

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF HEARING Grayson County Municipal Utility District No. 6B SOAH Docket No. 582-25-02095 TCEQ Docket No. 2024-1406-DIS TCEQ Internal Control No. D-03172022-032

PETITION.

Treasure Island Laguna Azure, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 6B (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) there is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 531.98 acres located within Grayson County, Texas; and (4) the land within the proposed District is located within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (City).

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 \$98,085,000 (\$86,415,000 for water, wastewater, and drainage plus \$11,670,000 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.

DIRECT REFERRAL.

The Notice of District Petition was published in English on December 21, 2022, and December 28, 2022. On September 12, 2024, the Petitioner filed a request for direct referral to the State Office of Administrative Hearings (SOAH). Therefore, the chief clerk has referred this application directly to SOAH for a hearing on whether the application complies with all applicable statutory and regulatory requirements.

CONTESTED CASE HEARING.

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. – November 12, 2024

To join the Zoom meeting via computer:

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

Meeting ID: 161 984 4430

Password: TCQ293

or

To join the Zoom meeting via telephone:

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

Meeting ID: 161 984 4430

Password: 951735

**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, telephone (512) 239-6363. 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: October 11, 2024

Laurie Gharis, Chief Clerk
Texas Commission on Environmental Quality

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

Pursuant to Section 42.024, Texas Local Government Code, the undersigned Petitioner (herein the “Petitioner”, whether one or more) filed a Petition for Consent to the creation of the District (as defined below) with the City of Van Alstyne, Texas (“City”) on April 23, 2020 (attached hereto as “Exhibit A”). The City did not respond. On April 6, 2021, the Petition for Consent was published in the Herald Democrat (Affidavit of Publication attached hereto as Exhibit “B”). On April 13, 2021, the Notice of the Petition was filed in three places convenient to the public within the bounds of the Land, as defined below (Certificate of Posting Petition attached hereto as Exhibit “C”). On August 23, 2021 the Petitioner filed a Petition for Services with the City (attached hereto as “Exhibit D”). The City failed to execute a contract providing for the water or sanitary sewer services requested by the Petitioner within the time limited prescribed.

I.

II.

III.

The District shall contain an area of approximately 531.98 acres of land, situated within Grayson 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 wholly located within the extraterritorial jurisdiction of the City of Van Alstyne, Texas. Notice will be provided to Grayson County by the TCEQ in accordance with Section 54.0161, Texas Water Code.

IV.

The undersigned Petitioner constitutes a majority of the persons who hold title to lands within the District which represents a total value of more than 50% of the value of all lands within the District, as well as a majority in value of the holders of title of the property to be included within the District.

V.

Petitioners are the record owner of the described land, as evidenced by the execution of this Petition. Petitioners represent that MCI Preferred Income Fund II, LLC, a Delaware limited liability company is the only lienholder with respect to the Land.

VI.

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.

VII.

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.

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 Grayson County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial

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

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

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, storm sewer and roadway system can be constructed at a reasonable cost, currently estimated at \$98,085,000, with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code, as the District does not currently propose to connect to the City's water or sewer system or propose to contract with a regional water and wastewater facilities provider serving the area within the District, as of the date this Petition is filed.

X.

The following named persons are each and all over eighteen (18) years of age, resident citizens of the State of Texas, owners of land subject to taxation within the District, and are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Brian Zelman
2. Stephen Sedwick
3. Gerald Abbruzzese
4. John-Astin Gardere
5. Laura Staron

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein and in accordance with Section 54.0161, Texas Water Code; 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 4th day of March, 2022

PETITIONER:

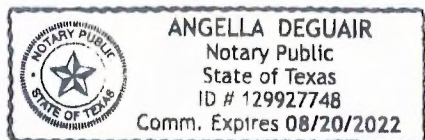
Treasure Island Laguna Azure LLC
a Wyoming limited liability company

By: [Signature]
Name: Armin Afzalipour
Title: Co-President

This instrument was acknowledged before me on the 4th day of March, 2022
by Armin Afzalipour, Co-President of Treasure Island Laguna Azure, LLC, a Wyoming
limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public, State of Texas

(SEAL)



LIENHOLDER CONSENT

The undersigned being the holder of a lien on all or a portion of the land that is proposed to be included in Grayson County Municipal Utility District No. 6-B (the "District") as described in the Petition for the Creation of Grayson County Municipal Utility District No. 6-B (the "Petition") and to which this Certificate is attached, hereby consents to the Petition and the addition of the land described in Exhibit "A" of the Petition to the District.

LIENHOLDER:

MCI Preferred Income Fund II, LLC,
a Delaware limited liability company

By: Armin Afzalipour

Name: _____

Title: Co-President

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 4th day of March, 2022 by Armin Afzalipour, Co-President of MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

(SEAL)

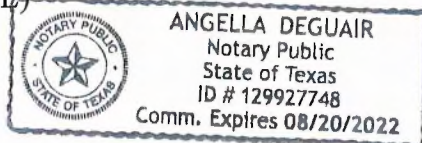


EXHIBIT "A"
Petition for Consent filed with City

received 4/23/2021
4-1-2021
Jennifer Gould
City Clerk

COPY

**PETITION FOR CONSENT TO CREATION OF POLITICAL SUBDIVISION
IN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF VAN ALSTYNE, TEXAS**

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF VAN ALSTYNE:

The undersigned petitioner (herein the "Petitioner", whether one or more), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the Grayson County Appraisal District, acting pursuant to the applicable provisions of the Texas Water Code, as amended, and Section 42.042, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable Body for consent to the creation of a conservation and reclamation district and political subdivision of the State of Texas under Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (the "City"), and would respectfully show the following:

I.

The name of the proposed district shall be "GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6" (the "District"). There is no other conservation or reclamation district in Grayson County, Texas with the same name.

II.

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

III.

The District shall contain an area of approximately 1128.08 acres of land, situated within Grayson 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 wholly located within the extraterritorial jurisdiction of the City of Van Alstyne, Texas.

IV.

The undersigned constitute the current landowners of the property to be included within the District. The Affidavits of Ownership from Grayson County Appraisal District, attached as **Exhibit "B"**, confirms ownership of the property by Petitioner.

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; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law.

VI.

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.

VII.

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 Grayson County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid

thereof, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

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 \$160,000,000, 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 54.106, 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.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City of Van Alstyne give its written consent to the creation of the District, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized.

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EXECUTED THIS 15th day of March, 2021.

PETITIONER:

MBA MCKINNEY PROPERTIES II LTD,
a Texas limited partnership

By: McKinney Investments I, LLC its G.P.

By: Morgan B. Aynesworth III

Name: Morgan Brian Aynesworth III

Its: Manager

THE STATE OF TEXAS

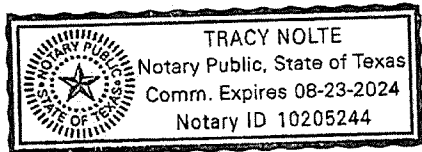
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COUNTY OF McLennan

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This instrument was acknowledged before me on this the 15 day of March, 2021, by Morgan Brian Aynesworth III, Manager of MBA McKinney Properties II, LTD., on behalf of said partnership.



Tracy Nolte
Notary Public, State of Texas

(SEAL)

WILLIAM H. RASOR

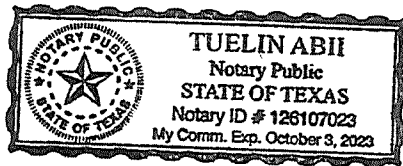
By: William H. Rasor
William H. Rasor,
In His Individual Capacity

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

Sworn to and subscribed before me on the 12th day of March, 2021
by William H. Rasor, in his individual capacity.

Tuelin Abii
Notary Public, State of Texas

(SEAL)



LAURA RASOR SMITH

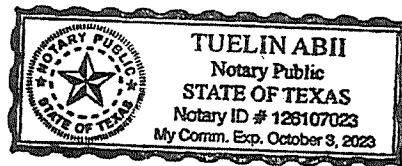
By: Laura Rasor Smith
Laura Rasor Smith
In Her Individual Capacity

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

Sworn to and subscribed before me on the 12th day of March, 2021
by Laura Rasor Smith, in her individual capacity.

Tuelin Abii
Notary Public, State of Texas

(SEAL)



LURA BETH SMITH

By: Lura Beth Smith
Lura Beth Smith
In Her Individual Capacity

THE STATE OF TEXAS

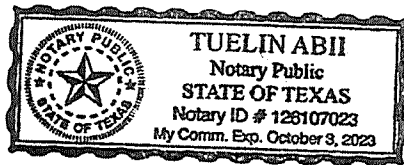
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COUNTY OF Collin

Sworn to and subscribed before me on the 12th day of March, 2021
by Lura Beth Smith, in her individual capacity.

Tuelin Abii
Notary Public, State of Texas

(SEAL)



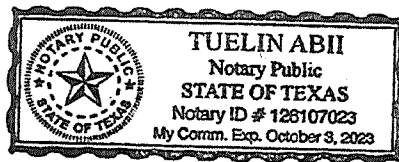
WILLIAM H. RASOR, III

By: William H. Rasor III
William H. Rasor, III
In His Individual Capacity

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

Sworn to and subscribed before me on the 12th day of March, 2021
by William H. Rasor, III, in his individual capacity.

(SEAL)



Tuelin Abii
Notary Public, State of Texas

EXHIBIT "A"
Legal Description

SITUATED in the County of Grayson, State of Texas, being a part of the VEL D. FOX SURVEY, Abstract No. 423, being a part of a 130.13 acre tract of land conveyed by Keith Hale, et ux to Clyde E. Hale and Paul Brown by deed dated May 11, 1966, recorded in Volume 1057, Page 160, Deed Records, Grayson County, Texas, being a part of a 9.910 acre tract of land previously conveyed out of said 130.13 acre tract and described in deed from Lynn Cavender, et ux to Bobby Wayne Moore, et ux, dated May 13, 1991, recorded in Volume 2152, Page 599, Real Property Records, Grayson County, Texas, being all of an 0.127 acre tract of land conveyed by Joetta Holland to Bobby Wayne Moore, et ux by deed dated August 29, 1991, recorded in Volume 2169, Page 740, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at the most Westerly Southwest corner of said 9.910 acre tract, the Northwest corner of an 0.436 acre tract of land conveyed by Roy Willis Kirby to Joetta Holland by deed dated September 23, 1983, recorded in Volume 1663, Page 21, Deed Records, Grayson County, Texas, in a public road known as Farmington Road;

THENCE North 01 deg. 34 min. 00 sec. East, a distance of 202.23 feet to the Northwest corner of said 9.910 acre tract, the Southwest corner of a 12 acre tract of land conveyed by Darrell V. Wright to Bobby W. Moore, et ux by deed dated December 28, 1984, recorded in Volume 1728, Page 538, Deed Records, Grayson County, Texas, in said Farmington Road;

THENCE North 88 deg. 31 min. 01 sec. East, with the South line of said 12 acre tract, at a distance of 26.6 feet passing a found 1/2 inch rebar on the East side of said Farmington Road and continuing with the general line of a fence for a total distance of 683.82 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 12 acre tract, the Southwest corner of a 5.00 acre tract of land conveyed by Anthony A. Grisolia, et ux to James A. Grisolia, et ux by deed dated May 24 1989, recorded in Volume 2039, Page 685, Real Property Records, Grayson County, Texas;

THENCE North 89 deg. 59 min. 36 sec. East, continuing with the general line of a fence and with the South line of said 5.00 acre tract, a distance of 548.04 feet to a found 1/2 inch rebar at the base of a fence corner post on the West line of a 243.936 acre tract of land conveyed by Deloris Ann Elliott and Judy K. Doggett, Co-Trustees to Dean Oswald by deed dated September 4, 2002, recorded in Volume 3308, Page 686, Official Public Records, Grayson County, Texas, said rebar maintaining the Southeast corner of said 5.00 acre tract, the Northeast corner of said 9.910 acre tract;

THENCE South 00 deg. 50 min. 28 sec. East, with the general line of a fence, the West line of said 243.936 acre tract, a distance of 391.65 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 9.910 acre tract, the Northeast corner of a 19.64 acre tract of land conveyed by William D. Benton to

Lura Rasor Smith by deed dated April 15, 1999, recorded in Vol. 2781, Page 13, Official Public Records, Grayson County, Texas;

THENCE South 89 deg. 33 min. 27 sec. West, with the general line of a fence, the most Northerly North line of said 19.64 acre tract, passing its most Northerly Northwest corner, the Northeast corner of an 0.587 acre tract of land conveyed by Mary King, Individually and as Independent Executrix of the Estate of George Edward King, deceased to Elmont Farmington Water Supply Corporation by deed dated January 19, 1983, recorded in Volume 1631, Page 543, Deed Records, Grayson County, Texas and continuing for a total distance of 829.95 feet to a pipe corner post maintaining the most Southerly Southwest corner of said 9.910 acre tract, the Northwest corner of said 0.587 acre tract, on the East line of a 1.988 acre tract of land conveyed by J. W. Reed to Terry Crosby, et ux by deed dated January 13, 1989, recorded in Volume 2921, Page 512, Real Property Records, Grayson County, Texas;

THENCE North 02 deg. 01 min. 07 sec. West, with the East line of said 1.988 acre tract, a distance of 10.74 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of an 0.703 acre tract of land conveyed by Roy Willis Kirby to Joetta Holland by deed dated July 9, 1987, recorded in Volume 1925, Page 622, Real Property Records, Grayson County, Texas, the Southeast corner of the above mentioned Moore 0.127 acre tract previously conveyed out of said 0.703 acre tract;

THENCE South 87 deg. 16 min. 28 sec., West, with the general line of a fence, the North line of said 1.988 acre tract, the South line of said 0.703 acre tract, a distance of 101.89 feet to a pipe corner post maintaining the Southwest corner of said 0.127 acre tract;

THENCE North 33 deg. 20 min. 48 sec. West with the general line of a fence, the West line of said 0.127 acre tract, passing its Northwest corner, the Easterly corner of an 0.051 acre tract of land previously conveyed out of said 9.910 acre tract by deed from Bobby Wayne Moore, et ux to Joetta Holland, dated August 29, 1991, recorded in Volume 2169, Page 737, Real Property Records, Grayson County, Texas, on the North line of said 0.703 acre tract, a South line of said 9.910 acre tract and continuing for a total distance of 210.55 feet to a pipe corner post maintaining the Northerly corner of said 0.981 acre tract an ell corner of said 9.910 acre tract, the Northeast corner of the above mentioned Holland 0.436 acre tract;

THENCE South 88 deg. 55 mi. 10 sec. West, with the North line of said 0.436 acre tract, at a distance of 169.24 feet passing a found 1/2 inch rebar on the East side of said Farmington Road and continuing for a total distance of 195.14 feet to the PLACE OF BEGINNING and containing 10.04 ACRES OF LAND, more or less.

SITUATED in the County of Grayson, State of Texas, being a part of the UEL D. FOX SURVEY, Abstract No. 423, being all of a 19.64 acre tract of land conveyed by Michael S. Harris, et ux to William D. Benton by deed dated June 30, 1997, recorded in Volume 2555, Page 183, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set spike nail in the center of a public road known as Farmington Road, and on the West line of said Fox Survey, the East line of the R. H. Deaver Survey, Abstract No. 357, the East line of a 2.25 acre tract of land conveyed by Flora Neoma Burk and William Ray Burk to Gale Burk Tomberlin, et vir by deed dated April 11, 1975, recorded in Volume 1308, Page 788, Deed Records, Grayson County, Texas, said nail maintaining the most Westerly Northwest corner of said 19.64 acre tract, the Southwest corner of a 1.988 acre tract of land conveyed by J. W. Reed to Terry Crosby, et ux by deed dated January 13, 1989, recorded in Volume 2021, Page 512, Real Property Records, Grayson County, Texas;

THENCE North 87 deg. 13 min. 36 sec. East, at a distance of 26.0 ft. passing a fence corner post on the East side of said road, and continuing with the general line of a fence for a total distance of 427.03 feet to a found inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 1.988 acre tract;

THENCE North 02 deg. 16 min. 33 sec. West, with the general line of a fence, the East line of said 1.988 acre tract, a distance of 36.73 feet to a set ½ inch rebar for the Southwest corner of a 0.274 acre tract of land conveyed by Mary King, Individually and as Independent Executrix of the Estate of George Edward King, deceased to Elmont Farmington Water Supply Corporation by deed dated January 19, 1983, recorded in Volume 1631, Page 543, Real Property Records, Grayson County, Texas;

THENCE North 88 deg. 11 min. 27 sec. East, a distance of 160.00 feet to a set ½ inch rebar for the Southeast corner of said 0.274 acre tract;

THENCE North 02 deg. 06 min. 15 sec. West, a distance of 160.00 feet to a found ½ inch rebar in a fence, and on a South line of a 9.910 acre tract of land conveyed by Lynn Cavender, et ux to Bobby Wayne Moore, et ux by deed dated May 13, 1991, recorded in Volume 2152, Page 599, Real Property Records, Grayson County, Texas;

THENCE North 88 deg. 26 min. 13 sec. East, with the general line of a fence, the South line of said 9.910 acre tract, a distance of 670.10 feet to a found ½ inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 9.910 acre tract;

THENCE South 01 deg. 31 min. 59 sec. East, with the general line of a fence, a distance of 748.23 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Northeast corner of a 20.00 acre tract of land conveyed by the Veterans Land Board of Texas to Billy Edward Pittman by Contract of Sale and Purchase dated January 28, 1972, recorded in Volume 1208, Page 745, Deed Records, Grayson County, Texas;

THENCE South 86 deg. 46 min. 42 sec. West, with the North line of said 20.00 acre tract, passing the Northeast corner of a 2.00 acre tract of land previously conveyed out of said 20.00 acre tract and described in deed from Patrick Carl Slaughter, et ux to Burt Kevin Hamula, et ux, dated August 10, 1994, recorded in Volume 2352, Page 352, Real Property Records, Grayson County, Texas, and continuing with the North line of said

2.00 acre tract, at a distance of 1250.48 ft. passing a found inch rebar on the East side of said Farmington Road, and continuing for a total distance of 1274.08 feet to a found railroad spike in the center of said road, and on the West line of said Fox Survey, the East line of said Deaver Survey;

THENCE North 00 deg. 18 min. 19 sec. East, with the center of said road, the West line of said Fox Survey, the East line of said Deaver Survey, at a distance of 25.82 feet passing a set spike nail for the Southeast corner of a tract of land described in First Tract in deed from Gal Burk Tomberlin and William Ray Burk to Flora Neoma Burk, dated April 11, 1975, recorded in Volume 1308, Page 794, Deed Records, Grayson County, Texas, and continuing with the East line of said First Tract, passing its Northeast corner, the Southeast corner of the above mentioned 2.25 acre tract of land, and continuing for a total distance of 578.99 feet to the place of beginning and containing 19.64 ACRES OF LAND more or less.

BEING a tract of land situated in the Vel D. Fox Survey, Abstract No. 423, Grayson County, Texas, and also being 240.00 acre tract as recorded in Volume 2230, Page 371 of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northeast corner of Hackberry Heights Phase Three, said iron rod being the southeast corner of this tract;

THENCE North 89 degrees 14 minutes 53 seconds West a distance of 4023.35 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 17 minutes 43 seconds East a distance of 2636.92 feet to a 1/2 inch iron rod found for corner in ell corner in Hodgin Road;

THENCE South 89 degrees 19 minutes 32 seconds East following Hodgin Road a distance of 4027.83 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 23 minutes 36 seconds West a distance of 2642.35 feet to the POINT OF BEGINNING and containing 10,625,852 square feet or 243.936 acres of land.

Situated in the County of Grayson, State of Texas, being a part of the C. Nolen Survey, Abstract No. 905; M.P. West Survey, Abstract No. 1323; J. Fox Survey, Abstract No. 424; R. Deaver Survey, Abstract No. 357; P.F. Leeper Survey, Abstract No. 719 and the Robert Nall Survey, Abstract No. 910, also being those tracts of land conveyed to William A. Custard as follows: 158.801 acre tract, Volume 2287, Page 501; 79.752 acre tract, Volume 1508, Page 541; 61.756 acre tract, Volume 1408, Page 704; 16.50 acre tract, Volume 2083, Page 701; 205.845 acre tract, Volume 1367, Page 530; 128.469 acre tract, Volume 1356, Page 649; 42.815 acre tract, Volume 1282, Page 186; and those four tracts of land conveyed to William A. Custard and wife, Linda P. Custard as recorded in Volume 1260, Page 456 all recorded in Deed Records, Grayson County, Texas and being described as metes and bounds as follows:

BEGINNING at a found 1/2 inch steel rod at the northeast corner of said 158.801 acre tract, said rod also being the called northeast corner of said C. Nolen Survey, Abstract 905;

THENCE South 00 degrees 02 minutes 44 seconds East with the east line of said 158.801 acre tract, a distance of 2,629.61 feet to a found 5/8 inch steel rod at the southeast corner of said 158.801 acre tract;

THENCE North 89 degrees 16 minutes 31 seconds West with the south line of said 158.801 acre tract, a distance of 1,313.17 feet to a found 5/8 inch steel rod at the northeast corner of said 79.752 acre tract;

THENCE South 00 degrees 19 minutes 21 seconds West with the east line of said 79.752 acre tract, passing the southwest corner of Lot One, Lake Hills Estates, an addition to Grayson County as recorded in Volume 9, Page 54, Plat Records, Grayson County, Texas at a distance of 2610.13, also passing a found 3/8 inch steel rod at a distance of 2,619.19, continuing in all a total distance of 2640.13 feet to a railroad spike set at the southeast corner of said 79.752 acre tract;

THENCE North 89 degrees 16 minutes 44 seconds West with the south line of 79.752 acre tract, a distance of 1,320.76 feet to a railroad spike set at the southwest corner of said 79.752 acre tract;

THENCE North 00 degrees 05 minutes 17 seconds East with the west line of said 79.752 acre tract, a distance of 13.70 feet to a found 3/8 inch steel rod in concrete, the southeast corner of said 61.756 acre tract;

THENCE North 89 degrees 55 minutes 17 seconds West with the south line of 61.756 acre tract, a distance of 405.65 feet to a found 4 inch steel corner post, the southeast corner of said 16.50 acre tract;

THENCE North 89 degrees 22 minutes 20 seconds West with the south line of 16.50 acre tract, a distance of 893.60 feet to a found 4 inch steel corner post, the southwest corner of said 16.50 acre tract;

THENCE South 00 degrees 30 minutes 21 seconds West, a distance of 19.93 feet to a found 1/2 inch steel rod at the southeast corner of said 205.845 acre tract;

THENCE North 89 degrees 02 minutes 48 seconds West with the south line of said 205.845 acre tract, a distance of 2,729.42 feet to a found 1/2 inch steel rod at the most southerly southwest corner of said 205.845 acre tract;

THENCE North 01 degree 24 minutes 26 seconds East with the east line of that 8 acre tract of land conveyed to A. Grisolia as recorded in Volume 1289, Page 161 of said Deed Records, a distance of 448.61 feet to a found 1/2 inch steel rod at the northeast corner of said 8 acre tract;

THENCE North 79 degrees 05 minutes 28 seconds West, a distance of 1,304.40 feet to a railroad spike set at the southeast corner of that tract of land conveyed to Elmont-Farmington Water Supply Corp. as recorded in Volume 1037, Page 642 of said Deed Records;

THENCE North 01 degree 11 minutes 35 seconds West with the east line of said Elmont-Farmington Water Supply Corp. tract, a distance of 164.93 feet to a set railroad spike at the northeast corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE North 80 degrees 32 minutes 39 seconds West with the north line of said Elmont-Farmington Water Supply Corp. tract, a distance of 162.95 feet to a found fence corner at the northeast corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE South 00 degrees 21 minutes 22 seconds East with the west line of said Elmont-Farmington Water Supply Corp. tract, a distance of 160.22 feet to a found 1/2 inch steel rod at the southwest corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE North 78 degrees 58 minutes 27 seconds West, a distance of 1,018.49 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE North 03 degrees 07 minutes 22 seconds East with the most westerly vest line of said 205.845 acre tract, a distance of 1,302.40 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE South 86 degrees 45 minutes 45 seconds East, a distance of 1,080.94 feet to a found railroad spike at the southeast corner of Farmington Estates, an addition to Grayson County, as recorded in Volume 10, Page 40 of said plat records;

THENCE North 00 degrees 35 minutes 41 seconds East the east line of said Farmington Estates, a distance of 514.50 feet to a railroad spike set at the northeast corner of said Tract Four as recorded in Volume 1260, Page 456;

THENCE South 89 degrees 08 minutes 29 seconds East with the north line of said Tract Four, a distance of 1,489.49 to a found 1/2 inch steel rod at the southwest corner of said 128.469 acre tract;

THENCE North 08 degrees 40 minutes 10 seconds East with the west line of 128.469 acre tract, a distance of 2,660.66 feet to a railroad spike set at the northwest corner of said 128.469 acre tract;

THENCE South 89 degrees 20 minutes 17 seconds East with the north line of said 128.469 acre tract, a distance of 3,424.04 feet to a railroad spike set at the northeast corner of said 128.469 acre tract, the northwest corner of said 158.801 acre tract;

THENCE South 87 degrees 49 minutes 49 seconds East with the north line of said 158.801 acre tract, a distance of 1,506.86 feet to a railroad spike set at an angle point in said north line;

THENCE North 89 degrees 59 minutes 32 seconds East and continuing with said north line, a distance of 1,132.08 feet to the Point-of-Beginning and containing 801.197 acres of land.

SAVE AND EXCEPT

BEING a 35.06 acre tract of land situated in the Vel D. Fox Survey, Abstract No. 423, Grayson County, Texas, and also being part of a 240.00 acre tract as recorded in Volume 2230, Page 371 of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

THENCE North 80 degrees 32 minutes 39 seconds West with the north line of Elmont-Farmington Water Supply Corp. tract, a distance of 162.95 feet to a found fence corner at the northeast corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE South 00 degrees 21 minutes 22 seconds East with the west line of said Elmont-Farmington Water Supply Corp. tract, a distance of 160.22 feet to a found 1/2 inch steel rod at the southwest corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE North 78 degrees 58 minutes 27 seconds West, a distance of 1,018.49 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE North 03 degrees 07 minutes 22 seconds East with the most westerly vest line of said 205.845 acre tract, a distance of 1,302.40 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE South 86 degrees 45 minutes 45 seconds East, a distance of 1,080.94 feet to a found railroad spike at the southeast corner of Farmington Estates, an addition to Grayson County, as recorded in Volume 10, Page 40 of said plat records;

THENCE South 00 degrees 44 minutes 39 seconds East, a distance of 1300.79 feet to the Point-of-Beginning and containing 35.06 acres of land.

Being a 129.01 acres tract of land situated in the Alex Wilson Survey, Abstract No. 1337, and being called a 49.898 acre tract of land described as First Tract, and a called 80.417 acre tract of land described as Second Tract, in a deed from Corporate Realty 71, Inc. to W.C. Driggs, Trustee, by deed recorded in Volume 1245, Page 706, of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the centerline of the intersection of Farmington and Fielder Road, more or less, said point being northwest corner of said Wilson Survey and the northwest corner of said 80.417 acre tract of land;

THENCE South 89 deg. 48 min. 03 sec. East along the center line of said road, more or less, the north line of said Wilson Survey, and the north line of said 80.417 acre tract of land, passing the northeast corner of the said 80.417 acre tract of land, and the northwest corner of said 49.898 acre tract of land at 1328.46 feet, and continuing with the center of

said road, more or less, and the north line of said Wilson Survey, and said north line of 49.898 acre tract of land, for a total distance of 1461.76 feet to a ½ inch rod set for corner in the west right-of-way line of U.S. Highway No. 75, said point being the northeast corner of said 49.898 acre tract of land;

THENCE South 23 deg. 58 min. 00 sec. East, along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 23.85 feet to a ½ inch iron rod set for corner;

THENCE South 41 deg. 17 min. 26 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 180.18 feet to a concrete monument found for corner;

THENCE South 24 deg. 52 min. 13 sec. East, continuing along the westerly right-of-way of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 444.05 feet to a concrete monument found for corner;

THENCE South 26 deg. 03 min. 56 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 700.29 feet to a concrete monument found for corner;

THENCE South 24 deg. 46 min. 08 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 1281.46 feet to a concrete monument found for corner;

THENCE South 00 deg. 20 min. 25 sec. West, a distance of 304.77 feet to a 1/2 inch iron rod set for the southeast corner of said 49.898 acre tract of land;

THENCE North 89 deg. 16 min. 47 sec. West, along the south line of said 49.898 acre tract of land, passing the southwest corner of said 49.898 acre tract of land, and the southeast corner of said 80.417 acre tract of land, at a distance of 1288.26 feet and continuing with said south line of said 80.417 acre tract of land, for a total distance of 2612.39 feet to a 5/8 inch iron rod found in the center of Fielder Road, and the West line of said Wilson Survey, said point being the southwest corner of the said 80.411 acre tract of land;

THENCE North 00 deg. 10 min. 03 sec. West, along the center line of said Fielder Road, more or less, and along the west line of said 80.417 acre tract, and the west line of said Wilson Survey, a distance of 2629.71 feet to the POINT OF BEGINNING and containing 5,619,576 square feet or 129.01 acres of computed land.

SAVE AND EXCEPT

Being a 40.00 acres tract of land situated in the Alex Wilson Survey, Abstract No. 1337, and being part of a called 49.898 acre tract of land described as First Tract, and a called 80.417 acre tract of land described as Second Tract, in a deed from Corporate Realty 71, Inc. to W.C. Driggs, Trustee, by deed recorded in Volume 1245, Page 706, of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the centerline of the intersection of Farmington and Fielder Road, more or less, said point being northwest corner of said Wilson Survey and the northwest corner of said 80.417 acre tract of land;

THENCE South 89 deg. 48 min. 03 sec. East along the center line of said road, more or less, the north line of said Wilson Survey, and the north line of said 80.417 acre tract of land, a distance of 331.67 feet to the POINT OF BEGINNING;

THENCE South 89 deg. 48 min. 03 sec. East, continuing along the center line of said road, more or less, the north line of said Wilson Survey, and the north line of said 80.417 acre tract of land, a distance of 1130.09 feet to a ½ inch rod set for corner in the west right-of-way line of U.S. Highway No. 75, said point being the northeast corner of said 49.898 acre tract of land;

THENCE South 23 deg. 58 min. 00 sec. East, along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 23.85 feet to a ½ inch iron rod set for corner;

THENCE South 41 deg. 17 min. 26 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 180.18 feet to a concrete monument found for corner;

THENCE South 24 deg. 52 min. 13 sec. East, continuing along the westerly right-of-way of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 444.05 feet to a concrete monument found for corner;

THENCE South 26 deg. 03 min. 56 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 700.29 feet to a concrete monument found for corner;

THENCE South 89 deg. 37 min. 07 sec. West, departing said westerly right-of-way line of said U.S. Highway No. 75, a distance of 1749.64 feet to a point for corner;

THENCE North 00 deg. 22 min. 52 sec. West, a distance of 1198.16 feet to the POINT OF BEGINNING and containing 1,742,446.74 square feet or 40.00 acres of computed land.

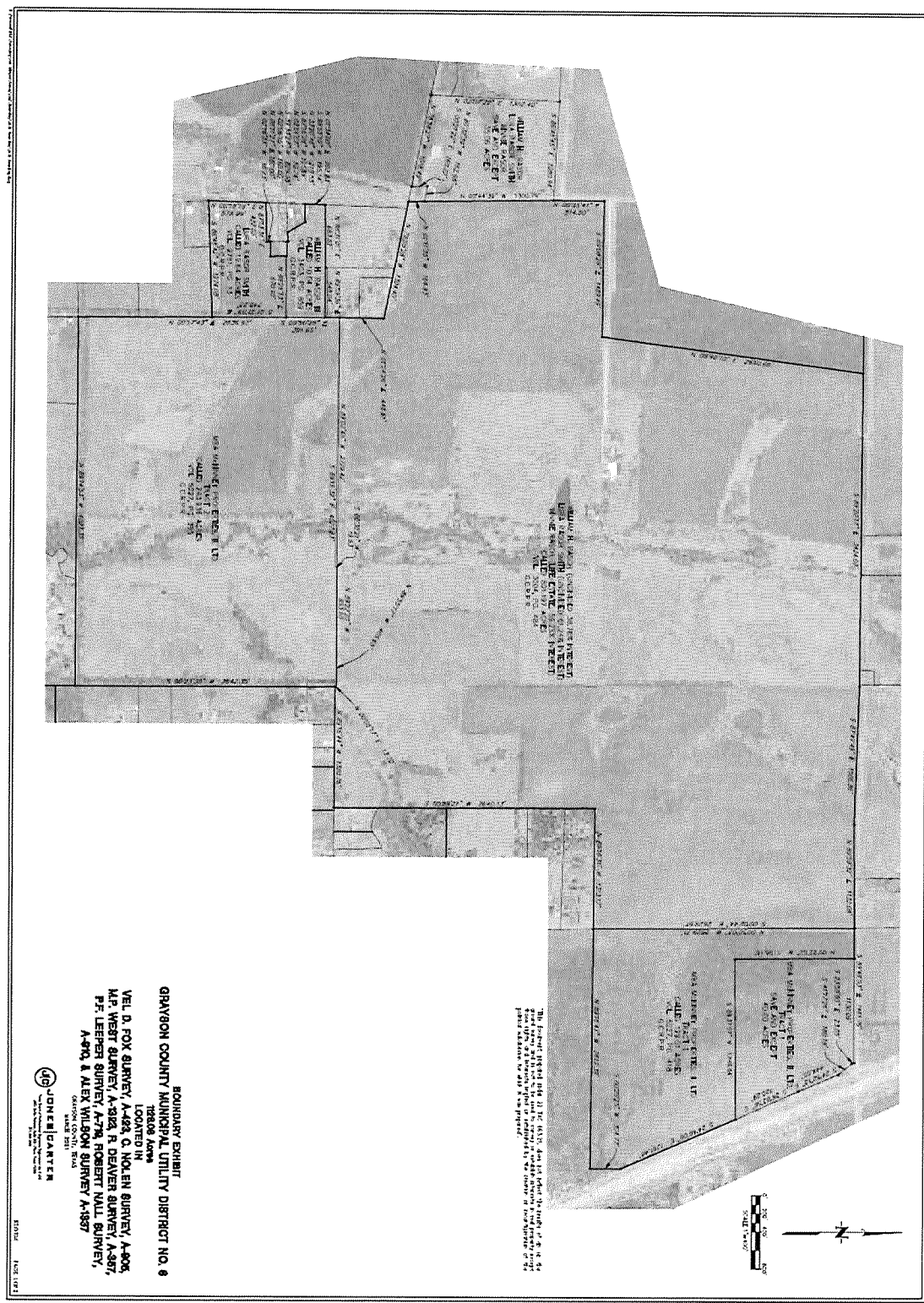


EXHIBIT “B”
Affidavit of Publication of the Notice of Petition

Affidavit of Publication

STATE OF TEXAS)
COUNTY OF GRAYSON) SS:

WINSTEAD ATTORNEYS
500 WINSTEAD BUILDING
2728 N. HARWOOD STREET
DALLAS TX 75201

Account # 184668
Ad Number 0001401776

Jeanine Sewell, being 1st duly sworn, deposes and says: That (s)he is the Legal Clerk for the Herald Democrat, a daily newspaper regularly issued, published and circulated in the City of Sherman, County of Grayson, State of Texas, and that the advertisement,

PETITION FOR CONSENT TO CREATION OF POLITICAL SUBDIVISION IN THE
EXTRATERRITORIAL JURISDICTION OF THE CITY OF VAN ALSTYNE, TEXAS
THE STATE OF TEXAS COUNTY OF

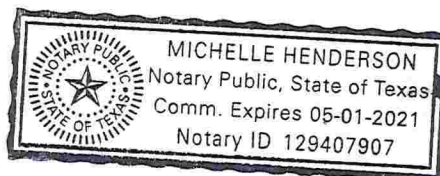
a true copy attached for, was published in said Herald Democrat in 1 edition(s) of said newspaper issued from 04/06/2021 to 04/06/2021, on the following days:

04 / 06 / 21

/s/ Jeanine Sewell
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 8th day of April, 2021

Notary Michelle Henderson



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Legal Notices

Legal Notices

PETITION FOR CONSENT TO CREATION OF POLITICAL SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF VAN ALSTYNE, TEXAS

THE STATE OF TEXAS
COUNTY OF GRAYSON

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF
VAN ALSTYNE:

The undersigned petitioner herein the "Petitioner", whether one or more, being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the Grayson County Appraisal District, acting pursuant to the applicable provisions of the Texas Water Code, as amended, and Section 42.042, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable Body for consent to the creation of a conservation and reclamation district and political subdivision of the State of Texas under Article XVI, Section 59 and Article III, Section 52 of the Texas Constitution within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (the "City"), and would respectfully show the following:

The name of the proposed district shall be "GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6" (the "District"). There is no other conservation or reclamation district in Grayson County, Texas with the same name.

Legal Notices

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.

VIII.

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 \$160,000,000, 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 54.106, 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.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City of Van Alstyne give its written consent to the creation of the District, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of creating and organizing the District and to the execution of the purposes for which the District shall be organized.

EXECUTED THIS _____ day
of _____
2021.

PETITIONERS:

MBA MCKINNEY PROPERTIES II
LTD, a Texas limited partnership

WILLIAM H. RASOR
In His Individual Capacity

LURA BETH SMITH
In Her Individual Capacity

LAURA RASOR SMITH
In Her Individual Capacity

WILLIAM H. RASOR, III
In His Individual Capacity

EXHIBIT "A" Legal Description

A portion of land situated in the Vel D. Fox Survey, Abstract No 423, all in Grayson County, Texas. The metes and bounds description for the proposed District is on-file and available for review at the offices of Winstead PC, 2728 N. Harwood

Help Wanted

Essential Employees Needed!
Immediate openings for F/T and P/T caregivers to help senior in their home! Provide non-medical assistance to the elderly in your community!

Call Raven at 903-893-1100 for more information!



Experienced Class A End Dump Drivers needed. Insurance, 401K & paid vacation. Apply at www.rkhal.net or call Dennis (903)647-0569 EOE Employer.

Full and part-time positions available at Corby's Grill in Whitewright, Texas. Please send inquiries to amanda@1stquickcheck.com or call (903) 364-5304 for more details.

Looking for Bus Drivers.
Great for Retirees!
Apply in person
Kiddie Kampus II,
117 North Lillis Lane, Denison.
(903)465-4080

Looking for full-time teachers.
Come grow with us! Apply in person Kiddie Kampus II,
117 North Lillis Lane, Denison.
(903)465-4080

NEED
Dependable Dancers,
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Thursdays, Friday's
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Make great money!
Apply in person
Thur-Sat. after 7pm.
Must be 21 years or older.
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Van Alstyne

Part-time Limousine Driver.
Please send resume to
amanda@1stquickcheck.com
or call (903) 364-5304

Help Wanted

Wesley Village Retirement Home
Immediate opening for a PRN part-time Medication/Nurse's Aide in our Assisted Living department. Candidate must be a team player who is extremely dependable, caring and enjoys working with the elderly on a daily basis. Previous Med Aide experience and caring for elderly is helpful/preferred. Possibility for FT work if desired.

Employees must pass criminal background check and pre-employment drug screen. All applicants can apply in person or you may email your resumes to: lifenrichment@wesleyvillage.org. EOE

Teachers needed at Kiddie Kampus I, 1500 W. Crawford, Denison, TX. Need positive, loving, nurturing, outgoing, dependable & flexibility is a must. Must be able to pass a drug test and background check and be 18 years or older with a High School Diploma or GED. Come apply within.

Merchandise

Lawn-Garden Equipment

Older Sears Craftsman riding lawnmower, doesn't run, \$200. Call 903-327-6712.

Pets and Livestock

Pets For Sale

LOW INCOME
FAMILIES: Have your pets spayed or neutered with the Oklahoma Spay Network. \$45 for any dog/puppy. \$35 for any cats/kittens. Vaccinations \$5 providing pet is spayed or neutered. Call 580-924-5873 for an appointment. Calls will be returned within 48 hours.

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Code, as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 1128.08 acres of land, situated within Grayson 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 wholly located within the extraterritorial jurisdiction of the City of Van Alstyne, Texas.

IV.

The undersigned constitute the current landowners of the property to be included within the District. The Affidavits of Ownership from Grayson County Appraisal District, attached as Exhibit "B", confirms ownership of the property by Petitioner.

V.

The District shall be created for all 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.

VI.

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.

VII.

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 Grayson County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and

Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201.

CITATION BY PUBLICATION- DETERMINATION OF HEIRSHIP

The State of Texas
To all persons interested in the

Estate of **PAMELA JOANNE
ULMER, Deceased.**
Cause No.: 2021-034P,
In the County Court of Grayson
County, Texas

TAMMY RENAE MONTGOMERY and DONALD JOE HASTON filed an Application to Determine Heirship in this estate on 01/26/2021, requesting that the Court determine who are the heirs and only heirs of **ESTATE OF PAMELA JOANNE ULMER, DECEASED**, and their respective shares and interests in such estate.

The court may act on this application at any call of the docket on or after 10:00 a.m., **February 08, 2021**, which is the first Monday next after the expiration of 10 days from the date of posting this citation, at the Grayson County Courthouse, 100 W. Houston, Sherman, Texas 75090.

All persons interested in this case are cited to appear before this Honorable Court by filing a written contest or answer to this Application should they desire to do so. To ensure its consideration, you or your attorney must file any objection, intervention, or response in writing with the County Clerk of Grayson County, Texas on or before the above-noted date and time.

Given under my hand and seal of the Probate Court of Grayson County, Texas at the office of the Grayson County Clerk in Sherman, Texas on this the 26th day of January, 2021.

WILMA BLACKSHEAR BUSH,
COUNTY CLERK
GRAYSON COUNTY, TEXAS

BY /s/ Logan Watson
Logan Watson, Deputy Clerk

Employment

Help Wanted

Baylor Scott & White Surgical Hospital is looking for a Part time Dietary Assistant/Cook to join our team.

This talented individual will be key member of the hospital by extending excellent customer service skills. This position is a trained position in food preparation and production. This individual will prepare meals for patients.

Must have a food handlers permit or able to obtain upon hire.

Please apply online at careers.uspi.com and select Sherman TX for location
EOE

Wanted: Experienced Structural steel fitters, CNC operator and Cleaners. Also, Driver needed. Must have CDL and experience transporting steel. Apply in person 111 Cody Lane, Sherman. No phone calls. Testing required for fitters. Must pass drug test.

Certificate.
Please send resume to
amanda@1stquickcheck.com.

Seeking assistant manager for busy convenience store in southern Grayson county. Prior managerial experience required. Must be able to work a flexible shift including nights, weekends and holidays. This position offers competitive pay and bonuses, Health Insurance, Dental and Vision Insurance, Life Insurance 401(k), and paid time off.

Please send resume to
nowhiringgraysoncounty@gmail.com

Steel Fabrication Shop hiring all shop positions. FT, some OT. Benefits. Van Alstyne. Call 469-742-0888.

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DOUBLE WEEKNDS**

**SHIFT DIF FOR CNA'S
ON 2-10 & 10-6
DOUBLE WEEKENDS
WITH BAYLOR**

RECEPTIONIST

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EOE**

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hiring:

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Laundry**

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and vision**

**1000 Sara Swamy Dr.
Sherman
Phone:
(903)891-1730
Fax: (903)891-1703
EOE**

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EXHIBIT “C”
Certificate of Posting Petition for Consent in 3 Locations on Land

CERTIFICATE OF POSTING OF
PETITION FOR CONSENT TO CREATION OF POLITICAL
SUBDIVISION IN THE EXTRATERRITORIAL JURISDICTION OF THE
CITY OF VAN ALSTYLE, TEXAS

THE STATE OF TEXAS

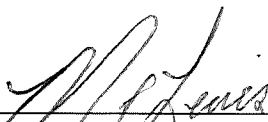
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COUNTY OF GRAYSON

§

I, Max Lewis, the undersigned, hereby state that I posted the Petition for Consent to Creation of Political Subdivision in the Extraterritorial Jurisdiction of the City of Van Alstyne, Texas, attached hereto, at three locations convenient to the public, within the boundaries of the proposed district, as shown on the map also attached hereto, on the 13th day of April, 2021 at 11:00 A.m.

LAT- 33.453417
LONG- -96.640501



Signature of Person Posting

Printed Name of

Person Posting: Max Lewis

EXHIBIT “D”
Petition for Services filed with City

Received 12:24pm
8/23/2021
LDA

COPY

**PETITION FOR SERVICES OTHERWISE PROVIDED BY
GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6**

THE STATE OF TEXAS

§

COUNTY OF GRAYSON

§

§

TO THE HONORABLE MAYOR AND
CITY COUNCIL OF THE CITY OF VAN ALSTYNE:

The undersigned petitioner (herein the "Petitioner", whether one or more), being a majority of the persons who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of the land within said area as indicated by the tax rolls of the central appraisal district of Grayson 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 Van Alstyne on April 23, 2021, for consent to the creation of Grayson County Municipal Utility District No. 6 (the "District"). The City Council of the City of Van Alstyne failed or refused to give such consent within 90 days of the date it received the petition; therefore, Petitioner now respectfully petitions that the City of Van Alstyne make available to such land the water and sanitary sewer services that would otherwise be provided by the District. In support of this petition, Petitioner shows as follows:

I.

Petitioner is the owner and holder of fee simple title to the land sought to be served by the City of Van Alstyne, as indicated by the tax rolls of the central appraisal district of Grayson, County, Texas. Petitioner represents and warrants that there are no holders of liens against said land.

II.

The land sought to be served by the City of Van Alstyne contains approximately 1128.08 acres of land, more or less, and lies wholly within Grayson 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 within the extraterritorial jurisdiction of the City of Van Alstyne and is not within such jurisdiction of any other city.

III.

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

IV.

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

V.

The land sought to be served by the City of Van Alstyne is urban in nature, is within the growing environs of the City of Van Alstyne, and is in close proximity to populous and developed sections of Grayson County. There is a necessity for the improvements described above because the land sought to be served by the City of Van Alstyne 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 Van Alstyne and of the territories adjacent thereto require the installation and acquisition of adequate water and sanitary sewer facilities for and within such land.

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

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Van Alstyne execute a legally binding contract on commercially reasonable terms providing for the services requested herein within the time limits prescribed by Section 42.0425, Texas Local Government Code, as amended.

[SIGNATURE PAGE FOLLOWS]

EXECUTED THIS 23rd day of July, 2021.

PETITIONER:

MBA MCKINNEY PROPERTIES II LTD,

a Texas limited partnership

By: McKinney Investments I, LLC its General Partner

By: M. de la Cruz III

Name: M. Brian Ayresworth III

Its: Manager

THE STATE OF TEXAS

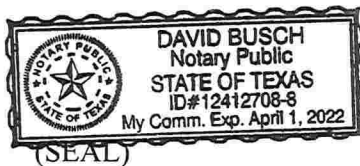
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COUNTY OF McLennan

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This instrument was acknowledged before me on this the 23 day of July, 2021, by M. Brian Ayresworth III of MBA McKinney Properties II, LTD., on behalf of said partnership.



[Signature]
Notary Public, State of Texas

WILLIAM H. RASOR

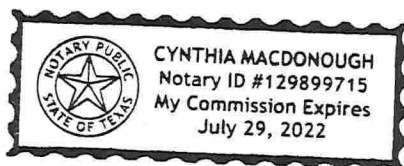
By: William H. Rasor
William H. Rasor,
In His Individual Capacity

THE STATE OF TEXAS §
 §
COUNTY OF Texas §

Sworn to and subscribed before me on the 23 day of July, 2021
by William H. Rasor, in his individual capacity.

Cynthia MacDonough
Notary Public, State of Texas

(SEAL)



LURA BETH SMITH

By: Lura Beth Smith
Lura Beth Smith
In Her Individual Capacity

THE STATE OF TEXAS

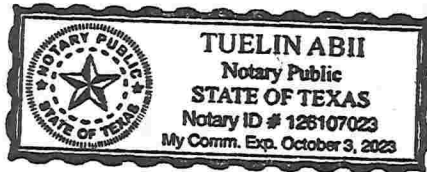
COUNTY OF Collin

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Sworn to and subscribed before me on the 22nd day of July, 2021
by Lura Beth Smith, in her individual capacity.

Tuelin Abii
Notary Public, State of Texas

(SEAL)



LAURA RASOR SMITH

By: Laura Rasor Smith
Laura Rasor Smith
In Her Individual Capacity

THE STATE OF TEXAS

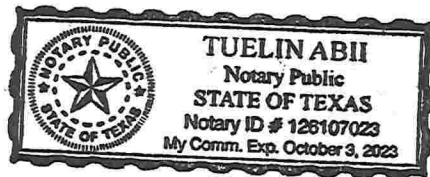
COUNTY OF Collin

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Sworn to and subscribed before me on the 22nd day of July, 2021
by Laura Rasor Smith, in her individual capacity.

Tuelin Abii
Notary Public, State of Texas

(SEAL)



WILLIAM H. RASOR, III

By: William H. Rasor III
William H. Rasor, III
In His Individual Capacity

THE STATE OF TEXAS

§

COUNTY OF Texas

§

§

Sworn to and subscribed before me on the 23 day of July, 2021
by William H. Rasor, III, in his individual capacity.

Cynthia MacDonough
Notary Public, State of Texas

(SEAL)

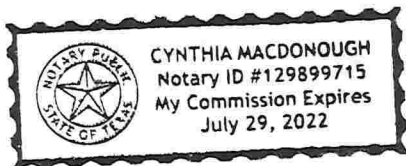


EXHIBIT "A"
Legal Description

SITUATED in the County of Grayson, State of Texas, being a part of the VEL D. FOX SURVEY, Abstract No. 423, being a part of a 130.13 acre tract of land conveyed by Keith Hale, et ux to Clyde E. Hale and Paul Brown by deed dated May 11, 1966, recorded in Volume 1057, Page 160, Deed Records, Grayson County, Texas, being a part of a 9.910 acre tract of land previously conveyed out of said 130.13 acre tract and described in deed from Lynn Cavender, et ux to Bobby Wayne Moore, et ux, dated May 13, 1991, recorded in Volume 2152, Page 599, Real Property Records, Grayson County, Texas, being all of an 0.127 acre tract of land conveyed by Joetta Holland to Bobby Wayne Moore, et ux by deed dated August 29, 1991, recorded in Volume 2169, Page 740, Real Property Records, Grayson County, Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at the most Westerly Southwest corner of said 9.910 acre tract, the Northwest corner of an 0.436 acre tract of land conveyed by Roy Willis Kirby to Joetta Holland by deed dated September 23, 1983, recorded in Volume 1663, Page 21, Deed Records, Grayson County, Texas, in a public road known as Farmington Road;

THENCE North 01 deg. 34 min. 00 sec. East, a distance of 202.23 feet to the Northwest corner of said 9.910 acre tract, the Southwest corner of a 12 acre tract of land conveyed by Darrell V. Wright to Bobby W. Moore, et ux by deed dated December 28, 1984, recorded in Volume 1728, Page 538, Deed Records, Grayson County, Texas, in said Farmington Road;

THENCE North 88 deg. 31 min. 01 sec. East, with the South line of said 12 acre tract, at a distance of 26.6 feet passing a found 1/2 inch rebar on the East side of said Farmington Road and continuing with the general line of a fence for a total distance of 683.82 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 12 acre tract, the Southwest corner of a 5.00 acre tract of land conveyed by Anthony A. Grisolia, et ux to James A. Grisolia, et ux by deed dated May 24 1989, recorded in Volume 2039, Page 685, Real Property Records, Grayson County, Texas;

THENCE North 89 deg. 59 min. 36 sec. East, continuing with the general line of a fence and with the South line of said 5.00 acre tract, a distance of 548.04 feet to a found 1/2 inch rebar at the base of a fence corner post on the West line of a 243.936 acre tract of land conveyed by Deloris Ann Elliott and Judy K. Doggett, Co-Trustees to Dean Oswald by deed dated September 4, 2002, recorded in Volume 3308, Page 686, Official Public Records, Grayson County, Texas, said rebar maintaining the Southeast corner of said 5.00 acre tract, the Northeast corner of said 9.910 acre tract;

THENCE South 00 deg. 50 min. 28 sec. East, with the general line of a fence, the West line of said 243.936 acre tract, a distance of 391.65 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 9.910 acre tract, the Northeast corner of a 19.64 acre tract of land conveyed by William D. Benton to

Lura Rasor Smith by deed dated April 15, 1999, recorded in Vol. 2781, Page 13, Official Public Records, Grayson County, Texas;

THENCE South 89 deg. 33 min. 27 sec. West, with the general line of a fence, the most Northerly North line of said 19.64 acre tract, passing its most Northerly Northwest corner, the Northeast corner of an 0.587 acre tract of land conveyed by Mary King, Individually and as Independent Executrix of the Estate of George Edward King, deceased to Elmont Farmington Water Supply Corporation by deed dated January 19, 1983, recorded in Volume 1631, Page 543, Deed Records, Grayson County, Texas and continuing for a total distance of 829.95 feet to a pipe corner post maintaining the most Southerly Southwest corner of said 9.910 acre tract, the Northwest corner of said 0.587 acre tract, on the East line of a 1.988 acre tract of land conveyed by J. W. Reed to Terry Crosby, et ux by deed dated January 13, 1989, recorded in Volume 2921, Page 512, Real Property Records, Grayson County, Texas;

THENCE North 02 deg. 01 min. 07 sec. West, with the East line of said 1.988 acre tract, a distance of 10.74 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of an 0.703 acre tract of land conveyed by Roy Willis Kirby to Joetta Holland by deed dated July 9, 1987, recorded in Volume 1925, Page 622, Real Property Records, Grayson County, Texas, the Southeast corner of the above mentioned Moore 0.127 acre tract previously conveyed out of said 0.703 acre tract;

THENCE South 87 deg. 16 min. 28 sec., West, with the general line of a fence, the North line of said 1.988 acre tract, the South line of said 0.703 acre tract, a distance of 101.89 feet to a pipe corner post maintaining the Southwest corner of said 0.127 acre tract;

THENCE North 33 deg. 20 min. 48 sec. West with the general line of a fence, the West line of said 0.127 acre tract, passing its Northwest corner, the Easterly corner of an 0.051 acre tract of land previously conveyed out of said 9.910 acre tract by deed from Bobby Wayne Moore, et ux to Joetta Holland, dated August 29, 1991, recorded in Volume 2169, Page 737, Real Property Records, Grayson County, Texas, on the North line of said 0.703 acre tract, a South line of said 9.910 acre tract and continuing for a total distance of 210.55 feet to a pipe corner post maintaining the Northerly corner of said 0.981 acre tract an ell corner of said 9.910 acre tract, the Northeast corner of the above mentioned Holland 0.436 acre tract;

THENCE South 88 deg. 55 mi. 10 sec. West, with the North line of said 0.436 acre tract, at a distance of 169.24 feet passing a found 1/2 inch rebar on the East side of said Farmington Road and continuing for a total distance of 195.14 feet to the PLACE OF BEGINNING and containing 10.04 ACRES OF LAND, more or less.

SITUATED in the County of Grayson, State of Texas, being a part of the UEL D. FOX SURVEY, Abstract No. 423, being all of a 19.64 acre tract of land conveyed by Michael S. Harris, et ux to William D. Benton by deed dated June 30, 1997, recorded in Volume 2555, Page 183, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a set spike nail in the center of a public road known as Farmington Road, and on the West line of said Fox Survey, the East line of the R. H. Deaver Survey, Abstract No. 357, the East line of a 2.25 acre tract of land conveyed by Flora Neoma Burk and William Ray Burk to Gale Burk Tomberlin, et vir by deed dated April 11, 1975, recorded in Volume 1308, Page 788, Deed Records, Grayson County, Texas, said nail maintaining the most Westerly Northwest corner of said 19.64 acre tract, the Southwest corner of a 1.988 acre tract of land conveyed by J. W. Reed to Terry Crosby, et ux by deed dated January 13, 1989, recorded in Volume 2021, Page 512, Real Property Records, Grayson County, Texas;

THENCE North 87 deg. 13 min. 36 sec. East, at a distance of 26.0 ft. passing a fence corner post on the East side of said road, and continuing with the general line of a fence for a total distance of 427.03 feet to a found inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 1.988 acre tract;

THENCE North 02 deg. 16 min. 33 sec. West, with the general line of a fence, the East line of said 1.988 acre tract, a distance of 36.73 feet to a set ½ inch rebar for the Southwest corner of a 0.274 acre tract of land conveyed by Mary King, Individually and as Independent Executrix of the Estate of George Edward King, deceased to Elmont Farmington Water Supply Corporation by deed dated January 19, 1983, recorded in Volume 1631, Page 543, Real Property Records, Grayson County, Texas;

THENCE North 88 deg. 11 min. 27 sec. East, a distance of 160.00 feet to a set ½ inch rebar for the Southeast corner of said 0.274 acre tract;

THENCE North 02 deg. 06 min. 15 sec. West, a distance of 160.00 feet to a found ½ inch rebar in a fence, and on a South line of a 9.910 acre tract of land conveyed by Lynn Cavender, et ux to Bobby Wayne Moore, et ux by deed dated May 13, 1991, recorded in Volume 2152, Page 599, Real Property Records, Grayson County, Texas;

THENCE North 88 deg. 26 min. 13 sec. East, with the general line of a fence, the South line of said 9.910 acre tract, a distance of 670.10 feet to a found ½ inch rebar at the base of a fence corner post, said rebar maintaining the Southeast corner of said 9.910 acre tract;

THENCE South 01 deg. 31 min. 59 sec. East, with the general line of a fence, a distance of 748.23 feet to a found 1/2 inch rebar at the base of a fence corner post, said rebar maintaining the Northeast corner of a 20.00 acre tract of land conveyed by the Veterans Land Board of Texas to Billy Edward Pittman by Contract of Sale and Purchase dated January 28, 1972, recorded in Volume 1208, Page 745, Deed Records, Grayson County, Texas;

THENCE South 86 deg. 46 min. 42 sec. West, with the North line of said 20.00 acre tract, passing the Northeast corner of a 2.00 acre tract of land previously conveyed out of said 20.00 acre tract and described in deed from Patrick Carl Slaughter, et ux to Burt Kevin Hamula, et ux, dated August 10, 1994, recorded in Volume 2352, Page 352, Real Property Records, Grayson County, Texas, and continuing with the North line of said

2.00 acre tract, at a distance of 1250.48 ft. passing a found inch rebar on the East side of said Farmington Road, and continuing for a total distance of 1274.08 feet to a found railroad spike in the center of said road, and on the West line of said Fox Survey, the East line of said Deaver Survey;

THENCE North 00 deg. 18 min. 19 sec. East, with the center of said road, the West line of said Fox Survey, the East line of said Deaver Survey, at a distance of 25.82 feet passing a set spike nail for the Southeast corner of a tract of land described in First Tract in deed from Gal Burk Tomberlin and William Ray Burk to Flora Neoma Burk, dated April 11, 1975, recorded in Volume 1308, Page 794, Deed Records, Grayson County, Texas, and continuing with the East line of said First Tract, passing its Northeast corner, the Southeast corner of the above mentioned 2.25 acre tract of land, and continuing for a total distance of 578.99 feet to the place of beginning and containing 19.64 ACRES OF LAND more or less.

BEING a tract of land situated in the Vel D. Fox Survey, Abstract No. 423, Grayson County, Texas, and also being 240.00 acre tract as recorded in Volume 2230, Page 371 of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northeast corner of Hackberry Heights Phase Three, said iron rod being the southeast corner of this tract;

THENCE North 89 degrees 14 minutes 53 seconds West a distance of 4023.35 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 degrees 17 minutes 43 seconds East a distance of 2636.92 feet to a 1/2 inch iron rod found for corner in ell corner in Hodgin Road;

THENCE South 89 degrees 19 minutes 32 seconds East following Hodgin Road a distance of 4027.83 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 23 minutes 36 seconds West a distance of 2642.35 feet to the POINT OF BEGINNING and containing 10,625,852 square feet or 243.936 acres of land.

Situated in the County of Grayson, State of Texas, being a part of the C. Nolen Survey, Abstract No. 905; M.P. West Survey, Abstract No. 1323; J. Fox Survey, Abstract No. 424; R. Deaver Survey, Abstract No. 357; P.F. Leeper Survey, Abstract No. 719 and the Robert Nall Survey, Abstract No. 910, also being those tracts of land conveyed to William A. Custard as follows: 158.801 acre tract, Volume 2287, Page 501; 79.752 acre tract, Volume 1508, Page 541; 61.756 acre tract, Volume 1408, Page 704; 16.50 acre tract, Volume 2083, Page 701; 205.845 acre tract, Volume 1367, Page 530; 128.469 acre tract, Volume 1356, Page 649; 42.815 acre tract, Volume 1282, Page 186; and those four tracts of land conveyed to William A. Custard and wife, Linda P. Custard as recorded in Volume 1260, Page 456 all recorded in Deed Records, Grayson County, Texas and being described as metes and bounds as follows:

BEGINNING at a found 1/2 inch steel rod at the northeast corner of said 158.801 acre tract, said rod also being the called northeast corner of said C. Nolen Survey, Abstract 905;

THENCE South 00 degrees 02 minutes 44 seconds East with the east line of said 158.801 acre tract, a distance of 2,629.61 feet to a found 5/8 inch steel rod at the southeast corner of said 158.801 acre tract;

THENCE North 89 degrees 16 minutes 31 seconds West with the south line of said 158.801 acre tract, a distance of 1,313.17 feet to a found 5/8 inch steel rod at the northeast corner of said 79.752 acre tract;

THENCE South 00 degrees 19 minutes 21 seconds West with the east line of said 79.752 acre tract, passing the southwest corner of Lot One, Lake Hills Estates, an addition to Grayson County as recorded in Volume 9, Page 54, Plat Records, Grayson County, Texas at a distance of 2610.13, also passing a found 3/8 inch steel rod at a distance of 2,619.19, continuing in all a total distance of 2640.13 feet to a railroad spike set at the southeast corner of said 79.752 acre tract;

THENCE North 89 degrees 16 minutes 44 seconds West with the south line of 79.752 acre tract, a distance of 1,320.76 feet to a railroad spike set at the southwest corner of said 79.752 acre tract;

THENCE North 00 degrees 05 minutes 17 seconds East with the west line of said 79.752 acre tract, a distance of 13.70 feet to a found 3/8 inch steel rod in concrete, the southeast corner of said 61.756 acre tract;

THENCE North 89 degrees 55 minutes 17 seconds West with the south line of 61.756 acre tract, a distance of 405.65 feet to a found 4 inch steel corner post, the southeast corner of said 16.50 acre tract;

THENCE North 89 degrees 22 minutes 20 seconds West with the south line of 16.50 acre tract, a distance of 893.60 feet to a found 4 inch steel corner post, the southwest corner of said 16.50 acre tract;

THENCE South 00 degrees 30 minutes 21 seconds West, a distance of 19.93 feet to a found 1/2 inch steel rod at the southeast corner of said 205.845 acre tract;

THENCE North 89 degrees 02 minutes 48 seconds West with the south line of said 205.845 acre tract, a distance of 2,729.42 feet to a found 1/2 inch steel rod at the most southerly southwest corner of said 205.845 acre tract;

THENCE North 01 degree 24 minutes 26 seconds East with the east line of that 8 acre tract of land conveyed to A. Grisolia as recorded in Volume 1289, Page 161 of said Deed Records, a distance of 448.61 feet to a found 1/2 inch steel rod at the northeast corner of said 8 acre tract;

THENCE North 79 degrees 05 minutes 28 seconds West, a distance of 1,304.40 feet to a railroad spike set at the southeast corner of that tract of land conveyed to Elmont-Farmington Water Supply Corp. as recorded in Volume 1037, Page 642 of said Deed Records;

THENCE North 01 degree 11 minutes 35 seconds West with the east line of said Elmont-Farmington Water Supply Corp. tract, a distance of 164.93 feet to a set railroad spike at the northeast corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE North 80 degrees 32 minutes 39 seconds West with the north line of said Elmont-Farmington Water Supply Corp. tract, a distance of 162.95 feet to a found fence corner at the northeast corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE South 00 degrees 21 minutes 22 seconds East with the west line of said Elmont-Farmington Water Supply Corp. tract, a distance of 160.22 feet to a found 1/2 inch steel rod at the southwest corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE North 78 degrees 58 minutes 27 seconds West, a distance of 1,018.49 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE North 03 degrees 07 minutes 22 seconds East with the most westerly vest line of said 205.845 acre tract, a distance of 1,302.40 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE South 86 degrees 45 minutes 45 seconds East, a distance of 1,080.94 feet to a found railroad spike at the southeast corner of Farmington Estates, an addition to Grayson County, as recorded in Volume 10, Page 40 of said plat records;

THENCE North 00 degrees 35 minutes 41 seconds East the east line of said Farmington Estates, a distance of 514.50 feet to a railroad spike set at the northeast corner of said Tract Four as recorded in Volume 1260, Page 456;

THENCE South 89 degrees 08 minutes 29 seconds East with the north line of said Tract Four, a distance of 1,489.49 to a found 1/2 inch steel rod at the southwest corner of said 128.469 acre tract;

THENCE North 08 degrees 40 minutes 10 seconds East with the west line of 128.469 acre tract, a distance of 2,660.66 feet to a railroad spike set at the northwest corner of said 128.469 acre tract;

THENCE South 89 degrees 20 minutes 17 seconds East with the north line of said 128.469 acre tract, a distance of 3,424.04 feet to a railroad spike set at the northeast corner of said 128.469 acre tract, the northwest corner of said 158.801 acre tract;

THENCE South 87 degrees 49 minutes 49 seconds East with the north line of said 158.801 acre tract, a distance of 1,506.86 feet to a railroad spike set at an angle point in said north line;

THENCE North 89 degrees 59 minutes 32 seconds East and continuing with said north line, a distance of 1,132.08 feet to the Point-of-Beginning and containing 801.197 acres of land.

SAVE AND EXCEPT

BEING a 35.06 acre tract of land situated in the Vel D. Fox Survey, Abstract No. 423, Grayson County, Texas, and also being part of a 240.00 acre tract as recorded in Volume 2230, Page 371 of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

THENCE North 80 degrees 32 minutes 39 seconds West with the north line of Elmont-Farmington Water Supply Corp. tract, a distance of 162.95 feet to a found fence corner at the northeast corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE South 00 degrees 21 minutes 22 seconds East with the west line of said Elmont-Farmington Water Supply Corp. tract, a distance of 160.22 feet to a found 1/2 inch steel rod at the southwest corner of said Elmont-Farmington Water Supply Corp. tract;

THENCE North 78 degrees 58 minutes 27 seconds West, a distance of 1,018.49 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE North 03 degrees 07 minutes 22 seconds East with the most westerly vest line of said 205.845 acre tract, a distance of 1,302.40 feet to a found 1/2 inch steel rod at the most westerly northeast corner of said 205.845 acre tract;

THENCE South 86 degrees 45 minutes 45 seconds East, a distance of 1,080.94 feet to a found railroad spike at the southeast corner of Farmington Estates, an addition to Grayson County, as recorded in Volume 10, Page 40 of said plat records;

THENCE South 00 degrees 44 minutes 39 seconds East, a distance of 1300.79 feet to the Point-of-Beginning and containing 35.06 acres of land.

Being a 129.01 acres tract of land situated in the Alex Wilson Survey, Abstract No. 1337, and being called a 49.898 acre tract of land described as First Tract, and a called 80.417 acre tract of land described as Second Tract, in a deed from Corporate Realty 71, Inc. to W.C. Driggs, Trustee, by deed recorded in Volume 1245, Page 706, of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the centerline of the intersection of Farmington and Fielder Road, more or less, said point being northwest corner of said Wilson Survey and the northwest corner of said 80.417 acre tract of land;

THENCE South 89 deg. 48 min. 03 sec. East along the center line of said road, more or less, the north line of said Wilson Survey, and the north line of said 80.417 acre tract of land, passing the northeast corner of the said 80.417 acre tract of land, and the northwest corner of said 49.898 acre tract of land at 1328.46 feet, and continuing with the center of

said road, more or less, and the north line of said Wilson Survey, and said north line of 49.898 acre tract of land, for a total distance of 1461.76 feet to a ½ inch rod set for corner in the west right-of-way line of U.S. Highway No. 75, said point being the northeast corner of said 49.898 acre tract of land;

THENCE South 23 deg. 58 min. 00 sec. East, along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 23.85 feet to a ½ inch iron rod set for corner;

THENCE South 41 deg. 17 min. 26 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 180.18 feet to a concrete monument found for corner;

THENCE South 24 deg. 52 min. 13 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 444.05 feet to a concrete monument found for corner;

THENCE South 26 deg. 03 min. 56 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 700.29 feet to a concrete monument found for corner;

THENCE South 24 deg. 46 min. 08 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 1281.46 feet to a concrete monument found for corner;

THENCE South 00 deg. 20 min. 25 sec. West, a distance of 304.77 feet to a 1/2 inch iron rod set for the southeast corner of said 49.898 acre tract of land;

THENCE North 89 deg. 16 min. 47 sec. West, along the south line of said 49.898 acre tract of land, passing the southwest corner of said 49.898 acre tract of land, and the southeast corner of said 80.417 acre tract of land, at a distance of 1288.26 feet and continuing with said south line of said 80.417 acre tract of land, for a total distance of 2612.39 feet to a 5/8 inch iron rod found in the center of Fielder Road, and the West line of said Wilson Survey, said point being the southwest corner of the said 80.411 acre tract of land;

THENCE North 00 deg. 10 min. 03 sec. West, along the center line of said Fielder Road, more or less, and along the west line of said 80.417 acre tract, and the west line of said Wilson Survey, a distance of 2629.71 feet to the POINT OF BEGINNING and containing 5,619,576 square feet or 129.01 acres of computed land.

SAVE AND EXCEPT

Being a 40.00 acres tract of land situated in the Alex Wilson Survey, Abstract No. 1337, and being part of a called 49.898 acre tract of land described as First Tract, and a called 80.417 acre tract of land described as Second Tract, in a deed from Corporate Realty 71, Inc. to W.C. Driggs, Trustee, by deed recorded in Volume 1245, Page 706, of the Deed Records of Grayson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the centerline of the intersection of Farmington and Fielder Road, more or less, said point being northwest corner of said Wilson Survey and the northwest corner of said 80.417 acre tract of land;

THENCE South 89 deg. 48 min. 03 sec. East along the center line of said road, more or less, the north line of said Wilson Survey, and the north line of said 80.417 acre tract of land, a distance of 331.67 feet to the POINT OF BEGINNING;

THENCE South 89 deg. 48 min. 03 sec. East, continuing along the center line of said road, more or less, the north line of said Wilson Survey, and the north line of said 80.417 acre tract of land, a distance of 1130.09 feet to a ½ inch rod set for corner in the west right-of-way line of U.S. Highway No. 75, said point being the northeast corner of said 49.898 acre tract of land;

THENCE South 23 deg. 58 min. 00 sec. East, along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 23.85 feet to a ½ inch iron rod set for corner;

THENCE South 41 deg. 17 min. 26 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 180.18 feet to a concrete monument found for corner;

THENCE South 24 deg. 52 min. 13 sec. East, continuing along the westerly right-of-way of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 444.05 feet to a concrete monument found for corner;

THENCE South 26 deg. 03 min. 56 sec. East, continuing along the westerly right-of-way line of said U.S. Highway No. 75, and the east line of said 48.898 acre tract, a distance of 700.29 feet to a concrete monument found for corner;

THENCE South 89 deg. 37 min. 07 sec. West, departing said westerly right-of-way line of said U.S. Highway No. 75, a distance of 1749.64 feet to a point for corner;

THENCE North 00 deg. 22 min. 52 sec. West, a distance of 1198.16 feet to the POINT OF BEGINNING and containing 1,742,446.74 square feet or 40.00 acres of computed land.

Exhibit “E”
Legal Description

GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT

531.98 ACRES
GRAYSON COUNTY, TEXAS
January 18, 2022

531.98 Acres

Del D. Fox Survey, Abstract Number 423
Jahiel Fox Survey, Abstract Number 424
Michael West Survey, Abstract Number 1323

A **METES AND BOUNDS** description of a 531.98 acre tract of land situated in the Vel D. Fox Survey, Abstract Number 423, the Jahiel Fox Survey, Abstract Number 424, the Christopher Nolan Survey, Abstract Number 905, the Michael West Survey, Abstract Number 1323, and the Alexander Wilson Survey, Abstract Number 1337, Grayson County, Texas; being all of a called 10.04 acre tract conveyed to William H. Rasor, III by General Warranty Deed With Vendor's Lien dated February 12, 2003 and filed for record in Volume 3403, Page 859 of the Official Public Records Of Grayson County, all of a called 19.64 acres conveyed to Lura Rasor Smith by Warranty Deed dated April 19, 1999 and filed for record in Volume 2781, Page 13 of the Official Public Records of Grayson County, all of a called 243.936 acre tract (Tract 2) conveyed to MBA McKinney Properties, II, LTD. by Special Warranty Deed dated December 24, 2012 and filed for record in Volume 5227, Page 395 of the Official Public Records of Grayson County, out of and a part of called 801.197 acre tract conveyed to William H. Rasor, Lura Rasor Smith and Winnie Rasor by Special Warranty Deed dated November 28, 2000 and filed for record in Volume 3004, Page 484 of the Official Public Records of Grayson County, said 531.98 acres being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, North Central Zone:

COMMENCING at a 1/2-inch iron rod (bent) found at in the west line of a called 7.19 acre tract conveyed to Douglas Scott Shaw and Wife, Nancy Jan Shaw by Warranty Deed dated July 18, 2003 and filed for record in Volume 3493, Page 502 of the Official Public Records of Grayson County, also being the northeast corner of Hackberry Heights, Phase Three as shown on a plat filed for record in Volume 11, Page 81 of the Grayson County Plat Records;

THENCE, South 89°51'44" West, departing the west line of said 7.19 acres, along the north line of said Hackberry Heights, Phase Three, a distance of 1258.64 feet to a point in the approximate center of West Fork of Whites Creek and the **POINT OF BEGINNING** of the herein described tract;

THENCE, South 89°51'44" West, departing the west line of said 7.19 acres, along the north line of a called 28.00 acre tract conveyed to Rick K. Walker by Warranty Deed dated October 27, 2010 and filed for record in Volume 4875, Page 463 of the Official Public Records of Grayson County, the north line of the remainder of a called 43.00 acre tract conveyed to Billy N. Hale and Crystal Hale by Warranty Deed With Vendor's Lien dated August 21, 1996 and filed for record in Volume 2488, Page 723 of the Official Public Records of Grayson County and the south line of said 243.936 acres, a distance of 2764.67 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the east line of a called 15.057 acre tract conveyed to Geronimo S. Santibanez by General Warranty Deed dated June 27, 2003 and filed for record in Volume 3486, Page 414 of the Official Public Records of Grayson County, for the northwest corner of

said 43.00 acres, the southwest corner of said 243.936 acres and the most southerly southwest corner of the herein described tract, from which a found 1/2-inch iron rod bears South 05°00'21" West, 21.92 feet;

THENCE, North 00°55'46" West, 687.45 feet along the east line of said 15.057 acres and the west line of said 243.936 acres to a found 1/2-inch iron rod (bent) for the northeast corner of said 15.057 acres, the southeast corner of a called 17.98 acre tract conveyed to Jason Wylie Godwin and Heather Godwin by General Warranty Deed With Vendor's Lien dated December 15, 2016 and filed for record in Volume 5921, Page 617 of the Official Public Records of Grayson County;

THENCE, North 00°27'36" West, 675.28 feet along the east line of said 17.98 acres and the west line of said 243.936 acres to a found 1/2-inch iron rod for the northeast corner of said 17.98 acres and the southeast corner of said 19.64 acres;

THENCE, South 87°53'09" West, departing the west line of said 243.936 acres, along the south line of said 19.64 acres, the north line of said 17.98 acres and the north line of a called 2.000 acre tract conveyed to Matt Cavender by Warranty Deed With Vendor's Lien dated August 10, 1994 and filed for record in Volume 2352, Page 352 of the Official Public Records of Grayson County, passing a found 3/4-inch iron pipe for the northeast corner of said 2.000 acres and the most northerly northwest corner of said 17.98 acres at a distance of 833.15 feet and a found 1/2-inch iron rod on the east side of Farmington Road at 1250.15 feet, continuing for a total distance of 1274.10 feet to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the northwest corner of said 2.000 acres and the southwest corner of said 19.64 acres;

THENCE, North 01°24'33" East, 579.81 feet along the west line of said 19.64 acres to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the southwest corner of a called 1.988 acre tract conveyed to Terry Brosby and Wife, Claudia Crosby by Warranty Deed With Vendor's Lien dated January 13, 1989 and filed for record in Volume 2021, Page 512 of the Official Public Records of Grayson County and the most westerly northwest corner of said 19.64 acres;

THENCE, North 88°26'06" East, along the south line of said 1.988 acres and the north line of said 19.64 acres, passing a found 1/2-inch iron rod on the east side of Farmington Road at 26.75 feet, continuing for a total distance of 427.03 feet to a found 1/2-inch iron rod for the southeast corner of said 1.988 acres and a reentrant corner of said 19.64 acres;

THENCE, North 01°34'27" West, 36.70 feet along the east line of said 1.988 acres and a west line of said 19.64 acres to a found 1/2-inch iron rod for the southwest corner of a called 0.588 acre tract (Tract 2) conveyed to Marilee Special Utility District by Special Warranty Deed dated March 13, 2012 and filed for record in Volume 5158, Page 645 of the Official Public Records of Grayson County and the middle northwest corner of said 19.64 acres;

THENCE, North 89°28'15" East, 160.42 feet, departing the east line of said 1.988 acres, along the south line of said 0.588 acre and a north line of said 19.64 acres to a found chain link fence corner post for the southeast corner of said 0.588 acre and a reentrant corner of said 19.64 acres;

THENCE, North 01°03'58" West, 160.49 feet along the east line of said 0.588 acre and a west line of said 19.64 acres to a found 1/2-inch iron rod in the south line of said 10.04 acres, for the northeast corner of said 0.588 acre and the most easterly northwest corner of said 19.64 acres, from which a found 1/2-inch iron rod for the southeast corner of said 10.04 acres and the northeast corner of said 19.64 acres bears North 89°34'05" East, 670.24 feet;

THENCE, South 89°34'05" West, 159.75 feet along the north line of said 0.588 acre and the south line of said 10.04 acres to a 3-inch pipe fence corner post in the east line of said 1.988 acres, for the northwest corner of said 0.588 acre and a reentrant corner of said 10.04 acres, from which a found 1/2-inch iron pipe (bent) bears South 60°35'45" West, 0.43 feet;

THENCE, North 02°09'20" West, 10.67 feet along the east line of said 1.988 acres and a west line of said 10.04 acres to a found 1/2-inch iron rod for the northeast corner of said 1.988 acres and a reentrant corner of said 10.04 acres;

THENCE, South 87°22'18" West, 101.78 feet along the north line of said 1.988 acres and the south line of said 10.04 acres to a found 3-inch pipe fence corner post for an angle corner of said 10.04 acres;

THENCE, North 33°24'47" West, 210.31 feet, departing the north line of said 1.988 acres, along a southwest line of said 10.04 acres and the northeast line of a called 0.051 acre apparently owned by Patsy L. Kirby according to Affidavit of Facts Concerning the Identity of Heirs filed for record in Volume 4185, Page 687 and in Volume 4185, Page 689 of the Official Public Records of Grayson County (described in and filed for record in Volume 2169, Page 737 of the Official Public Records of Grayson County) to a found 1/2-inch iron rod for the northeast corner of a called 0.436 acre apparently owned by Patsy L. Kirby according to Affidavit of Facts Concerning the Identity of Heirs and filed for record in Volume 4185, Page 687 and in Volume 4185, Page 689 of the Official Public Records of Grayson County (described in and filed for record in Volume 1663, Page 21 of the Official Public Records of Grayson County), the north corner of said 0.051 acre and an angle corner of said 10.04 acres;

THENCE, South 88°59'58" West, along the north line of said 0.436 acre and a south line of said 10.04 acres, passing a found 5/8-inch iron rod on the east side of Farmington Road at a distance of 169.14 feet, continuing for a total distance of 195.14 feet to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the northwest corner of said 0.436 acre and the southwest corner of said 10.04 acres;

THENCE, North 01°35'00" East, 202.25 feet along the west line of said 10.04 acres to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the southwest corner of a called 11.8165 acre tract conveyed to Jeffrey Scoot Brown and Wife, Tryna Brown by Warranty Deed With Vendor's Lien dated December 2, 2016 and filed for record in Volume 5917, Page 218 of the Official Public Records of Grayson County and the northwest corner of said 10.04 acres;

THENCE, North 88°31'22" East, along the south line of said 11.8165 acres and the north line of said 10.04 acres, passing a found 5/8-inch iron rod on the east side of Farmington Road at a distance of 26.70 feet and continuing for a total distance of 683.82 feet to a found 1/2-inch iron rod for the southeast corner of said 11.8165 acres, the southwest corner of a called 5.00 acre tract conveyed to James A. Grisolia and Wife, Darla M. Grisolia by Warranty Deed (With Vendor's Lien Printed) dated May 24, 1989 and filed for record in Volume 2039, Page 685 of the Official Public Records of Grayson County and an angle corner in the north line of said 10.04 acres;

THENCE, South 89°57'55" East, 548.09 feet along the south line of said 5.00 acres and the north line of said 10.04 acres to a found 1/2-inch iron rod in the west line of said 243.936 acres, for the southeast corner of said 5.00 acres and the northeast corner of said 10.04 acres;

THENCE, North 00°27'04" East, 135.51 feet along the east line of said 5.00 acres and the west line of said 243.936 acres to a found 1/2-inch iron rod on the south side of Hodgins Road, for the northwest corner of said 243.936 acres and the most southerly southwest corner of said 801.197 acres and an angle corner in the east line of said 5.00 acres;

THENCE, North 00°20'46" East, along the east line of said 5.00 acres, the east line of the remainder of a called 8.00 acre tract conveyed to Anthony A. Grisolia and Wife, Georgia A. Grisolia by Warranty Deed dated August 16, 2017 and filed for record in Volume 2039, Page 161 of the Official Public Records of Grayson County and a west line of said 801.197 acres, crossing Hodgins Road, passing a found 1/2-inch iron rod at 193.40 feet, 29.61 feet left, continuing for a total distance of 448.17 feet to a found 1/2-inch iron rod (bent) for the northeast corner of said 8.00 acres and a reentrant corner of said 801.197 acres;

THENCE, North 80°06'47" West, along the north line of said 8.00 acres, the north line of said 5.00 acres, the north line of said 11.8165 acres and the south line of said 801.197 acres, passing a found 1/2-inch iron rod (with cap stamped "RPLS 6578") at 263.44 feet, 16.77 feet left, a found 1/2-inch iron rod at 445.60 feet, 23.23 feet left, a found PK nail at 449.39 feet, 1.61 feet left, a found 1/2-inch iron rod at 556.46 feet, 23.89 feet left and a found 60-d nail for the northwest corner of said 11.8165 acres at 1294.79 feet, 6.46 feet left, continuing for a total distance of 1304.53 feet to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of the intersection of Farmington Road and Hodgins Road, for the southeast corner of a called 0.588 acre tract (Tract 1) conveyed to Marilee Special Utility District by Special Warranty Deed dated March 13, 2012 and filed for record in Volume 5158, Page 645 of the Official Public Records of Grayson County and an angle corner in the south line of said 801.197 acres, same being the most westerly southwest corner of the herein described tract;

THENCE, North 02°14'17" West, 164.93 feet along the east line of said 0.588 acre and a west line of said 801.197 acres to a found railroad spike in the asphalt pavement of Farmington Road, for the northeast corner of said 0.588 acre and a reentrant corner of said 801.197 acres and an angle corner in the west line of the herein described tract;

THENCE, North 01°26'45" West, 1300.77 feet, over and across said 801.197 acres to a found 5/8-inch iron rod in the asphalt pavement of Farmington Road, for the southeast corner of Farmington Estates as shown

on a plat filed for record in Volume 10, Page 40 of the Grayson County Plat Records, a reentrant corner on the north line of said 801.197 acres and an angle corner in the most westerly line of the herein described tract, from which a found 1/2-inch iron rod for the most westerly northwest corner of said 801.197 acres bears North 87°49'03" West, 1080.88 feet;

THENCE, North 00°26'28" West, 514.49 feet along the east line of said Farmington Estates and the west line of said 801.197 acres to a set PK nail (with shiner stamped "Jones | Carter") in the asphalt pavement of Farmington Road, for southwest corner of the remainder of a called 101.7 acre tract conveyed to C. W. Bowden dated November 19, 1952 and filed for record in Volume 708, Page 109 of the Official Public Records of Grayson County and an angle corner of said 801.197 acres, same being the most westerly northwest corner of the herein described tract;

THENCE, North 89°48'14" East, 1489.49 feet, departing the east line of said Farmington Estates, along the south line of said 101.7 acres and the north line of said 801.197 acres to a found 1/2-inch iron rod (bent) for the southeast corner of said 101.7 acres and a reentrant corner of said 801.197 acres;

THENCE, North 07°37'35" East, 2660.66 feet, along the east line of said 101.7 acres and a west line of said 801.197 acres to a set PK nail (with shiner stamped "Jones | Carter") in the asphalt pavement of Farmington Road for the northeast corner of said 101.7 and the most northerly northwest corner of said 801.197 acres;

THENCE, North 89°37'08" East, along the north line of said 801.197 acre tract, a distance of 2226.48 feet to a point for corner;

THENCE, departing the north line of said 801.197 acre tract, over and across said 243.936 acre tract and said 801.197 acre tract, the following courses:

South 05°30'20" West, 2678.29 feet to a point for corner;

South 02°22'21" West, 3067.05 feet to a point for corner;

South 11°03'42" East, 2251.10 feet to the **POINT OF BEGINNING**, containing 531.98 acres of land in Grayson County, Texas.

NOTE: "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 political subdivision for which it was prepared".


Eduardo Martinez
Registered Professional Land Surveyor No. 5274
JONES | CARTER
Telephone 972-488-3880 Ext. 7177
Texas Board of Professional Engineers & Land Surveyors
Registration No. 100461-03



Issued: January 18, 2022

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03172022-032

PETITION. Treasure Island Laguna Azure, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 6-B (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) there is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 531.98 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (City).

The territory to be included in the proposed District is depicted in 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 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 \$98,085,000 (\$86,415,000 for water, wastewater, and drainage plus \$11,670,000 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.

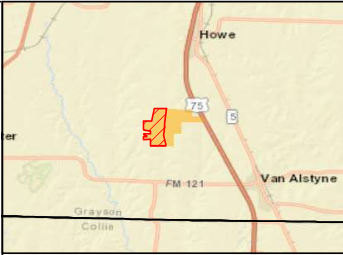
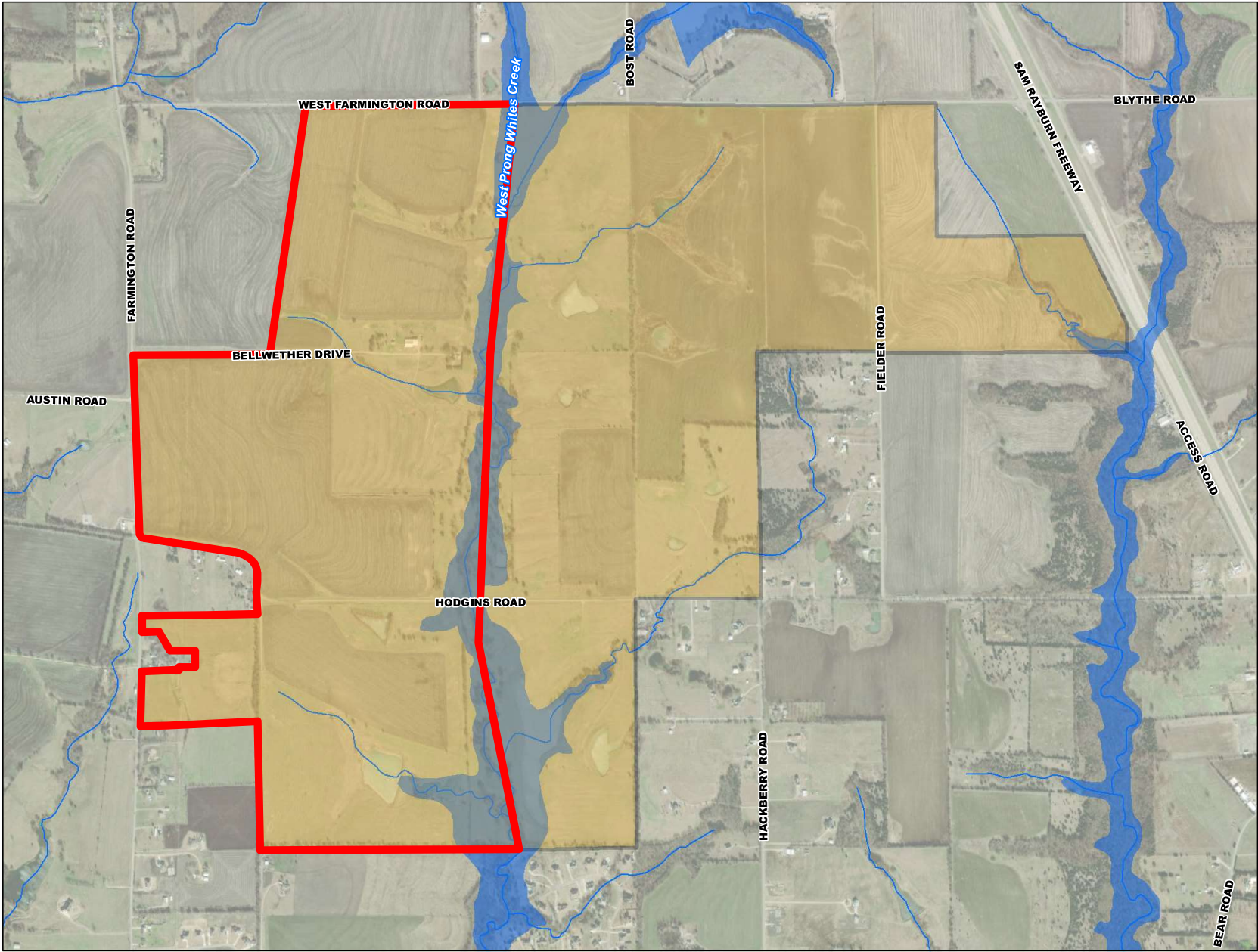
To request a contested case hearing, you must submit the following: (1) your name (or for a group or association, an official representative), mailing address, daytime phone number, and fax number, if any; (2) the name of the Petitioners and the TCEQ Internal Control Number; (3) the statement "I/we request 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/>.

Issued: December 14, 2022

Exhibit "A"



VICINITY MAP
Scale: 1 inch equals 5 miles

- LEGEND**
- MUD Boundary
 - Treasure Island
 - Streams
 - Floodway
 - 100 Year
 - 500 Year

FIGURE 3
VICINITY MAP

531.98 ACRES
GRAYSON COUNTY



1 inch = 1,000 feet

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Jones | Carter, Inc. concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.



JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439

User Name: MJS Date: 1/21/2022 Project Number: XXXXX-XXXX-XX Path: C:\gis_data\projects\dfw\megateal\van_alstyne\west_vic_map.mxd

FIGURE 2

GRAYSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6B

531.98 ACRES

GRAYSON COUNTY, TEXAS

January 18, 2022

531.98 Acres

Del D. Fox Survey, Abstract Number 423

Jahiel Fox Survey, Abstract Number 424

Michael West Survey, Abstract Number 1323

A **METES AND BOUNDS** description of a 531.98 acre tract of land situated in the Vel D. Fox Survey, Abstract Number 423, the Jahiel Fox Survey, Abstract Number 424, the Christopher Nolan Survey, Abstract Number 905, the Michael West Survey, Abstract Number 1323, and the Alexander Wilson Survey, Abstract Number 1337, Grayson County, Texas; being all of a called 10.04 acre tract conveyed to William H. Rasor, III by General Warranty Deed With Vendor's Lien dated February 12, 2003 and filed for record in Volume 3403, Page 859 of the Official Public Records Of Grayson County, all of a called 19.64 acres conveyed to Lura Rasor Smith by Warranty Deed dated April 19, 1999 and filed for record in Volume 2781, Page 13 of the Official Public Records of Grayson County, all of a called 243.936 acre tract (Tract 2) conveyed to MBA McKinney Properties, II, LTD. by Special Warranty Deed dated December 24, 2012 and filed for record in Volume 5227, Page 395 of the Official Public Records of Grayson County, out of and a part of called 801.197 acre tract conveyed to William H. Rasor, Lura Rasor Smith and Winnie Rasor by Special Warranty Deed dated November 28, 2000 and filed for record in Volume 3004, Page 484 of the Official Public Records of Grayson County, said 531.98 acres being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, North Central Zone:

COMMENCING at a 1/2-inch iron rod (bent) found at in the west line of a called 7.19 acre tract conveyed to Douglas Scott Shaw and Wife, Nancy Jan Shaw by Warranty Deed dated July 18, 2003 and filed for record in Volume 3493, Page 502 of the Official Public Records of Grayson County, also being the northeast corner of Hackberry Heights, Phase Three as shown on a plat filed for record in Volume 11, Page 81 of the Grayson County Plat Records;

THENCE, South 89°51'44" West, departing the west line of said 7.19 acres, along the north line of said Hackberry Heights, Phase Three, a distance of 1258.64 feet to a point in the approximate center of West Fork of Whites Creek and the **POINT OF BEGINNING** of the herein described tract;

THENCE, South 89°51'44" West, departing the west line of said 7.19 acres, along the north line of a called 28.00 acre tract conveyed to Rick K. Walker by Warranty Deed dated October 27, 2010 and filed for record in Volume 4875, Page 463 of the Official Public Records of Grayson County, the north line of the remainder of a called 43.00 acre tract conveyed to Billy N. Hale and Crystal Hale by Warranty Deed With Vendor's Lien dated August 21, 1996 and filed for record in Volume 2488, Page 723 of the Official Public Records of Grayson County and the south line of said 243.936 acres, a distance of 2764.67 feet to a set 5/8-inch iron rod (with cap stamped "Jones|Carter Property Corner") in the east line of a called 15.057 acre tract conveyed to Geronimo S. Santibanez by General Warranty Deed dated June 27, 2003 and filed for record in Volume 3486, Page 414 of the Official Public Records of Grayson County, for the northwest corner of

said 43.00 acres, the southwest corner of said 243.936 acres and the most southerly southwest corner of the herein described tract, from which a found 1/2-inch iron rod bears South 05°00'21" West, 21.92 feet;

THENCE, North 00°55'46" West, 687.45 feet along the east line of said 15.057 acres and the west line of said 243.936 acres to a found 1/2-inch iron rod (bent) for the northeast corner of said 15.057 acres, the southeast corner of a called 17.98 acre tract conveyed to Jason Wylie Godwin and Heather Godwin by General Warranty Deed With Vendor's Lien dated December 15, 2016 and filed for record in Volume 5921, Page 617 of the Official Public Records of Grayson County;

THENCE, North 00°27'36" West, 675.28 feet along the east line of said 17.98 acres and the west line of said 243.936 acres to a found 1/2-inch iron rod for the northeast corner of said 17.98 acres and the southeast corner of said 19.64 acres;

THENCE, South 87°53'09" West, departing the west line of said 243.936 acres, along the south line of said 19.64 acres, the north line of said 17.98 acres and the north line of a called 2.000 acre tract conveyed to Matt Cavender by Warranty Deed With Vendor's Lien dated August 10, 1994 and filed for record in Volume 2352, Page 352 of the Official Public Records of Grayson County, passing a found 3/4-inch iron pipe for the northeast corner of said 2.000 acres and the most northerly northwest corner of said 17.98 acres at a distance of 833.15 feet and a found 1/2-inch iron rod on the east side of Farmington Road at 1250.15 feet, continuing for a total distance of 1274.10 feet to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the northwest corner of said 2.000 acres and the southwest corner of said 19.64 acres;

THENCE, North 01°24'33" East, 579.81 feet along the west line of said 19.64 acres to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the southwest corner of a called 1.988 acre tract conveyed to Terry Brosby and Wife, Claudia Crosby by Warranty Deed With Vendor's Lien dated January 13, 1989 and filed for record in Volume 2021, Page 512 of the Official Public Records of Grayson County and the most westerly northwest corner of said 19.64 acres;

THENCE, North 88°26'06" East, along the south line of said 1.988 acres and the north line of said 19.64 acres, passing a found 1/2-inch iron rod on the east side of Farmington Road at 26.75 feet, continuing for a total distance of 427.03 feet to a found 1/2-inch iron rod for the southeast corner of said 1.988 acres and a reentrant corner of said 19.64 acres;

THENCE, North 01°34'27" West, 36.70 feet along the east line of said 1.988 acres and a west line of said 19.64 acres to a found 1/2-inch iron rod for the southwest corner of a called 0.588 acre tract (Tract 2) conveyed to Marilee Special Utility District by Special Warranty Deed dated March 13, 2012 and filed for record in Volume 5158, Page 645 of the Official Public Records of Grayson County and the middle northwest corner of said 19.64 acres;

THENCE, North 89°28'15" East, 160.42 feet, departing the east line of said 1.988 acres, along the south line of said 0.588 acre and a north line of said 19.64 acres to a found chain link fence corner post for the southeast corner of said 0.588 acre and a reentrant corner of said 19.64 acres;

THENCE, North 01°03'58" West, 160.49 feet along the east line of said 0.588 acre and a west line of said 19.64 acres to a found 1/2-inch iron rod in the south line of said 10.04 acres, for the northeast corner of said 0.588 acre and the most easterly northwest corner of said 19.64 acres, from which a found 1/2-inch iron rod for the southeast corner of said 10.04 acres and the northeast corner of said 19.64 acres bears North 89°34'05" East, 670.24 feet;

THENCE, South 89°34'05" West, 159.75 feet along the north line of said 0.588 acre and the south line of said 10.04 acres to a 3-inch pipe fence corner post in the east line of said 1.988 acres, for the northwest corner of said 0.588 acre and a reentrant corner of said 10.04 acres, from which a found 1/2-inch iron pipe (bent) bears South 60°35'45" West, 0.43 feet;

THENCE, North 02°09'20" West, 10.67 feet along the east line of said 1.988 acres and a west line of said 10.04 acres to a found 1/2-inch iron rod for the northeast corner of said 1.988 acres and a reentrant corner of said 10.04 acres;

THENCE, South 87°22'18" West, 101.78 feet along the north line of said 1.988 acres and the south line of said 10.04 acres to a found 3-inch pipe fence corner post for an angle corner of said 10.04 acres;

THENCE, North 33°24'47" West, 210.31 feet, departing the north line of said 1.988 acres, along a southwest line of said 10.04 acres and the northeast line of a called 0.051 acre apparently owned by Patsy L. Kirby according to Affidavit of Facts Concerning the Identity of Heirs filed for record in Volume 4185, Page 687 and in Volume 4185, Page 689 of the Official Public Records of Grayson County (described in and filed for record in Volume 2169, Page 737 of the Official Public Records of Grayson County) to a found 1/2-inch iron rod for the northeast corner of a called 0.436 acre apparently owned by Patsy L. Kirby according to Affidavit of Facts Concerning the Identity of Heirs and filed for record in Volume 4185, Page 687 and in Volume 4185, Page 689 of the Official Public Records of Grayson County (described in and filed for record in Volume 1663, Page 21 of the Official Public Records of Grayson County), the north corner of said 0.051 acre and an angle corner of said 10.04 acres;

THENCE, South 88°59'58" West, along the north line of said 0.436 acre and a south line of said 10.04 acres, passing a found 5/8-inch iron rod on the east side of Farmington Road at a distance of 169.14 feet, continuing for a total distance of 195.14 feet to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the northwest corner of said 0.436 acre and the southwest corner of said 10.04 acres;

THENCE, North 01°35'00" East, 202.25 feet along the west line of said 10.04 acres to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for the southwest corner of a called 11.8165 acre tract conveyed to Jeffrey Scoot Brown and Wife, Tryna Brown by Warranty Deed With Vendor's Lien dated December 2, 2016 and filed for record in Volume 5917, Page 218 of the Official Public Records of Grayson County and the northwest corner of said 10.04 acres;

THENCE, North 88°31'22" East, along the south line of said 11.8165 acres and the north line of said 10.04 acres, passing a found 5/8-inch iron rod on the east side of Farmington Road at a distance of 26.70 feet and continuing for a total distance of 683.82 feet to a found 1/2-inch iron rod for the southeast corner of said 11.8165 acres, the southwest corner of a called 5.00 acre tract conveyed to James A. Grisolia and Wife, Darla M. Grisolia by Warranty Deed (With Vendor's Lien Printed) dated May 24, 1989 and filed for record in Volume 2039, Page 685 of the Official Public Records of Grayson County and an angle corner in the north line of said 10.04 acres;

THENCE, South 89°57'55" East, 548.09 feet along the south line of said 5.00 acres and the north line of said 10.04 acres to a found 1/2-inch iron rod in the west line of said 243.936 acres, for the southeast corner of said 5.00 acres and the northeast corner of said 10.04 acres;

THENCE, North 00°27'04" East, 135.51 feet along the east line of said 5.00 acres and the west line of said 243.936 acres to a found 1/2-inch iron rod on the south side of Hodgins Road, for the northwest corner of said 243.936 acres and the most southerly southwest corner of said 801.197 acres and an angle corner in the east line of said 5.00 acres;

THENCE, North 00°20'46" East, along the east line of said 5.00 acres, the east line of the remainder of a called 8.00 acre tract conveyed to Anthony A. Grisolia and Wife, Georgia A. Grisolia by Warranty Deed dated August 16, 2017 and filed for record in Volume 2039, Page 161 of the Official Public Records of Grayson County and a west line of said 801.197 acres, crossing Hodgins Road, passing a found 1/2-inch iron rod at 193.40 feet, 29.61 feet left, continuing for a total distance of 448.17 feet to a found 1/2-inch iron rod (bent) for the northeast corner of said 8.00 acres and a reentrant corner of said 801.197 acres;

THENCE, North 80°06'47" West, along the north line of said 8.00 acres, the north line of said 5.00 acres, the north line of said 11.8165 acres and the south line of said 801.197 acres, passing a found 1/2-inch iron rod (with cap stamped "RPLS 6578") at 263.44 feet, 16.77 feet left, a found 1/2-inch iron rod at 445.60 feet, 23.23 feet left, a found PK nail at 449.39 feet, 1.61 feet left, a found 1/2-inch iron rod at 556.46 feet, 23.89 feet left and a found 60-d nail for the northwest corner of said 11.8165 acres at 1294.79 feet, 6.46 feet left, continuing for a total distance of 1304.53 feet to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of the intersection of Farmington Road and Hodgins Road, for the southeast corner of a called 0.588 acre tract (Tract 1) conveyed to Marilee Special Utility District by Special Warranty Deed dated March 13, 2012 and filed for record in Volume 5158, Page 645 of the Official Public Records of Grayson County and an angle corner in the south line of said 801.197 acres, same being the most westerly southwest corner of the herein described tract;

THENCE, North 02°14'17" West, 164.93 feet along the east line of said 0.588 acre and a west line of said 801.197 acres to a found railroad spike in the asphalt pavement of Farmington Road, for the northeast corner of said 0.588 acre and a reentrant corner of said 801.197 acres and an angle corner in the west line of the herein described tract;

THENCE, North 01°26'45" West, 1300.77 feet, over and across said 801.197 acres to a found 5/8-inch iron rod in the asphalt pavement of Farmington Road, for the southeast corner of Farmington Estates as shown

on a plat filed for record in Volume 10, Page 40 of the Grayson County Plat Records, a reentrant corner on the north line of said 801.197 acres and an angle corner in the most westerly line of the herein described tract, from which a found 1/2-inch iron rod for the most westerly northwest corner of said 801.197 acres bears North 87°49'03" West, 1080.88 feet;

THENCE, North 00°26'28" West, 514.49 feet along the east line of said Farmington Estates and the west line of said 801.197 acres to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road, for southwest corner of the remainder of a called 101.7 acre tract conveyed to C. W. Bowden dated November 19, 1952 and filed for record in Volume 708, Page 109 of the Official Public Records of Grayson County and an angle corner of said 801.197 acres, same being the most westerly northwest corner of the herein described tract;

THENCE, North 89°48'14" East, 1489.49 feet, departing the east line of said Farmington Estates, along the south line of said 101.7 acres and the north line of said 801.197 acres to a found 1/2-inch iron rod (bent) for the southeast corner of said 101.7 acres and a reentrant corner of said 801.197 acres;

THENCE, North 07°37'35" East, 2660.66 feet, along the east line of said 101.7 acres and a west line of said 801.197 acres to a set PK nail (with shiner stamped "Jones|Carter") in the asphalt pavement of Farmington Road for the northeast corner of said 101.7 and the most northerly northwest corner of said 801.197 acres;

THENCE, North 89°37'08" East, along the north line of said 801.197 acre tract, a distance of 2226.48 feet to a point for corner;

THENCE, departing the north line of said 801.197 acre tract, over and across said 243.936 acre tract and said 801.197 acre tract, the following courses:

South 05°30'20" West, 2678.29 feet to a point for corner;

South 02°22'21" West, 3067.05 feet to a point for corner;

South 11°03'42" East, 2251.10 feet to the **POINT OF BEGINNING**, containing 531.98 acres of land in Grayson County, Texas.

NOTE: "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 political subdivision for which it was prepared".

Eduardo Martinez 1/18/2022

Eduardo Martinez

Registered Professional Land Surveyor No. 5274

JONES | CARTER

Telephone 972-488-3880 Ext. 7177

*Texas Board of Professional Engineers & Land Surveyors
Registration No. 100461-03*



Issued: January 18, 2022

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

Applicant Name: Grayson County MUD 6B
TCEQ Tracking No. D-03172022-032 CID Item No. 129509
Application Type: PETITION FOR CREATION OF A DISTRICT

AFFIDAVIT OF PUBLICATION

STATE OF TEXAS §

COUNTY OF: Grayson §

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 Herald Democrat; that said newspaper is
(name of newspaper)

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

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

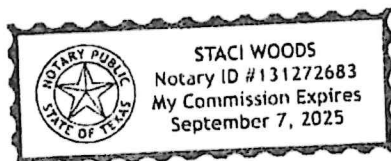
December 21, 2022 and December 28, 2022
(date or dates of publication)



Newspaper Representative's Signature

Subscribed and sworn to before me this the 28th day of December,
20 22, to certify which witness my hand and seal of office.

(Seal)





Notary Public in and for the State of Texas

Staci Woods

Print or type Name of Notary Public

My Commission Expires September 7, 2025

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PUBLIC NOTICE

PROJECT ANNOUNCEMENT
SOUTHEASTERN
OKLAHOMA STATE
UNIVERSITY
FINE ARTS/MATH-
MATICS / WELCOME
CENTER
DATA INFRASTRUC-
TURE

Southeastern Oklahoma
State University is now
soliciting bids for the

above-mentioned
project. For a bid packet go
to <https://www.se.edu/current-bids>. BIDS: due
no later than 2:00 p.m.,
January 5, 2023. SITE VIS-
IT: Initial group site visit
scheduled for December
20, 2022, at 10:00 a.m.

661050
PROJECT ANNOUNCE-
MENT
SOUTHEASTERN
OKLAHOMA STATE
UNIVERSITY
SE Front Entry Lawn
Renovation
Southwestern Oklahoma
State University is now
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later than 2:00 p.m., Jan-
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IT: Initial group site visit
scheduled for December
21, 2022, at 2:00 p.m.

PUBLIC NOTICE

**CITATION BY PUBLI-
CATION- DETERMINA-
TION OF HEIRSHIP**
The State of Texas
To all persons interested
in the
Estate of LAWRENCE
MERZON CLARK,
Deceased. Cause No.:
2022-602P.
In the County Court of
Grayson County, Texas

LESLIE CLARK filed an
Application to Determine
Heirship in this estate on
12/16/2022, requesting
that the Court determine
who are the heirs and only
heirs of ESTATE OF LAW-
RENCE MERZON CLARK,
DECEASED, and their re-
spective shares and inter-
ests in such estate.

The court may act on this
application at any call of
the docket on or after 10:00

PUBLIC NOTICE

a.m., January 03, 2023,
which is the first Monday
next after the expiration
of 10 days from the date of
posting this citation, at the
Grayson County Court-
house, 100 W. Houston,
Sherman, Texas 75099.

All persons interested in
this case are cited to ap-
pear before this Honorable
Court by filing a written
content or answer to this
Application should they
desire to do so. To ensure
its consideration, you
or your attorney must
file any objection, inter-
vention, or response in
writing with the County
Clerk of Grayson County,
Texas on or before the
above-noted date and
time.

Given under my hand and
seal of the Probate Court
of Grayson County, Texas
at the office of the Grayson
County Clerk in Sherman,
Texas on this 16th day
of December, 2022.

DEANA PATTERSON,
COUNTY CLERK
GRAYSON COUNTY, TEXAS

705900

PUBLIC NOTICE

NOTICE TO CREDITORS
Notice is hereby given that
original Letters Testa-
mentary for the Estate of
MARY STELLA MURPHY,
Deceased, were issued on
December 7, 2022, pend-
ing in the County Court

of Grayson County, Texas.
Claims may be presented
in case of the attorney for
posting this citation, at the
Grayson County Court-
house, 100 W. Houston,
Sherman, Texas 75099.

DEBRA ANN WEGER,
Independent Executor
of the Estate of MARY
STELLA MURPHY, De-
ceased
c/o Beverly Rogers, At-
torney at Law
MUNSON, MUNSON,
CARDWELL, TILLET
& BROWN, P.C.
123 South Travis
Sherman, Texas 75099-
5928

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

DATED the 19th day
of December, 2022.

MUNSON, MUNSON,
CARDWELL, TILLET
& BROWN,
P.C.
123 South Travis
Sherman, Texas 75099-
5928
Telephone: 903-893-8161
Facsimile: 903-893-1345
brogers@munsunlaw.com
munsun@munsunlaw.com

By: Beverly Rogers
State Bar No. 2408427
William B. Munson
State Bar No. 1467408
Attorneys for Independent
Executor

706900

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P.C.
123 South Travis
Sherman, Texas 75099-
5928
Telephone: 903-893-8161
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brogers@munsunlaw.com
munsun@munsunlaw.com

By: Beverly Rogers
State Bar No. 2408427
William B. Munson
State Bar No. 1467408
Attorneys for Independent
Executor

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Independent Executor
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STELLA MURPHY, De-
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c/o Beverly Rogers, At-
torney at Law
MUNSON, MUNSON,
CARDWELL, TILLET
& BROWN, P.C.
123 South Travis
Sherman, Texas 75099-
5928

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against this Estate which
is currently being admin-
istered are required to
present them within the
time and in the manner
prescribed by law.

DATED the 19th day
of December, 2022.

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CARDWELL, TILLET
& BROWN,
P.C.
123 South Travis
Sherman, Texas 75099-
5928
Telephone: 903-893-8161
Facsimile: 903-893-1345
brogers@munsunlaw.com
munsun@munsunlaw.com

By: Beverly Rogers
State Bar No. 2408427
William B. Munson
State Bar No. 1467408
Attorneys for Independent
Executor

706900

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-03172022-031

PETITION. Treasure Island Laguna Amers, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 4 (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, Chapter 49 and 54 of the Texas Water Code, 35 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) there is one landholder in the proposed District; (3) the proposed District will contain approximately 1,500 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extrajurisdictional jurisdiction of the City of Van Alstyne, Texas (City).

The territory to be included in the proposed District is depicted in 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 wastewater 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, and enterprises of such additional facilities as shall be consistent 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 \$108,335,000 (\$98,335,000 for water, wastewater, and drainage plus \$10,000,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 49.018, 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 entered a mutually agreeable contract for service. Pursuant to Texas Water Code § 54.016(c), 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 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 request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not covered by the general public; and (5) the location of your property relative to the proposed District boundaries. You may also submit your proposed statements 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 10457, Austin, TX 78711-0457. For information concerning the hearing process, please contact the Public Interest Counsel, MC 105, at the same address. General information regarding TCEQ can be found at www.tceq.texas.gov.

Issued: December 14, 2022

Exhibit "A"



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-03172022-032

PETITION. Treasure Island Laguna Amers, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 4 (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, Chapter 49 and 54 of the Texas Water Code, 35 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) there is one landholder in the proposed District; (3) the proposed District will contain approximately 1,500 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extrajurisdictional jurisdiction of the City of Van Alstyne, Texas (City).

The territory to be included in the proposed District is depicted in 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 wastewater 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, and enterprises of such additional facilities as shall be consistent 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 \$108,335,000 (\$98,335,000 for water, wastewater, and drainage plus \$10,000,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 49.018, 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 entered a mutually agreeable contract for service. Pursuant to Texas Water Code § 54.016(c), 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 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 request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not covered by the general public; and (5) the location of your property relative to the proposed District boundaries. You may also submit your proposed statements 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 10457, Austin, TX 78711-0457. For information concerning the hearing process, please contact the Public Interest Counsel, MC 105, at the same address. General information regarding TCEQ can be found at www.tceq.texas.gov.

Issued: December 14, 2022

Exhibit "A"



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-03172022-040

PETITION. Greater Houston, LLC, a Texas limited liability company (Petitioner), filed a petition for the creation of Greater Houston Municipal Utility District No. 4 (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, Chapter 49 and 54 of the Texas Water Code, 35 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) there are no landholders in the property to be included in the proposed District; (3) the proposed District will contain approximately 1,500 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extrajurisdictional jurisdiction of the City of Van Alstyne, Texas (City).

The territory to be included in the proposed District is depicted in 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 wastewater 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, and enterprises of such additional facilities as shall be consistent 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 \$108,335,000 (\$98,335,000 for water, wastewater, and drainage plus \$10,000,000 for roads).

In accordance with Local Government Code § 42.042 and Texas Water Code § 49.018, 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 entered a mutually agreeable contract for service. Pursuant to Texas Water Code § 54.016(c), 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 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 request a contested case hearing"; (4) a brief description of how you would be affected by the petition in a way not covered by the general public; and (5) the location of your property relative to the proposed District boundaries. You may also submit your proposed statements 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 10457, Austin, TX 78711-0457. For information concerning the hearing process, please contact the Public Interest Counsel, MC 105, at the same address. General information regarding TCEQ can be found at www.tceq.texas.gov.

Issued: December 14, 2022

Exhibit "A"



classified

• LINE ADS - ON LINE - UPDATED DAILY -
Visit our Web Site: www.herald-democrat.com

Call: 903-893-8181 Ext. 1103



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CLASS A & B CDL DRIVERS NEEDED FOR BELLY DUMP OR END DUMP TRUCKS INSURANCE - 401K AND PAID VACATION
WWW.KIAHIRE.NET
OR CALL (903) 647-0569
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Come join the Team at The Homestead of Sherman. Friendly, Professional and Supportive Organization is Looking for Awesome RNs and LVNs.

\$3000 Sign on Bonus For All PT RNs
ADON-RN-Exempt
Experience Required
RN/LVN Non-Exempt

Bonuses:
Medical/Dental/Vision Supplement/Vacation Sick Time/Holiday Pay Tuition/Reimbursement

Please send resume to: info@hohc-hc.com or Fax to: 903-968-8505

Apply in Person: 1000 Sara Swamy Drive Sherman, TX
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There is a NEW group of people EVERY day, looking for a DEAL in the classifieds.

Trust, it's the season 22% of area residents read The Daily News on a daily basis. Classifieds give you affordable access to those loyal readers.

Qualified buyers don't investigate every ad, just the ones that offer a good deal.

HELP WANTED

THE HOMESTEAD OF SHERMAN NOW HIRING:
\$3000.00 Sign on Bonus For: CNA
CMA

CMA (Certified Medication Aide) Double Weekend Shift differential on: 2-10 and 10-6 for CNA's
Double Weekend Baylor Pay

\$1000.00 Sign on Bonus For: RICHIE HELP

Cook Dietary Aid Dishwasher

\$1000 Sign on Bonus For: Housekeeping Laundry Unit Aid

Come Join Our Team. Come and Apply in Person. Generous PTO Plan. Medical, Dental and Vision. 1000 Sara Swamy Dr. Sherman, TX
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BillingsHouse.com
Also Buys Lots, Land & Manufactured Homes
214.478.8979 Since '91

For Sale
3 Bdrml Bath
Brick Home on 4 Acres
Central Heat/Air
Rural Water and Well
Rust 3 Years Old
Bryan County, OK
Bemington, OK
\$225,000
580-775-2113

Got a good website? Include the URL in your ad.

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CONCORD VILLAGE SENIOR LIVING
1, 2 & 3 Bedroom Apartments
NEW Units Available
903-941-1440
ALL-BILLS-PAID
CABLE-Direct TV

Houses For Rent
\$1300 to \$2000
Also Will Owner Finance
Call 903-465-5454
For More Info

Looking for affordable rent? Apply at Denison Housing Authority. Rent is based on household income. Applications available at 330 N. 4th Ave. Denison, calling 903-465-2650 or request by email at julia@deni-ha.org. Once application is completed applicants will be placed on a waiting list until an apartment is available. EHO

AUTO

For Sale
2011 Toyota Camry 160K
Automatic, Leather, Sun Roof
903-271-6661

PUBLIC NOTICE

PROJECT ANNOUNCEMENT

SOUTHEASTERN OKLAHOMA STATE UNIVERSITY
SE Front Entry Lawn Renovation

Southeastern Oklahoma State University is now soliciting bids for the above-mentioned project. For a bid packet go to: <http://www.seu.edu/current-bids>. BIDS: due no later than 2:00 p.m., January 17, 2023. SITE VISIT: Initial group site visit scheduled for December 21, 2022, at 2:00 p.m.
684680

PUBLIC NOTICE

Competitive sealed proposals for the Pottsboro SD New Middle School, Package 1 Site and Utilities are being accepted by Pottsboro Independent School District. Proposers may obtain an electronic copy of contract documents by contacting the Construction Manager, Gallagher Construction Services, 601 Token Drive, Suite 100, Richardson, Texas 75082, 972-633-6343, info@gallaghercs.com, and at the website gallaghercs.com. An electronic copy of the contract documents will also be furnished to area plan rooms.

Electronically submitted proposals shall be submitted to bids2022@pottsboroisd.org and received before 2:00 PM, local time, Thursday January 19, 2023. Thereafter, at 2:00 PM, all sealed electronic proposals will be opened and received after the Construction Manager. Any electronic submissions received after the closing time of 2:00 PM will not be accepted. All proposals will be publicly opened and read aloud. A complete proposal tabulation will be made available on the Construction Manager's website as soon as practical after opening of electronic proposals. After proposals are opened and tabulated, post proposal conferences will be conducted as necessary and recommendations presented to the Owner for consideration of awarding contracts.

If for some reason a proposal cannot be opened electronically, hard copies shall be sent/delivered directly to Pottsboro ISD Administration Office, 1401 Katy Lane, Pottsboro, Texas 75076 and received, not

PUBLIC NOTICE

postmarked, on or before 2:00 PM, local time, Thursday January 19, 2023. Any HARD COPY proposals received after the closing time of 2:00 PM will be returned unopened.

A pre-proposal conference will be held at 10:00 AM on Monday, January 9, 2023, at the Pottsboro ISD Administration Office, 1401 Katy Lane, Pottsboro, Texas 75076. Attendance is encouraged by a representative of each firm submitting a proposal.

707490

Ace Affordable Storage, Pursuant to Chapter 59, Texas Property Code, shall conduct a public sale of the contents of the storage units listed below to satisfy a landlord's lien. Sale to be held online at www.StorageTreasures.com. Facility is located at 4615 N. Travis St. Sherman, TX 75092. Bidding will open on 1/12/2023 and will conclude on 1/19/2023 at 9:00 am. Seller reserves the right to withdraw the property at any time before the sale. Unit items are sold as is to the highest bidder. Contact (903) 251-4600 at Ace Affordable Storage in Sherman.

Unit - Tenant - Description

5014 - Travis Jones - Leather chair, kids toys, kids bicycle, tires, mirrors, side table, ottoman, table, tv, suitcases.

5004 - Emily Garcia - Full size headboard and bed frame
721110

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- tickets
- jobs
- antiques
- motorcycles
- computers
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- pets
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- furniture
- tablets
- auctions
- yard sales
- collectibles
- appliances
- cameras
- coins

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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-03172022-031

PETITION. Treasure Island Laguna Amusement, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County 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, Chapter 17 of the Texas Water Code, 30 Texas Administrative Code Chapter 295, 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) there is one landholder; (3) Petitioner Income Tax ID, LLC, (Delineated limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (4) the proposed District will contain approximately 1,200 acres located within Grayson County, Texas; and (5) the land within the proposed District is located wholly within the extrajurisdictional jurisdiction of the City of Van Alstyne, Texas (City).

The territory to be included in the proposed District is depicted in 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 wastewater 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, plans, and enterprises of such additional facilities as shall be consistent 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 \$118,335,000 (\$18.335 million for water, wastewater and drainage plus \$116,490,000 for roads).

In accordance with Local Government Code §42.042 and Texas Water Code §4.016, 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 a response, 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 §4.016(a) expired and information provided indicates that the Petitioner and the City have not entered a mutually agreeable contract for service. Pursuant to Texas Water Code §4.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to proceed with 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 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 of your request for 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 under your concerns. Request 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, 3001 N. TCEQ P.O. Box 1047, Austin, TX 78711-0407. For information concerning the hearing process, please contact the Public Interest Counsel, SAC-101, at the same address. General information regarding TCEQ can be found on our web site <http://www.tceq.texas.gov>.

Issued December 14, 2022 Exhibit "A"



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

NOTICE OF DISTRICT PETITION
TCEQ INTERNAL CONTROL NO. D-03172022-032

PETITION. Treasure Island Laguna Amusement, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County District No. 2 (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, Chapter 17 of the Texas Water Code, 30 Texas Administrative Code Chapter 295, 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) there is one landholder; (3) Petitioner Income Tax ID, LLC, (Delineated limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (4) the proposed District will contain approximately 1,200 acres located within Grayson County, Texas; and (5) the land within the proposed District is located wholly within the extrajurisdictional jurisdiction of the City of Van Alstyne, Texas (City).

The territory to be included in the proposed District is depicted in 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 wastewater 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, plans, and enterprises of such additional facilities as shall be consistent 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 \$118,335,000 (\$18.335 million for water, wastewater and drainage plus \$116,490,000 for roads).

In accordance with Local Government Code §42.042 and Texas Water Code §4.016, 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 a response, 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 §4.016(a) expired and information provided indicates that the Petitioner and the City have not entered a mutually agreeable contract for service. Pursuant to Texas Water Code §4.016(d), failure to execute such an agreement constitutes authorization for the Petitioner to proceed with 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 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 of your request for 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 under your concerns. Request 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, 3001 N. TCEQ P.O. Box 1047, Austin, TX 78711-0407. For information concerning the hearing process, please contact the Public Interest Counsel, SAC-101, at the same address. General information regarding TCEQ can be found on our web site <http://www.tceq.texas.gov>.

Issued December 14, 2022 Exhibit "A"



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CERTIFICATE OF POSTING NOTICE

THE STATE OF TEXAS §
 §
COUNTY OF GRAYSON §

I, Tere Bunnard, do hereby certify that at 3:33 am/pm on December 14th, 2022, I posted the attached and foregoing Notice of District Petition for Creation of Grayson County Municipal Utility District No. 6-B from the Texas Commission on Environmental Quality on the bulletin board used for posting legal notices at the Grayson County Clerk's Office as required by 30 Texas Administrative Code §293.12(b)(2).

EXECUTED this 9th day of December, 2022.

By: Tere Bunnard, Deputy Clerk

Name: Tere Bunnard

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



NOTICE OF DISTRICT PETITION TCEQ INTERNAL CONTROL NO. D-03172022-032

PETITION. Treasure Island Laguna Azure, LLC, a Wyoming limited liability company (Petitioner), filed a petition for the creation of Grayson County Municipal Utility District No. 6-B (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) there is one lienholder, MCI Preferred Income Fund II, LLC, a Delaware limited liability company, on the property to be included in the proposed District and information provided indicates that the aforementioned entity has consented to the petition; (3) the proposed District will contain approximately 531.98 acres located within Grayson County, Texas; and (4) the land within the proposed District is located wholly within the extraterritorial jurisdiction of the City of Van Alstyne, Texas (City).

The territory to be included in the proposed District is depicted in 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 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 \$98,085,000 (\$86,415,000 for water, wastewater, and drainage plus \$11,670,000 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/>.

Issued: December 14, 2022

FILED FOR RECORD
2022 DEC 19 PM 3:33
DEANIA PATTERSON
COUNTY CLERK
GRAYSON COUNTY, TX

Exhibit "A"



FILED FOR RECORD
2022 DEC 19 PM 3:33
DEANIA PATTERSON
COUNTY CLERK
GRAYSON COUNTY, TX

Laurie Gharis

From: Hahn, Vicki <vhahn@winstead.com>
Sent: Thursday, December 29, 2022 10:11 AM
To: PROOFS
Cc: Justin Taack
Subject: Grayson County Municipal Utility District No. 6-B - D-03172022-032 ("District") - Proofs of Publishing and Posting Notice of District Petition
Attachments: GCMUD No 6-B - Affidavit of Publication and Tearsheets for publishing Notice of District Petition on 12-21-22 and 12-28-22 4881-8357-2551~.pdf; GCMUD No. 6-B - Executed Certificate of Posting Notice of District Petition on County Website - 12-19-22 4889-0767-9815 1.pdf

Good morning,

In accordance with 30 T.A.C. 293.12, attached are the following proofs for the District:

1. Affidavit of Publication of the Notice of District Petition in the Herald Democrat on December 21, 2022 and December 28, 2022 ; and
2. Certificate of Posting of Notice of District Petition on the County website dated December 19, 2022.

If you need anything else, please let me know.

Best regards,

Vicki

Vicki Hahn

Paralegal

Winstead PC | 401 Congress Avenue, Suite 2100 | Austin, Texas 78701

(512) 370-2931 *direct* | (310) 490-5060 *cell* | vhahn@winstead.com | www.winstead.com

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