

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**NOTICE OF HEARING
ELLIS RANCH MUNICIPAL UTILITY DISTRICT NO. 1
SOAH Docket No. 582-23-11658
TCEQ Docket No. 2022-1157-DIS
TCEQ Internal Control No. D-03212022-036**

PETITION.

GRBK Edgewood, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, § 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 Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain approximately 571.147 acres located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the extraterritorial jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extraterritorial jurisdiction of any other city or town. Additionally, information provided indicates that there are no lienholders on the property to be included in the proposed District.

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 facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed 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 Petitioner that the cost of said project will be approximately \$67,335,000 (\$48,160,000 for water, wastewater, and drainage plus \$19,175,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 54.016, the Petitioner submitted a petition to the City, requesting the City's consent to the creation of the District. After more than 90 days passed without receiving consent, the Petitioner submitted a petition to the City to provide water and sewer services to the District. The 120-day period for reaching a mutually agreeable contract as established by the Texas Water Code § 54.016(c) expired and information provided indicates that the

Petitioner and the City have not executed a mutually agreeable contract for service. Pursuant to Texas Water Code § 54.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to proceed to the TCEQ for inclusion of their Property into the District.

CONTESTED CASE HEARING.

Considering directives to protect public health, the State Office of Administrative Hearings (SOAH) will conduct a preliminary hearing via Zoom videoconference. A Zoom meeting is a secure, free meeting held over the internet that allows video, audio, or audio/video conferencing.

10:00 a.m. – March 21, 2023

To join the Zoom meeting via computer:

<https://soah-texas.zoomgov.com/>

Meeting ID: 160 643 2463

Password: TCEQ658

or

To join the Zoom meeting via telephone:

(669) 254-5252 or (646) 828-7666

Meeting ID: 160 643 2463

Password: 2254249

**Visit the SOAH website for registration at: <http://www.soah.texas.gov/>
or call SOAH at 512-475-4993.**

The purpose of a preliminary hearing is to establish jurisdiction, name the parties, establish a procedural schedule for the remainder of the proceeding, and to address other matters as determined by the judge. The evidentiary hearing phase of the proceeding, which will occur at a later date, will be similar to a civil trial in state district court. The hearing will be conducted in accordance with Chapter 2001, Texas Government Code; Chapters 49 and 54, Texas Water Code; Chapter 395, Texas Local Government Code; TCEQ rules, including 30 Texas Administrative Code (TAC) Chapter 293; and the procedural rules of the TCEQ and SOAH, including 30 TAC Chapter 80 and 1 TAC Chapter 155. To participate in the hearing as a party, you must attend the hearing and show you would be affected by the petition in a way not common to members of the general public.

In accordance with 1 Tex. Admin. Code § 155.401(a), Notice of Hearing, “Parties that are not represented by an attorney may obtain information regarding contested case hearings on the public website of the State Office of Administrative Hearings at www.soah.texas.gov, or in printed format upon request to SOAH.”

INFORMATION.

For information concerning the hearing process, please contact the TCEQ Office of the Public Interest Counsel (MC 103), P.O. Box 13087, Austin, Texas 78711-3087. For additional information, contact the TCEQ Water Supply Division, Districts Section (MC 152), P.O. Box 13087, Austin, Texas 78711-3087, telephone (512) 239-4691. General information regarding the TCEQ can be found at our web site at www.tceq.texas.gov

Persons with disabilities who plan to attend this hearing and who need special accommodations at the hearing should call the SOAH Docketing Department at (512) 475-4993, at least one week prior to the hearing.

Issued: February 17, 2023

A handwritten signature in black ink that reads "Laurie Gharis". The signature is written in a cursive, flowing style.

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

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

Applicant Name: Ellis Ranch MUD 1
TCEQ Tracking No. D-03212022-036 CID Item No. 127410
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §
COUNTY OF: Ellis §

Before me, the undersigned authority, on this day personally appeared
Lisa Drafall, who being by me duly
(name of newspaper representative)

sworn, deposes and says that (s)he is the VP of Sales
(title of newspaper representative)

of the Waxahachie Daily Light; that said newspaper is
(name of newspaper)

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

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

May 1 May 8, 2022
(date or dates of publication)



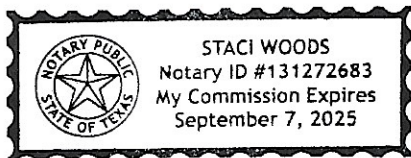
Newspaper Representative's Signature

Subscribed and sworn to before me this the 30th day of June,
20 22, to certify which witness my hand and seal of office.



Notary Public in and for the State of Texas

(Seal)



Staci Woods

Print or type Name of Notary Public


My Commission Expires September 7, 2025

Ellis County SERVICE DIRECTORY

If you need service be sure to contact one of these professionals!!

CONTRACTOR	HOME REPAIRS	LAWN CARE
<p>Bruning Enterprises General Home Repair • Contracting • Back Hoe Service Home Improvements • Painting • New Construction Remodeling Metal Roofing • Decks • Ceramic Tile • Patios & Decks Portable Buildings • Laminate Wood Floor Installation Free Estimates Joe Bruning Toll Free: 877-766-1777 254-578-3103 Pager: 817-271-4683</p> 	<p>ELLIS COUNTY REPAIR <i>I Do It All!!</i> Carpentry • Painting Fences • Drywall • Hauling Doors • Siding • Decks • Trim Gutter Install and Cleaning • Etc. Large & small jobs Free Estimates • Reasonable 35 yrs. exp. • Refs. Avail. Locally owned in Waxahachie (972) 658-6312</p>	<p>Javier's Tractor Dirt Grading Complete Lawn Service Complete Tree Service Poison Ivy Removal French Drainage Systems 972-948-1239 972-937-8586 mata972@sbcglobal.net Waxahachie</p>

To include your business on this page, please contact Classifieds at (469) 517-1501 or email pfaris@waxahachietx.com



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03212022-036

PETITION. GRBK Edgewood, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, § 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 Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain approximately 571.147 acres located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the extraterritorial jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extraterritorial jurisdiction of any other city or town. Additionally, information provided indicates that there are no lienholders on the property to be included in the proposed District.

The territory to be included in the proposed District is set forth in a metes and bounds description designated as Exhibit "A" and is depicted in the vicinity map designated as Exhibit "B," both of which are 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 facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created. W

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$67,335,000 (\$48,160,000 for water, wastewater, and drainage plus \$19,175,000 for roads).

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

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 Petitioners and the TCEQ Internal Control Number; (3) the statement "I've requested 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/>.

Exhibit "A"

Metes and Bounds:

BEING A 571.147 ACRE TRACT OF LAND SITUATED IN THE G. WHEELLOCK SURVEY, ABSTRACT NO. 1117, ELLIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 354.175 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP OKC WAREHOUSE LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1901926, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 126.166 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP LAWTON LIMITED PARTNERSHIP, RECORDED IN VOLUME 2189, PAGE 1049, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 497.266 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BEN FATTO LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1736457, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS, A PART OF THAT CERTAIN CALLED 95.837 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ELOY B60, LLC, RECORDED IN VOLUME 2671, PAGE 208, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 264.641 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 2671, PAGE 208 AND A PART OF THAT CERTAIN CALLED 168.702 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 2671, PAGE 208 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.218 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO DEWAYNE EDDY, RECORDED IN VOLUME 1775, PAGE 623, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'56"W, A DISTANCE OF 176.13 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE NORTHEAST CORNER OF SAID 1.218 ACRE TRACT OF LAND;

THENCE S88°48'41"W, A DISTANCE OF 322.79 FEET TO A POINT IN THE CENTERLINE OF GIBSON ROAD;

THENCE N00°46'35"W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 175.15 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 322.06 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.11 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL CARTER AND TERESA CARTER, RECORDED IN DOCUMENT NO. 1610772, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 675.82 FEET TO A NAIL FOUND FOR CORNER;

THENCE S89°22'25"W, A DISTANCE OF 319.22 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD;

THENCE N01°02'00"W, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 319.22 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO FERNANDO DEL BOSQUE, RECORDED IN VOLUME 2724, PAGE 2423, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 676.09 FEET TO A POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSE LUIS MALDONADO, RECORDED IN DOCUMENT NO. 2019765, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N89°22'17"E, A DISTANCE OF 193.04 FEET TO A NAIL FOUND FOR CORNER;

THENCE N00°47'32"W, A DISTANCE OF 352.51 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 354.175 ACRE TRACT OF LAND FOR THE NORTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND;

THENCE S89°22'28"W, A DISTANCE OF 225.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 354.175 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF LOT 59, HUNTERS RUN, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 81, PLAT RECORDS, ELLIS COUNTY, TEXAS;

THENCE N00°39'00"W, A DISTANCE OF 299.46 FEET TO A 2-INCH FENCE CORNER POST FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PECOS RIVER FOR THE NORTHEAST CORNER OF LOT 58 OF SAID HUNTERS RUN;

THENCE S89°27'16"W, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD FOR THE NORTHWEST CORNER OF SAID LOT 58;

THENCE N 00° 38' 58" W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER FOR THE SOUTHWEST CORNER OF LOT 57 OF SAID HUNTERS RUN;

THENCE N89°27'16"E, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A 2-INCH FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 57;

THENCE N00°39'00"W, A DISTANCE OF 926.07 FEET TO A POINT FOR CORNER;

THENCE S67°09'56"E, A DISTANCE OF 1395.63 FEET TO A POINT FOR CORNER;

THENCE S51°10'20"E, A DISTANCE OF 1164.74 FEET TO A POINT FOR CORNER;

THENCE S04°54'43"E, A DISTANCE OF 1037.49 FEET TO A POINT FOR CORNER;

THENCE N85°03'42"E, A DISTANCE OF 240.95 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°46'41", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N66°57'03"E, A DISTANCE OF 75.48 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N88°50'23"E, A DISTANCE OF 821.58 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°59'34", A RADIUS OF 1055.00 FEET AND A CHORD THAT BEARS N78°50'36" E, A DISTANCE OF 366.27 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48" E, A DISTANCE OF 172.20 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N41°25'23" E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS N23°50'48"E, A DISTANCE OF 39.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N06°16'14"E, A DISTANCE OF 46.06 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48"E, A DISTANCE OF 90.00 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S48°34'37"E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°48'57", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS S66°05'33" E, A DISTANCE OF 39.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°07'29", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S83°14'49"E, A DISTANCE OF 45.50 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°58'28"E, A DISTANCE OF 204.54 FEET TO A POINT FOR THE BEGINNING OF THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 16°46'29", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N77°21'31"E, A DISTANCE OF 334.03 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N85°44'45" E, A DISTANCE OF 751.96 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°33'55", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS S84°28'17" E, A DISTANCE OF 389.09 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE S74°41'20"E, A DISTANCE OF 1503.18 FEET TO A POINT FOR CORNER;

THENCE N10°58'16"E, A DISTANCE OF 225.49 FEET TO A POINT FOR CORNER;

THENCE N11°35'09"E, A DISTANCE OF 1159.49 FEET TO A POINT FOR CORNER;

THENCE N 65° 07' 33" E, A DISTANCE OF 624.68 FEET TO A POINT IN THE EAST LINE OF SAID 168.702 ACRE TRACT OF LAND;

THENCE S30°40'03"E, A DISTANCE OF 705.14 FEET TO A POINT FOR CORNER;

THENCE S28°14'46"E, A DISTANCE OF 3056.88 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF F.M. 878 FOR THE SOUTHEAST CORNER OF SAID 168.702 ACRE TRACT OF LAND;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 878, THE SOUTH LINE OF SAID 168.702 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 264.641 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 497.266 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

S73°57'38"W, A DISTANCE OF 56.26 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°23'27", A RADIUS OF 1868.56 FEET AND A CHORD THAT BEARS S75°53'28"W, A DISTANCE OF 110.57 FEET TO A POINT AT THE END OF SAID CURVE;

S77°32'30"W, A DISTANCE OF 1214.19 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 05°19'06", A RADIUS OF 5689.89 FEET AND A CHORD THAT BEARS S80°16'32"W, A DISTANCE OF 527.97 FEET TO A POINT AT THE END OF SAID CURVE;

S82°37'43"W, A DISTANCE OF 490.94 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 168.702 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF SAID 264.641 ACRE TRACT OF LAND;

S82°51'22"W, A DISTANCE OF 24.30 FEET TO A POINT FOR CORNER;

S83°30'22"W, A DISTANCE OF 185.20 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 16°21'48", A RADIUS OF 1185.92 FEET AND A CHORD THAT BEARS S75°15'36"W, A DISTANCE OF 337.54 FEET TO A POINT AT THE END OF SAID CURVE;

S67°07'22"W, A DISTANCE OF 397.60 FEET TO A POINT FOR CORNER;

S67°01'47"W, A DISTANCE OF 933.79 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°47'59", A RADIUS OF 1949.86 FEET AND A CHORD THAT BEARS S57°09'22"W, A DISTANCE OF 670.47 FEET TO A POINT AT THE END OF SAID CURVE;

S47°13'07"W, A DISTANCE OF 354.73 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 41°30'49", A RADIUS OF 778.51 FEET AND A CHORD THAT BEARS S69°26'15"W, A DISTANCE OF 551.81 FEET TO A POINT AT THE END OF SAID CURVE;

S 88° 25' 07" W, A DISTANCE OF 297.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 264.641 ACRE TRACT OF LAND AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 497.266 ACRE TRACT OF LAND;

S87°56'24"W, A DISTANCE OF 60.03 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 497.266 ACRE TRACT OF LAND;

THENCE N01°04'28"W, A DISTANCE OF 1677.60 FEET TO A POINT FOR CORNER;

THENCE N05°39'37"E, A DISTANCE OF 28.49 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF BOYCE CREEK;

THENCE WITH THE APPROXIMATE CENTERLINE OF SAID BOYCE CREEK, THE FOLLOWING COURSES AND DISTANCES:

N76°16'02"W, A DISTANCE OF 29.33 FEET TO A POINT FOR CORNER; S69°16'57"W, A DISTANCE OF 19.24 FEET TO A POINT FOR CORNER; S28°15'39"W, A DISTANCE OF 26.75 FEET TO A POINT FOR CORNER; S21°43'43"W, A DISTANCE OF 71.62 FEET TO A POINT FOR CORNER; S52°41'05"W, A DISTANCE OF 56.12 FEET TO A POINT FOR CORNER; S74°31'06"W, A DISTANCE OF 95.74 FEET TO A POINT FOR CORNER; N87°36'50"W, A DISTANCE OF 20.42 FEET TO A POINT FOR CORNER; N68°42'13"W, A DISTANCE OF 117.67 FEET TO A POINT FOR CORNER; N49°33'26"W, A DISTANCE OF 56.92 FEET TO A POINT FOR CORNER; N47°02'49"W, A DISTANCE OF 90.98 FEET TO A POINT FOR CORNER;

N48°56'30"W, A DISTANCE OF 53.87 FEET TO A POINT FOR CORNER; N34°28'48"W, A DISTANCE OF 67.81 FEET TO A POINT FOR CORNER; N23°09'19"W, A DISTANCE OF 66.73 FEET TO A POINT FOR CORNER; N00°38'39"W, A DISTANCE OF 56.83 FEET TO A POINT FOR CORNER; N10°49'08"W, A DISTANCE OF 154.35 FEET TO A POINT FOR CORNER; N48°19'35"W, A DISTANCE OF 33.66 FEET TO A POINT FOR CORNER; N52°34'38"W, A DISTANCE OF 41.03 FEET TO A POINT FOR CORNER; N16°34'06"W, A DISTANCE OF 56.89 FEET TO A POINT FOR CORNER; N26°28'32"W, A DISTANCE OF 59.84 FEET TO A POINT FOR CORNER; N20°33'47"W, A DISTANCE OF 153.08 FEET TO A POINT FOR CORNER; N30°30'59"W, A DISTANCE OF 102.08 FEET TO A POINT FOR CORNER; N22°22'15"W, A DISTANCE OF 78.09 FEET TO A POINT FOR CORNER; N01°41'20"E, A DISTANCE OF 54.12 FEET TO A POINT FOR CORNER; N11°24'58"W, A DISTANCE OF 111.33 FEET TO A POINT FOR CORNER; N10°38'51"W, A DISTANCE OF 54.35 FEET TO A POINT, CORNER;

N32°00'22"W, A DISTANCE OF 95.43 FEET TO A POINT FOR CORNER; N04°31'42"E, A DISTANCE OF 97.72 FEET TO A POINT FOR CORNER; N05°32'52"E, A DISTANCE OF 110.26 FEET TO A POINT FOR CORNER; N10°42'23"W, A DISTANCE OF 30.45 FEET TO A POINT FOR CORNER; N53°20'43"W, A DISTANCE OF 46.32 FEET TO A POINT FOR CORNER; N83°56'28"W, A DISTANCE OF 79.63 FEET TO A POINT FOR CORNER; N65°10'23"W, A DISTANCE OF 27.86 FEET TO A POINT FOR CORNER; N46°53'40"W, A DISTANCE OF 86.81 FEET TO A POINT FOR CORNER; N33°47'04"W, A DISTANCE OF 32.53 FEET TO A POINT FOR CORNER; N19°34'13"W, A DISTANCE OF 33.71 FEET TO A POINT FOR CORNER; N81°41'19"W, A DISTANCE OF 25.54 FEET TO A POINT FOR CORNER; S89°47'57"W, A DISTANCE OF 23.41 FEET TO A POINT FOR CORNER; S67°12'27"W, A DISTANCE OF 40.31 FEET TO A POINT FOR CORNER;

S37°36'55"W, A DISTANCE OF 36.86 FEET TO A POINT FOR CORNER;

S08°05'38"W, A DISTANCE OF 23.37 FEET TO A POINT FOR CORNER;

S33°19'31"E, A DISTANCE OF 37.60 FEET TO A POINT FOR CORNER;

S48°29'29"E, A DISTANCE OF 47.28 FEET TO A POINT FOR CORNER;

S15°23'05"E, A DISTANCE OF 44.63 FEET TO A POINT FOR CORNER;

S39°24'12"W, A DISTANCE OF 45.46 FEET TO A POINT FOR CORNER;

S77°30'09"W, A DISTANCE OF 47.68 FEET TO A POINT FOR CORNER;

S72°04'17"W, A DISTANCE OF 67.61 FEET TO A POINT FOR CORNER;

S41°33'59"W, A DISTANCE OF 18.03 FEET TO A POINT FOR CORNER;

N69°16'08"W, A DISTANCE OF 48.08 FEET TO A POINT FOR CORNER;

N77°19'06"W, A DISTANCE OF 97.66 FEET TO A POINT IN THE WEST LINE OF SAID 95.837 ACRE TRACT OF LAND AND THE EAST LINE OF SAID 126.127 ACRE TRACT OF LAND;

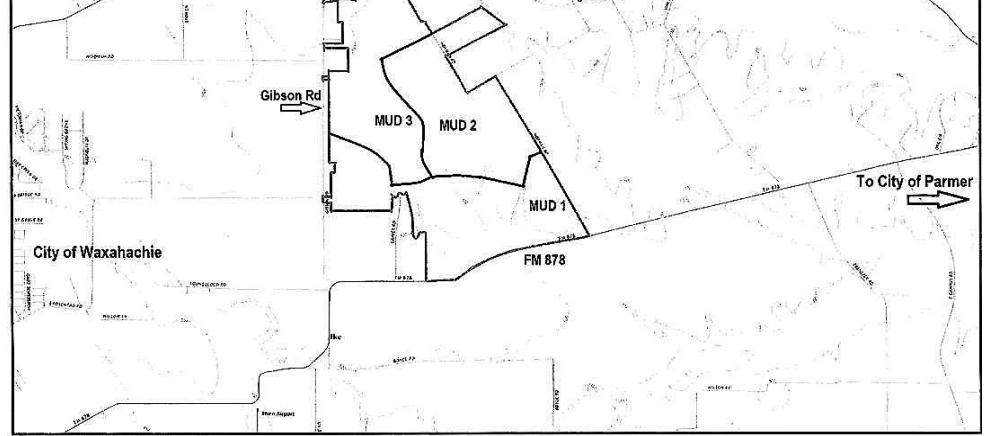
THENCE S05°44'06"W, A DISTANCE OF 515.56 FEET TO A 1-INCH AXLE FOUND FOR THE SOUTHEAST CORNER OF SAID 126.127 ACRE TRACT OF LAND;

THENCE S88°48'13"W, A DISTANCE OF 2495.89 FEET TO THE POINT OF **BEGINNING** AND CONTAINING 571.147 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE

RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE ZONING OR WHICH IT WAS PREPARED.

BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.



VICINITY MAP: ELLIS RANCH MUDS
Issued: April 13, 2022

Garage Sales

SPREAD THE WORD!

Place your Garage Sale Ad in The Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post to spread the word and let people know to come see you.

It's Easy!!
Call 469-517-1501

Pets

FREE ADOPTIONS

Cats and dogs! Midlothian Animal Shelter, (972) 775-3333.

FARM & RANCH

Livestock

CORSICANA LIVESTOCK AUCTION

I-45 @ Angus Exit

SALE EVERY TUESDAY AT NOON

Receiving Cattle
Sunday
12:30-5:30 P.M.
and all day
Monday

903-872-1631
Gary Brunton
903-654-8031
Ben Brunton
903-879-3456

WAC010886Z

Livestock

WEST AUCTION, INC.
20645 North IH-35
West, Texas 76691
(254) 826-3725
Day or Night

IH-35 @ FM 1858
www.westauction.us
MARKET ANALYSIS
of Sale on 05/05/2022
TOTAL HEAD: 1842
Packer cows and bulls - \$2 to \$5 lower. Pairs & bred cows - \$100 higher. #1 stocker calves - \$2 to \$5 higher. #1 feeder calves - \$2 to \$5 higher. Participating in this sale were 236 consignors and 100 buyers.

Sale Every Thursday
at 11:30 AM

REAL ESTATE / SALE

Residential

LOOKING TO SELL YOUR HOME?

We have a deal for you! You can run 8 lines of text and photo of your home for only \$55 per month. This price puts your ad in the Waxahachie Daily Light, Midlothian Mirror and Ellis County Trading Post plus waxahachietx.com. Additional cost for additional text. All ads are pre-paid and we accept all major credit or debit cards, cash or check.

Call today to place your ad
972-937-3310
972-938-1939

Mobile Homes

1/2 OFF SITE RENTAL

For one year when you move your home to Vista Hills Manufactured Housing Community, Waxahachie, TX. (254) 772-7573.

REAL ESTATE / RENT

Commercial

HAVE A COMMERCIAL SPACE FOR LEASE?

Place your ad in the Waxahachie Daily Light, Midlothian Mirror and Ellis Co. Trading Post to rent it fast!!! (972) 937-3310, (972) 938-1939.
waxahachietx.com

Countywide
Classifieds
Get Results!
Call Today!
972-937-3310

**seat
belts
save
lives**



SELL IT BUY IT FIND IT

Place your classified ad today.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03212022-036**

PETITION. GRBK Edgewood, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, § 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 Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain approximately 571.147 acres located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the extraterritorial jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extraterritorial jurisdiction of any other city or town. Additionally, information provided indicates that there are no lienholders on the property to be included in the proposed District.

The territory to be included in the proposed District is set forth in a metes and bounds description designated as Exhibit "A" and is depicted in the vicinity map designated as Exhibit "B," both of which are 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 facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed District is created. W

According to the petition, a preliminary investigation has been made to determine the cost of the project, and it is estimated by the Petitioner that the cost of said project will be approximately \$67,335,000 (\$48,160,000 for water, wastewater, and drainage plus \$19,175,000 for roads).

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

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 Petitioners 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/.

Exhibit "A"

Metes and Bounds:

BEING A 571.147 ACRE TRACT OF LAND SITUATED IN THE G. WHEELOCK SURVEY, ABSTRACT NO. 1117, ELLIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 354.175 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP OKC WAREHOUSE LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1901926, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 126.166 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP LAWTON LIMITED PARTNERSHIP, RECORDED IN VOLUME 2189, PAGE 1049, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 497.266 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BEN FATTO LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1736457, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS, A PART OF THAT CERTAIN CALLED 95.837 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ELOY 660, LLC, RECORDED IN VOLUME 2671, PAGE 208, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 264.641 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 2671, PAGE 208 AND A PART OF THAT CERTAIN CALLED 168.702 ACRE TRACT OF LAND DESCRIBED IN SAID 2671, PAGE 208 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.218 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO DEWAYNE EDDY, RECORDED IN VOLUME 1775, PAGE 623, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'56"W, A DISTANCE OF 176.13 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE NORTHEAST CORNER OF SAID 1.218 ACRE TRACT OF LAND;

THENCE S88°48'41"W, A DISTANCE OF 322.79 FEET TO A POINT IN THE CENTERLINE OF GIBSON ROAD;

THENCE N00°46'35"W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 175.15 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 322.06 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.11 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL CARTER AND TERESA CARTER, RECORDED IN DOCUMENT NO. 1610772, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 675.82 FEET TO A NAIL FOUND FOR CORNER;

THENCE S89°22'25"W, A DISTANCE OF 319.22 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD;

THENCE N01°02'00"W, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 319.22 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO FERNANDO DEL BOSQUE, RECORDED IN VOLUME 2724, PAGE 2423, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 676.09 FEET TO A POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSE LUIS MALDONADO, RECORDED IN DOCUMENT NO. 2019765, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N89°22'17"E, A DISTANCE OF 193.04 FEET TO A NAIL FOUND FOR CORNER;

THENCE N00°47'32"W, A DISTANCE OF 352.51 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 354.175 ACRE TRACT OF LAND FOR THE NORTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND;

THENCE S89°22'28"W, A DISTANCE OF 225.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 354.175 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF LOT 59, HUNTERS RUN, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 81, PLAT RECORDS, ELLIS COUNTY, TEXAS;

THENCE N00°39'00"W, A DISTANCE OF 299.46 FEET TO A 2-INCH FENCE CORNER POST FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PECOS RIVER FOR THE NORTHEAST CORNER OF LOT 58 OF SAID HUNTERS RUN;

THENCE S89°27'16"W, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD FOR THE NORTHWEST CORNER OF SAID LOT 58;

THENCE N 00° 38' 58" W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER FOR THE SOUTHWEST CORNER OF LOT 57 OF SAID HUNTERS RUN;

THENCE N89°27'16"E, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A 2-INCH FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 57;

THENCE N00°39'00"W, A DISTANCE OF 926.07 FEET TO A POINT FOR CORNER;

THENCE S67°09'56"E, A DISTANCE OF 1395.63 FEET TO A POINT FOR CORNER;

THENCE S51°10'20"E, A DISTANCE OF 1164.74 FEET TO A POINT FOR CORNER;

THENCE S04°54'43"E, A DISTANCE OF 1037.49 FEET TO A POINT FOR CORNER;

THENCE N85°03'42"E, A DISTANCE OF 240.95 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°46'41", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N86°57'03"E, A DISTANCE OF 75.48 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N88°50'23"E, A DISTANCE OF 821.58 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°59'34", A RADIUS OF 1055.00 FEET AND A CHORD THAT BEARS N78°50'36" E, A DISTANCE OF 366.27 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48" E, A DISTANCE OF 172.20 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N41°25'23" E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS N23°50'48"E, A DISTANCE OF 39.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N06°16'14"E, A DISTANCE OF 46.06 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48"E, A DISTANCE OF 90.00 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S48°34'37"E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

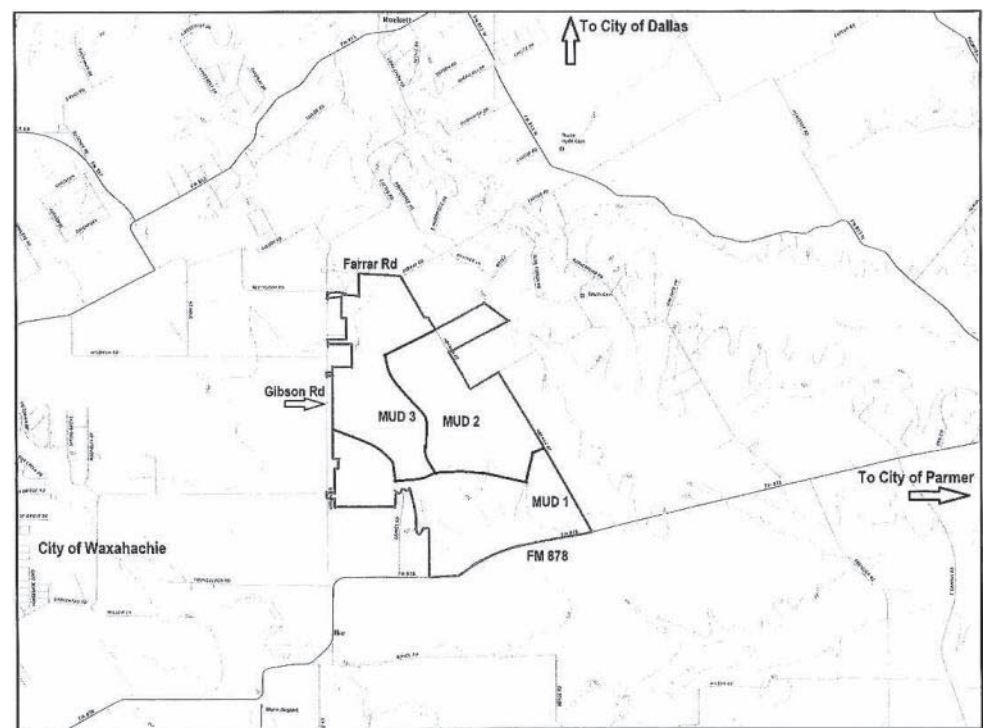
THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°48'57", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS S66°05'33" E, A DISTANCE OF 39.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°07'29", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S83°14'49"E, A DISTANCE OF 45.50 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°58'28"E, A DISTANCE OF 204.54 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 16°46'29", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N77°21'31"E, A DISTANCE OF 334.03 FEET TO A POINT AT THE END OF SAID CURVE;

Exhibit "B"



VICINITY MAP: ELLIS RANCH MUDS

Issued: April 13, 2022

00006

WA-00138671

CERTIFICATE OF POSTING NOTICE

THE STATE OF TEXAS §
 §
COUNTY ELLIS §

I, Shana Wagner, do hereby certify that at 9:59 a.m. on June 9, 2022, I submitted the attached and foregoing Notice of District Petition for Creation of Ellis Ranch MUD No. 1 from the Texas Commission on Environmental Quality to the county clerk for posting on the bulletin board used for posting legal notices at the Ellis County Clerk's Office as required by 30 Texas Administrative Code §293.12(b)(2).

EXECUTED this 24th day of June, 2022.

By: Shana Wagner
Shana Wagner

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03212022-036

PETITION. GRBK Edgewood, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Ellis Ranch Municipal Utility District No. 1 (District) with the Texas Commission on Environmental Quality (TCEQ). The petition was filed pursuant to Article XVI, § 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 Petitioner holds title to a majority in value of the land to be included in the proposed District; (2) the proposed District will contain approximately 571.147 acres located within Ellis County, Texas; and (3) the land within the proposed District is located partially within the extraterritorial jurisdiction of the City of Waxahachie (City), partially within the unincorporated area of Ellis County, and outside the corporate limits or extraterritorial jurisdiction of any other city or town. Additionally, information provided indicates that there are no lienholders on the property to be included in the proposed District.

The territory to be included in the proposed District is set forth in a metes and bounds description designated as Exhibit "A" and is depicted in the vicinity map designated as Exhibit "B," both of which are 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 facilities, systems, plants, and enterprises of such additional facilities as shall be consonant with all of the purposes for which the proposed 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 Petitioner that the cost of said project will be approximately \$67,335,000 (\$48,160,000 for water, wastewater, and drainage plus \$19,175,000 for roads).

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

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 Petitioners 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.

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

Issued: April 13, 2022

Exhibit "A"

Metes and Bounds:

BEING A 571.147 ACRE TRACT OF LAND SITUATED IN THE G. WHEELLOCK SURVEY, ABSTRACT NO. 1117, ELLIS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 354.175 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP OKC WAREHOUSE LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1901926, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 126.166 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO AP LAWTON LIMITED PARTNERSHIP, RECORDED IN VOLUME 2189, PAGE 1049, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 497.266 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BEN FATTO LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 1736457, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY TEXAS, A PART OF THAT CERTAIN CALLED 95.837 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ELOY 660, LLC, RECORDED IN VOLUME 2671, PAGE 208, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, A PART OF THAT CERTAIN CALLED 264.641 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 2671, PAGE 208 AND A PART OF THAT CERTAIN CALLED 168.702 ACRE TRACT OF LAND DESCRIBED IN SAID 2671, PAGE 208 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND, THE SOUTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.218 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN THE DEED TO DEWAYNE EDDY, RECORDED IN VOLUME 1775, PAGE 623, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'56"W, A DISTANCE OF 176.13 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE NORTHEAST CORNER OF SAID 1.218 ACRE TRACT OF LAND;

THENCE S88°48'41"W, A DISTANCE OF 322.79 FEET TO A POINT IN THE CENTERLINE OF GIBSON ROAD;

THENCE N00°46'35"W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 175.15 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 322.06 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.11 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL CARTER AND TERESA CARTER, RECORDED IN DOCUMENT NO. 1610772, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 675.82 FEET TO A NAIL FOUND FOR CORNER;

THENCE S89°22'25"W, A DISTANCE OF 319.22 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD;

THENCE N01°02'00"W, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER;

THENCE N89°22'25"E, A DISTANCE OF 319.22 FEET TO A CAPPED IRON ROD STAMPED "PETITT" FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO FERNANDO DEL BOSQUE, RECORDED IN VOLUME 2724, PAGE 2423, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N01°02'00"W, A DISTANCE OF 676.09 FEET TO A POINT FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.21 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSE LUIS MALDONADO, RECORDED IN DOCUMENT NO. 2019765, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE N89°22'17"E, A DISTANCE OF 193.04 FEET TO A NAIL FOUND FOR CORNER;

THENCE N00°47'32"W, A DISTANCE OF 352.51 FEET TO A CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 354.175 ACRE TRACT OF LAND FOR THE NORTHWEST CORNER OF SAID 126.166 ACRE TRACT OF LAND;

THENCE S89°22'28"W, A DISTANCE OF 225.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 354.175 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF LOT 59, HUNTERS RUN, PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 81, PLAT RECORDS, ELLIS COUNTY, TEXAS;

THENCE N00°39 00"W, A DISTANCE OF 299.46 FEET TO A 2-INCH FENCE CORNER POST FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF PECOS RIVER FOR THE NORTHEAST CORNER OF LOT 58 OF SAID HUNTERS RUN;

THENCE S89°27'16"W, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A POINT IN THE CENTERLINE OF SAID GIBSON ROAD FOR THE NORTHWEST CORNER OF SAID LOT 58;

THENCE N 00° 38' 58" W, WITH THE CENTERLINE OF SAID GIBSON ROAD, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER FOR THE SOUTHWEST CORNER OF LOT 57 OF SAID HUNTERS RUN;

THENCE N89°27'16"E, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECOS RIVER, A DISTANCE OF 291.00 FEET TO A 2-INCH FENCE CORNER POST FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 57;

THENCE N00°39'00"W, A DISTANCE OF 926.07 FEET TO A POINT FOR CORNER;

THENCE S67°09'56"E, A DISTANCE OF 1395.63 FEET TO A POINT FOR CORNER;

THENCE S51°10'20"E, A DISTANCE OF 1164.74 FEET TO A POINT FOR CORNER;

THENCE S04°54'43"E, A DISTANCE OF 1037.49 FEET TO A POINT FOR CORNER;

THENCE N85°03'42"E, A DISTANCE OF 240.95 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°46'41", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N86°57'03"E, A DISTANCE OF 75.48 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N88°50'23" E, A DISTANCE OF 821.58 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°59'34", A RADIUS OF 1055.00 FEET AND A CHORD THAT BEARS N78°50'36" E, A DISTANCE OF 366.27 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48" E, A DISTANCE OF 172.20 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N41°25'23" E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°41'41", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS N23°50'48"E, A DISTANCE OF 39.34 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N06°16'14"E, A DISTANCE OF 46.06 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°50'48"E, A DISTANCE OF 90.00 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°50'50", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S48°34'37"E, A DISTANCE OF 46.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°48'57", A RADIUS OF 115.00 FEET AND A CHORD THAT BEARS S66°05'33" E, A DISTANCE OF 39.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 54°07'29", A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS S83°14'49"E, A DISTANCE OF 45.50 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N68°58'28"E, A DISTANCE OF 204.54 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 16°46'29", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS N77°21'31"E, A DISTANCE OF 334.03 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE N85°44'45 E, A DISTANCE OF 751.96 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 19°33'55", A RADIUS OF 1145.00 FEET AND A CHORD THAT BEARS S84°28'17" E, A DISTANCE OF 389.09 FEET TO A POINT AT THE END OF SAID CURVE;

THENCE S74°41'20"E, A DISTANCE OF 1503.18 FEET TO A POINT FOR CORNER;

THENCE N10°58'16"E, A DISTANCE OF 225.49 FEET TO A POINT FOR CORNER;

THENCE N11°35'09"E, A DISTANCE OF 1159.49 FEET TO A POINT FOR CORNER;

THENCE N 65° 07' 33" E, A DISTANCE OF 624.68 FEET TO A POINT IN THE EAST LINE OF SAID 168.702 ACRE TRACT OF LAND;

THENCE S30°40'03"E, A DISTANCE OF 705.14 FEET TO A POINT FOR CORNER;

THENCE S28°14'46"E, A DISTANCE OF 3056.88 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF F.M. 878 FOR THE SOUTHEAST CORNER OF SAID 168.702 ACRE TRACT OF LAND;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 878, THE SOUTH LINE OF SAID 168.702 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 264.641 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID 497.266 ACRE TRACT OF LAND, THE FOLLOWING COURSES AND DISTANCES:

S73°57'38"W, A DISTANCE OF 56.26 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 03°23'27", A RADIUS OF 1868.56 FEET AND A CHORD THAT BEARS S75°53'28"W, A DISTANCE OF 110.57 FEET TO A POINT AT THE END OF SAID CURVE;

S77°32'30"W, A DISTANCE OF 1214.19 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 05°19'06", A RADIUS OF 5689.89 FEET AND A CHORD THAT BEARS S80°16'32"W, A DISTANCE OF 527.97 FEET TO A POINT AT THE END OF SAID CURVE;

S82°37'43"W, A DISTANCE OF 490.94 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 168.702 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF SAID 264.641 ACRE TRACT OF LAND;

S82°51'22"W, A DISTANCE OF 24.30 FEET TO A POINT FOR CORNER;

S83°30'22"W, A DISTANCE OF 185.20 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 16°21'48", A RADIUS OF 1185.92 FEET AND A CHORD THAT BEARS S75°15'36"W, A DISTANCE OF 337.54 FEET TO A POINT AT THE END OF SAID CURVE;

S67°07'22"W, A DISTANCE OF 397.60 FEET TO A POINT FOR CORNER;

S67°01'47"W, A DISTANCE OF 933.79 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, A CENTRAL ANGLE OF 19°47'59", A RADIUS OF 1949.86 FEET AND A CHORD THAT BEARS S57°09'22"W, A DISTANCE OF 670.47 FEET TO A POINT AT THE END OF SAID CURVE;

S47°13'07"W, A DISTANCE OF 354.73 FEET TO A POINT FOR THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, A CENTRAL ANGLE OF 41°30'49", A RADIUS OF 778.51 FEET AND A CHORD THAT BEARS S69°26'15"W, A DISTANCE OF 551.81 FEET TO A POINT AT THE END OF SAID CURVE;

S 88° 25' 07" W, A DISTANCE OF 297.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 264.641 ACRE TRACT OF LAND AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 497.266 ACRE TRACT OF LAND;

S87°56'24"W, A DISTANCE OF 60.03 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 497.266 ACRE TRACT OF LAND;

THENCE N01°04'28"W, A DISTANCE OF 1677.60 FEET TO A POINT FOR CORNER;

THENCE N05°39'37"E, A DISTANCE OF 28.49 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF BOYCE CREEK;

THENCE WITH THE APPROXIMATE CENTERLINE OF SAID BOYCE CREEK, THE FOLLOWING COURSES AND DISTANCES:

N76°16'02"W, A DISTANCE OF 29.33 FEET TO A POINT FOR CORNER;

S69°16'57"W, A DISTANCE OF 19.24 FEET TO A POINT FOR CORNER;

S28°15'39"W, A DISTANCE OF 26.75 FEET TO A POINT FOR CORNER;

S21°43'43"W, A DISTANCE OF 71.62 FEET TO A POINT FOR CORNER;

S52°41'05"W, A DISTANCE OF 56.12 FEET TO A POINT FOR CORNER;

S74°31'06"W, A DISTANCE OF 95.74 FEET TO A POINT FOR CORNER;

N87°36'50"W, A DISTANCE OF 20.42 FEET TO A POINT FOR CORNER;

N68°42'13"W, A DISTANCE OF 117.67 FEET TO A POINT FOR CORNER;

N49°33'26"W, A DISTANCE OF 56.92 FEET TO A POINT FOR CORNER;

N47°02'49"W, A DISTANCE OF 90.98 FEET TO A POINT FOR CORNER;

N48°56'30"W, A DISTANCE OF 53.87 FEET TO A POINT FOR CORNER;
N34°28'48"W, A DISTANCE OF 67.81 FEET TO A POINT FOR CORNER;
N23°09'19"W, A DISTANCE OF 66.73 FEET TO A POINT FOR CORNER;
N00°38'39"W, A DISTANCE OF 56.83 FEET TO A POINT FOR CORNER;
N10°49'08"W, A DISTANCE OF 154.35 FEET TO A POINT FOR CORNER;
N48°19'35"W, A DISTANCE OF 33.66 FEET TO A POINT FOR CORNER;
N52°34'38"W, A DISTANCE OF 41.03 FEET TO A POINT FOR CORNER;
N16°34'06"W, A DISTANCE OF 56.89 FEET TO A POINT FOR CORNER;
N26°28'32"W, A DISTANCE OF 59.84 FEET TO A POINT FOR CORNER;
N20°33'47"W, A DISTANCE OF 153.08 FEET TO A POINT FOR CORNER;
N30°30'59"W, A DISTANCE OF 102.08 FEET TO A POINT FOR CORNER;
N22°22'15"W, A DISTANCE OF 78.09 FEET TO A POINT FOR CORNER;
N01°41'20"E, A DISTANCE OF 54.12 FEET TO A POINT FOR CORNER;
N11°24'58"W, A DISTANCE OF 111.33 FEET TO A POINT FOR CORNER;
N10°38'51"W, A DISTANCE OF 54.35 FEET TO A POINT, CORNER;
N32°00'22"W, A DISTANCE OF 95.43 FEET TO A POINT FOR CORNER;
N04°31'42"E, A DISTANCE OF 97.72 FEET TO A POINT FOR CORNER;
N05°32'52"E, A DISTANCE OF 110.26 FEET TO A POINT FOR CORNER;
N10°42'23"W, A DISTANCE OF 30.45 FEET TO A POINT FOR CORNER;
N53°20'43"W, A DISTANCE OF 46.32 FEET TO A POINT FOR CORNER;
N83°56'28"W, A DISTANCE OF 79.63 FEET TO A POINT FOR CORNER;
N65°10'23"W, A DISTANCE OF 27.86 FEET TO A POINT FOR CORNER;
N46°53'40"W, A DISTANCE OF 86.81 FEET TO A POINT FOR CORNER;
N33°47'04"W, A DISTANCE OF 32.53 FEET TO A POINT FOR CORNER;
N19°34'13"W, A DISTANCE OF 33.71 FEET TO A POINT FOR CORNER;
N81°41'19"W, A DISTANCE OF 25.54 FEET TO A POINT FOR CORNER;
S89°47'57"W, A DISTANCE OF 23.41 FEET TO A POINT FOR CORNER;
S67°17'27"W, A DISTANCE OF 40.31 FEET TO A POINT FOR CORNER;

S37°36'55"W, A DISTANCE OF 36.86 FEET TO A POINT FOR CORNER;
S08°05'38"W, A DISTANCE OF 23.37 FEET TO A POINT FOR CORNER;
S33°19'31"E, A DISTANCE OF 37.60 FEET TO A POINT FOR CORNER;
S48°29'29"E, A DISTANCE OF 47.28 FEET TO A POINT FOR CORNER;
S15°23'05 E, A DISTANCE OF 44.63 FEET TO A POINT FOR CORNER;
S39°24'12"W, A DISTANCE OF 45.46 FEET TO A POINT FOR CORNER;
S77°30'09"W, A DISTANCE OF 47.68 FEET TO A POINT FOR CORNER;
S72°04'17"W, A DISTANCE OF 67.61 FEET TO A POINT FOR CORNER;
S41°33'59"W, A DISTANCE OF 18.03 FEET TO A POINT FOR CORNER;
N69°16'08"W, A DISTANCE OF 48.08 FEET TO A POINT FOR CORNER;
N77°19 06"W, A DISTANCE OF 97.66 FEET TO A POINT IN THE WEST LINE
OF SAID 95.837 ACRE TRACT OF LAND AND THE EAST LINE OF SAID
126.127 ACRE TRACT OF LAND;

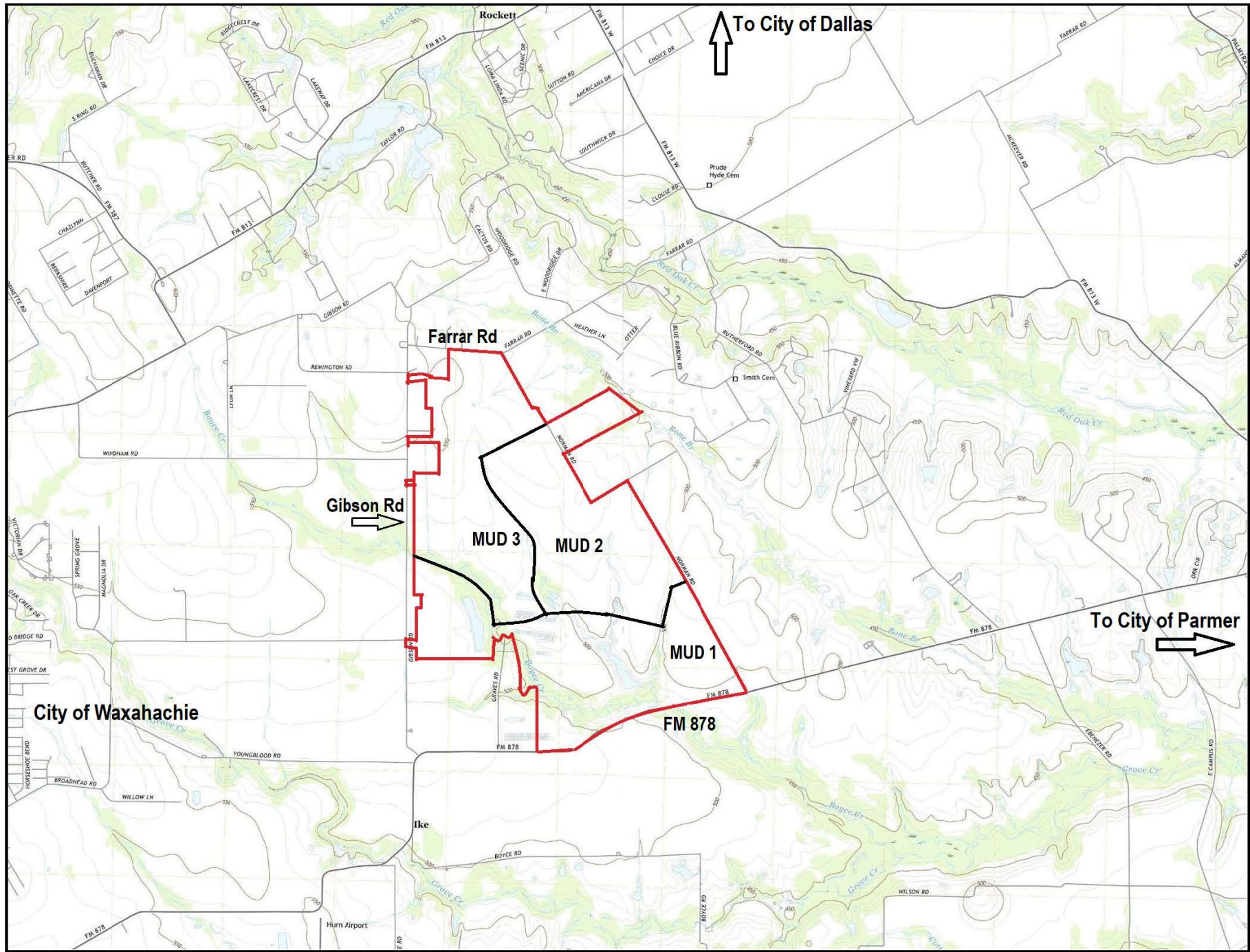
THENCE S05°44'06"W, A DISTANCE OF 515.56 FEET TO A 1-INCH AXLE FOUND
FOR THE SOUTHEAST CORNER OF SAID 126.127 ACRE TRACT OF LAND;

THENCE S88°48'13"W, A DISTANCE OF 2495.89 FEET TO THE **POINT OF
BEGINNING** AND CONTAINING 571.147 ACRES OF LAND.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT
THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO
CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE
RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR
RECONFIGURATION OF THE BOUNDARY OF THE ZONING OR WHICH IT WAS
PREPARED.

BEARINGS BASED ON TEXAS STATE PLANE COORDINATES, NORTH CENTRAL
ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS.

Exhibit "B"



VICINITY MAP - ELLIS RANCH MUDS