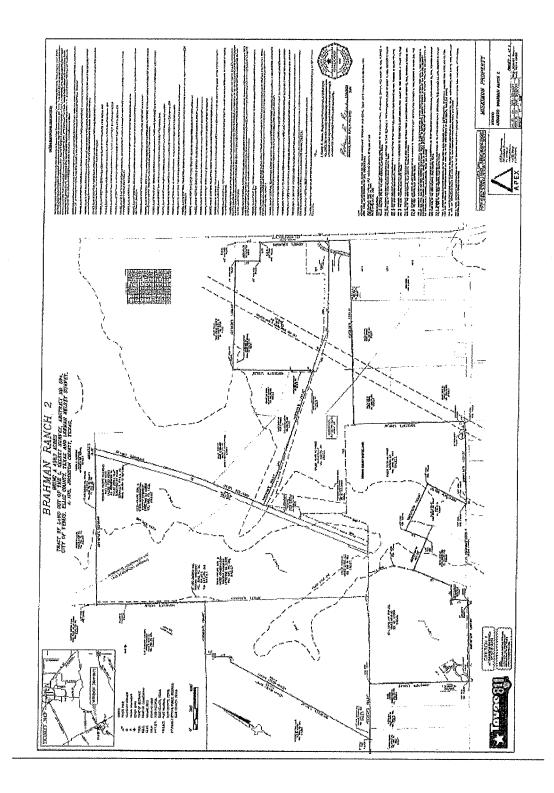


EXHIBIT "B" Petition for Consent filed with City of Venus

4866-8868-6107v.3

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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. 1 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.

ames Modkin By: 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.



Notary Public, State of Texas

PETITION FOR CONSENT TO INCLUDE LAND IN A MUNICIPAL UTILITY DISTRICT

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THE STATE OF TEXAS

COUNTY OF ELLIS

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

We, the undersigned landowners (the <u>Petitioners</u>") 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 "<u>District</u>").

Π.

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.

Ш.

The District shall contain an area of approximately 438.7 acres of land, situated within Ellis County, Texas, described by metes and bounds in <u>Exhibit "A"</u>, which is attached hereto and made a part hereof for all purposes (the "<u>Property</u>"). 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.

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.

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.

Х.

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 <u>5th</u> day of April, 2022.

PETITIONERS:

MISKIMON MANAGEMENT III, LLC, a Texas limited liability company

By:

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 5^{m} of April, 2022.

2000 2000 0000

tate of $\overline{Oklahoma}$ $\left(y, p : 4/9/2024 \right)$ Notary Public, State of Oklahoma

aminimu ******************** 20003895 "Hamman

BUFFALO HILLS DEVELOPMENT, LLC

a Texas limited liability company

Alt Mg. Merber Rick Miskimon, Managing Member By:

STATE OF OKLAHOMA	Ş
	\$
COUNTY OF ATOKA	ş

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.

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Given under my hand and seal of office this Manunun ENBURN ĂĦ ********************************* Ľ # 20003895 OFOK Winnen OF OF

Public, Stale_of Oklahoma 4/9/2024 0

of April, 2022.

Lienholder Consent

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STATE OF TEXAS

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, President

STATE OF TEXAS



This instrument was acknowledged before me on this the \underline{Sh} 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.

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Exhibit "A" Legal Description

METES AND BOUND DESCRIPTION

Being a 438,7 acres (19,110,744 Squara Feet) tract of land situated in the Loeman Kolsey Survey, Abstract No. 594, City of Venus, Ellis County, Toxas, being that colled 111.429 acros tract of land conveyed to Gallion Pariners, L.P. recarding in Volume 2180, Page 201, Deed Records, Ellis County, Toxas, (D.R.E.C.T.) and that called 116,104 acres tract of land conveyed to Gallion Pariners, L.P. recording in Volume 2107, Page 1512, D.R.E.C.T., situated in the Leeman Kolsey Survey, Abstract No. 1115, and that called 116,104 acres tract of land conveyed to Gallion Pariners, L.P. recording in Volume 2107, Page 1512, D.R.E.C.T., situated in the Leeman Kolsey Survey, Abstract No. 1115, and that called 116,104 acres tract of land conveyed to E24L Cattle and Land LLC recording in Document humber 1510809, Deed Records, Johnson County, Toxas, D.R.J.C.T., situated in the Leeman Kolsey Survey, Abstract No. 1115, Jainson County, Toxas, being a portion out of that called 663.02 Acros conveyed to Barte, L.P., of record in Volume 1414 called 469.20 Acros conveyed to Hange Cattle, L.L.C., of record in Volume 1641, Page 841, Daed Records, Johnson County, Toxas, (D.R.J.C.T.) and being more particularly described by metes and bounds es follows:

BEGINNING at a 12-Inch inn not found in the west right of way (R.O.W.) line of F.M. Highway 157 (R.O.W. varies) and marking the notificent conter of that back conveyed to Galileo-Partners, L.P., of record to Volume 2107, Page 1612, O.R.E.O.T., from which an 1/2-inch from red found bears North 30* (6*12* West, 356-20 feet)

THENCE, South 30724/33" East, 1,304.02 (out to a 1/2-Inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast across of this tract;

THENCE, South 53° 06°36° Wast, 2,645,41 feat to a 1/2-lach loga out with cap stamped "APEX LAND SURVEYING" set manday the nonlineest corner of that called 9,00 acros had conveyed to Limpte Tambra, recorded in Volume 2244, Page 273, Official Public Records Ellis County, Texas (O.P.R.E.C.T.);

THENCE, South 30° 20'37° Enst. 1.597,50 feet to a 1/2-Inch iron rod with cap stamped "APEX LAND SURVEYING" sat marking the southwest corner of that called 20,04 acres track conveyed to Limpus Tambra, recorded to Volumo 2244, Page 273, O.P.R.E.C.T.;

THENCE, South 60° 12'31" Wost, 22.19 feet to a 1/2-fech from red found in the north R.O.W. line of F.M. Highway 2266;

THENCE, South 61944'33" Wast, 101,84 feet to a 8-Inch monument found in the north R.O.W. line of F.M. Higtway 2258;

THENCE, South 60" 0 1'46" West, 1,001,52 feet to a 1/2-Inch iron rod found in the north R.O.W. line of F.M. Highway 2268;

THENCE, South 65 17:07" West, 49.16 feet to a 1/2-Inch fron rod found in the north R.O.W. line of F.M. Highway 2258:

THENCE, North 02:2154* West, 629,72 feel to a 1/2-Inch fron rod found marking the contribust corner of that called 18.020 acres conveyed to Philip Brewer and Shelley Brewar recorded in Volume 1794, Page 51, D,R.E,O,T.;

THENCE, South 86°01'43" West, 733.04 feet to a 1/2-Inch iron rod found for the northwest corner of that safe called 10.020 acros:

THENCE, South 07:05/09" East, 322:50 feet to a 3/8-lach fron rod found for the northeast conner of that called 5.527 acres conveyed to Robert John Stottlamfre recorded in Volume 1352, Page 21, D.R.C.C.T.

THENCE, South 83" 24'58" West, 481.35 feet to a 1/2-Inch fron rod with cap stamped "APEX LAND SURVEYING" set at a comer.

THENCE, South 06' 30' 22" East, 597.81 feet to a 1/2-lech iron rod with can stamped "APEX LAND SURVEYING" set at the northeast comer of called 1,161 acros fract conveyed to Wilson G Rogeler and Wile, Michaelyo Roseler recorded in Volume 873, Page 534 D.R.E.C.T.;

THENCE, South 66'46'46'Wost, 196.23 first to a 12-inchitron rod with cap stamped "APEX LAND SURVEYING" sol of the nonlineest correct Official solid called 1,161 acres trade;

THENCE, South 823°36'12' Eacl, 238.59 feet to a rebar found in the north R.O.W. line of P.M. Highway 2258:

THENCE, South 58"46"46" West, 46,26 feel to a 8-lact monument found in the north R.O.W. line of F.M. Histway 2258;

THENCE, South 69:46:12' Wost, 1.007.90 feet to a 8-inch monument found in the north R.O.W. the of F.M. Highway 2258:

THENCE, South 62'35'19' West, 99,16 feet to a 1/2-inch lice red found in the north R.O.W. line of F.M. Highway 2268;

THENCE, North 30'20'10" Wast, 1,431.15 feet to a 1/2-inch fron rod found marking the nonthwest ocraer of that sald callod 40,03 acres fract:

THENCE. South 50'51'37' West, 788.81 fact to a 1/2-Inch from rad found marking the nothwest curver of called 9.60 acres tract conveyed to Arturo Figures recorded in Volume 2287, Page 1265, D.R.E.S.T.;

THENGE, North 00'36'23" East, 2,307.10 feet to n 1/2-inch iron rod with cap stampes 'APEX LAND SURVEYING" set for conter;

THENCE, North 44' 19'27" East, 79.16 feet to a 1/2-Inch from rod with cap stamped "APEX LAND SURVEYING" set for comer;

THENCE, North 30' 16'46" Wast, 205 03 feet to a 112-inch fron rod with cep stamped "APEX LAND SURVEYING" set for corner;

THENCE, North \$9'43'14" 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 conser,

THENCE, North 69/43/14" East, 75(1,00 feet with the south line of that said celled 113.0 acros to a 1/2-lock iron rod with cap stamped "APEX LAND SURVEYIND" act marking the southeast conver of said 113.0 acros;

THENCE, North 30°40'46" Weet, 1,670.00 feet with the east line of that sald colled 113,0 acres track to a 1/2-linch investor with cap stamped "APEX LAND SURVEYING" set marking the contriverst contex of this rest:

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THENCE, North 59°50°42° East, 2,150.46 feet with the south line of first called 97.08 acres conveyed to Herbort Manor recorded in Volume 708, Page 44, D.R.J.O.T., and the south line of first called 90.24 acres conveyed to Aeron A. Guilarnez of record in Instrument No, 1727413, D.R.E.C.T. to a 1/2-Inch lice nod with cap stamped "APEX LAND SURVEYING" set in time west ROW, line of the Mascout Pacific Railroad (Quil Cleim Deed called 7.26 acres tract as reforenced in that called 302.23 acres Plat aurweyed by Doug Controlly, R.P.L.S. No. 3935, dated 11/8/1989);

THENCE, North 59'56'53' East, 76.72 feet with the north line of that said called 7.26 acres and the south line of said called 30.24 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 Deborsh Mc Lemore of record in Volume 817, Page 178, D.R.E.C.T. and marking the eastisty most northeast corner of the herein described;

THENCE, South 14'28'45" East, 1,041.89 feel with the east five of that said called 7.26 Acres to a 1/2-inchiron rod with cap atomped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;

THENCE, 616.05 foet with add curve to the right, having a redue of 5,729.65 feet, a contral angle of 06*1006* and a chord bearing South 10*18'02" East, 816.17 feet to a 1/2-inch iron nod with cop stamped "APEX LAND SURVEYINO" 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 06'16 133' East, 722.56 feet to a 1/2-linch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest comer of said called 24.09 acres and the narthwest comer of that called 111.429 acres convoyed to Galilee Partners, L.P. of record in Volume 2180, Page 261, D.R.E.C.T.;

THENCE. North 64*36/20* East, 503.96 feet to a 1/2-thich from rod with cap stamped *APEX LAND 8URVEYING* sel in the south boundary line of that said called 24.09 acres fract;

THENCE, North 70*30/63* East, 3 62.04 foot to a 1/2-thort iron rod with cap stamped *APEX LAND SURVEYING* set in the south Doundary line of that satid called 24 08 acros tract;

THENCE, North 70°25'23' East, 1,184. 10 feet lo a 12-hoch from rod with corp stamped "APEX LAND SURVEYING" set at the southeast corner of that said called 24,09 acres (ract;

THENCE, North 28'29'01' West, 1, 162,33 bot with the west line of sald 111.429 to a 1/2-inch iron rod found marking the northeast comer of that said colled 35,00 acres inact;

THENCE, North 61'36'36' East, 1,556.57 feet with the north boundary fine of that called 111.428 agrees inact, to a 1/2-inch iron red found at the northwest corner of that called 1.482 agrees conveyed to Emestors. Chapa or record in Volume 515, Page 696, D.R.E.C.T.;

THENCE, South 29"10'51" East, 352.57 feet to a 1/2-inch from rod found marking the southwest corner of sald 1,492 acres track

THENCE, North 60'58'27' EAM, 271.88 Set with the south line of sald called 1.482 acres ract to the POINT OF BEGINNING and CONTAINING 438.7 acres (19,110,744 Square Feel) of land.

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

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City of Midlothjan

PETITION FOR CONSENT TO INCLUDE LAND IN A MUNICIPAL UTILITY DISTRICT

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THE STATE OF TEXAS

COUNTY OF ELLIS

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

We, the undersigned landowners (the <u>Petitioners</u>") 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").

П.

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.

HI.

The District shall contain an area of approximately 438.7 acres of land, situated within Ellis County, Texas, described by metes and bounds in <u>Exhibit "A"</u>, which is attached hereto and made a part hereof for all purposes (the "<u>Property</u>"). 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.

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.

v.

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.

VΠ.

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, installation, maintenance, purchase and operation of 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 sever 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 ald 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.

Х.

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]

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RESPECTFULLY SUBMITTED the 5th day of April, 2022.

PETITIONERS:

MISKIMON MANAGEMENT III, LLC, a Texas limited liability company

MA A. Maha Rick Miskimon, Managing Member By:

STATE OF OKLAHOMA COUNTY OF ATOKA

OKLAH minin

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 $5^{+/-}$ of April, 2022. www.unun REN

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HOLLUN KUMAT Notary Fublic, State of Oklahoma LNP; 419/2024

BUFFALO HILLS DEVELOPMENT, LLC a Texas limited liability company

Rick Miskimon, Managing Member By:

STATE OF OKLAHOMA COUNTY OF ATOKA

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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 5^{M} of April, 2022. Notary Public, State of Oktahoma $\beta_{\text{No}} \Rightarrow 4/9/2024$



5

Lienholder Consent

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STATE OF TEXAS COUNTY OF ELLIS

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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: <u>Jacobian Market Services</u> J.Scott Ezzell, President

STATE OF TEXAS 8 <u>loung</u> ş COUNTY OF §



This instrument was acknowledged before me on this the \underline{Sh} 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 (19.110,744 Square Feel) tract of land situated in the Leeman Kelsey Survey, Abstract No. 594, City of Venus, Ells County, Texas, being that called 111.429 acres tract of land conveyed to Gallice Partners, L.P. recorded in Volume 2100, Page 281, Oced Records, Ells County, Texas, (D.R.E.C.T.) and that called 113.139 acres tract of land conveyed to Gallice Partners, L.P. recorded in Volume 2107, Page 1812, D.R.E.C.T., shualed in the Leeman Kelsey Survey, Abstract No. 1115, and that called 419.93 acres tract of land conveyed to Ballice Partners, L.P. recorded in Volume 2107, Page 1812, D.R.E.C.T., shualed in the Leeman Kelsey Survey, Abstract No. 1115, and that called 49.93 acres tract of land conveyed to BZL, Catle and Land LLC, corded in Document Intumer 151869, Deed Records, Johnson County, Texas, D.R.J.C.T., situated in the Leeman Kelsey Survey, Abstract No, 1116, Johnson County, Texas, being a portion out of that called 653,25 Acres corveyed to Harper Catle, L.J.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 line nontheast corner of that tract conveyed to Gaijled Partnars, L.P., of record in Volume 2107, Page 1812, D.R.E.C.T., from which an 1/2-inch iron rod found bears Norn 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 comer of this tract;

THENCE, South 59'06'36' West, 2,845,41 feet to a 1/2-inch is not with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of thet celled 9.90 acres tract conveyed to Limpus Tembra, recorded in Volume 2244, Page 273, Olifcial Public Records Ellis County, Texas (O,P,R,E,C,T);

THENCE, South 30'25'37' East, 1,697,59 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southweat 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 red found in the north R.O.W. line of F.M. Highway 2256;

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, 1,001.62 feat to a 1/2-inch iron rod found in the north R.O.W. line of F.M. Highway 2268;

THENCE, South 65' 17'07" West, 49, 16 feet to a 1/2-Inch Iron red found in the nonh R.O.W. line of F.M. Highway 2258;

THENGE, North 02'21'54' West, 629.72 feet to a 1/2-Inch fron rod found marking the northeast corner of that called 10.02D acres conveyed to Philip Brewer and Shelley Brewer recorded in Volume 1794, Page 61, D.R.E.C.T.;

THENCE, South 66'01'43' West, 733.04 feet to a 1/2-inch iron rod found for the northwest corner of that sold called 10.020 acres:

THENCE, South 07'3509: East, 322.90 feet to a 3/6-Inch lion rod found for the northeast corner of that called 5.527 acres conveyed to Robert John Stotlemite recorded in Volume 1352, Page 21, D,R,E,C,T,;

THENCE, South 63*2456* 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 fron rod with cap stamped "APEX LAND SURVEYING" set at the northeast corner of called 1.161 acres tract conveyed to Wilburn G Roosler and Wife, Michaelyn Roesler recorded in Volume 673, Page 534 D.R.E.C.T.;

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

THENCE, South 523'35'12' East, 238.59 feet to a rebar found in the north R.O.W. line of F.M. Highway 2258;

THENCE, South 56'46'45' 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 feel to a 8-inch monument found in the north R,O,W. line of F,M, Highway 2258;

THENCE, South 82'35'19" West, 99,18 feet to a 1/2-inch fron 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-lach 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 fron rod found marking the northwest corner of called 9.50 acres tract conveyed to Arturo Figuero recorded in Volume 2267, Page 1265, D.R.E.C.T.;

THENCE, North 00"36'23" East, 2,307.10 feet to a 1/24nch fron rod with cap stamped "APEX LAND SURVEYING" set for corner.

THENCE, North 44*19'27" East, 79.16 feel 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 fron rod with vap stamped "APEX LAND SURVEYING" set for corner;

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

THENCE, North 3041646* 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 feel with the south line of that said called 112,0 acces to a 1/2-Inch Iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast comer of said 113,0 acces;

THENCE, North 30'40'45' West, 1,570,80 feet with the east line of that said called 113,0 acres tract to a 1/2-Inch (ron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of this tract;

THENCE, North 59'50'42" East 2,169.46 feel with the south line of that called 97.08 acres conveyed to Herbort Monor recorded in Volume 708, Page 44, D.R.J.O.T., and the south that called 90.24 acres conveyed to Aaron A. Gullenez of record in Instrument No. 17771(3, D.R.E.C.T. to a 122-inch from rod with cap stamped "APEX LAND SURVEYING" set in the west RO.W. the of the Miscoul Pacific Railroad (Out Claim Deed called 7:28 acres tract as referenced in that called 302:23 acres Plat surveyed by Doug Connelly, R.P.L.S. No. 3555, deted 1712/1671(39);

THEINCE, North 68/58/53" East, 78.72 feat with the north line of that said called 7.26 acres and the south line of east called 90.24 acres to a 1/2-inch line ind with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of that called 5% 9 acres conveyed to Dennis D. No Lonnor and with Deburah Mc Lemore of record in Volume 617, Page 176, D.R.E.O.T. and marking the assistiv most northeast corner of the termin described;

THENCE, South 14/28/45" East, 1,041.89 foot with the east lose of that said called 7.26 Acres to a 1/2-inch loon rod with cap stamped "APEX LAND SURVEY ING" set marking the beginning of a curve to the right

THENCE, 616.65 feat with sald curve to the right, having a radius of 5,729.65 feet, a central angle of 00°1006° and a chord bearing South 10°16'02° East, 616.17 feet to a 1/2-inch Iron nod with cap stamped "APEX, LAND SURVEYING" act marking the end of sald curve and a corner of west the of fast called 24.09 Acres conveyed to Lee James of record in Volume 945, Page 669, D.R.E.C.T;

THENCE, South 09'5133° East, 722.256 feet to a 1/2-bcli iron rod with cap stamped "APEX LAND SURVEYING" set matiking the southwest corner of said called 24.09 acrea and the northwest corner of that called 111.428 acres conveyed to Galies Partners, L.P. of recordin Volumo 2160, Page 261, D.R.E.O.T.;

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

THENCE, North 79"30753" East, 362.04 feat to a 1/2-loch iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundaryline of that solid called 24.09 acres track; THENCE, North 79"2573" East, 1,184.10 feet to a 1/2-loch iron rod with cap stamped "APEX LAND SURVEYING" set at the southeast comer of that solid called 24.09 acres track;

THENCE, North 26/28/01" West, 1, 162.33 leat with the west fine of said 111.428 to a 1/2-inch iron rod found marking the northeast conter of that said called 35.00 acres tract;

THENCE, North 61*3836* East, 1,658.57 feet with the north boundary line of that said called 111.429 acres lrack, to a 1/24 nch lron rod found at the northwest corner of that called 1.482 acres conveyed to Ernesto R. Ghapa of record in Volume 615, Page 886, D.R.E.C.T.;

THENCE, South 29*10/51* East, 352.57 feet to a 1/2-inch lice red found marking the southwest comer of raid 1,492 acres tract

THENCE, North 60/59/27* East, 271.88 feet with the south line of said cased 1.492 screes tract to the FORNT OF BEGINNING and CONTAINING 438.7 acres (19,110,744 Square Feet) of land.

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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. GARCT 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 the added to the district, as shown on the map also attached hereto, on the $\frac{4}{2}$ th day of _July____, 2022, at 2:00 pm.

M. Mano et icles p Signature of Person Posting

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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 Venus

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS COUNTY OF JOHNSON

Before me on this day personally appeared <u>Becky Dahn</u>, the <u>Major Accounts Sales</u> <u>Manager</u> 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 _____ time(s) in the Cleburne Times-Review on the following date(s):

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

Bectz Da. Mm. Becky Dahn, Major Accounts Sales Manager

Subscribed and swom to before me on this 25 day of 544, 2022

Notary Public in and

for Johnson County, Texas

TOSCHA VAUGHAN Notary Public, State of Texa: Comm. Expires 03-19-2023 Notary ID 12275316

CREATING TEMESORY HWY REAVILING LASSI 7] 4

c/cb///elimesteriew.com Errol: bhughes@wooherlo:ddemocrat.com

Phone: 817-594-7447 vst 217

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PETITION FOR SERVICES OTHERWISE PROVIDED BY BRAHMAN RANCH HEINICIPAL UTILITY DISTRICT

STATE OF TEXAS COUNTY OF JONNEON 8 2

to the honorable mayor and city council, of the city of venus;

The undersigned patiti dich represe We all the h appraisal district o L

r is the owner and holder of its skryle this to the land souths to be served by the kosted by the taw rolls of the control approxial datalet of Jehrson, County, its spearer that there are no holders of item spearer the Property other than these to the follow is the densame holder. а,

of Velues contains approximately 438,7 Form. No part of sald size is within the sist of Section 42,001, Local Government + extratelyterist / af Vel /, Texas

Π. The land sought to be served by the City of Venus is described by meters check hereto and incomposited herein for all paroeses.

Ν. remain low or one way hypotect to be obtain a pre-bia program to imminimize and operation of a waterwaite system, including the pa stretch and contributed purposes the construction, maintenance a stretch and a streamph and depend system, for downship and compo-legation, maintenance, purchase well operations on downship and resultion, maintenance, purchase well operations whether and service the stream of the stream of the stream of the stream of the standing of the stream the purch

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WHEREFORM, Pathianer respectively prays that take petition be granized in all resi of Versus execute a legacy binding contract on commencuity responsible terms vices requested interim within the time twice presenteed by Section 42.042

CIFULLY SUBJETTED up of the date swort, below.

PETITIONERSI HISKIHON HANAGEMENT IN, LLC,

NUTALO HILLS DEVELOPHENT, LLC Exhibit A i portion of land illusted in the Leeman Reiney Survey, Alstract No. 594, at in Eds County, nd the Leeman Reiney Survey, Abstract No. 1115, at in Jahnkon County, Teada. The met cound description for the proposed District as on-file and available for ranks at the oilf Ymberd PC, 2726 N. Hermond Strateg, Suge 500, Diaka, Tazar 25201.

Lienholder Consent

oncent is on-file and available for review at the offices etn 500, Oslar, Texas 75201.

assifieds

ADVERTISEMENT FOR BIDS CITY OF KEENE, TEXAS LEWIS LANE & HALCREST STREET SEWER LINE REPLACEMENT DEVICE LINE REPLACEMENT IN A STREET STREET IN A STREET STREET STREET IN A STREET STREET ACKNT, TORE WILL BE REPLACED BY THAT IN A STREET WILL BE REPLACED BY THAT IN A STREET STREE

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LADDR & HARTIN, U.C. 1508 Santa Fe Dilve, Suite 203, Weatherford, Takat 76096 rahmandatary pre-bal conference with 10:00.04 on Weicherdty, July 20, 0022 a 10:00.04 on Weicherdty, July 20, 0023 a 10:00 No. Ord Batsy Keene, 76033 the right to

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LEGAL NOTICE

County Purchasing Agent, is accepting sealed proposals Braam

RFP 2022-220 Request for Proposal FOR THE LIPGRADE OF THE JORNSON COUNTY ANNEX PARKING LO

ations may be obtained from to Decaroment, at 1102 & Républik ng organization as 1102 is republic, as, rine, Texas 76031. The closing ulate 1 is Jay 28, 2022 at 2:00 P.U. al information contact Nation Medice Nation County Purchasing Agent at (817) \$56-6362

NOTICE TO CREDITORS

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c/ac Jerrifer Lovelace 1601 8th Avenus Fort Worth, Texas 76104

04/10 tho 5 day of Jack, 2022. Jacober Loveke State Bar Not 2 4051110 1601 805 Average John Mark 1802 100 1601 905 Average John Mark 1817 1813-8656 Facthrate (817) 383-6656 Facthrate 80 or 16-6856 Facthrate 80 or 16-6856

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

U. GARCT 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 the added to the district, as shown on the map also attached hereto, on the $\frac{4+4}{4}$ day of July____, 2022, at 2:00 pm.

Signature of Person Posting

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Printed Name of Person Posting: W. GARZETT 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

4866-8868-6107v.3

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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 <u>Becky Dahn</u>, the <u>Major Accounts Sales</u> <u>Manager</u> 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 5694.00

abi Major Accounts Sales Manager

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

)DOLO Notary Public in and

for Johnson County, Texas

TOSCHA VAUGHAN Notary Public, State of Texas Comm, Expires 03-19-2023 Notary ID 12275318

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CLASSIFIEDS	

Hŕ Legale PETITION FOR SERVICES OTHERWISE PROVIDED BY BRANNAN RANCH MUNICIPAL UTILITY DISTRICT TATL OF TUXAS DUNITY OF FLLIS 5

n, Petit

L. Polycher is the owner and holder of the strept pite to the limit screptic to be served by the Cay then, as indicated by the serves of the comparing polaring district of BER, County, Terre, The are represent that there are no holders of kerns spatiate the Property other than those who have at a table Polychon by their sensitive bolow. L. a land scorphi tra leg served by the City of (Adottian contains approximately 430.7 datas or just, and key wholy within Bits Course, Tensa. No part of and area in which the inter properties dity or than. Under ling provide of Steccion 42.000, Lose Rovernant Gook, and and area is installed particle, obtain the astronomical justiciant of the City of Views, provide with the distribution of the distribution of the City of Views, provide with the distribution of the City of Views, μ. The land solight to be served by the Gity of Hidlathian is demrifted by metas and bound Λ^{μ}_{c} mitsched bornto and incorporated breach for via purposes, ay. The question instance of the most properties to be shown in the start project to be surved bold tool to the start provides the start bound is a start provide the start bold to be provided as the bill for demonstration and commercial properties, the constitutions, molecular too start properties of source starticity, molecularized and provides the operation of these formations, and provides the dependence of dependence of source starticity, molecularized and provides the dependence of these formations, and the start provides the dependence of dependence of source starticity, molecularized provides the dependence of dependence of source starticity, molecular source of the start provides of the start provides of source starticity, molecularized and the start provides of the start provides of source starticity, molecular and source of source start provides to the start provides of source start provides to the start provid

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LEGAL NOTICE

BFP 2022-226

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C.P.J.C. John 556-6382

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County Purchasing Agent, Ralph is eccepting septer proposes for the

Requist for Proposel ALY AND INSTALLATION OF A SURATOR FOR THE GUNN JUSTICE CENTER

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PETITIONERS HISKINON MANAGEMENT 10, U.C. NUFFALO PALLS DEVELOPMENT, LLC

Exhibit A porton of land appated in the Laeman Kulery Survey, Abstract No. 554, al in Elia Courny, Teat d but Learam Kuley Survey, Abstract Xo. 113, al in Johason Courty, Teas. The moras e manin description for the proposed Orticit Is north end avoidate for review se the offices Noteau PC, \$728 K. Hannood Sureal. Surea 500, Dalas, Teasa 75201,

Henholder Consent Certificate of the Lipsybolicy's Consent is on-He and systebly for review at the Lead PC, 2728 II, Harvood Street, Suite SCO, Millis, Texas,

NOTICE TO CREDITORS

NOTICE TO CREDITORS Original Letters Testamentary for the Ence Lucies Rederse, Nettersech verein Joseph Edward Red Englis on June 30, Dochst Humber (CP202224558, County Lyw # 1 of Johnan County, Tesse.

Soppin Edward Rad Engla is Tense. The mining address is John L. Bines Attorney at Law PO Box 100926 Fort Worth, Tense 76185 Telephose: 817.298.2136.

Dated July 5, 2022. /s/ John Barnes John L. Barnes, Artenney at La

fo the honorable payor and oty courcl of the city of honothan: The understand peritissers (* feijkberg?, which is done or more), hong a majority of the sigh and that is it and/si (burded within the deer investment abundled, which periters the sigh and that is a sight of the signal abundle of the signal abundle of the signal abundle of the of the bar which are a sight abundle by the text of a the signal abundle of signal

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NOTICE TO CREDITORS

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/a; JennTer Lovrisce 601 Bih Avenue ort Worth, Taxas 76104

and that

DATED the 28 day of Juno, 2022. John Teb the 28 day of Juno, 2022. John Tel Lincolsce Strate Bar No. 2003110 1601 8th Artnue Fort Width, Franz 76104 Folgehonet (d17) 855-8636 Fonciettel (d17) 855-8636 Fonciettel (d17) 855-8636 Fonciettel (d17) 855-8636

NOTICE TO CREDITORS

Native is bareby given that ariginal letters Testamentary for the Estate of Pasia Geor (assiad on Auro 30, 2022 in Carat b CC-P202224879, peoring a the County Count Law of Johnson County, Tessa, to Sus George.

Il persona having chaina against hitch is currently being edmin aquited to protent them within the ne manner prescribed by low.

/oc. Andrea IV. Boedeker tiomey at Law 632 W Nendorson St., Ste. 8 lebumo, TX 76033

DATED the Sth tay of July, 2022. By: Is2 Andrea H. Dottleter Andrea H. Boutleter Attorney for the Estate Sorte Bar Noz. 240907.81 6-mail: Bridger Marchiewolfte.co

All persons having calmar ageinst this estate a required to present them within the time a manner prescribed by low. Rentwork Service Special Lively is Deciderant Forces Rentwork Lorgen Course Service Lor

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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:

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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:

L

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.

Π.

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.

Petition for Utility Services - Brahman Ranch MUD

Page 1

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.

ΓV.

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]

Page 2

RESPECTFULLY SUBMITTED as of the date swom, below.

PETITIONERS:

MISKIMON MANAGEMENT III, LLC, a Texas limited liability company

Alm_ Manyiy Menter Rick Miskimon, Managing Member By:

Approximate acreage owned: 226.5 acres

STATE OF OKLAHOMA

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.

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Given under my hand and seal of office this _24of. 2022. aussister in the state Qr EN BURNE Notary Public, State of Oklahoma exp: 4/9/2024 "PRESERVENTING" # 20003895 UBING OF OK

BUFFALO HILLS DEVELOPMENT, LLC a Texas limited liability company

Rick Miskimon, Managing Member Menter By:

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,

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WINLING HALF AEN BUP 03895 OF OKL S OF ORUS

Given under my hand and seal of office this 16 of Auto 2022. Nglary Public, State of Oklahoma

eap: 4/9/2024

Exhibit A Property Description METES AND BOUND DESCRIPTION

Being a 438.7 acros (19,110,744 Square Feai) tract of land situated in the Learnan Keisey Survey, Abstract No. 564, City of Venus, Ellis County, Texas, being that called 111,429 acres tract of land conveyed to Galikee Partners, L.P. recorded in Volume 2108, Page 281, Detest Records, Ellis County, Texas, (D,R.E.C.T) and that colled 115,194 acres tract of land conveyed to Galikee Partners, L.P. recorded in Volume 2107, Page 1312, D.R.E.C.T., Siluated in the Learnan Keisey Survey, Abstract No. 115, doltarot conveyed to Galikee Partners, L.P. recorded in Volume 2107, Page 1312, D.R.E.C.T., Siluated in the Learnan Keisey Survey, Abstract No. 1115, doltarot convert, converse of to Galikee Partners, L.P. recorded in Volume 2107, Page 1312, D.R.E.C.T., Siluated in the Learnan Keisey Survey, Abstract No. 1115, doltarot County, Texas, D.R.L.C.T., siluated in the Learnan Keisey Survey, Abstract No. 1115, doltarot County, Texas, City and profind out of the land state 2014 of acres conveyed to Batter Mon 1115, doltarot County, Texas, D.R.L.C.T., siluated in the Learnan Keisey Survey, Abstract No. 1115, doltarot County, Texas, Ellis a portion out of the land state 2104 of acres conveyed to Harger Catilia, L.L.C., of record in Volume 1641, Page 941, Deed Records, Johnson County, Texas, (D.R.J.C.T.) and being more particularly described by mains and bounds as follows:

BEGINNING at a 1/2-Inch ison root 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 Galles Pathers, L.F., of record in Volume 2107, Paga 1812, D.R.E.G.T., from which an 1/2-Inch from rod found bears North 30*18*12* West, 356/20 feet;

THENCE, South 30'24'33' East, 1,304,02 (cet to a 1/2-Inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of this tract;

THENCE, South 59'00'30' West, 2,645,41 feel to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest comer of that called 9,80 acres tract conveyed to Limpus Tambra, recorded in Volume 2244, Page 273, Official Public Records Effis County, Txxas (O, P, R.E.C.T.);

THENCE, South 30'25'37' East, 1,557,69 feet to a 1/2-inch Yon 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 from red found in the north R.O.W. Kine of F.M. Highway 2258;

THENCE, South 51°44'33" West, 101,84 feel to a 8-inch monument found in the north R.O.W. Site of F.M. Highway 2258;

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

THENCE, South 65*17'07" West, 49, 16 feet to a 1/2-hch from rod found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 02'2'154' West, 629.72 feel to a 1/2-Inch fron rod found marking the northeast control of that called 10,020 acres convoyed to Philip Brewer and Shelley Brewer recorded in Volume 1794, Paga 61, D.R.E.C.T.;

THENCE, South 56'01'43' West, 733.04 feet to a 1/2-knch iron red found for the northwest corner of that saki called 10.020 acres:

THENCE, South 07'3509" East, 322.50 feet to a 3/6-inch from rod found for the northeast corner of that called 8.527 acres convayed to Robert John Stattenire 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 kon rod with cap stamped 'APEX LAND SURVEYING' set at a corner;

THENCE, South 06/3022* East, 597.81 feat to a 1/2-lach fron rod with cap stamped "APEX LAND SURVEYING" set at the northeast corner of called 1.161 screes tract conveyed to Wilsom G Roesler and Wife, Michaelyn Roesler recorded in Volume 873, Page 534 D.R.E.Q.T.;

THENCE, South 56'45'48' West, 196,23 feet to a 1/2-brek fron rod with cap staniped "APEX LAND SURVEYING" set at the nonthwest corner of that said cabled 1,161 acres track;

THENCE, South \$23'36'12' East, 238.69 feet to a rebar found in the north R.O.W. line of F.M. Highway 2258;

TriENCE, South 58'46'45' West, 48-26 feat to a 8-inch monument found in the north R.O.W. line of F.M. Highway 2258;

Petition for Utility Services - Brahman Ranch MUD

Exhibit "A" - Page 1

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THENCE, South 59'46'12' West, 1,007,90 feet to a 8-Inch monument found in the north R,O,W, Jine of F,M, Highway 2258;

THENCE, South 52'35'19' West, 99,18 feet to a 1/2-inch iron rad found in the north R.O.W. line of F.M. Highway 2258;

THENCE, North 30'20'10" West, 1.434,15 lee: to a 1/2-inch lran rod found marking the northwest corner of that said called 49,93 acres tract;

THENCE, South 56'51'37' West, 785.61 feet to a 1/2-inch lion rod found marking the northwest comer of caSed 9.50 acres fract conveyed to Anturo Figuero recorded in Volume 2287, Page 1285, DR.E.O.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*1927* East, 79.16 feet to a 1/2-Inch fron rod with cap stamped "APEX LAND SURVEYING" set for comon:

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

THENCE, North 59'43'14' East, 42,42 feat to a 1/2-Inch fron rod with cap stamped "APEX LAND SURVEYING" set for corner;

THENCE, North 30"15'46" West, 140,00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for corner,

THENCE, North 69'43'14'East, 750,00 (set with the south line of that saki called 113,0 acres to a 1/2-Inch from rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of sald 113,0 acres

THENCE, North 30140145* West, 1,570,80 feet with the east line of that sald collect 13,0 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, 190.45 feel with the acuts line of fast called 97 D8 acres converyed to Harbert Manar recorded in Valume 708, Page 44, D.R.J.C.T., and the south line of that called 90.24 scena converyed to Aaron A. Gulierraz of record in Instrument No. 172/413, D.R.E.C.T. b a fizzhoch fron rod with casp stamped "APEX LAND SURVEYING" set In the wost ROW, the of the Missouri Pacific Relined (CAR Claim Deed called 7.25 acres fract as referenced in their called 302.23 acres Plat surveyed by Doug Connaly, R.P.L.S. No. 3305, dated VII/9808):

THENCE, North SPISSTS3' East, 76.72 feet with the north line of fluid add called 7.28 acres and the bouth line of solid called 50.24 acres to a 1/2-inch iron nod with cap stamped "APEX LAND SURVEYNG" and marking the nootheast comer of that called 35.90 acres conveyed to Dernis D. No Lemons and with Debonah Mc Lemons of record in Volume 817, Page 176, D.R.E.C.T. and marking the eastwiry most northeast comer of the herein decorbod;

THENCE, South 1472845" East, 1,241,89 feel with the east line of that said called 7,28 Acres to a 1/2-inch iron rod with cap stamped "APEXLAND SURVEYING" ast marking the beginning of a curve to the right;

THENCE, \$18,66 feel with sold curve to than sight, heving a radius of 5,729,65 feet, a contral angle of 08° 1006° and a chord bearing South 10° 16002° East, 616,17 feet to a 1/24 rich. Troin mol with cap stamped "APEX LAND SURVEYING" set manking the end of said curve and a corner of west line of that called 24,09 Acres conveyed to Las James of record in Volumo 349, registing 650, DTLE.CLF.

THEINCE, South 06/5193/ East, 722.56 Soet to a 1/2-inch iron rod with cap etemped "APEX LAND SURVEYING" set marking the southwest comer of said called 24.09 acres and the northwest comer of that called 111.429 acros conveyed to Gallee Partners, LP, of record in Volume 2180, Page 261, D.R.E.O.T.;

THENCE, North 64 '3529' East, 503, 95 feet to a 1/2-inch linon rod with cap stamped "APEX LAND SURVEYING" self in the south boundary line of that said called 24.08 acros fact; THENCE, North 79 '30'53' East, 362.04 feet to a 1/2-inch linon rod with cap stamped "APEX LAND SURVEYING" self in the south boundary line of that said called 24.08 acros fact;

THENDE, North 79"25"23" East, 1,184, 10 feet to a 1/2-Inch from rod with cap stamped "APEX LAND SURVEYING" and at the southeast corner of that said called 24,00 acros tract:

THENCE, North 26/29/01" Wast, 1, 152.33 feet with the west line of sald 111, 429 to a 1/2-lash iron rod found manifold in northeast corner of that said called 35,90 acros fract;

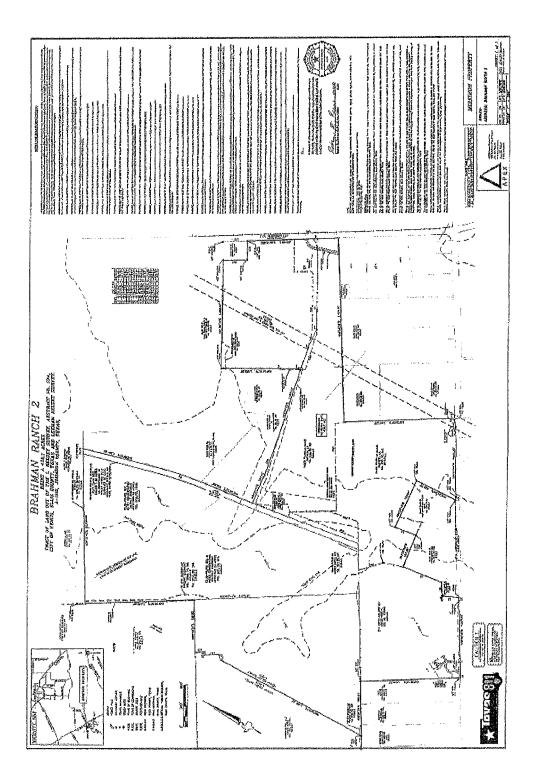
THENCE, North 61'38'36' East, 1,558.5' feel with the north boundary line of their task celled 11 (.429 acres track, to a 1/24 neth iron rod found at the northwest comer of that called 1.422 acres consyled to Emesto R. Cheps of moved in Volume 515, Page 898, D.R.E.C.T.;

THENGE, South 23" 10"51" East, 352.57 left to a 1/2-trich from rod found marking the southwest corner of said 1.492 acres tract;

THENCE, North 60'59'27' East, 271.88 (set with the south fine of said called 1.492 acres tract to the POINT OF BEGRUNING and CONTAINING 438.7 acres (19,110,744 Square Feel of land.

Petition for Utility Services - Brahman Ranch MUD

Exhibit "A" - Page 2



Lienholder Consent

STATE OF TEXAS

COUNTY OF JOHNSON

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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

Tree Financial Services, Inc. By: its General Partner

Bv J. Scott/Ezzell, President

STATE OF TEXAS

COUNTY OF YOUNG

This instrument was acknowledged before me on this the 0 day of 0.04 and 0.04 day of 0.04 d

Milayla My L ruz.

(SEAL)

MIKAYLA HOPE SMITH Notary ID \$133277862 My Commission Expires August 18, 2025

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Petition for Utility Services - Brahman Ranch MUD

Lienholder Consent

CHEMICAL TRADS-REVIEW | D.D.Y. S. S. CLASSIFIE

> Phone: 817-594-7447 ext 217 Ernal: bhughes@weaherforddemocial.com t

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cleburnatimesreview.com

PETITION FOR SERVICES OTHERWISE PROVIDED BY BRAIDIAN RANCH MUNICIPAL UTILITY DISTRICT

STATE OF YEAS DUALTY OF JOHNSON 5 5 TO THE HONORABLE HAYOR AND CITY COUNCL OF THE CITY OF VENUS:

The undersigned politioner (* Fel a who hold title to bank(a) should also a more than 2016 of the value of and the hold within sold avec as in a County. Texas, better guarant to area hereinafte which represents value at the holds appraised electrics a Local Government 9, 2022,

1 Petriloner is the owner and huider of fee simple shife to the land sought to be 3, as inducated by the tax refs of the gentral appraisal distict of Johnson timeres appeared that there are no hielder of free ispirat the Property othe meaned to this Petrilon by their signature below. ĸ

The lead sought to be served by the Day of Vanus contains approximately 438,7 scies of 10 ters, and far wholy within Abstrate County, Touca. It by an of and a sea is within the inity of operated day or them. Under the providence of Section 42001, tocal Government Colog, d, and are as is located participal within the everation providence of the CDy of Vin of particly nithin the extractional participation of the Colog. п,

The land sought to be sarved by the City of Venus is described by thed hereto and incorporated herein for all purposes. м

's proposed to be done in the ilion of a waterworks system is composed the construct te and ta's nd disposal syste

nd the Y,

City of 1 d by the

of processing exists for the service of sold lends by the Cicy of Venus to pro-urity and surface constitution the State's waters and the public health and wef-y and through the constants are service as a service of the service service of the service service of the service ser

WHEREFORE, Pethioner Ampac that this petition be prented in all equested here's by Section 42.047

MITTED as of the date sworn, below

PETITIONERS: HISKINON MANAGEMENT IN, LLC, NUTFALO HILLS DEVELOPMENT, LLC

Exhibit A

iand Uluryod in the Learnin Kolsky Stavky, Abstract Ha, 594, at in ELs County, man Atleby Survey, Abstract Ha. 1115, at in Johnson County, Tenas. The refe Aphran for the proposed Skritch is ancient and available for readiew at the offic 2720 N. Humwood Street, Sura 500, Jokas, Tuzzs 75201.

Lienhelder Consent r's Conseat is an-file and available for review at the offices out, Date 500, Data: Terms 75701.

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147 Legali ADVERTISEMENT FOR MOS GITY OF KEENE, TEXAS LEWIS LANE & INLICEST STREET SEWER LINE RELACEMENT Spaced ested bods for the controlled of D Lewis Line & IELACEMENT Replacement project will be received by the C ened and of fun by 2,180

Contract Dec Contract Documents, de articement for ficts, informatio-Proposal, fild fland, Agreement, Payment Bonds, General Concil 104, Natico to Froceed, illegions, sury be examined at income

ACUS & MARTY, LLC 100 Sana Fe Dhw, Suite 203, Watherford, Texas 78056 mmanastavy pre-Vd conference w KDAH on Wednischer, 1000 N. Old Bei Hal In Keene, 1000 N. Old Bei teene, Texes 76031. Ins Owner reserves the

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constitued struck or bank sha 104 0/1 VA CEY of (at par val of the total bid shall

(5%) City of Krone Gary Honorh, Hone My.7. 2022

LEGAL NOTICE County Purchasing Agent, Reiph is accepting sealed proposals for the

rfp E022-228 Burghert for Properat He Landaloz of The Johnison Unity Annuex Parking Lot

idifications may be obtained from the basing Operationals, at 1102 & Kaputek, St. Xohume, Texas 76031. The closing date to APP to July 28, 2022 at 200 PAL CST. Fo Guoral julyamilion constat. Palion Autorea M. Johann County Purchasing Agent at (212)

NOTICE TO CREDITORS

is hereby given that original Lette mt Admissure (retrat, Decaded, were issue) 1 Care Ho, CC+202124193, pooling my Ceare at Lew Ko. 1 nt schoren Cear of Linda Schwitzen, Jond having claims galanta this Est is currently boby administered 1 to organize them to the undorsing - money preprior bob

c/or Jernifes Lovelace 1601 Eth Avenus Fort Worth, Teases 78104

DAYID Ura 3 day of July, 2022, J.J.Jan?it Intreface Jurniter Lowaca State Bir Hos RAOS1110 1601 Bith Avenue Jort Worth, Janaz 76104 Telepianes (817) 383-6656 Facthudge (817) 383-6656 Facel, Joydsee BlowdeedBargeoc

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 <u>Becky Dahn</u>, the <u>Major Accounts Sales</u> <u>Manager</u> 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 _____ 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, Major Accounts Sales Manager

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

A REAL PROPERTY OF A REAL PROPERTY AND A REAL PROPERTY OF A REAL PROPE

Notary Public in and for Johnson County, Texas

TOSCHA VAUGHAN Notary Public, State of Texa Comm. Expires 03-19-2023 Notary ID 12275318

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

THE STATE OF TEXAS

COUNTIES OF ELLIS AND JOHNSON

UN. GAARCIT LANSP 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 the added to the district, as shown on the map also attached hereto, on the $\frac{q \tau t}{\tau}$ day of July_, 2022, at 2:00 Pm.

M. Klano of (al Esp Signature of Person Posting

Printed Name of Person Posting: W. GANNETT WESP §

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

4866-8868-6107v.3

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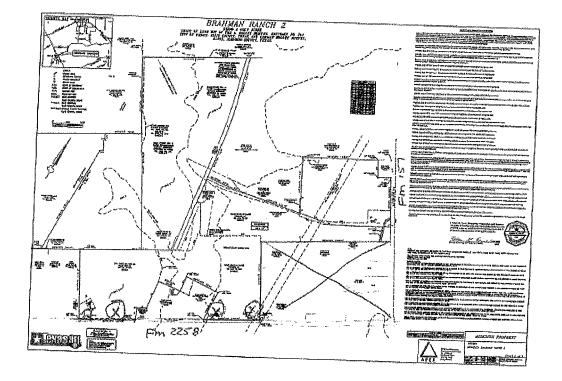


EXHIBIT "I" Petition for Services filed with City of Midlothian

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:

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The undersigned petitioner ("<u>Petitioner</u>", whether one or more), being a majority of the persons who hold title to land(s) situated within the area hereinafter desoribed, 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 "<u>District</u>"). 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.

n.

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.

ΠІ.

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,

Petition for Utility Services - Brahman Ranch MUD

SPRINT I pm

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.

IV.

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]

Page 2

RESPECTFULLY SUBMITTED as of the date sworn, below.

PETITIONERS:

MISKIMON MANAGEMENT HI, LLC, a Texas fimited liability company

Rick Miskimon, Managing Momber By:

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.

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Given under my hand and seal of office this 100 of 2022. MINHIM QX BURNE otary Public, State of Oklahoma 4Ľ) p: 4/9/2024 # 20003895

Petition for Utility Services - Brahman Ranch MUD

Signature Page

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OF OK "In month

BUFFALO HILLS DEVELOPMENT, LLC

a Texas limited liability company

- N By: lær. Managing lembe

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 the executed the same for the

Given under my hand and seal of office this <u>26</u> of <u>4000</u>, 2022.

101 101 101

Petition for Utility Services - Brahman Ranch MUD

Signature Page

ANNIEL BUILDANES

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Exhibit A Property Description METES AND BOUND DESCRIPTION

Being a 438,7 acres (19,110,744 Square Facil) traci of land alluated in the Loaman Kekey Survey, Abstract No, 694, City of Venus, EBs County, Texas, being that called 111,429 acres tract of land conveyed to Galitee Partners, L.P., recorded in Volume 2100, Page 231, Deed Records, EBs County, Texas, IO,R.E.C.T.) and that called 115, 194 acres tract of land conveyed to Galitee Partners, L.P., recorded in Volume 2100, Page 1612, D.R.E.C.T., stuated in like Learnan Ketsey Survey, Abstract No, 1115, and that called 43,93 acres tract of land conveyed to Galitee Partners, L.P., recorded in Volume 2100, Page 1612, D.R.E.C.T., stuated in like Learnan Ketsey Survey, Abstract No, 1115, and that called 43,93 acres tract of land conveyed to Galitee Partners, L.P., recorded in Document number 1519909, Deced Records, Johnson County, Texas, D.R.J.O.T., shuatd in the Learnan Ketsey Survey, Abstract No, 1115, Johnson County, Texas, being a portion cut of that called 633,25 Acres conveyed to Harper Catle, 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 meters and bounds as follows:

BEGINNING at a 1/2-Inch from rod found in the west right of way (R.O.W.) line of FAA. Highway 157 (R.O.W. varies) and marking the northeast corner of that tract conveyed to Galilae Partners, L.P., of record in Volume 2107, Fage 1612, D.R.E.O.T., from which an 1/2-Inch from rod found beaus North 30' 16'12' West, 356 20 feet:

THENCE, South 30'24'33" East, 1,304,02 feel to a 1/2-inch loon rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of this tract;

THENCE, South 59'0636' West, 2,045,41 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 Yokume 2244, Page 273, Official Public Records Ellis County, Texas (O,P,R.E.G.T.);

THENCE, South 30*25/37* East, 1,597,58 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 Lingue Tantina, recorded in Vokume 2244, Page 273, O.P.R.E.C.T.;

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

THENCE, South \$1'44'33' 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-linch iron rod found in the north R.O.W. line of F.M. Highway 2258;

THENGE, North 02' 2154" West, 629,72 loab to a 1/2-inch fron rod found marking inc nontheosi comer of that called 10,020 acres conveyed to Philip Brewet and Shelley Brewer recorred in Volume 1794, Page 51, D.R.E.O.T.;

THENCE, South 66'01'43" West. 733.04 fael to a 1/2-inch kun rod found for the northwest corner of that said cated 10,020 acres;

THENCE. South 07'3509' 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 Stofflemire recorded in Volume 1352, Page 21, D.R.E.O.T.;

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

THENDE, South 06/30/22* Ess1, 597, 61 feet to a 1/2-inch from rod with cap stamped "APEX LAND SURVEYING" set at the northeast conter of called 1.161 acres tract conveyed to William G Rossier and Wife, Michaelyn Rossier recorded in Volume 873, Page 534 D.R.E.C.T.;

THENCE, South 65"45"46" West, 196,23 feet to a 1/2-Inch fron rod with cap stamped "APEX LAND SURVEYING" set at the noninvest corner of that said called 1.161 acres track; THENCE, South 523"36"12" East, 236.59 feet to a rebar found in the north R.O.W. (ho of F.M. Hintway 2256):

THENCE, South 58"48'45" West, 48-28 (set to a 8-inch monumen) found in the north R.O.W, line of F.M. Highway 2258;

Exhibit "A" - Page 1

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. Hishway 2268:

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 acros tract;

THENCE, South 59'51'37' Wast, 766.61 feet to a 1/2-loch tran rad found marking the northwest corner of called 9.50 acres tract converged to Anturo Figuero recorded in Volume 2267, Page 1265, D.R.E.C.T.;

THENCE, North 00'36'23' East, 2,307,10 feet to a 1/2-Inch fron rod with cap stamped "APEX LAND SURVEYING" set for comer,

THENCE, North 44"19'27" East, 79,16 feel 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 from 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' Wast, 140,00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set for comer,

THENCE, North 59'43'14' East, 750,00 feet with the south line of that said called 113,0 acres to a 1/2-fach (nan rod with cap stamped "APEX LAND SURVEYING" set marking the southeast corner of said 113.0 acres!

THENCH, North 3040464 West, 1,570,80 feet with the east line of that sald called 113,0 acres tract to a 1/2-Inch lion rod with cap slamped "APEX LAND SURVEYING" set marking the northwest corner of this tract;

THENCE, North 59'50'42" East, 2,150.48 feel with the sculit line of hat called 97.08 sceas conveyed to Horbert Manor recorded in Volume 709, Page 44, D.R.J.O.T., and the south line of that called 90.24 acres conveyed to Acroin A. Guérrez of record in Instrummi No. 1727413, D.R.E.C.T. to a 12-inch from rold with cap stamped 'APEX LAND SURVEYING' set in the west RO.W. Bin of the Allscould Pacific Relevad (Cuit Claim Deed called 7.28 acres insct as referenced in that called 302.23 acres Plat surveyed by Doug Connelly, R.F.L.S. No. 3935, datas' 1/18/1969);

THENCE, North 50°58153° East, 76.72 (set with the north line of shal said called 7.26 acres and the south line of sold called 30.24 acres to a 1/2-inch iron not will cop stamped "APEX LAND SURVEY/NG" and instring the continuent of staticalized 35.60 worse conveyed to Dennis D. Mo Lemons and wile Deborain Mc Lemons of record in Volume 817, Page 179, D.R.C.O.T. and marking the assist, month contracts corner of the tracting decimal decimals.

THENCE, South 14'88'45' East, 1,041,581 feet with the east line of that said called 7,25 h creat to a 1/2-inch linn rod with cap stamped "APEX LAND SURVEYING" sat marking the beginning of a curve to the right

THENCE, 816.68 feet with said corve to the right, having a radius of 5,729,05 feet, a central angle of 09* 10/06* and a chord bearing South 10*10*02* East, 816.17 feet to a 124/noh from od with cap stamped *APEX LAND SURVEYING* set marking the end of said curve and a corner of west tipe of shat called 24.09 Acres conveyed to Lee Jamen of record in Volume 343, Pepe 699, D.R.E.C.T;

THENCE, South 06'5'133' East, 722.58 Seel to a 172-inch fron rod with cap stamped "APEX LAND SURVEYINS" set marking the southwest corner of said colled 24.09 screes and the northwest comer of that called 111, 29 screet conveyed to Gellese Partners, L.P. of record in Volumo 2160, Page 261, D.R.E.C.T.;

THENCE, North 84/35/28" East, 503.63 freet is a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" satin the south boundary line of that said called 24.09 screes ract;

THENCE, North 79"3073" East, 3 52.04 feet to a 1/2-lack iron rod with cap stamped "APEX LAND SURVEYING" set in the south boundary line of that sold called 24.08 acres tract: THENCE, North 78'25'23' East, 1,184, 10 (cot) to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" and all ine southeost conner of their said called 24.09 acres tract;

THENCE, North 28/2901" West, 1, 152.33 Net with the west line of said 111.429 to a 12-inch iron rod (sund marking the northeest comer of that weld called 35.90 acres tract; THENCE, Nach \$15836*East, 1,559.57 feet with the north boundary line of that said called 151,429 screet tract, to # 1/2-inch ken red found at the northwest corner of that called 1,452 screet conveyed to Emeste R. Chapa of second in Volume 519, Page 596, D.R.E.C.T.;

THENCE, South 29"10"51" East, 352.57 feet to a 1/2-inch fron rod found marking the southwest corner of said 1,492 scree tract;

THENCE, North 60"50"27" East, 271.88 fact with the south fine of solid called 1.492 parts inder to the POINT OF BEGINNING and CONTAbilitio 438.7 some (19,110,744 Square Foot of land.

Petition for Utility Services -- Brahman Ranch MUD

Exhibit "A" - Page 2

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MURCHICK, PROPERLY FRAME SALPANE ADDREE د بازیکار بازیکار دارد. ۱۹۹۰ - مانیکار کارکار کارکار میکند که محکوم کارکار کارکار میکرد. ۱۹۹۰ - میکرد کارکار کارکار میکند میکرد میکرد میکرد کارکار کارکار این کارکار این کارکار میکرد. () Sound S. Main, Majawa (Port) and the state of th Revenue Con HIR. INC. INC. INC. INC. INC. 1 لين المير محمد ال Î.S. htyleshi Enne 14 Щ. 1 ト .4 ý 5 西北 虚 膨 谢 No. B jii jii Ř A CONTRACTOR N - ALL S wat dia 1 海島語 齡 Part and a state III. 日日からに日 ۲ and the second 闘 ŧ از ز Limited sinces, the มีชื่อธุษษ<u>า</u> * <u>کی</u> ۱.) ۱ 曍 A Diversion and A Diversion an Section of the sectio 節 Ŕ ξ. ţţ

Lienholder Consent

STATE OF TEXAS

COUNTY OF ELLIS

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The undersigned being the holder of a lieu 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 Ka zell, President

STATE OF TEXAS

COUNTY OF YOUNG

This instrument was acknowledged before me on this the $(\underline{\rho} \quad \text{day of } \underline{j}, \underline{$

MIKAYLA HOPE SMITH lotary ID #133277062 Ay Commission Expires August 18, 2025

63 63 69

Notary Public, State of Texas

(SEAL)

Petition for Utility Services - Brahman Ranch MUD

Lienholder Consent

CERNANT TIME-REVIEW | 10227, 215 CLASSIFIEDS

137 Legals PETITION FOR SERVICES OTHERWISE PROVIDED BY BRAHMAN RANCH MUNICIPAL UTILITY DISTRICT ATE OF TEXAS 5 5

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF WOLDTHANE

The undersigned pethlonor (* Rethoner, whith is who had this to fand(s) situated which the ship of more than 50% of the value of all such a of the had which and area as isolated by the Amaza, String constant to the perdence of San previously paulice creation of Brahman of the City of Midlo L

Principler is the owner and baker of the kingle plica to the land action to be served by the Cky than, an efficance by the strated of the central payment distance of EA, County, Terrat, The est informater that have not no baker at lane seeinst. The Property other trajt bases who have ad to this perform that are any advantant. t.

he land scopit to be served by the City of Addottian contains exprovementely 438.7 act 4 of 164, not it as wholly within BBs County, Trease. We part of and areas is within the Approxed dig to any the County of the County of the County of the County and area is identical particular within the caution topical judgettion of the County of the particular parts of the County of the C

a. e land sought to be served by the City of Hidothian is described by mittes mitsched hutete and incorporated here's for at purposes,

N.

The general motion of the most purposed to be done in the sense singlist to be served shall taken, mattatance that depending of a waterworks system, foodbard pute paradities and to downski had commercial pulpopeter, the matrixetion, mattances and appendix senser calculation, intellinear and depend system, for downsky and commercial purposed taken and taken and the system and the sense and commercial purposed matrixes and the system and the system of the downsky and compared public and competence all such additions facilities as also be constructed on the purpose (partial and competence all such additions facilities as also be constructed on the super-posed and competence all such additions facilities as also be constructed on the super-٧.

We liad studyle tor be interved by the Cuy of Mitsdohara Hi withou his proposed in the observation of the Mitsdohara and lish holds presenting the proposed and disordepel at each of a fifth of a list proceeding the distribution of a sole gate the distribution of the distribution of a sole gate to distribution of the distribution of the distribution of a sole gate to distribution of the distribution of a sole gate to distribution of the distr

A public necessity science for the service of sold lands by the Dity of Nidevidian the public necessity and sensity consistential on Statu's nectors and the public health an oily, by and strongs the construction, extendion, spectrament, maintentunce, or a servicy service factors.

WHEREFORE, Peristoner namoertindy prove that this paralism be graniced in 23 respects and it of redeption exercise is legacy blocking contracts on commercially reasonable larms provide services requested hermin within the time limits prescribed by Service 42,042, Yeous Le out Code, as immande. PECTFULLY SUBJECTED as of the date sworn, below.

PATITIONERS

HISKIHON MANAGENERT DI. LLC. RUFFALO HILLS DEVELOPHENT, LLC Exhibit A

v portion of land bybeled in the Lemman Kelsey Survey, Absorat No. 534, at in Bits County, Ter ad the Lemman Actesy Survey, Abstract No. 1115, at in Johnson Dounty, Tease. The meter a counts decolynichs for the proposed District is confine and available for metering at the officier What Cold IV, J122 its Linuxed Surver, Surts 500, Dails, Ceater 32301.

Danholder Concent.

The Certificate of the Lonbaldon's Content is on-the and available for review at the offices : Westerd PC, 2728 N. Navacod Street, Suite 500, Dallar, Tazar, LEGAL NOTICE NOTICE TO CREDITORS Original Letters Yestmermany for the Istate Grase Lutke Reddys, p. Receised, were instead Joseph Edward Red Egits on Jone 30, 2022, Dacket Namber CEP20224630, County Caset of Live # 1 of Johnson County, Yeras. Cohnson County Purchasing Agent, Reinh Cohnson, is accepting sealed proposals for the Slowing. c/o; Andres H. Bordster Atterney at Law 3632 W Henderter St., Ste. 8 Ciebume, TX 76033 REP 2022-226 Request for Proposal The SUPALY AND MG IALLATION OF A BACKUP GEKERATOR FOR THE GURN JUSTICE CENTES Shreph Edward Red Engle is in Ta Forek. The milling address sig John L. Bance Alterning at Law PO Soc 100838 Fort Workt, Tostas 76165 Tekphone: 617.220.2196. ecifications may be obtained from the charing Department, at 1102 E. Käpserick, Su. Clettera, Texas 76031. The closing date for RFP is July 21, 2022 at 2:00.9.44, CST, for Filmani information contacts Tabih McGrocen

All persons having mainta against this estate an received to present them within the time an manner presented by law. P.H. Johnson County Purchasing Agent at (817) 56-6382. 356-6382. Lawry to a challen the series you a content of the series of

ADVENTISEMENT FOR BIDS CITY OF KEENE, TEXAS SIDEWALK CONSTRUCTION Its stated bits for the construction its contaction project will be received strate senied anne ensil Contraction > Chy.of Keene u [y_20, 2032, at X: ~ Road, Keene, ~ which noi 3:00_04. e and ramps, 12 Sidewole and a complete entance with the contract document Contract Documents, cons ortherment for Bids, Information 1 Proposal, Bid Bond, Agreement, P Perment Bonds, General Constition

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NOTICE TO CREDITORS

Notice is hereby even that original Latten Instrumentary low the Estate of Code24 a 2022, in Caster to Code24 a 2022, in Caster to Corricol 2247 and the Sub Convery Coast as law here a conversion of the Sub Conversion and the Sub Conversion All persons having difficult sets and and the Sub Conversion from the Sub Conversion and the Sub Conversion and the Sub Conversion from the Sub Conversion and the Sub Conversion from the Sub Conversion and the Sub Conv

c/a: Jennifer Lovelace 1501 Bib Avenue Fort Worth, Texas 78104

CATED the 29 key of June, 2022, Jul, through the 20 key of June, 2022, Jul, through the 20 key of June, 2022, June Ber, Norske Starte Ber, Norske Starte Ber, Norske Fort Wordh, Press 76104 Tolephone: (617) 833-6855 Ennal, JuneLace Havebecksperson

NOTICE TO CREDITORS

Natice is hereby given that adjust Letter Instantative for the Estate of Philo Ge Issued on Anno 30, 2022 in Cause CC-720224878, perchy in the County Cou Law Al Johnson County, Texas, to: 5 George.

All persons having claims against this Enta which is currently being administered a required to present them within the time and the manner presentived by law,

Claburne, TX 19033 DAYED the Sth day of July, 2022, Byt Jak Johnson JA. Beckeler Andrea M. Boetsker Attomay for the Ercuts State for Has 24090751 E-rad, active/martineutification

Rathwar Service Special I Marah Ia De Gabarra Pince, Person Awwar i Special Internet New York I Borton Ferrory (1900) Casa I Trian Pince San Strain Pince Borton Rathwar Service Special Internet New York I Borton Ferrory (1900) Casa I Trian Pince San Strain Pince Borton Strain Pince Special Strain Pince Strain Pince

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 <u>Becky Dahn</u>, the <u>Major Accounts Sales</u> <u>Manager</u> 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 <u>l</u> time(s) in the Cleburne Times-Review on the following date(s):

07-07-2022

_, and the Cost of ad is 5.694.00

12 m Major Accounts Sales Manager

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

0000Notary Public in and for Johnson County, Texas

TOSCHA VAUGHAN Notary Public, State of Texa Comm. Expires 03-19-2023 Notary ID 12275316

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

THE STATE OF TEXAS

COUNTIES OF ELLIS AND JOHNSON

UN. GARRETT LUCEP 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 the added to the district, as shown on the map also attached hereto, on the $\frac{q}{2}$ day of July____, 2022, at <u>2:00 pm</u>.

Signature of Person Posting

**

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Printed Name of Person Posting: W. GARDETT WESP

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

