

Resolution No. _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, GRANTING CONSENT TO CREATION OF FURST RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY AND THE INCLUSION OF 461.859 ACRES OF LAND INTO THE DISTRICT

WHEREAS, the Town of Bartonville, Texas (the “Town”), received a request for consent to the creation of Furst Ranch Municipal Utility District No. 1 of Denton County (the “District”) encompassing approximately 461.859 acres;

WHEREAS, the District will be created and organized under the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Constitution of Texas, and Chapters 49 and 54, of the Texas Water Code, as amended; and

WHEREAS, Section 54.016 of the Texas Water Code provides that land within a city or within the extraterritorial jurisdiction of a city may not be included within a municipal utility district without such city’s consent; **NOW, THEREFORE**,

BE IT RESOLVED BY THE TOWN COUNCIL OF THE BARTONVILLE, TEXAS:

Section 1. The Town Council of the Town hereby grants its written consent to the creation of **FURST RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**, and inclusion of approximately 461.859 acres of land described in Exhibit A into the District.

Section 2. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the Town Council was posted at a place convenient to the public at the Town Hall of the Town for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. Town Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 3. This Resolution shall take effect immediately upon its first and final reading and the passage and approval.

PASSED AND ADOPTED the _____ day of _____, 2023.

Mayor

ATTEST:

Town Secretary



EXHIBIT A

LEGAL DESCRIPTION FOR FURST RANCH MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY CONTAINING 461.859 ACRES

All that certain lot, tract, or parcel of land, situated in a portion of the Pinson Wiles Survey, Abstract No. 1339, the A. M. Feltus Survey, Abstract No. 1595, Denton County, Texas, being all of that certain called 131.307 acre tract described in a deed to Old WR Ranch 1, L.P. recorded in Document No. 2000-37966 of the Deed Records of Denton County, Texas (DRDCT), all of that certain called 0.2809 acre tract described in a deed to Old WR Ranch 1, L.P. recorded in Document No. 2004-71977 (DRDCT), part of a called 1,129.061 acre tract described as Tract A in a deed to Old WR Ranch 1, L.P. recorded in Document No. 2000-41222 (DRDCT), all of that certain called 72.7 acre tract described in deeds to Louise Mae Hacker Tenorio recorded in Document No. 2001-76464 (DRDCT), Delbert M. Hacker, Jr. recorded in Document No. 2001-76465 (DRDCT), Mary Ozella Hacker Coleman recorded in Document No. 2001-76466 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the Northeast corner of said 131.307 acre tract, the Northwest corner of Lot 1 of Springfield Subdivision recorded in Cabinet F, Slide 321 of the Plat Records of Denton County, Texas (PRDCT), and being in the South line of Lot 2, Block 2 of Glenview Estates recorded in Cabinet B, Slide 235 (PRDCT);

THENCE South 00 deg. 45 min. 23 sec. East departing said South line and continue along the East line of said 131.307 acre tract and the West line of said Springfield Subdivision, a distance of 1,613.39 feet to a 1/2" iron rod found for an ell corner of said 131.307 acre tract and the Southwest corner of Lot 3 of said Springfield Subdivision;

THENCE North 89 deg. 38 min. 12 sec. East along a North line of said 131.307 acre tract, the North line of said 72.7 acre tract, and the South line of said Springfield Subdivision, a distance of 479.48 feet to a 1/2" capped iron rod set stamped "GMcivil", hereinafter referred to as 1/2" capped iron rod set, for the Northeast corner of said 72.7 acre tract and the Northwest corner of a called 9.755 acre tract described in a deed to Delbert M. Hacker, Jr. recorded in Document No. 2001-76461 (DRDCT);

THENCE South 01 deg. 15 min. 01 sec. East departing said South line and continue along the East line of said 72.7 acre tract and the West line of said 9.755 acre tract, a distance of 1,554.52 feet to a 1/2" capped iron rod set for the



Southeast corner of said 72.7 acre tract, the Southwest corner of said 9.755 acre tract, and being in a North line of said 1,129.061 acre tract;

THENCE North 89 deg. 22 min. 59 sec. East along said North line and the South line of said 9.755 acre tract, a distance of 256.76 feet to a 1/2" iron rod found (bent) for the Southeast corner of said 9.755 acre tract and the Southwest corner of a called 54.12 acre tract described in a deed to S&P Nine, LLC recorded in Document No. 2021-87617 (DRDCT);

THENCE North 89 deg. 06 min. 27 sec. East along said North line and the South line of said 54.12 acre tract, a distance of 1,103.34 feet to a 5/8" capped iron rod found stamped "WALTERS" for an ell corner of same;

THENCE South 05 deg. 42 min. 36 sec. East along an East line of said 1,129.061 acre tract and a West line of said 54.12 acre tract, a distance of 313.76 feet to a 6" wood fence corner for the most southerly Southwest corner of said 54.12 acre tract and an ell corner of said 1,129.061 acre tract;

THENCE South 83 deg. 08 min. 03 sec. East along a North line of said 1,129.061 acre tract and the South line of said 54.12 acre tract, a distance of 135.75 feet to a 5/8" capped iron rod found stamped "WALTERS" for the Southeast corner of said 54.12 acre tract and the most southerly Southwest corner of Lot 2, Block A of Robert Evans Ranch Addition recorded in Document No. 2020-383 (PRDCT);

THENCE North 87 deg. 24 min. 15 sec. East along a North line of said 1,129.061 acre tract and the South line of said Lot 2, Block A, a distance of 1,197.72 feet to a 30" Oak Tree;

THENCE South 88 deg. 55 min. 31 sec. East along said North and South lines, a distance of 672.12 feet to a 5" metal fence corner for the most easterly Northeast corner of said 1,129.061 acre tract and the most northerly Northwest corner of a called 477.2310 acre tract described in a deed to CTMGT Montalcino, LLC recorded in Document No. 2011-121575 (DRDCT);

THENCE South 01 deg. 15 min. 16 sec. East departing said South line and continue along the East line of said 1,129.061 acre tract and a West line of said 477.2310 acre tract, a distance of 1,640.18 feet to a 5/8" iron rod found for the most easterly Southeast corner of said 1,129.061 acre tract;

THENCE South 88 deg. 45 min. 05 sec. West along a South line of said 1,129.061 acre tract, a distance of 1,681.13 feet to a 5/8" capped iron rod found stamped



"1640" for an ell corner of same and being the Northwest corner of Lot 38X, Block G of Montalcino Estates, Phase 2 recorded in Document No. 2018-355 (PRDCT);

THENCE North 00 deg. 00 min. 00 sec. East departing said deed line and continue along the City Limit line of Flower Mound per Ordinance No. 54-10, a distance of 384.14 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 59 min. 18 sec. West along said City Limit line, a distance of 4,453.97 feet to a 1/2" capped iron rod set in a West line of said 1,129.061 acre tract and the East line of a called 251.99 acre tract described as Tract II in a deed to Old WR Ranch I, L.P. recorded in Document No. 2000-37964 (DRDCT);

THENCE North 00 deg. 03 min. 04 sec. West along said City Limit line and said East and West lines, a distance of 125.49 feet to a 1/2" capped iron rod set for the Northeast corner of said 251.99 acre tract and an ell corner of said 1,129.061 acre tract;

THENCE North 89 deg. 19 min. 10 sec. West along said City Limit line, the North line of said 251.99 acre tract, and the South line of said 1,129.061 acre tract, a distance of 612.47 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 03 min. 25 sec. West departing said North and South lines and continue along said City Limit line, a distance of 1,655.06 feet to a 8" wood fence corner for an ell corner of said 1,129.061 acre tract and the Southwest corner of said 72.7 acre tract;

THENCE North 00 deg. 09 min. 27 sec. East along an East line of said 1,129.061 acre tract, the West line of said 72.7 acre tract, and along said City Limit line, a distance of 895.17 feet to a 1/2" iron rod found for the Northwest corner of said 72.7 acre tract and the Southwest corner of said 131.307 acre tract;

THENCE North 00 deg. 28 min. 00 sec. West along an East line of said 1,129.061 acre tract, the West line of said 131.307 acre tract, and along said City Limit line, a distance 706.45 feet to a 1/2" iron rod found for the most northerly Northeast corner of said 1,129.061 acre tract, the Southeast corner of a called 37.245 acre tract described in a deed to Old WR Ranch 1, L.P. recorded in Volume 4576, Page 1853 (DRDCT), and being in the West line of said 131.307 acre tract;

THENCE North 00 deg. 32 min. 54 sec. West along the East line of said 37.245 acre tract and the West line of said 131.307 acre tract, a distance of 1,314.85 feet to



the Northwest corner of said 131.307 acre tract and the Southwest corner of said 0.2809 acre tract;

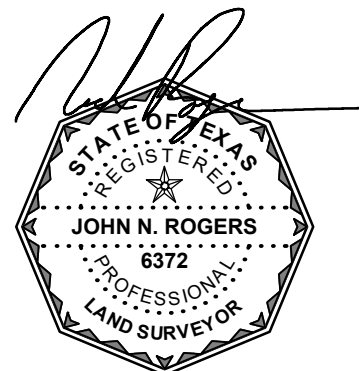
THENCE North 00 deg. 23 min. 00 sec. West along said East line and the West line of said 0.2809 acre tract, a distance of 121.73 feet to a 1/2" capped iron rod set for the most northerly corner of said 0.2809 acre tract and being in the Southwest line of Lot 1, Block 1 of Liberty Christian School recorded in Cabinet Y, Slide 457 (DRDCT);

THENCE South 59 deg. 47 min. 05 sec. East along the Northeast line of said 0.2809 acre tract and said Southwest line, a distance of 233.86 feet to a 1/2" capped iron rod set for the most easterly corner of said 0.2809 acre tract and being in the North line of said 131.307 acre tract;

THENCE North 88 deg. 51 min. 05 sec. East along said North line and the South line of said Lot 1, Block 1, a distance of 908.50 feet to a 1/2" iron rod found;

THENCE South 89 deg. 52 min. 18 sec. East along said North and South lines, a distance of 959.16 feet to a 1/2" capped iron rod set for the Southeast corner of said Lot 1, Block 1 and being the Southeast corner of said Glenview Estates;

THENCE South 89 deg. 58 min. 26 sec. East along said North and the South line of said Glenview Estates, a distance of 730.98 feet to the **POINT OF BEGINNING**, containing 20,118,561 square feet or 461.859 acres of land, more or less.



9/12/2023