

Jon Niermann, *Chairman*
Catarina Gonzales, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 20, 2024

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. 2024-0675-DIS; Circle S East Municipal Utility District; Request filed regarding Internal Control No. D-08232023-044.

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 August 28, 2024, agenda on hearing requests for the creation of Circle S East Municipal Utility District:

1. Petition for Creation

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

Respectfully submitted,

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

Allie Soileau, Staff Attorney
Environmental Law Division

cc: Mailing list

**PETITION FOR THE CREATION OF
CIRCLE S EAST MUNICIPAL UTILITY DISTRICT OF ELLIS COUNTY**

THE STATE OF TEXAS

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COUNTY OF ELLIS

§

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TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned petitioner, (herein the "Petitioner", whether one or more), being a majority of the landowners who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of said area described by metes and bounds in Exhibit "A" attached hereto (the "Land"), respectfully petitions the Texas Commission on Environmental Quality ("TCEQ") for the creation of a municipal utility district in Ellis County, Texas, 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 Petitioner originally intended to create the Circle S Municipal Utility District of Ellis County as a singular district ("Original Proposed District"). The acreage for the Original Proposed District was approximately 1991.48 acres as described by metes and bounds in Exhibit "B". As of the date of this petition, the Petitioner has determined to separate the Original Proposed District into four separate districts. The entire acreage of the Land was included as a portion of the Original Proposed District.

II.

The name of the proposed district shall be "Circle S East Municipal Utility District of Ellis County" (the "**District**"). There is no other conservation or reclamation district in Ellis County, Texas with the same name.

III.

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.

IV.

The District shall contain an area of approximately 649.96 acres of land, wholly located within Ellis County, Texas, described by metes and bounds in **Exhibit A**, which is attached hereto and made a part hereof for all purposes. The described property is partially located within the extraterritorial jurisdiction of the City of Midlothian, Texas. The described property is not located within the corporate limits of any city or town.

V.

On June 13, 2022, Petitioner served the Petition for Consent to Include Land in the Original Proposed District a portion of which encompasses the proposed District (the "Petition for Consent") onto the City Secretary for the City of Midlothian. A copy of the Petition for Consent is attached hereto as **Exhibit C**. The Petitioner has not received any response from the City related to the Petition for Consent.

VI.

On September 8, 2022, Petitioner posted the Notice of Petition for the Original Proposed District in three places convenient to the public within the boundaries of the Land sought to be added to the District. The affidavit of posting of the Notice of the Petition (the "**Affidavit of Posting**") is attached hereto as **Exhibit D**.

On September 14, 2022 the Petitioner published Notice of Petition for the Original Proposed District to City of Midlothian, Texas for Water and Sanitary Sewer Service (the "**Notice of Petition**") in the Waxahachie Daily Light, a newspaper of general circulation within and around the District. The affidavit of publication of the Notice of Petition (the "**Affidavit of Publication**") and the Notice of Petition are attached hereto as **Exhibit E**.

VII.

On September 30, 2022, Petitioner petitioned the City to provide water and sanitary sewer services to the Original Proposed District in accordance with 42.042(b) of the Texas Local Government Code. Such petition is attached hereto as **Exhibit F**. 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.

VIII.

Petitioner is the record owner of the described land, as evidenced by the execution of this Petition. Petitioner represents that there is one lienholder, AgTexas Farm Credit Service.

IX.

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.

X.

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.

XI.

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 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 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 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.

XII.

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 103,000,000 (\$75,000,000 for water, wastewater and drainage and \$28,000,000 for roads), 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.

XIII.

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 a county in the same metropolitan statistical area as Ellis 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. Tiffany Moore
2. Meredith DeBorde
3. Austin Dunn
4. Chad Hill
5. Shannon Fuller


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, this 15th day of May, 2023

CIRCLE S MIDLOTHIAN, LLC

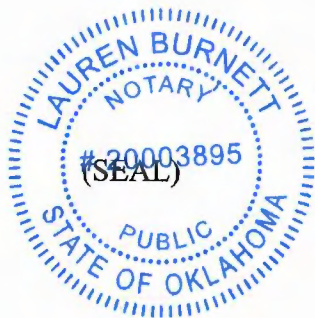
a Texas limited liability company

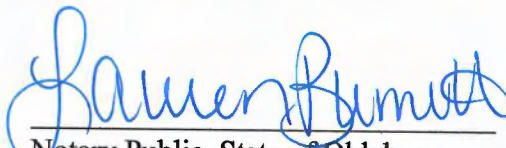
By: 
Rick Miskimon, Managing Member
Approx. acreage owned: 563.7 acres

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Circle S Midlothian, 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 15th of May, 2023.




Notary Public, State of Oklahoma

Expires: 4/9/2024

HAB 3336, LLC,
a Texas limited liability company

By:

Name: Clinton Blackwell

Title: Manager

Approximate acreage owned: 86.26 acres

STATE OF TEXAS

COUNTY OF Dallas

§
§
§

Before me on this day personally appeared Clinton Blackwell, the Manager of HAB 3336, 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 17th of ^{May}~~April~~, 2023.

John W. Daugherty
Notary Public, State of Texas

(SEAL)

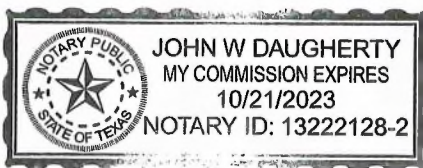


EXHIBIT “A”
Legal Description

Circle S East - Tract 1

563.7 Acres (24,553,742 Square Feet)
M. B. Atkinson Survey, Abstract Number 21
Leeman Kelsey Survey, Abstract Number 594
E. Ballard Survey, Abstract 119
Jackson Smith Survey, Abstract 963
Ellis County, Texas.

BEING a 563.7 Acres (24,553,742 Sq. Ft.) area of land situated in the M. B. Atkinson Survey, A-21, Leeman Kelsey Survey, A-594, E. Ballard Survey, A-119, Jackson Smith Survey, A-963, Ellis County, Texas; being a portion of that called 1,555 Acres tract conveyed to Circle S Midlothian LLC of record in Document Number 20220516, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a PK nail found in the centerline of Murr Road (variable width) and the west side of Norrell Road (variable width);

THENCE, with the north side of said Murr Road the following **ELEVEN (11)** courses;

1. South 82°52'03" West, 78.29 feet to a nail marking the beginning of a curve to the left;
2. 260.89 feet with the arc of said curve to the left having a radius of 422.30 feet, a central angle of 35°23'47" and a chord that bears South 60°39'30" West, 256.76 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" marking the end of said curve;
3. South 47°28'18" West, 70.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" marking the beginning of a curve to the right;
4. 179.80 feet with the arc of said curve to the right having a radius of 763.87 feet, a central angle of 13°29'12" and a chord that bears South 53°00'56" West, 179.39 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" marking the end of said curve;
6. South 59°08'53" West, 88.145 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" marking the beginning of a curve to the left;
6. 147.57 feet with the arc of said curve to the left having a radius of 2,610.33 feet, a central angle of 03°14'21" and a chord that bears South 57°31'43" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" marking the end of said curve and the beginning of a curve to the right;
7. 147.58 feet with the arc of said curve to the right having a radius of 2,249.32 feet, a central angle of 03°46'33" and a chord that bears South 57°47'19" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" marking the end of said curve;
8. South 59°40'05" West, 1,149.69 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING";
9. South 59°44'12" West, 2,434.57 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING";
10. South 59°16'11" West, 1,116.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING";
11. South 58°52'41" West, 1,204.75 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" marking the southwest corner of the herein described tract;

THENCE, departing said north side of Murr Road, crossing said 1,555 acres tract the following **TEN (10)** courses;

1. North 07°12'24" East, 1,630.65 feet;
2. North 67°23'20" East, 520.52 feet;
3. North 25°53'46" East, 1,562.13 feet;
4. North 18°02'40" East, 657.46 feet;
6. North 38°36'00" East, 2,168.90 feet;
6. North 07°04'57" East, 381.25 feet;
7. North 36°37'37" East, 716.03 feet;
8. North 62°28'07" East, 630.87 feet;
9. North 34°24'45" East, 693.88 feet;
10. North 22°22'11" East, 945.42 feet to a point in the south right-of-way (R.O.W.) line of F.M. Highway 875 (variable width) marking the northwest corner of the herein described tract;

THENCE, North 59°25'31" East, 1,856.53 feet with the south R.O.W. line of said F.M. Highway 875 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the west side of the aforementioned Norrell Road and marking the northeast corner of the herein described of said 1,555 acres and being the northeast corner of the herein described tract;

THENCE, South 00°18'21" East, 4,351.33 feet with the west side of Norrell Road to the **POINT OF BEGINNING** and **CONTAINING** 563.7 Acres (24,553,742 Sq. Ft.) of land

Circle S East - Tract 2

86.26 Acres (3,757,489 Square Feet)
Leeman Kelsey Survey, Abstract Number 594
Jackson Smith Survey, Abstract Number 963
Ellis County, Texas.

BEING a 86.26 Acres (3,757,489 Sq. Ft.) area of land situated in the Leeman Kelsey Survey, A-594 and the Jackson Smith Survey, A-963, Ellis County, Texas; being the remnant portions of that called First Tract 60 Acres and Second Tract 40 Acres of land conveyed to Henry Wayne Blackwell and wife, Anita Blackwell by deed of record in Volume 486, Page 209, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a MAG-Nail found in the centerline of Murr Road (variable width) and marking the northwest corner of that called 5.00 acres tract conveyed to Shawn Michael McCrary and Brittany Leigh McCrary by deed of record in Doc. No. 2129100, D.R.E.C.T., marking the northeast corner of the herein described area of land;

THENCE, South 30°11'22" East, 1,044.47 feet with the west line of said 5.00 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described area of land;

THENCE, North 59°23'38" East, 208.71 feet with the south line of said 5.00 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of that called 81 acres tract conveyed to Donald E. McCrary by deed of record in Volume 695, Page 641, D.R.E.C.T. marking a southeast corner of the herein described area of land;

THENCE, South 30°11'22" East, 1,307.30 feet with the west line of said 81 acres to a 3/8-inch iron rod found marking the northeast corner of that called 19.93 acres tract conveyed to Shirley Campbell and Mark Campbell, wife and husband, by deed of record in Document No. 1933303, D.R.E.C.T. and marking the southeast corner of the herein described area of land;

THENCE, South 72°32'53" West, 1,216.61 feet with the north line of said 19.93 acres to a 3/8-inch iron rod found marking the northeast corner of Ranchview Estates, Phase 2, of record in Cabinet C, Sides 567 and 568, Plat Records, Ellis County, Texas, marking an angle point of the herein described tract;

THENCE, South 71°24'39" West, 21.51 feet with the north line of said Ranchview Estates, Phase 2 to the beginning of a non-tangent curve to the left;

THENCE, 508.96 feet with the arc of said curve to the left having a radius of 2,647.09 feet, a central angle of 11°00'59" and a chord that bears North 68°34'01" West, 508.18 feet to a point;

THENCE, South 76°52'30" West, 558.49 feet to the east line of that tract conveyed to Sammy D. Crocker and wife, Mary Jean Crocker, (record not found) and marking the southwest corner of the herein described area of land;

THENCE, North 30°56'15" West, 1,092.77 feet with the east line of said Crocker tract to a 1/2-inch iron rod found marking the southwest corner of that called 2.00 acres tract conveyed to Clinton D. and Kelly A. Blackwell by deed of record in Volume 1979, Page 547, D.R.E.C.T. and being the same corner described in that called 3.4374 acres survey plat by Michael L. Cox dated 6/7/04 and marking a northwest corner of the herein described area of land;

THENCE, North 59°18'03" East, 358.71 feet to a 1/2-inch iron rod found marking the southeast corner of said 3.4374 acres and marking an interior corner of the herein described area of land;

THENCE, North 30°40'45" West, 415.26 feet to a MAG-Nail set in the centerline of the aforementioned Murr Road marking the northwest corner of the herein described area of land;

THENCE, North 59°38'49" East, 1,507.57 feet to the **POINT OF BEGINNING** and **CONTAINING** 86.26 acres (3,757,489 Square Feet) of land.

EXHIBIT "B"
Legal metes and bounds for Original Proposed District

TRACT 1

1,555 Acres (67,746,507 Square Feet)
Bucknam Canfield Survey, Abstract Number 196
M. B. Atkinson Survey, Abstract Number 21
E. Ballard Survey, Abstract Number 119
Jackson Smith Survey, Abstract Number 963
Leeman Kelsey Survey, Abstract Number 594
Ellis County, Texas.

BEING an 1,555 Acres (67,746,507 Sq. Ft.) tract of land situated in the Bucknam Canfield Survey, A-196, M. B. Atkinson Survey, A-21, E. Ballard Survey, A-119, Jackson Smith Survey, A-963, Leeman Kelsey Survey, A-594, Ellis County, Texas; being a portion of that called 1,557.74 Acres tract conveyed to Harper Cattle, L.L.C. of record in Vol. 1542, Pg. 1073, Deed Records, Ellis County, Texas. (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found in the east right-of-way (R.O.W.) line of F.M. Highway 157 (variable width) marking the southwest corner of that called 213.02 Acres tract conveyed to Helen Howle, as Trustee of the Alice Michero Howle Revocable Trust of record in Vol. 2818, Pg. 2041, D.R.E.C.T., from which a TX-DOT wood post monument found bears North 30°16'09" West, 481.31 feet; and being the west corner of the herein described tract;

THENCE, with the south and east boundary line of said 213.02 Acres tract the following four (4) courses:

1. North 58°57'06" East, 1,551.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;
2. North 00°33'26" West, 3,051.59 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;
3. North 89°20'13" East, 473.90 feet to a 1/2-inch iron pipe found marking an interior corner of the herein described tract;
4. North 02°10'17" East, 73.51 feet to a 1/2-inch iron rod found in the south R.O.W. line of F.M. HWY 875 (variable width) and marking a northwest corner of the herein described tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following nine (9) courses:

1. North 89°20'13" East, 40.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
2. North 89°28'02" East, 2,167.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. South 82°00'07" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 89°28'03" East, 196.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
5. North 89°05'02" East, 104.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
6. North 80°33'11" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
7. North 89°15'52" East, 436.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
8. 174.08 feet with the arc of said curve to the left having a radius of 11,508.34 feet, a central angle of 00°52'00" and a chord that bears North 68°49'52" East, 174.08 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
9. North 88°53'06" East, 563.98 feet to a 1/2-inch iron rod found marking the northwest corner of that called 1.478 Acres tract conveyed to Carl Ginder and wife, Karen Ginder of record in Vol. 1173, Pg. 122, D.R.E.C.T..

THENCE, with the west and the south lines of said 1.478 Acres tract the following four (4) courses:

1. South 00°30'36" West, 168.15 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said 1.478 Acres tract;
2. South 87°28'57" East, 56.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. North 72°10'48" East, 366.80 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 61°19'27" East, 166.63 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south R.O.W. line of the aforementioned F.M. 875 and marking the northeast corner of said 1.478 Acres tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following seven (7) courses:

1. North 87°57'25" East, 244.59 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
2. 311.19 feet with the arc of said curve to the left having a radius of 11,503.46 feet, a central angle of 01°33'00" and a chord that bears South 86°47'58" East, 311.19 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;



APEX Land Surveying
TRPLS Firm Registration
No. 101941-30
214 Wagon Drive
Ackerly, TX 76002
(817) 565-5501

5515 50th St. Ste. D-8
Lubbock, TX 79414

SURVEY OF
1,555 ACRES TRACT OF LAND
SITUATED IN BUCKNAM CANFIELD
SURVEY, A-196, M. B. ATKINSON
SURVEY, A-21, E. BALLARD SURVEY,
A-119, JACKSON SMITH SURVEY,
A-963, LEEMAN KELSEY SURVEY,
A-594, ELLIS COUNTY, TEXAS

PROJECT: 2021 002 - Circle S.dwg	
DRAWN BY: BG/RO	DATE: 1/20/22
FIELD CREW: CP/JM	DATE: 1/20/22
SCALE:	PAGE: 2 OF 4

3. North 89°25'31" East, 1,718.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

4. South 82°02'38" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

5. North 89°25'31" East, 100.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

6. North 80°54'40" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

7. North 89°25'31" East, 2,141.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of Norrell Road (variable width) marking the northeast corner of the herein described tract;

THENCE, South 00°18'21" East, 4,351.33 feet with the west R.O.W. line of said Norrell Road to a PK Nail set at the intersection with the the centerline of Murr Road (variable width) marking the southeast corner of the herein described tract;

THENCE, South 82°52'03" West, 78.29 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north R.O.W. line of Murr Road marking the beginning of a curve to the left;

THENCE, with the north R.O.W. line of said Murr Road the following twelve (12) courses:

1. 260.89 feet with the arc of said curve to the left having a radius of 422.30 feet, a central angle of 35°23'47" and a chord that bears South 60°39'30" West, 256.76 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
2. South 47°28'18" West, 70.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
3. 179.80 feet with the arc of said curve to the right having a radius of 763.87 feet, a central angle of 13°29'12" and a chord that bears South 53°00'56" West, 179.39 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
4. South 59°08'53" West, 861.45 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
5. 147.57 feet with the arc of said curve to the left having a radius of 2,610.33 feet, a central angle of 03°14'21" and a chord that bears South 57°31'43" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a reverse curve;
6. 147.58 feet with the arc of said reverse curve having a radius of 2,249.32 feet, a central angle of 03°45'33" and a chord that bears South 57°47'19" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
7. South 59°40'05" West, 1,149.59 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
8. South 59°44'12" West, 2,434.57 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
9. South 59°16'11" West, 1,116.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
10. South 58°52'41" West, 1,276.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
11. South 59°05'00" West, 1,105.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
12. South 58°14'43" West, 440.29 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east R.O.W. line of the aforementioned F.M. HWY 157 marking the southwest corner of the herein described tract and the beginning of a curve to the right;

THENCE, with the east R.O.W. line of said F.M. HWY 157 the following six (6) courses:

1. 236.34 feet with the arc of said curve to the right having a radius of 1,838.48 feet, a central angle of 07°21'56" and a chord that bears North 33°54'05" West, 236.18 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
2. North 30°26'53" West, 4,583.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
3. 268.48 feet with the arc of said curve to the right having a radius of 6,037.17, a central angle of 02°32'53" and a chord that bears North 28°10'26" West, 268.46 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
4. North 27°53'42" West, 282.51 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
5. 238.46 feet with the arc of said curve to the left having a radius of 5,754.72, a central angle of 02°22'27" and a chord that bears North 29°04'55" West, 238.44 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
6. North 30°16'09" West, 271.80 feet to the POINT OF BEGINNING AND CONTAINING 1,555 Acres (67,746,507 Sq. Ft.) of land.

A plat of even date accompanies this meter and bounds description.

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

Rodric R. Reese 1/21/2022
Rodric R. Reese, R.P.L.S. No. 5883 Date



APEX Land Surveying
TBPLS Firm Registration
No. 101941-30
214 Wagon Drive
Aledo, TX 76009
(817) 665-6681

5515 50th St. Ste. D-8
Lubbock, TX 79414

SURVEY OF
1,555 ACRES TRACT OF LAND
SITUATED IN BUCKHAM CANTFIELD
SURVEY, A-196, M. B. ATKINSON
SURVEY, A-21, E. BALLARD SURVEY,
A-119, JACKSON SMITH SURVEY,
A-963, LEEMAN KELSEY SURVEY,
A-594, ELLIS COUNTY, TEXAS

PROJECT: 2021.002-Circle 54wg	
DRAWN BY: BG/RO	DATE: 1/20/22
FIELD CREW: CP/JM	DATE: 1/20/22
SCALE:	PAGE: 3 OF 4

TRACT 2

344.3 Acres (14,995,813 Square Feet)
Alexander J. Rugely, Abstract Number 924
Buckham Canfield Survey, Abstract Number 196
Ellis County, Texas.

BEING a 344.3 Acres (14,995,813 Sq. Ft.) tract of land situated in the Alexander J. Rugely Survey, A-924, Buckham Canfield Survey, A-196, Ellis County, Texas, being a portion of that called 208.5252 Acres tract conveyed to Harper Castle, L.L.C. of record in Vol. 1542, Pg. 1681, Deed Records, Ellis County, Texas (D.R.E.C.T.) and a portion of that called 69.748 Acres tract conveyed to E. W. Falls of record in Vol. 768, Pg. 839, D.R.E.C.T. and all that called 5.00 Acres tract conveyed to Royce Eugene Barton of record in Vol. 772, Pg. 255, D.R.E.C.T. and a portion of that called 66.623 Acres tract as shown on survey by J. Shawne Walker dated January 11, 2001 and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the north right-of-way (R.O.W.) line of F.M. Highway 875 (variable width) marking the southwest corner of said called 208.5252 Acres tract and the southwest corner of that called 69.748 Acres tract and being a south corner of the herein described tract.

THENCE, South 88°39'03" West, 795.87 feet with the north R.O.W. line of said F.M. Highway 875 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract.

THENCE, North, 672.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract.

THENCE, North 89°58'21" West, 663.84 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the centerline of V.V. Jones Road (width unknown) set marking a southwest corner of the herein described tract.

THENCE, North 00°34'53" East, 1,362.79 feet with the centerline of said V.V. Jones Road to a 1/2-inch iron rod found marking the southwest corner of the aforementioned 5.00 Acres tract.

THENCE, North 01°17'48" East, 298.99 feet continuing with the centerline of said V.V. Jones Road to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northeast corner of said 5.00 Acres tract.

THENCE, North 04°06'35" East, 351.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east line of said V.V. Jones Road marking the southwest corner of that called 3.01 Acres tract conveyed to Jose Robert Martinez of record in Vol. 1542, Pg. 405, D.R.E.C.T. and a northeast corner of the herein described tract.

THENCE, North 89°42'39" East, at 302.44 feet passing a 1/2-inch iron rod with cap (illegible) marking the southeast corner of said 3.01 Acres tract for a total distance of 1,538.22 feet to a 3/8-inch iron rod found marking the southeast corner of that called 11.957 Acres tract conveyed to George M. Taylor of record in Vol. 873, Pg. 704, D.R.E.C.T. and an interior corner of the herein described tract.

THENCE, North 00°08'10" East, at 426.00 feet passing a 5/8-inch iron rod found marking the northeast corner of said 11.957 Acres tract for a total distance of 1,276.95 feet to a 3/8-inch iron rod found in the south line of that called 41.08 Acres tract conveyed to Marked Mitchell of record in Vol. 529, Pg. 170, D.R.E.C.T. and a northwest corner of the herein described tract.

THENCE, North 89°51'17" East, 1,030.01 feet with the south line of said 41.08 Acres tract to a 5/8-inch iron rod found in the west line of that called 132.82 Acres tract conveyed to Jerry L. Spellers of record in Vol. 862, Pg. 337, D.R.E.C.T. and marking a northeast corner of the herein described tract.

THENCE, South 00°06'21" West, 1,159.90 feet with the west line of said 132.82 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract.

THENCE, North 89°48'41" East, 2,649.26 feet with the south line of said 132.82 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of that tract conveyed to Jerry L. Spellers of record in Vol. 607, Pg. 153, D.R.E.C.T. and a northeast corner of the herein described tract.

THENCE, South 01°20'00" East, 2,680.12 feet with the south line of said Jerry L. Spellers tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north R.O.W. line of the aforementioned F.M. Highway 875 and marking the southeast corner of the herein described tract.

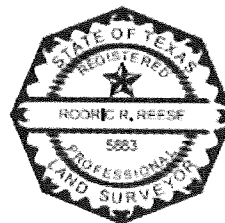
THENCE, with the south R.O.W. line of said F.M. Highway 875 the following eleven (11) courses:

1. South 89°13'58" West, 592.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner.
2. South 80°42'11" West, 101.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner.
3. South 89°14'02" West, 200.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner.
4. North 80°14'02" West, 101.12 feet to a 1/2-inch iron rod found marking a corner.
5. South 89°14'02" West, 100.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner.
6. South 80°42'11" West, 101.12 feet to a 1/2-inch iron rod found marking a corner.
7. South 89°14'02" West, 1,719.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right.
8. 308.78 feet with the arc of said curve to the right having a radius of 11,414.76 feet, a central angle of 01°33'00" and a chord that bears North 89°56'28" West, 308.77 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve.
9. North 89°12'58" West, 174.80 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left.
10. 327.95 feet with the arc of said curve to the left having a radius of 11,504.16 feet, a central angle of 01°39'00" and a chord that bears South 89°58'02" West, 327.94 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve.
11. South 89°09'02" West, 229.70 feet to the **POINT OF BEGINNING** and CONTAINING 344.3 Acres (14,995,813 Sq. Ft.) of land.

A plat of even date accompanies this metes and bounds description.

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

Rodric R. Reese 1/21/2022
Rodric R. Reese, R.P.L.S. No. 5883 Date



APEX Land Surveying
TBPLS Firm Registration
No. 161341-30
214 Wagon Drive
Add. TX. 76000
(817) 505-0081

5515 South St. Ste. D-8
Lubbock, TX. 79414

SURVEY OF
344.3 ACRES TRACT OF LAND
SITUATED IN
ALEXANDER J. RUGELY, A-924,
BUCKHAM CANFIELD SURVEY, A-196,
ELLIS COUNTY, TEXAS

PROJECT: 2021-002-Circle 5.dwg	
DRAWN BY: BG/RO	DATE: 1/20/22
FIELD CREW: CP/JM	DATE: 1/20/22
SCALE:	PAGE: 4 OF 4

TRACT 3

METES AND BOUNDS DESCRIPTION

92.18 Acres (4,015,275 Square Feet)
Leeman Kelsey Survey, Abstract Number 594
Jackson Smith Survey, Abstract Number 963
Ellis County, Texas

BEING a 92.18 Acres (4,015,275 Sq. Ft.) tract of land situated in the Leeman Kelsey Survey, A-594 and the Jackson Smith Survey, A-963, Ellis County, Texas, being the remnant portions of that called First Tract 60 Acres and Second Tract 40 Acres of land conveyed to Henry Wayne Blackwell and wife, Anita Blackwell by deed of record in Volume 488, Page 209, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a MAG-Nail set in the centerline of Mun Road (variable width) and marking the northwest corner of that called 5.00 acres tract conveyed to Shawn Michael McNary and Brittany Leigh McNary by deed of record in Doc. No. 2126100, D.R.E.C.T., marking the northeast corner of the herein described tract.

THENCE, South 30°11'22" East, 1,044.47 feet with the west line of said 5.00 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract.

THENCE, North 69°25'58" East, 208.71 feet with the south line of said 5.00 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of that called 61 acres tract conveyed to Donald E. McNary by deed of record in Volume 696, Page 641, D.R.E.C.T., marking a northeast corner of the herein described tract.

THENCE, South 30°11'22" East, at 14.15 feet passing a 1/2-inch iron pipe, for a total distance of 1,303.30 with the west line of said 61 acres to a 3/8-inch iron rod found marking the northeast corner of that called 18.65 acres tract conveyed to Shirley Campbell and Mark Campbell, wife and husband, by deed of record in Document No. 1933523, D.R.E.C.T., and marking the southeast corner of the herein described tract.

THENCE, South 72°32'53" West, 1,216.61 feet with the north line of said 19.92 acres to a 3/8-inch iron rod found marking the northeast corner of Ranchview Estates, Phase 2, of record in Catestat C, Slides 567 and 568, Plat Records, Ellis County, Texas, marking an angle point of the herein described tract.

THENCE, with the north line of said Ranchview Estates, Phase 2, the following four (4) courses:

1. South 71°24'30" West, 50.18 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 25, and an angle point of the herein described tract.
2. South 72°11'58" West, 348.86 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 26, and an angle point of the herein described tract.
3. South 74°17'45" West, 308.05 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an angle point of the herein described tract.
4. South 44°09'45" West, 286.11 feet to a 3/8-inch iron rod found marking the southeast corner of that tract conveyed to Sammy D. Crocker and wife, Mary Jean Crocker, (deced. not found) and marking the southwest corner of the herein described tract.

THENCE, North 35°56'15" West, 1,598.95 feet with the east line of said Crocker tract to a 3/8-inch iron rod found marking the southeast corner of that called 2.00 acres tract conveyed to Clinton D. and Kelly A. Blackwell by deed of record in Volume 1979, Page 547, D.R.E.C.T., and being the same corner described in that called 3.4374 acres survey plat by Michael L. Cline dated 6/7/04 and marking a northeast corner of the herein described tract.

THENCE, North 69°18'00" East, passing a 3/8-inch iron rod marking the southeast corner of said 2.00 acres for a total distance of 358.71 feet to a 3/8-inch iron rod found marking the southeast corner of said 3.4374 acres and marking an interior corner of the herein described tract.

THENCE, North 30°40'45" West, 415.26 feet to a MAG-Nail set in the centerline of the aforementioned Mun Road marking the northwest corner of the herein described tract.

THENCE, North 69°18'49" East, 1,507.57 feet to the **POINT OF BEGINNING** and **CONTAINING** 92.18 acres (4,015,275 Square Feet) of land.



APEX Land Surveying
TRPLS Firm Registration
No. 181941-30
214 Wapach Drive
Ada, TX. 76010
(817) 505-0081

5515 50th St. Ste. D-3
Lubbock, TX. 79414

EXHIBIT “C”
Petition for Consent filed with City

PETITION FOR CONSENT TO INCLUDE LAND
IN A MUNICIPAL UTILITY DISTRICT

RECEIVED

THE STATE OF TEXAS §
 §
COUNTY OF ELLIS §

JUN 13 2022

CITY SECRETARY'S OFFICE
MIDLOTHIAN, TEXAS

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

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

I.

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

II.

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

III.

The District shall contain an area of approximately 1,991.48 acres of land, situated within Ellis County, Texas, described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes (the "Property"). The Property is located partially within the extraterritorial jurisdiction of the City of Midlothian, Texas.

IV.

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

V.

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

VI.

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

VII.

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

VIII.

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

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

IX.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, and roadway system can be constructed at a reasonable cost, currently estimated at \$750,000,000, with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code, as the District does not currently propose to connect to the City's water or sewer system or propose to contract with a regional water and wastewater provider to which the City has made a capital contribution for the water and wastewater facilities serving the area within the District, as of the date this Petition is filed.

X.

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

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

[Signature Page Follows]

RESPECTFULLY SUBMITTED the 1st day of June, 2022.

PETITIONERS:

CIRCLE S MIDLOTHIAN, LLC

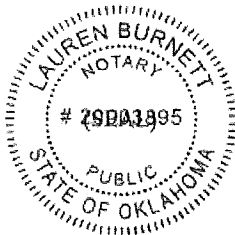
a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §


Before me on this day personally appeared Rick Miskimon, Managing Member of Circle S Midlothian, 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 1st of June, 2022.



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

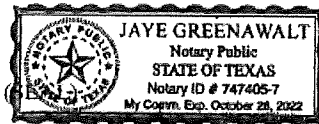
HAB 3336, LLC,
a Texas limited liability company

By: 
Name: Clinton Blackwell
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Before me on this day personally appeared Clinton Blackwell, the Manager of HAB 3336, 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 8th of June, 2022.




Notary Public, State of Texas

Lienholder Consent

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

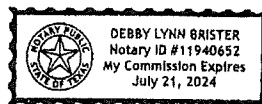
The undersigned being the holder of a lien on all or a portion of the land as described in the Petition for Consent to Include Land in a Municipal Utility District (the "Petition") and to which this certificate is attached, hereby consents to the Petition.

LIENHOLDER:

AgTexas Farm Credit Services,
as agent/ nominee

By: [Signature]
Name: Jonathan Kerby
Title: Vice President/ Branch Manager

STATE OF TEXAS §
 §
COUNTY OF Johnson §



This instrument was acknowledged before me on this the 9th day of June, 2022, by Jonathan Kerby, acting in his capacity as Vice President and Branch Manager of AgTexas Farm Credit Services, as agent/ nominee, on behalf of said entity.

[Signature]
Debby Lynn Brister

6/19/22

Exhibit "A"
Legal Description

TRACT 1

BEING a 92.18 Acres (4,015,275 Sq. Ft.) tract of land situated in the Leeman Kelsey Survey, A-594 and the Jackson Smith Survey, A-963, Ellis County, Texas; being the remnant portions of that called First Tract 60 Acres and Second Tract 40 Acres of land conveyed to Henry Wayne Blackwell and wife, Anita Blackwell by deed of record in Volume 486, Page 209, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a MAG-Nail set in the centerline of Murr Road (variable width) and marking the northwest corner of that called 5.00 acres tract conveyed to Shawn Michael McCrary and Brittany Leigh McCrary by deed of record in Doc. No. 2129100, D.R.E.C.T., marking the northeast corner of the herein described tract;

THENCE, South 30°11'22" East, 1,044.47 feet with the west line of said 5.00 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE, North 59°23'39" East, 208.71 feet with the south line of said 5.00 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of that called 81 acres tract conveyed to Donald E. McCrary by deed of record in Volume 695, Page 641, D.R.E.C.T. marking a northeast corner of the herein described tract;

THENCE, South 30°11'22" East, at 14.15 feet passing a 1/2-inch iron pipe, for a total distance of 1,307.30 with the west line of said 81 acres to a 3/8-inch iron rod found marking the northeast corner of that called 19.93 acres tract conveyed to Shirley Campbell and Mark Campbell, wife and husband, by deed of record in Document No. 1933303, D.R.E.C.T. and marking the southeast corner of the herein described tract;

THENCE, South 72°32'53" West, 1,216.61 feet with the north line of said 19.93 acres to a 3/8-inch iron rod found marking the northeast corner of Ranchview Estates, Phase 2, of record in Cabinet C, Slides 567 and 568, Plat Records, Ellis County, Texas, marking an angle point of the herein described tract;

THENCE, with the north line of said Ranchview Estates, Phase 2, the following four (4) courses:

1. South 71°24'39" West, 50.18 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 25, and an angle point of the herein described tract;
2. South 72°11'53" West, 246.88 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 26, and an angle point of the herein described tract;
3. South 74°17'45" West, 308.05 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an angle point of the herein described tract;
4. South 44°03'45" West, 286.11 feet to a 3/8-inch iron rod found marking the southeast corner of that tract conveyed to Sammy D. Crocker and wife, Mary Jean Crocker, (record not found) and marking the southwest corner of the herein described tract;

THENCE, North 30°56'15" West, 1,596.96 feet with the east line of said Crocker tract to a 3/8-inch iron rod found marking the southwest corner of that called 2.00 acres tract conveyed to Clinton D. and Kelly A. Blackwell by deed of record in Volume 1979, Page 547, D.R.E.C.T. and being the same corner described in that called 3.4374 acres survey plat by Michael L. Cox dated 6/7/04 and marking a northwest corner of the herein described tract;

THENCE, North 59°18'03" East, passing a 5/8-inch iron rod marking the southeast corner of said 2.00 acres for a total distance of 358.71 feet to a 5/8-inch iron rod found marking the southeast corner of said 3.4374 acres and marking an interior corner of the herein described tract;

THENCE, North 30°40'45" West, 415.26 feet to a MAG-Nail set in the centerline of the aforementioned Murr Road marking the northwest corner of the herein described tract;

THENCE, North 59°38'49" East, 1,507.57 feet to the POINT OF BEGINNING and CONTAINING 92.18 acres (4,015,275 Square Feet) of land.

TRACT 2

BEING an 1,555 Acres (87,746,507 Sq. Ft.) tract of land situated in the Bucknam Canfield Survey, A-100, M. B. Atkinson Survey, A-21, E. Ballard Survey, A-110, Jackson Smith Survey, A-083, Leeman Kelsey Survey, A-594, Ellis County, Texas; being a portion of that called 1,557.74 Acres tract conveyed to Harper Cattle, L.L.C. of record in Vol. 1542, Pg. 1073, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found in the east right-of-way (R.O.W.) line of F.M. Highway 157 (variable width) marking the southwest corner of that called 213.02 Acres tract conveyed to Helen Howle, as Trustee of the Alice Micheno Howle Revocable Trust of record in Vol. 2818, Pg. 2041, D.R.E.C.T., from which a TX-DOT wood post monument found bears North 30°15'00" West, 481.31 feet; and being the west corner of the herein described tract:

THENCE, with the south and east boundary line of said 213.02 Acres tract the following four (4) courses:

1. North 58°57'05" East, 1,551.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;
2. North 00°33'28" West, 3,051.59 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;
3. North 89°20'13" East, 473.00 feet to a 1/2-inch iron pipe found marking an interior corner of the herein described tract;
4. North 02°10'17" East, 73.81 feet to a 1/2-inch iron rod found in the south R.O.W. line of F.M. HWY 875 (variable width) and marking a northwest corner of the herein described tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following nine (9) courses:

1. North 89°20'13" East, 40.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
2. North 89°28'02" East, 2,167.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. South 82°00'07" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 89°28'02" East, 108.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
5. North 89°05'02" East, 104.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
6. North 80°33'11" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
7. North 89°15'52" East, 436.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
8. 174.08 feet with the arc of said curve to the left having a radius of 11,508.34 feet, a central angle of 00°52'00" and a chord that bears North 88°49'52" East, 174.08 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
9. North 88°53'06" East, 563.08 feet to a 1/2-inch iron rod found marking the northwest corner of that called 1.478 Acres tract conveyed to Carl Snider and wife, Karen Snider of record in Vol. 1173, Pg. 122, D.R.E.C.T.;

THENCE, with the west and the south lines of said 1.478 Acres tract the following four (4) courses:

1. South 00°30'35" West, 188.16 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said 1.478 Acres tract;
2. South 67°28'57" East, 56.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. North 72°10'46" East, 308.80 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 61°10'27" East, 188.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south R.O.W. line of the aforementioned F.M. 875 and marking the northeast corner of said 1.478 Acres tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following seven (7) courses:

1. North 87°57'25" East, 244.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
2. 311.19 feet with the arc of said curve to the left having a radius of 11,503.46 feet, a central angle of 01°33'00" and a chord that bears South 88°47'58" East, 311.18 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;

3. North 89°25'31" East, 1,718.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

4. South 82°02'38" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

5. North 89°25'31" East, 100.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

6. North 80°54'40" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

7. North 89°25'31" East, 2,141.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of Norrell Road (variable width) marking the northeast corner of the herein described tract;

THENCE, South 00°18'21" East, 4,351.33 feet with the west R.O.W. line of said Norrell Road to a PK Nail set at the intersection with the the centerline of Murr Road (variable width) marking the southeast corner of the herein described tract;

THENCE, South 82°52'03" West, 78.29 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north R.O.W. line of Murr Road marking the beginning of a curve to the left;

THENCE, with the north R.O.W. line of said Murr Road the following twelve (12) courses:

1. 290.89 feet with the arc of said curve to the left having a radius of 422.30 feet, a central angle of 35°23'47" and a chord that bears South 80°39'30" West, 250.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
2. South 47°28'18" West, 70.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
3. 179.80 feet with the arc of said curve to the right having a radius of 763.67 feet, a central angle of 13°26'12" and a chord that bears South 53°00'50" West, 179.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
4. South 59°08'53" West, 881.45 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
5. 147.57 feet with the arc of said curve to the left having a radius of 2,810.33 feet, a central angle of 03°14'21" and a chord that bears South 57°31'43" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a reverse curve;
6. 147.58 feet with the arc of said reverse curve having a radius of 2,248.32 feet, a central angle of 03°45'33" and a chord that bears South 57°47'19" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
7. South 59°40'05" West, 1,145.89 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
8. South 59°44'12" West, 2,434.57 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
9. South 59°18'11" West, 1,116.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
10. South 58°52'41" West, 1,278.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
11. South 59°05'20" West, 1,105.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
12. South 58°41'43" West, 440.29 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east R.O.W. line of the aforementioned F.M. HWY 157 marking the southwest corner of the herein described tract and the beginning of a curve to the right;

THENCE, with the east R.O.W. line of said F.M. HWY 157 the following six (6) courses:

1. 236.34 feet with the arc of said curve to the right having a radius of 1,838.48 feet, a central angle of 07°21'56" and a chord that bears North 33°54'05" West, 236.18 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
2. North 30°20'53" West, 4,583.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
3. 268.48 feet with the arc of said curve to the right having a radius of 6,037.17, a central angle of 02°32'53" and a chord that bears North 26°10'26" West, 268.48 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
4. North 27°53'42" West, 282.51 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
5. 238.46 feet with the arc of said curve to the left having a radius of 5,754.72, a central angle of 02°22'27" and a chord that bears North 26°04'55" West, 238.44 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
6. North 30°10'06" West, 271.80 feet to the POINT OF BEGINNING and CONTAINING 1,555 Acres (67,746,507 Sq. Ft.) of land.

A plat of even date accompanies this metes and bounds description.

EXHIBIT “D”
Certificate of Posting Petition for Services in 3 Locations in District

CERTIFICATE OF POSTING OF
PETITION FOR SERVICES OTHERWISE PROVIDED BY
CIRCLE S MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS

§

COUNTY OF ELLIS

§

I, W. GARRETT WESP, the undersigned, hereby state that I posted the Petition for Services Otherwise Provided by Circle S Municipal Utility District to the City of Midlothian, attached hereto, each at three locations convenient to the public, within the boundaries of the land proposed to be added to the district, as shown on the map also attached hereto, on the 9th day of September, 2022, at 2:00 p.m.

W. Garrett Wesp
Signature of Person Posting

Printed Name of

Person Posting: W. GARRETT WESP

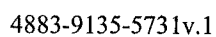


EXHIBIT “E”
Affidavit of Publication and Tearsheet for the Notice of Petition


AFFIDAVIT OF PUBLICATION


County of Grayson, State of Texas

Waxahachie Daily Light	
310 Water St. Waxahachie, TX 75165	Circle S MUD - 442570

I, the publisher/agent of Herald Democrat of Grayson County, in the State of Texas. States that this newspaper is a qualified newspaper, published and of general circulation in said county, was published in regular edition of said paper, and that the notice of which the annexed is a copy was published on the following dates:

PUBLICATION DATES
09/14/2022


Lisa Drafal, Regional Vice President of Sales
Signed and sworn to before me on 29/9 2022
this Day Month Year

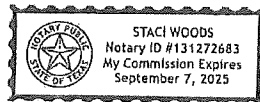

Signature above, NOTARY NAME, Notary Public
My commission expires: September 7, 2025
Commission#

Seal

Publication Fee \$ 247.52

Calculation Measurement			
Words	Tab lines	Columns	Insertions

CherryRoad Media



STATE OF TEXAS §
COUNTY OF EL PASO §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF

[illegible]

Petitioners are the names and holders of four gas bills by the
head of a bill as secured by the City of El Paso, Texas, as indicated by
the results of the central appraisal district of El Paso County, Texas.
Petitioners are concerned that there are no holders of bills against who
properly described them either from whom they have canceled or
this Petition by their signature below:

The land sought to be served by the City of Milledale is located approximately 1,814.48 acres of land, more or less, and lies wholly within Elbert County, Texas. The part of said area is within the limits by incorporation of the City of Milledale. Under the provisions of Section 42, Local Government Code, as amended, said area is partially within a water control district of the City of Milledale and is not within the jurisdiction of any other city.

[illegible]

The general nature of the work program to be done in this area is enough to be sure that the coordination, administration and implementation of a very complex system will require a large number of staff and active, far domestic and commercial purposes the extraction, maintenance and operation of a century lease collection, creation and disposal system, far domestic and commercial purposes the construction, maintenance, operation, purchase and disposal of the storage and recovery facilities and improvements and the construction of reliable maintenance, purchase and disposal of the facilities, storage, plant and equipment of such additional the force as staff members with the program for the full the United is engaged

The land sought to be owned by the City of Madison is a valuable addition to the growing services of the City of Madison and is thus primarily for recreation and developed according to the City of Madison's Comprehensive Zoning Ordinance. The City of Madison is not a party to the proposed development and is not bound by the City of Madison's zoning ordinance. The City of Madison is not a party to the proposed development and is not bound by the City of Madison's zoning ordinance. The City of Madison is not a party to the proposed development and is not bound by the City of Madison's zoning ordinance.

A field is necessary exists for the service of saw lands by the Corporation in providing and protect the safety and sanitary conditions of the State's waters and the public health and welfare of the community and through the construction, extension, improvement, maintenance, and operation of water and sanitary sewer facilities.

[illegible]

PETITIONERS:
JIAN SONG, ET AL,
CIVIC P B MINLOTHIAN, LLC

[illegible]

A depiction of the Property is on file and available for review at the Library of Woodward PC, 2728 N. Hercules St. Suite 500, the City of Los Angeles 90031.

The Certificate of the Licitholdy's Consent is on file and available for review at the offices of Whiteland PC, 2728 St. Lawrence Street, Suite 300, Tulsa, Texas 77401.

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EXHIBIT “F”
Petition for Services filed with City

RECEIVED

SEP 30 2022
PETITION FOR SERVICES OTHERWISE PROVIDED BY
CIRCLE S MUNICIPAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF ELLIS

§
§

CITY SECRETARY'S OFFICE
MIDLOTHIAN, TEXAS

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

The undersigned petitioners ("Petitioners", whether one or more), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the central appraisal district of Ellis County, Texas, acting pursuant to the provisions of Section 42.042, Texas Local Government Code, as amended, previously petitioned the City Council of the City of Midlothian on June 13, 2022, for consent to the creation of Circle S Municipal Utility District of Ellis County (the "District"). The City Council of the City of Midlothian failed or refused to give such consent within 90 days of the date it received the petition; therefore, Petitioners now respectfully petition 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, Petitioners show as follows:

I.

Petitioners are the owners and holders 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 Petitioners represent that there are no holders of liens against the property described herein other than those who have consented to this Petition by their signature below.

II.

The land sought to be served by the City of Midlothian contains approximately 1,991.48 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 partially within the extraterritorial jurisdiction of the City of Midlothian and is not within the jurisdiction of any other city.

III.

The land sought to be served by the City of Midlothian is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes, and is depicted in Exhibit "B" attached hereto and incorporated herein for all purposes. It is intended that should the City of Midlothian not agree to provide service to the properties in this petition in accordance with Section 42.042(c), Texas Local Government Code, the City of Midlothian's consent to the creation of the District will be deemed given, and the Petitioners will initiate proceedings to create one or more municipal utility districts through the Texas Commission on

Environmental Equality in accordance with Section 42.042(c)-(d), Texas Local Government Code.

IV.

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

V.

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

VI.

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

[signature page follows]

RESPECTFULLY SUBMITTED as of the date sworn, below.

PETITIONERS:

CIRCLE S MIDLOTHIAN, LLC

a Texas limited liability company

By: *Rick Miskimon*
Rick Miskimon, Managing Member

Approximate acreage owned: 1,899.3 acres

STATE OF OKLAHOMA §
 §
COUNTY OF ATOKA §

Before me on this day personally appeared Rick Miskimon, Managing Member of Circle S Midlothian, 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 23rd of August, 2022.



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

Signature Page – Circle S MUD

HAB 3336, LLC,
a Texas limited liability company

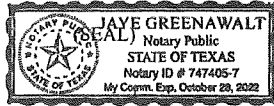
By *Clinton Blackwell*
Name: Clinton Blackwell
Title: Manager

Approximate acreage owned: 92.18 acres

STATE OF TEXAS §
 §
COUNTY OF Dallas §

Before me on this day personally appeared Clinton Blackwell, the Manager of HAB 3336, 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 25th of August, 2022.



Jaye Greenawalt
Notary Public, State of Texas

Signature Page - Circle S MUD

Lienholder Consent

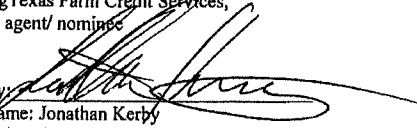
STATE OF TEXAS
COUNTY OF ELLIS

§
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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 Services Otherwise Provided by Circle S Municipal Utility District (the "Petition") and to which this certificate is attached, hereby consents to the Petition.

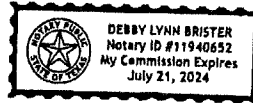
LIENHOLDER:

AgTexas Farm Credit Services,
as agent/ nominee

By: 
Name: Jonathan Kerby
Title: Vice President/ Branch Manager

STATE OF TEXAS
COUNTY OF Johnson

§
§
§



This instrument was acknowledged before me on this the 24th day of August, 2022, by Jonathan Kerby, acting in his capacity as Vice President and Branch Manager of AgTexas Farm Credit Services, as agent/ nominee, on behalf of said entity.

 8/24/22

Lienholder Consent – Circle S MUD

Exhibit "A"
Legal Description

TRACT 1

BEING a 92.18 Acres (4,015,275 Sq. Ft.) tract of land situated in the Leeman Kelsey Survey, A-594 and the Jackson Smith Survey, A-983, Ellis County, Texas; being the remnant portions of that called First Tract 60 Acres and Second Tract 40 Acres of land conveyed to Henry Wayne Blackwell and wife, Anita Blackwell by deed of record in Volume 486, Page 209, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a MAG-Nail set in the centerline of Murr Road (variable width) and marking the northwest corner of that called 5.00 acres tract conveyed to Shawn Michael McCrary and Brittany Leigh McCrary by deed of record in Doc. No. 2129100, D.R.E.C.T., marking the northeast corner of the herein described tract;

THENCE, South 30°11'22" East, 1,044.47 feet with the west line of said 5.00 acres to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE, North 59°23'38" East, 208.71 feet with the south line of said 5.00 acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of that called 81 acres tract conveyed to Donald E. McCrary by deed of record in Volume 695, Page 641, D.R.E.C.T. marking a northeast corner of the herein described tract;

THENCE, South 30°11'22" East, at 14.15 feet passing a 1/2-inch iron pipe, for a total distance of 1,307.30 with the west line of said 81 acres to a 3/8-inch iron rod found marking the northeast corner of that called 19.93 acres tract conveyed to Shirley Campbell and Mark Campbell, wife and husband, by deed of record in Document No. 1933303, D.R.E.C.T. and marking the southeast corner of the herein described tract;

THENCE, South 72°32'53" West, 1,216.61 feet with the north line of said 19.93 acres to a 3/8-inch iron rod found marking the northeast corner of Ranchview Estates, Phase 2, of record in Cabinet C, Slides 567 and 568, Plat Records, Ellis County, Texas, marking an angle point of the herein described tract;

THENCE, with the north line of said Ranchview Estates, Phase 2, the following four (4) courses:

1. South 71°24'39" West, 50.18 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 25, and an angle point of the herein described tract;

2. South 72°11'53" West, 246.86 feet to a 1/2-inch iron rod found marking the northwest corner of Lot 26, and an angle point of the herein described tract;

3. South 74°17'45" West, 308.05 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an angle point of the herein described tract;

4. South 44°03'45" West, 286.11 feet to a 3/8-inch iron rod found marking the southeast corner of that tract conveyed to Sammy D. Crocker and wife, Mary Jean Crocker, (record not found) and marking the southwest corner of the herein described tract;

THENCE, North 30°56'15" West, 1,596.96 feet with the east line of said Crocker tract to a 3/8-inch iron rod found marking the southwest corner of that called 2.00 acres tract conveyed to Clinton D. and Kelly A. Blackwell by deed of record in Volume 1979, Page 547, D.R.E.C.T. and being the same corner described in that called 3.4374 acres survey plat by Michael L. Cox dated 6/7/04 and marking a northwest corner of the herein described tract;

THENCE, North 59°16'03" East, passing a 5/8-inch iron rod marking the southeast corner of said 2.00 acres for a total distance of 358.71 feet to a 5/8-inch iron rod found marking the southeast corner of said 3.4374 acres and marking an interior corner of the herein described tract;

THENCE, North 39°40'45" West, 415.26 feet to a MAG-Nail set in the centerline of the aforementioned Murr Road marking the northwest corner of the herein described tract;

THENCE, North 59°38'49" East, 1,507.57 feet to the POINT OF BEGINNING and CONTAINING 92.18 acres (4,015,275 Square Feet) of land.

TRACT 2

BEING an 1,555 Acres (87,740,507 Sq. Ft.) tract of land situated in the Bucknam Cartfield Survey, A-196, M. B. Adkinson Survey, A-21, E. Ballard Survey, A-110, Jackson Smith Survey, A-663, Leeman Kelsey Survey, A-694, Ellis County, Texas; being a portion of that called 1,657.74 Acres tract conveyed to Harper Cattle, L.L.C. of record in Vol. 1542, Pg. 1073, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found in the east right-of-way (R.O.W.) line of F.M. Highway 157 (variable width) marking the southwest corner of that called 213.02 Acres tract conveyed to Helen Howie, as Trustee of the Alice Michero Howie Revocable Trust of record in Vol. 2816, Pg. 2041, D.R.E.C.T., from which a TX-DOT wood post monument found bears North 30°16'09" West, 481.31 feet; and being the west corner of the herein described tract;

THENCE, with the south and east boundary line of said 213.02 Acres tract the following four (4) courses:

1. North 69°57'05" East, 1,651.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;
2. North 00°33'28" East, 3,251.59 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;
3. North 86°20'13" East, 473.90 feet to a 1/2-inch iron pipe found marking an interior corner of the herein described tract;
4. North 02°10'17" East, 73.81 feet to a 1/2-inch iron rod found in the south R.O.W. line of F.M. HWY 875 (variable width) and marking a northwest corner of the herein described tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following nine (9) courses:

1. North 89°20'13" East, 40.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
2. North 89°28'02" East, 2,187.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. South 82°00'07" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 89°29'02" East, 196.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
5. North 96°06'02" East, 104.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
6. North 80°35'11" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
7. North 89°16'52" East, 498.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
8. 174.08 feet with the arc of said curve to the left having a radius of 11,608.34 feet, a central angle of 00°53'00" and a chord that bears North 88°49'52" East, 174.08 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
9. North 88°53'05" East, 593.98 feet to a 1/2-inch iron rod found marking the northwest corner of that called 1,476 Acres tract conveyed to Carl Snider and wife, Karen Snider of record in Vol. 1173, Pg. 122, D.R.E.C.T.;

THENCE, with the west and the south lines of said 1,476 Acres tract the following four (4) courses:

1. South 00°30'35" West, 185.15 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said 1,476 Acres tract;
2. South 87°28'57" East, 58.66 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. North 72°10'48" East, 368.60 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 61°19'27" East, 168.63 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south R.O.W. line of the aforementioned F.M. 875 and marking the northeast corner of said 1,476 Acres tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following seven (7) courses:

1. North 87°57'25" East, 244.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
2. 311.19 feet with the arc of said curve to the left having a radius of 11,603.48 feet, a central angle of 01°33'00" and a chord that bears South 86°47'56" East, 311.18 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;

3. North 89°25'31" East, 1,716.68 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

4. South 82°02'38" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

5. North 89°25'31" East, 100.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

6. North 80°54'40" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;

7. North 89°25'31" East, 2,141.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of Norrell Road (variable width) marking the northeast corner of the herein described tract;

THENCE, South 00°18'21" East, 4,351.33 feet with the west R.O.W. line of said Norrell Road to a PK Nail set at the intersection with the the centerline of Murr Road (variable width) marking the southeast corner of the herein described tract;

THENCE, South 82°52'03" West, 78.20 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north R.O.W. line of Murr Road marking the beginning of a curve to the left;

THENCE, with the north R.O.W. line of said Murr Road the following twelve (12) courses:

1. 280.86 feet with the arc of said curve to the left having a radius of 422.30 feet, a central angle of 36°23'47" and a chord that bears South 00°38'30" West, 256.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
2. South 47°28'18" West, 70.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
3. 176.80 feet with the arc of said curve to the right having a radius of 763.87 feet, a central angle of 13°29'12" and a chord that bears South 63°30'56" West, 176.36 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
4. South 59°09'53" West, 681.45 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
5. 147.57 feet with the arc of said curve to the left having a radius of 2,610.33 feet, a central angle of 03°14'21" and a chord that bears South 57°31'43" West, 147.56 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a reverse curve;
6. 147.58 feet with the arc of said reverse curve having a radius of 2,240.82 feet, a central angle of 03°46'33" and a chord that bears South 67°47'16" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
7. South 56°40'05" West, 1,149.60 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
8. South 59°44'12" West, 2,434.67 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
9. South 59°16'11" West, 1,116.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
10. South 59°52'41" West, 1,276.35 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
11. South 59°05'20" West, 1,105.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
12. South 59°41'43" West, 440.20 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east R.O.W. line of the aforementioned F.M. HWY 167 marking the southwest corner of the herein described tract and the beginning of a curve to the right;

THENCE, with the east R.O.W. line of said F.M. HWY 167 the following six (6) courses:

1. 236.34 feet with the arc of said curve to the right having a radius of 1,836.48 feet, a central angle of 07°21'58" and a chord that bears North 33°54'05" West, 236.18 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
2. North 30°28'53" West, 4,583.63 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
3. 228.48 feet with the arc of said curve to the right having a radius of 8,037.17, a central angle of 02°32'53" and a chord that bears North 26°10'26" West, 229.46 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
4. North 27°53'42" West, 262.51 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
5. 236.40 feet with the arc of said curve to the left having a radius of 5,794.72, a central angle of 02°22'27" and a chord that bears North 29°04'58" West, 238.44 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
6. North 30°18'09" West, 271.80 feet to the POINT OF BEGINNING and CONTAINING 1.555 Acres (67,746,607 Sq. Ft.) of land.

A plat of even date accompanies this metes and bounds description.

TRACT 3

BEING a 344.3 Acres (14,995,813 Sq. Ft.) tract of land situated in the Alexander J. Rugeley Survey, A-924, Bucknam Camfield Survey, A-100, Ellis County, Texas; being a portion of that called 208.6262 Acres tract conveyed to Harper Cattle, L.L.C. of record in Vol. 1542, Pg. 1091, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and a portion of that called 60.748 Acres tract conveyed to E. W. Fajis of record in Vol. 728, Pg. 530, D.R.E.C.T. and a portion of that called 5.00 Acres tract conveyed to Royce Eugene Barton of record in Vol. 772, Pg. 256, D.R.E.C.T. and a portion of that called 68.823 Acres tract as shown on survey by J. Shanne Walker dated January 11, 2001 and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the north right-of-way (R.O.W.) line of F.M. Highway 876 (variable width) marking the southwest corner of said called 208.6262 Acres tract and the southeast corner of that called 60.748 Acres tract and being a south corner of the herein described tract;

THENCE, South 58°30'03" West, 795.67 feet with the north R.O.W. line of said F.M. Highway 876 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract;

THENCE, North, 572.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE, North 69°55'21" West, 859.84 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the centerline of V V Jones Road (width unknown) set marking a southwest corner of the herein described tract;

THENCE, North 02°34'33" East, 1,382.78 feet with the centerline of said V V Jones Road to a 1/2-inch iron rod found marking the southwest corner of the aforementioned 5.00 Acres tract;

THENCE, North 01°17'45" East, 298.99 feet continuing with the centerline of said V V Jones Road to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of said 5.00 Acres tract;

THENCE, North 04°50'26" East, 351.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east line of said V V Jones Road marking the southwest corner of that called 3.01 Acres tract conveyed to Joe Robert Martinez of record in Vol. 1342, Pg. 403, D.R.E.C.T. and a north-west corner of the herein described tract;

THENCE, North 69°40'30" East, at 302.44 feet passing a 1/2-inch iron rod with cap (illegible) marking the southeast corner of said 3.01 Acres tract for a total distance of 1,638.22 feet to a 3/8-inch iron rod found marking the southeast corner of that called 11.257 Acres tract conveyed to Georgia M. Taylor of record in Vol. 873, Pg. 704, D.R.E.C.T. and an interior corner of the herein described tract;

THENCE, North 00°05'10" East, at 428.00 feet passing a 5/8-inch iron rod found marking the northeast corner of said 11.057 Acres tract for a total distance of 1,278.88 feet to a 3/8-inch iron rod found in the south line of that called 41.08 Acres tract conveyed to Mordecai Mitchell of record in Vol. 526, Pg. 170, D.R.E.C.T. and a northwest corner of the herein described tract;

THENCE, North 89°56'17" East, 1,033.01 feet with the south line of said 41.08 Acres tract to a 5/8-inch iron rod found in the west line of that called 132.62 Acres tract conveyed to Jerry L. Spellers of record in Vol. 662, Pg. 337, D.R.E.C.T. and marking a northeast corner of the herein described tract;

THENCE, South 00°06'21" West, 1,159.60 feet with the west line of said 132.62 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE, North 69°45'41" East, 2,049.28 feet with the south line of said 132.62 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of that tract conveyed to Jerry L. Spellers of record in Vol. 607, Pg. 133, D.R.E.C.T. and a northeast corner of the herein described tract;

THENCE, South 01°20'00" East, 2,680.12 feet with the south line of said Jerry L. Spellers tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north R.O.W. line of the aforementioned F.M. Highway 876 and marking the southeast corner of the herein described tract;

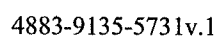
THENCE, with the south R.O.W. line of said F.M. Highway 876 the following eleven (11) courses:

1. South 80°13'55" West, 530.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
2. South 80°42'11" West, 101.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. South 60°14'02" West, 200.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 52°14'07" West, 101.12 feet to a 1/2-inch iron rod found marking a corner;
5. South 69°14'02" West, 100.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
6. South 60°42'11" West, 101.12 feet to a 1/2-inch iron rod found marking a corner;
7. South 68°14'02" West, 1,719.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
8. 305.78 feet with the arc of said curve to the right having a radius of 11,414.16 feet, a central angle of 61°33'00" and a chord that bears North 89°59'28" West, 308.77 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
9. North 89°12'58" West, 174.60 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
10. 327.85 feet with the arc of said curve to the left having a radius of 11,604.16 feet, a central angle of 01°58'00" and a chord that bears South 69°58'02" West, 327.94 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
11. South 69°00'02" West, 220.70 feet to the POINT OF BEGINNING and CONTAINING 344.3 Acres (14,995,813 Sq. Ft.) of land.

A plat of even date accompanies this metes and bounds description.

Exhibit B
Property Depiction

[SEE ATTACHED]



1,555 Acres (67,746,507 Square Feet)
Bucknam Canfield Survey, Abstract Number 196
M. B. Atkinson Survey, Abstract Number 21
E. Ballard Survey, Abstract Number 119
Jackson Smith Survey, Abstract Number 963
Leeman Kelsey Survey, Abstract Number 594
Ellis County, Texas.

BEING an 1,555 Acres (67,746,507 Sq. Ft.) tract of land situated in the Bucknam Canfield Survey, A-196, M. B. Atkinson Survey, A-21, E. Ballard Survey, A-119, Jackson Smith Survey, A-963, Leeman Kelsey Survey, A-594, Ellis County, Texas; being a portion of that called 1,557.74 Acres tract conveyed to Harper Cattle, L.L.C. of record in Vol. 1542, Pg. 1073, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found in the east right-of-way (R.O.W.) line of F.M. Highway 157 (variable width) marking the southwest corner of that called 213.02 Acres tract conveyed to Heien Howie, as Trustees of the Alice Micharo Howie Revocable Trust of record in Vol. 2818, Pg. 2041, D.R.E.C.T., from which a TX-DOT wood post monument found bears North 50°18'03" West, 481.31 feet; and being the west corner of the herein described tract;

THENCE, with the south and east boundary line of said 213.02 Acres tract the following four (4) courses:

1. North 58°57'05" East, 1,551.23 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;
2. North 00°33'26" West, 3,051.59 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of the herein described tract;
3. North 89°20'13" East, 473.90 feet to a 1/2-inch iron pipe found marking an interior corner of the herein described tract;
4. North 02°10'17" East, 73.61 feet to a 1/2-inch iron rod found in the south R.O.W. line of F.M. HWY 875 (variable width) and marking a northwest corner of the herein described tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following nine (9) courses:

1. North 09°20'13" East, 40.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
2. North 89°28'02" East, 2,167.42 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. South 82°00'07" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 89°28'02" East, 190.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
5. North 69°05'02" East, 104.10 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
6. North 80°33'11" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
7. North 89°15'52" East, 438.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
8. 174.08 feet with the arc of said curve to the left having a radius of 11,508.34 feet, a central angle of 00°52'00" and a chord that bears North 08°49'52" East, 174.08 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
9. North 88°53'06" East, 563.88 feet to a 1/2-inch iron rod found marking the northwest corner of that called 1,478 Acres tract conveyed to Carl Snider and wife, Karan Snider of record in Vol. 1173, Pg. 122, D.R.E.C.T.;

THENCE, with the west and the south lines of said 1,478 Acres tract the following four (4) courses:

1. South 00°30'35" West, 180.15 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of said 1,478 Acres tract;
2. South 87°28'57" East, 56.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. North 72°10'49" East, 365.80 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 61°19'27" East, 166.63 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the south R.O.W. line of the aforementioned F.M. 875 and marking the northeast corner of said 1,478 Acres tract;

THENCE, with the south R.O.W. line of said F.M. HWY 875 the following seven (7) courses:

1. North 87°57'25" East, 244.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
2. 311.19 feet with the arc of said curve to the left having a radius of 11,503.46 feet, a central angle of 01°33'00" and a chord that bears South 86°47'58" East, 311.19 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;

SURVEY OF



APRX Land Surveying
TBPLS Firm Registration
No. 101941-30
214 Wapiti Drive
Arlis, TX 76820
(817) 665-6861

5818 60th St. Ste. D-8
Lubbock, TX 79414

1,555 ACRES TRACT OF LAND
SITUATED IN BUCKNAM CANFIELD
SURVEY, A-196, M. B. ATKINSON
SURVEY, A-21, E. BALLARD SURVEY,
A-119, JACKSON SMITH SURVEY,
A-963, LEEMAN KELSEY SURVEY,
A-594, ELLIS COUNTY, TEXAS

PROJECT: 2021.002-Circle S.dwg	
DRAWN BY: BG/RO	DATE: 1/20/22
FIELD CREW: CP/JM	DATE: 1/20/22
SCALE:	PAGE: 2 OF 4

3. North 69°25'31" East, 1,718.58 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. South 82°02'38" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
5. North 89°25'31" East, 100.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
6. North 60°54'40" East, 101.12 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
7. North 69°25'31" East, 2,141.60 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west R.O.W. line of Norrell Road (variable width) marking the northeast corner of the herein described tract;
- THENCE, South 00°16'21" East, 4,351.33 feet with the west R.O.W. line of said Norrell Road to a PK Nail set at the intersection with the centerline of Murr Road (variable width) marking the southeast corner of the herein described tract;
- THENCE, South 82°52'03" West, 78.29 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north R.O.W. line of Murr Road marking the beginning of a curve to the left;
- THENCE, with the north R.O.W. line of said Murr Road the following twelve (12) courses:
 1. 260.89 feet with the arc of said curve to the left having a radius of 422.30 feet, a central angle of 35°23'47" and a chord that bears South 60°39'30" West, 256.76 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
 2. South 47°28'18" West, 70.50 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
 3. 179.80 feet with the arc of said curve to the right having a radius of 763.87 feet, a central angle of 13°26'12" and a chord that bears South 53°00'55" West, 179.39 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
 4. South 59°08'53" West, 881.45 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
 5. 147.57 feet with the arc of said curve to the left having a radius of 2,610.33 feet, a central angle of 03°14'21" and a chord that bears South 57°31'43" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a reverse curve;
 6. 147.58 feet with the arc of said reverse curve having a radius of 2,249.32 feet, a central angle of 03°45'33" and a chord that bears South 57°47'19" West, 147.55 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
 7. South 59°40'05" West, 1,149.69 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
 8. South 59°44'12" West, 2,434.57 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
 9. South 69°16'11" West, 1,115.93 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
 10. South 59°05'20" West, 1,105.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
 11. South 59°14'43" West, 440.28 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east R.O.W. line of the aforementioned F.M. HWY 157 marking the southwest corner of the herein described tract and the beginning of a curve to the right;
 - THENCE, with the east R.O.W. line of said F.M. HWY 157 the following six (6) courses:
 1. 236.34 feet with the arc of said curve to the right having a radius of 1,638.48 feet, a central angle of 07°21'56" and a chord that bears North 33°54'05" West, 236.18 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
 2. North 30°26'53" West, 4,583.83 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
 3. 268.48 feet with the arc of said curve to the right having a radius of 8,037.17, a central angle of 02°32'53" and a chord that bears North 29°10'26" West, 268.46 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
 4. North 27°53'42" West, 262.51 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
 5. 238.46 feet with the arc of said curve to the left having a radius of 5,754.72, a central angle of 02°22'27" and a chord that bears North 28°04'55" West, 238.44 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
 6. North 30°16'09" West, 271.80 feet to the POINT OF BEGINNING and CONTAINING 1,555 Acres (67,746,507 Sq. Ft.) of land.

A plat of even date accompanies this metes and bounds description.

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

Rodric R. Reese 1/21/2022
Rodric R. Reese, R.P.L.S. No. 5883 Date



APEX Land Surveying
TBPLS Firm Registration
No. 101941-30
214 Wapiti Drive
Aubrey, TX 76009
(817) 565-6681

5313 60th St. Ste. D-8
Lubbock, TX 79414

SURVEY OF
1,555 ACRES TRACT OF LAND
SITUATED IN BUCKNAM CANFIELD
SURVEY, A-196, M. B. ATKINSON
SURVEY, A-21, E. BALLARD SURVEY,
A-119, JACKSON SMITH SURVEY,
A-963, LEEHAN KELSEY SURVEY,
A-594, ELIJAS COUNTY, TEXAS

PROJECT: 2021.002-Circle 5.dwg
DRAWN BY: BQ/RO DATE: 1/20/22
FIELD CREW: CP/JM DATE: 1/20/22
SCALE: PAGE: 3 OF 4

344.3 Acres (14,995,813 Square Feet)
Alexander J. Rugely, Abstract Number 924
Bucknam Cattle'd Survey, Abstract Number 196
Ellis County, Texas.

BEING a 344.3 Acres (14,995,813 Sq. Ft.) tract of land situated in the Alexander J. Rugely Survey, A-924, Bucknam Cattle'd Survey, A-106, Ellis County, Texas; being a portion of that called 208.5252 Acres tract conveyed to Harper Cattle, L.L.C. of record in Vol. 1542, Pg. 1081, Deed Records, Ellis County, Texas, (D.R.E.C.T.) and a portion of that called 59.748 Acres tract conveyed to E. W. Falls of record in Vol. 768, Pg. 839, D.R.E.C.T. and all that called 5.00 Acres tract conveyed to Royce Eugene Barton of record in Vol. 772, Pg. 255, D.R.E.C.T. and a portion of that called 68.703 Acres tract as shown on survey by J. Shavens Wilkier dated January 11, 2001 and more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the north right-of-way (R.O.W.) line of F.M. Highway 875 (variable width) marking the southwest corner of said called 208.5252 Acres tract and the southeast corner of that called 69.748 Acres tract and being a south corner of the herein described tract;

THENCE, South 08°30'03" West, 785.87 feet with the north R.O.W. line of said F.M. Highway 875 to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the southwest corner of the herein described tract;

THENCE, North, 872.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE, North 85°58'21" West, 853.84 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the centerline of V.V. Jones Road (width unknown) set marking a southwest corner of the herein described tract;

THENCE, North 50°34'53" East, 1,207.78 feet with the centerline of said V.V. Jones Road to a 1/2-inch iron rod found marking the southwest corner of the aforementioned 5.00 Acres tract;

THENCE, North 01°17'45" East, 289.89 feet continuing with the centerline of said V.V. Jones Road to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the northwest corner of said 5.00 Acres tract;

THENCE, North 04°50'35" East, 351.78 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the east line of said V.V. Jones Road marking the southwest corner of that called 3.01 Acres tract conveyed to Joe Robert Martinez of record in Vol. 1342, Pg. 403, D.R.E.C.T. and a northwest corner of the herein described tract;

THENCE, North 50°49'00" East, at 302.44 feet passing a 1/2-inch iron rod with cap (possibly) marking the southeast corner of said 3.01 Acres tract for a total distance of 1,638.22 feet to a 3/8-inch iron rod found marking the southwest corner of that called 11.957 Acres tract conveyed to George M. Taylor of record in Vol. 873, Pg. 704, D.R.E.C.T. and an interior corner of the herein described tract;

THENCE, North 08°05'19" East, at 428.00 feet passing a 5/8-inch iron rod found marking the northeast corner of said 11.957 Acres tract for a total distance of 1,276.95 feet to a 3/8-inch iron rod found in the south line of that called 41.08 Acres tract conveyed to Monked Michael of record in Vol. 529, Pg. 170, D.R.E.C.T. and a northwest corner of the herein described tract;

THENCE, North 89°51'17" East, 1,030.01 feet with the south line of said 41.08 Acres tract to a 5/8-inch iron rod found in the west line of that called 137.82 Acres tract conveyed to Jerry L. Spellers of record in Vol. 662, Pg. 337, D.R.E.C.T. and marking a northeast corner of the herein described tract;

THENCE, South 00°02'21" West, 1,159.90 feet with the west line of said 137.82 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking an interior corner of the herein described tract;

THENCE, North 89°46'41" East, 2,849.28 feet with the south line of said 137.82 Acres tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the west line of that tract conveyed to Jerry L. Spellers of record in Vol. 607, Pg. 133, D.R.E.C.T. and a northeast corner of the herein described tract;

THENCE, South 01°20'00" East, 2,860.12 feet with the south line of said Jerry L. Spellers tract to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set in the north R.O.W. line of the aforementioned F.M. Highway 875 and marking the southeast corner of the herein described tract;

THENCE, with the south R.O.W. line of said F.M. Highway 875 the following shown (11) courses:

1. South 89°17'55" West, 530.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
2. South 80°42'11" West, 101.17 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
3. South 69°14'02" West, 200.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
4. North 82°14'07" West, 101.12 feet to a 1/2-inch iron rod found marking a corner;
5. South 89°14'02" West, 100.00 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking a corner;
6. South 80°42'11" West, 101.12 feet to a 1/2-inch iron rod found marking a corner;
7. South 89°14'02" West, 1,719.30 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the right;
8. 308.78 feet with the arc of said curve to the right having a radius of 11,414.16 feet, a central angle of 01°33'00" and a chord that bears North 69°59'20" West, 308.77 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
9. North 89°12'58" West, 174.80 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the beginning of a curve to the left;
10. 327.95 feet with the arc of said curve to the left having a radius of 11,504.16 feet, a central angle of 01°30'00" and a chord that bears South 89°58'02" West, 327.04 feet to a 1/2-inch iron rod with cap stamped "APEX LAND SURVEYING" set marking the end of said curve;
11. South 89°09'02" West, 230.70 feet to the POINT OF BEGINNING and CONTAINING 344.3 Acres (14,995,813 Sq. Ft.) of land.

A plot of even date accompanies this metes and bounds description.

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

Rodric R. Reese 1/21/2022
Rodric R. Reese, R.P.L.S. No. 5883 Date

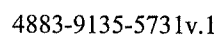


APRX Land Surveying
TBPLS Firm Registration
No. 101941-30
214 Wapiti Drive
Arlis, TX 76020
(817) 666-6681

5813 60th St. Ste. D-8
Lubbock, TX 79414

SURVEY OF
344.3 ACRES TRACT OF LAND
SITUATED IN
ALEXANDER J. RUGELY, A-924,
BUCKNAM CATTLE'D SURVEY, A-196,
ELLIS COUNTY, TEXAS

PROJECT: 2021.002-Circle 5.dwg	
DRAWN BY: BG/RO	DATE: 1/20/22
FIELD CREW: CP/JM	DATE: 1/20/22
SCALE:	PAGE: 4 OF 4




AFFIDAVIT OF PUBLICATION


County of Grayson, State of Texas

Waxahachie Daily Light	
310 Water St. Waxahachie, TX 75165	Circle S MUD - 442670

I, the publisher/agent of Herald Democrat of Grayson County, in the State of Texas. States that this newspaper is a qualified newspaper, published and of general circulation in said county, was published in regular edition of said paper, and that the notice of which the annexed is a copy was published on the following dates:

PUBLICATION DATES
09/14/2022


Lisa Drifall, Regional Vice President of Sales
Signed and sworn to before me on 29/9 2022
this Day Month Year


Signature above, NOTARY NAME, Notary Public
My commission expires: September 7, 2025
Commission#

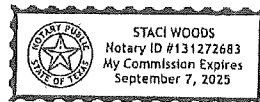
Seal

Publication Fee \$ 247.52

Calculation Measurement

Words	Tab lines	Columns	Insertions
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CherryRoad Media



Disaster

[REDACTED]



CERTIFICATE OF POSTING OF
PETITION FOR SERVICES OTHERWISE PROVIDED BY
CIRCLE S MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS

§

COUNTY OF ELLIS

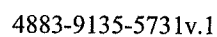
§

I, W. GARRETT WEEP, the undersigned, hereby state that I posted the Petition for Services Otherwise Provided by Circle S Municipal Utility District to the City of Midlothian, attached hereto, each at three locations convenient to the public, within the boundaries of the land proposed to be added to the district, as shown on the map also attached hereto, on the 9th day of September, 2022, at 2:00 p.m.

W. Garrett Weep
Signature of Person Posting

Printed Name of

Person Posting: W. GARRETT WEEP



Jon Niermann, *Chairman*
Catarina Gonzales, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 8, 2024

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. 2024-0675-DIS; Circle S East Municipal Utility District; Request filed regarding Internal Control No. D-08232023-044.

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 August 28, 2024, agenda on hearing requests for the creation of Circle S Middle Municipal Utility District:

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

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

Respectfully submitted,

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

Allie Soileau, Staff Attorney
Environmental Law Division

cc: Mailing list

Texas Commission on Environmental Quality

TECHNICAL MEMORANDUM

To: Justin P. Taack, Manager
Districts Section

Date: February 29, 2024


2/29/2024

Through: Dan J. Finnegan, Team Lead
Districts Bond Team

From: Daniel Harrison, Technical Reviewer
Districts Bond Team

Subject: Petition by Circle S Midlothian, LLC and HAB 3336, LLC for Creation of Circle S East Municipal Utility District of Ellis County; Pursuant to Texas Water Code Chapters 49 and 54 and Texas Local Government Code Section 42.042.
TCEQ Internal Control No. D-08232023-044 (TC)
CN: 606174571 RN: 111797205

A. GENERAL INFORMATION

The Texas Commission on Environmental Quality (TCEQ) received a petition within the application requesting approval for the creation of Circle S East Municipal Utility District of Ellis County (District). The petition was signed by Rick Miskimon, Managing Member of Circle S Midlothian, LLC, a Texas limited liability company, and by Clinton Blackwell, Manager of HAB 3336, LLC, a Texas limited liability company (Petitioners). A certificate was provided from the Ellis Appraisal District of Ellis County confirming that Circle S Midlothian, LLC and HAB 3336, LLC hold title to at least a 50% majority of the assessed value of real property in the proposed District. The Petitioner states that there is one lienholder on the lands included in the proposed District, and written documentation of the consent of that lienholder was provided.

The District is proposed to be created and organized according to the terms and provisions of Article III, Section 52 and Article XVI, Section 59 of the Texas Constitution, Chapters 49 and 54 of the Texas Water Code (TWC) and any special act of the Texas Legislature applicable to the District.

Location and Access

The proposed District is located in Ellis County outside of the corporate limits of any municipality, but it is partially within the extraterritorial jurisdiction of the City of Midlothian, Texas (City). Physically, the proposed district is located six miles southwest of the City central business district and just south of Farm-to-Market Road (FM) 875. Access to the proposed District will be via FM 875, Murr Road and Norrell Road.

Metes and Bounds Description

The proposed District contains two contiguous tracts of land, consisting of approximately 649.96 acres (563.7 acres and 86.26 acres). TCEQ's staff has checked the metes and bounds legal description, and it has been found to form an acceptable closure. Originally, the Petitioners had planned to create a district consisting of approximately 1,991.48 acres (Original Proposed District), but subsequently split the property into four separate

districts. The entire acreage of the Property for this District was included within the Original Proposed District acreage.

City Consent

In accordance with Local Government Code Section 42.042 and TWC Section 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the Original Proposed District, which includes the Property for the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water or sewer services to the Original Proposed District. The 120-day period for reaching a mutually agreeable contract as established by TWC Section 54.016(c) expired and the information provided indicates that the Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to TWC Section 54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to initiate proceedings to include the land within the district.

County Notification

In accordance with TWC Section 54.0161, as amended in 2013, a certified letter, dated October 12, 2023, was sent to the Commissioners Court of Ellis County, and which provided notice of the proposed District's pending creation application and provided them an opportunity to make a recommendation. By letter dated January 8, 2024, Ellis County requested a contested case hearing on the creation application.

Statements of Filing Petition

Evidence of filing the petition with the Ellis County Clerk's Office, the TCEQ's Fort Worth Regional office, the applicable Texas state representative and the applicable Texas state senator 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

Circle S Midlothian, LLC will be the developer of the land within the proposed District. Information provided supports that the developer has experience in land development and real estate investment within the north Texas area.

Certificate of Ownership

By certificate dated June 27, 2023, the Ellis Appraisal District of Ellis County has certified that its tax rolls indicate that Circle S Midlothian, LLC and HAB 3336, LLC own 100% of the appraised value of the real property in the proposed District.

Temporary Director Affidavits

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

Meredith Pounds DeBorde
Chad Hill

Austin Dunn
Tiffany Moore

Shannon Fuller

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 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 January 12 and 19, 2024, in the *Waxahachie Daily Light*, a newspaper regularly published or circulated in Ellis County, the county in which the district is proposed to be located. Proper notice of the application was also posted on January 2, 2024 at the legal notice bulletin board of the Ellis County Clerk's Office. The 30-day comment period ended February 20, 2024. Accordingly, the notice requirements of 30 TAC Section 293.12(b) have been satisfied.

B. ENGINEERING ANALYSIS

The creation preliminary engineering report indicates the following:

Availability of Comparable Service

The preliminary engineering report indicates that the District land is currently within the water service area of the Mountain Peak Special Utility District (MP SUD), and TCEQ staff have verified this service availability. The Petitioner proposes to obtain retail water service for the District's residents from MP SUD.

According to the preliminary engineering report, the area of the proposed District is not within the service area of any wastewater service provider, and TCEQ staff have verified this lack of service availability. The Petitioners plan to provide wastewater service in the District by constructing a wastewater treatment plant and lift station.

Water Supply

The preliminary engineering report states that the proposed District will obtain water supply for residents of the District from MP SUD pursuant to a utility agreement. The Petitioners plan to construct an offsite water line to connect to a water main located in FM 875 and Murr Road.

Water Distribution Improvements

The water distribution system for the proposed District will consist of a network of arterial and interconnecting loop mains. The water supply and distribution system will be designed based on projected water demand required for the projected service connections and pressure standards. The proposed water distribution facilities will be

designed to meet or exceed TCEQ and Ellis County minimum standards, according to the preliminary engineering report.

Wastewater System

To provide wastewater service for the District, the District will construct a wastewater treatment plant (WWTP) and lift station. The WWTP will be designed with a capacity of 812,100 gallons-per-day (gpd) to provide sufficient capacity for the 2,707 equivalent single-family connections (ESFCs) planned for the District at a criterion of 300 gpd per ESFC, according to the preliminary engineering report.

Storm Water Drainage

Storm water runoff within the proposed District will be conveyed through curb and gutter streets and underground pipes that will discharge to onsite detention ponds before discharging into Boggy Branch and Spring Branch, which outfall to Cottonwood Creek. Storm water detention will be sized to store 100-year storm runoff from the District, decreasing peak flow rates to levels equivalent to or less than existing condition flow rates. The drainage system will be designed to accommodate 2-year and 100-year storm events. The system design will comply with Ellis County design standards, according to the preliminary engineering report.

Road Improvements

Application material indicates that the proposed District will construct the internal streets and minor and major collector streets within the District. The District will construct the network of roads for the local streets and collector streets as well as main entrances from Murr Road and Norrell Road. All roads will be designed in accordance with Ellis County standards, according to the preliminary engineering report.

Topography/ Floodplain / Elevation

Elevations within the proposed District range from approximately 650 feet above mean sea level (msl) in the northeastern portion of the Property to 600 feet above msl in the southern portions. The Property currently consists of undeveloped farm and ranch land which drains to the south into tributaries of Cottonwood Creek. Based on the Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48139C-0150F dated June 3, 2013, approximately 97.3 acres of the Property in the proposed District is within the 100-year floodplain. The preliminary engineering report states that no lots will be constructed within the floodplain.

Effect of District on Land Elevation

The developer has no plans to significantly alter land elevations or the natural topography of the Property. Proposed lots are anticipated to maintain a natural state whenever possible. Elevations may be lowered or raised as needed to provide positive drainage. Design of street improvements based on existing natural grades will be optimized to minimize excavation. Existing drainages will be used to convey runoff into creek beds with minimal excavation. Development of the District will not have an unreasonable effect on land elevation, according to the preliminary engineering report.

Effect of District on Natural Runoff Rates and Drainage

Runoff from the District will be collected in detention ponds which will discharge into tributaries of Boggy Branch and Spring Branch, and ultimately to Cottonwood Creek. Development of the District will increase the natural runoff rates when compared to the present undeveloped state of the land; however, the ponds will be designed to mitigate any effect on downstream runoff rates. All drainage plans for the District will be required to obtain approval from Ellis County prior to construction. The development of the proposed District will not have an unreasonable effect on drainage, according to the preliminary engineering report.

Effect of District on Groundwater Level in Region

The District anticipates obtaining water service from MP SUD. Ellis County is located in the Prairielands Groundwater Conservation District which regulates groundwater in the County. The preliminary engineering report concludes that the District will not have an unreasonable effect on ground water levels in the region.

Effect of District on Recharge Capability of Groundwater Source

Runoff from the District will generally follow existing topographical flow patterns, and development of the District is expected to have minimal to no effect on recharge. The preliminary engineering report concludes that development of the District will not have an unreasonable effect on aquifer recharge capability.

Effect of District on Land Subsidence

As previously stated, the District will obtain water service from MP SUD. Ellis County is located in the Prairielands Groundwater Conservation District which regulates groundwater in the County. The preliminary engineering report concludes that the proposed District will have no effect on subsidence.

Effect of District on Water Quality

All construction within the District will include erosion control measures which comply with the Storm Water Pollution Prevention Plans (SWPPP) permitted by the TCEQ. Also, all wastewater will be collected and treated in a wastewater treatment facility that is permitted and approved by the TCEQ, which should minimize the effects on surface water quality. As previously stated, all drainage projects will be designed to comply with Ellis County standards, including any regulations related to stormwater quality. The preliminary engineering report concludes that the proposed District will not have an unreasonable effect on water quality.

Dam Safety

According to a letter dated February 21, 2023 from the TCEQ Critical Infrastructure Division, there is one exempt dam located within the southwest corner of the proposed District north of Murr Road, which appears to be breached. The letter also made recommendations regarding any repair or modification to the dam, including submittal of plans and specifications to the TCEQ Dam Safety Program, additional studies for impact to any hazards downstream and, if the dam embankment is to remain, limits on construction of homes below the top of the dam elevation. According to the preliminary engineering report, as development begins, the dam may need to be analyzed for

classification and potential improvements, if required. No homes are planned for construction within the inundation areas downstream of the dam.

C. SUMMARIES OF COSTS

WATER, WASTEWATER AND DRAINAGE

<u>Construction Costs</u>	<u>Total Costs</u>	<u>District's Share</u> ⁽¹⁾
A. Developer Items		
1. Water Distribution Facilities	\$ 12,445,483	\$ 12,445,483
2. Wastewater Collection Facilities	7,581,862	7,581,862
3. Storm Drainage & Detention Facilities	19,262,078	19,262,078
4. Erosion Control & Earthwork	2,220,398	2,220,398
5. Contingencies (10%)	4,150,982	4,150,982
6. Engineering (10%)	<u>4,150,982</u>	<u>4,150,982</u>
Total Developer Items	\$ 49,811,785	\$ 49,811,785
B. District Items		
1. Off-site Water Improvements	\$ 1,221,857	\$ 1,221,857
2. Wastewater Treatment Plant & Lift Station	3,771,786	3,771,786 ⁽²⁾
3. Wastewater Trunkline	721,610	721,610
4. Land Acquisition Costs	450,000	450,000 ⁽³⁾
5. Contingencies (10% of Items No. 1-3)	571,525	571,525
6. Engineering (10% of Items No. 1-3)	<u>571,525</u>	<u>571,525</u>
Total District Items	\$ <u>7,308,303</u>	<u>7,308,303</u>
TOTAL CONSTRUCTION COSTS (76.2% OF BIR)	\$ 57,120,088	\$ 57,120,088

Non-Construction Costs

A. Legal Fees (2.5%)	\$ 1,875,000
B. Fiscal Agent Fees (2.0%)	1,500,000
C. Interest	
1. Capitalized Interest (24 months @ 4.0%)	6,000,000
2. Developer Interest (24 months @ 4.0% of construction costs)	4,569,607 ⁽⁴⁾
D. Bond Discount (3% of BIR)	2,250,000
E. Bond Issuance Costs	497,805
F. Creation and Operations Costs	375,000 ⁽⁵⁾
G. Bond Application Reports	550,000
H. Attorney General Fee (0.1%)	75,000
I. TCEQ Bond Issuance Fee (0.25%)	<u>187,500</u>
TOTAL NON-CONSTRUCTION COSTS	\$ <u>17,879,912</u>
TOTAL UTILITY BOND ISSUE REQUIREMENT	\$ 75,000,000

Notes: (1) Assumes 100% District funding of developer contribution items, where applicable, according to application material.

(2) Represents \$3,521,786 for the District's pro-rata share based on the number of Wastewater ESFCs of the \$11,000,000 in estimated costs for the wastewater plant (serving the four districts) plus \$250,000 for the lift station,

- according to application material.
- (3) Estimated land costs for WWTP, lift station, detention ponds and offsite easements, according to application material.
 - (4) Estimated based on reimbursement bonds sold two years after completion of construction, according to application material.
 - (5) Includes \$125,000 in Creation Costs plus \$250,000 in Operations Costs, according to application material.

ROADS

<u>Construction Costs</u>	<u>Total Cost</u>	District's <u>Share</u> ⁽¹⁾
A. Road Improvements	\$ 17,470,632	\$ 17,470,632
B. Contingencies (10%)	1,747,063	1,747,063
C. Engineering (10%)	1,747,063	1,747,063
D. Right-of-Way Land Costs	<u>550,000</u>	<u>550,000</u>
TOTAL CONSTRUCTION COSTS (76.8% OF BIR)	\$ 21,514,758	\$ 21,514,758

Non-Construction Costs

A. Legal Fees (2.5%)	\$ 700,000
B. Fiscal Agent Fees (2.0%)	560,000
C. Interest	
1. Capitalized Interest (24 months @ 4.0%)	2,240,000
2. Developer Interest (24 months @ 4.0% on construction costs)	1,721,181 ⁽²⁾
D. Bond Discount (3%)	840,000
E. Bond Issuance Costs	396,061 ⁽³⁾
F. Attorney General Fee (0.1%)	<u>28,000</u>
TOTAL NON-CONSTRUCTION COSTS	\$ <u>6,485,242</u>
TOTAL ROAD BOND ISSUE REQUIREMENT	\$ 28,000,000

Notes: (1) Assumes 100% developer contribution, as applicable, according to application material.
(2) Estimated based on reimbursement bonds sold two years after completion of construction, according to application material.
(3) Includes \$200,000 in estimated bond engineering costs plus \$196,061 in issuance costs, according to application material.

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 for roads may be subject to TCEQ review to be determined in accordance with TCEQ rules in effect at the time bond applications are reviewed.

Eligibility of costs for District funding and 30% developer contribution requirements will be determined in accordance with TCEQ rules in effect at the time utility 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	384.84	2,682
School	10.46	25
Open Space/Park/Detention/Easements	34.61	0
Floodplain	97.30	0
Street Right-of-Way	122.37	0
WWTP/Lift Station	<u>0.38</u>	<u>0</u>
Totals	649.96	2,707

Market Study

A market study, prepared by Residential Strategies, Inc. dated April 2023, has been submitted in support of the creation of the proposed District. The market study indicates that the proposed District is located in Ellis County and in the southern portion of the Dallas-Fort Worth region, a rapidly growing housing market. The study indicates that the single-family homes with typical lot size of 50 feet by 120 feet projected for the District development should sell between 116 and 144 homes per year during the first two years, increasing to 208 homes per year in year 5 and continuing at that rate until buildout.

Project Financing

The District's ability to amortize the required bond debt is based on ultimate improvements and full development of the District. Each particular bond issue will be reviewed and justified on its own economic feasibility merits prior to the issuance of any bonds by the District. The projected taxable assessed valuation (AV) for the proposed District is as follows:

<u>Units</u>	<u>Average Unit Value</u>	<u>Total Value at Build Out</u>
2,682	\$345,000	\$925,290,000

Considering an estimated utility and road bond issue requirement of \$103,000,000 (\$75,000,000 in water, wastewater and drainage bonds, plus \$28,000,000 in road bonds), assuming the District qualifies for 100% District funding, a bond interest rate of 4.0%, a 28-year bond amortization, and an ultimate AV of \$925,290,000, the preliminary engineering report estimated a tax rate of \$0.69 per \$100 of AV is sufficient to retire the bonds. Assuming a 98% collection rate, the District anticipates levying a debt service tax rate of approximately \$0.50 per \$100 of AV for utilities and \$0.19 per \$100 of AV for roads. The District also anticipates levying a maintenance tax rate of \$0.05, making a combined District tax rate of \$0.74 per \$100 AV.

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

<u>Taxing Jurisdiction</u>	<u>Tax Rates</u>
Midlothian Independent School District	\$1.2946
Ellis County	0.2730
Ellis County Emergency Services District No. 2	0.0995
Ellis County FM Lateral Road	0.0229

Proposed District	<u>0.7400</u>
Total tax per \$100 AV	\$2.4200

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 Rates

According to information provided, residents of the District will receive retail water service from MP SUD. The residential water rates for MP SUD are as follows:

Monthly base fee: \$22.84

Volumetric rate:

<u>Monthly Usage</u>	<u>Rate per 1,000 Gallons</u>
1 to 5,000 gallons	\$4.00
5,001 to 10,000 gallons	\$4.60
10,001 to 20,000 gallons	\$5.40
20,001 to 30,000 gallons	\$6.00
30,001 to 40,000 gallons	\$7.60
40,001 to 50,000 gallons	\$8.40
Above 50,000 gallons	\$10.60

Based on the above rates, the estimated monthly fee for a single-family residential connection and 10,000 gallons of water service would be approximately \$65.84.

Wastewater Rates

The preliminary engineering report states that the District anticipates charging a flat monthly fee of \$60.75 for wastewater service.

Comparative Water District Tax Rates

A combined tax rate of \$0.74 per \$100 assessed valuation for the proposed District appears to be acceptable for this type of development. 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 and a map illustrating the proposed roads. 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 \$0.74 per \$100 AV; the proposed District obtaining a 4.0% bond coupon interest rate; and other supporting data, the proposed District is considered feasible under the feasibility limits prescribed by 30 TAC Section 293.59.
3. The recommendations are made under authority delegated by the Executive Director of the TCEQ.

G. RECOMMENDATIONS

1. Grant the petition for creation of Circle S East Municipal Utility District of Ellis 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 statement:

"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:

Meredith Pounds DeBorde
Austin Dunn
Shannon Fuller

Chad Hill
Tiffany Moore

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.

AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS

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COUNTY OF ELLIS

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BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Chad Hill, who expressed a desire to be appointed a Director of the Circle S East 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 Ellis County, being 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.

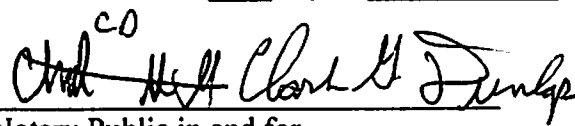
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality and I will fully cooperate with said Commission.

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.

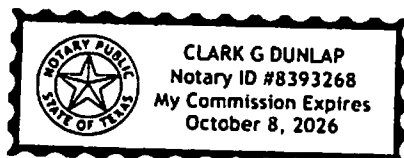
13. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly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


Chad Hill

SWORN TO AND SUBSCRIBED BEFORE ME this 30th day of June, 2023.


Notary Public in and for
The State of Texas

(NOTARY SEAL)



AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS

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COUNTY OF ELLIS

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BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Austin Dunn, who expressed a desire to be appointed a Director of the Circle S East 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 Kaufman 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.

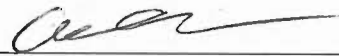
9. I am generally familiar with the responsibilities of a Director of a municipal utility district. I realize that as a Director I will be a public official charged with the responsibility of serving the best interests of the present and future property owners, taxpayers and residents of the District.

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.

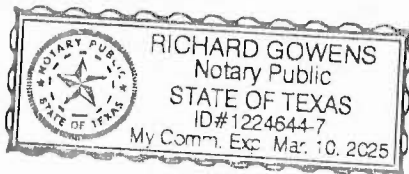
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality and I will fully cooperate with said Commission.

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.


Austin Dunn

SWORN TO AND SUBSCRIBED BEFORE ME this 28 day of June, 2023.



(NOTARY SEAL)


Notary Public in and for
The State of Texas

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 Shannon Fuller, who expressed a desire to be appointed a Director of the Circle S East 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 Ellis County, being 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.

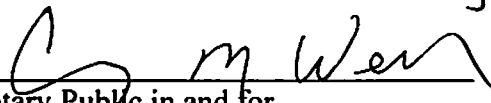
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality and I will fully cooperate with said Commission.

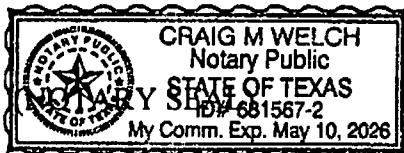
12. I am not presently an officer, director or official of the State of Texas or any other district, city, county or school district or political subdivision of this State.

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.


Shannon Fuller

SWORN TO AND SUBSCRIBED BEFORE ME this 13 day of July, 2023.


Notary Public in and for
The State of Texas



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 Meredith Pounds DeBorde, who expressed a desire to be appointed a Director of the Circle S East 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 Ellis County, being 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.

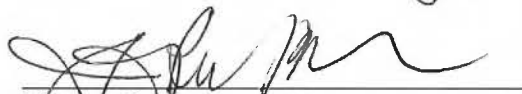
11. I am aware that the District will be subject to the continuing supervision of the Texas Commission on Environmental Quality and I will fully cooperate with said Commission.

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.

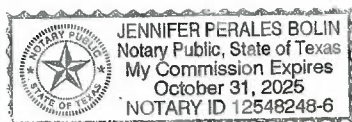
13. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly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


Meredith Pounds DeBorde

SWORN TO AND SUBSCRIBED BEFORE ME this 21 day of June, 2023.


Notary Public in and for
The State of Texas

(NOTARY SEAL)



AFFIDAVIT OF TEMPORARY DIRECTOR

THE STATE OF TEXAS

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COUNTY OF ELLIS

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BEFORE ME, the undersigned duly constituted authority of the State and County aforesaid, on this day personally appeared Tiffany Moore, who expressed a desire to be appointed a Director of the Circle S East 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 Parker 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.

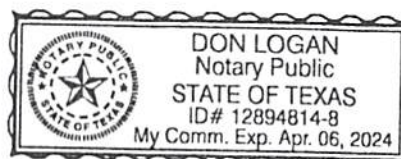
13. I hereby affirm that, if appointed, I will faithfully execute the duties of the office of Director of the District and will to the best of my ability preserve, protect and defend the Constitution and laws of the United States, and of the State of Texas; and I hereby affirm that I have not directly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


Tiffany Moore

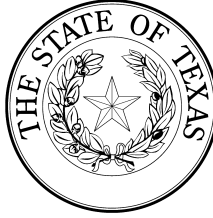
SWORN TO AND SUBSCRIBED BEFORE ME this 3 day of may, ^{DL}~~2022~~²⁰²³.


Notary Public in and for
The State of Texas

(NOTARY SEAL)



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ Internal Control No. D-08232023-044

PETITION. Circle S Midlothian, LLC, a Texas limited liability company and HAB 3336, LLC, a Texas limited liability company, ("Petitioners") filed a petition for creation of Circle S East Municipal Utility District of Ellis County (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article III, Section 52 and 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 own a majority in value of the land to be included in the proposed District; (2) there is one lienholder, Ag Texas Farm Credit Services, on the property to be included in the proposed District, and the aforementioned entity has consented to the creation of the District and inclusion of all of the land in the District; (3) the proposed District will contain approximately 649.96 acres of land, located entirely within Ellis County, Texas; (4) none of the land to be included in the proposed District is within the corporate limits of any municipality, but a portion of the land is in the extraterritorial jurisdiction of the City of Midlothian, Texas (City); and (5) although the City has not consented to creation of the District, the Petitioner has satisfied the requirements of Texas Water Code Section 54.016(b) and (c) and Texas Local Government Code Section 42.042, so that the authorization for inclusion of the land in the proposed District may be assumed pursuant to the cited statutes.

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

The petition further states that the proposed District will: (1) construct, maintain and operate a waterworks system, including the purchase and sale of water, for domestic and commercial purposes, (2) construct, maintain and operate a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes, (3) construct, install, maintain, purchase and operate drainage and roadway facilities and improvements, and (4) construct, install, maintain, purchase and operate such additional facilities, systems, plants and enterprises of such facilities as shall be consonant with the purposes for which the District is created.

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 \$103,000,000 (\$75,000,000 for water, wastewater and drainage and \$28,000,000 for roads).

CONTESTED CASE HEARING. The TCEQ may grant a contested case hearing on this petition if a written hearing request is filed within 30 days after the newspaper publication of this notice.

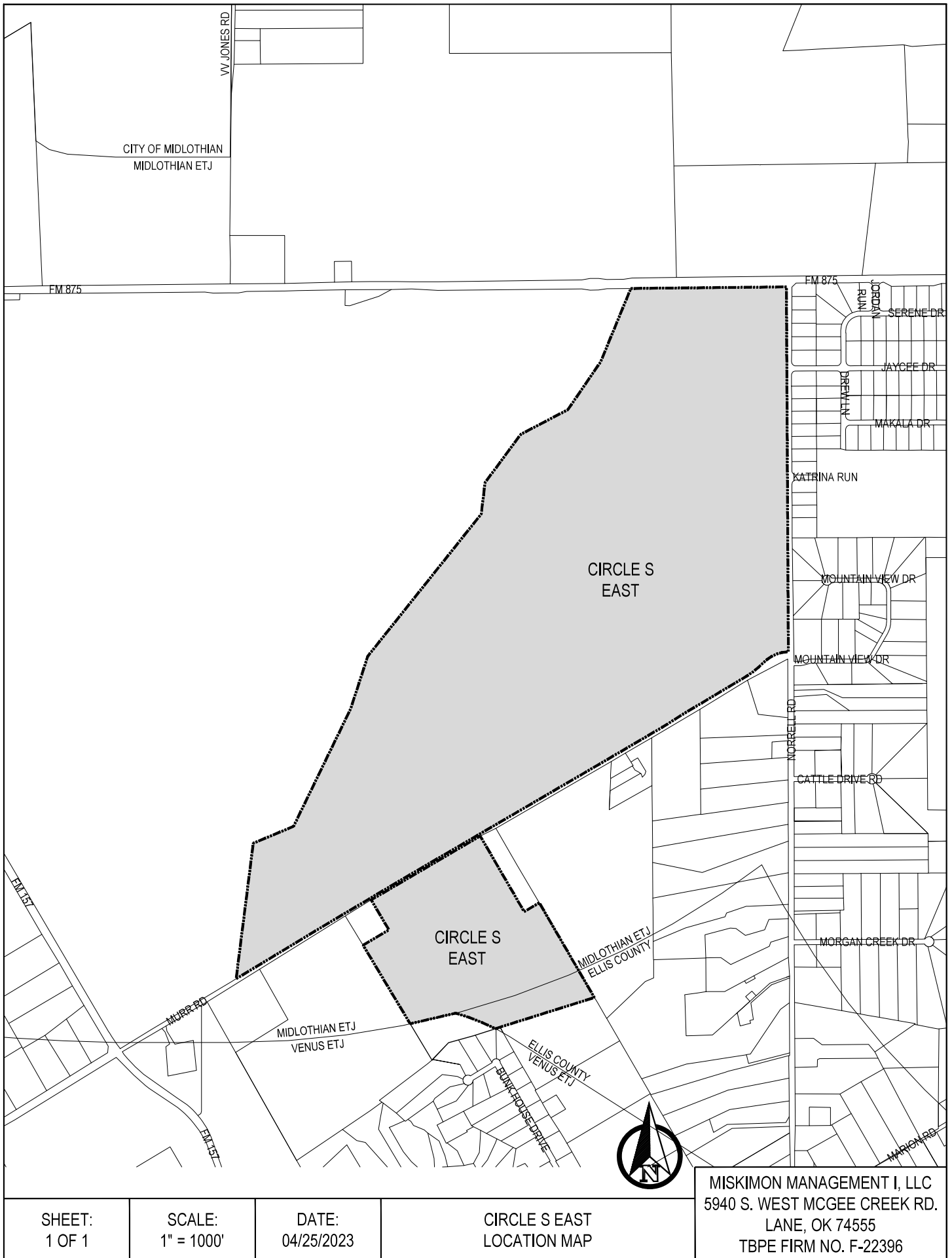
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the petitioner and the TCEQ Internal Control Number; (3) the statement "I/we request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

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

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

Issued: December 21, 2023

EXHIBIT A



SHEET:
1 OF 1

SCALE:
1" = 1000'

DATE:
04/25/2023

CIRCLE S EAST
LOCATION MAP

MISKIMON MANAGEMENT I, LLC
5940 S. WEST MCGEE CREEK RD.
LANE, OK 74555
TBPE FIRM NO. F-22396