

PETITION FOR CONSENT TO THE CREATION
OF A MUNICIPAL UTILITY DISTRICT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF BURLESON,
TEXAS:

MV BURLESON LLC, a Texas limited liability company, (herein the “Petitioner”), acting pursuant to the provisions of Chapters 49 and 54, Texas Water Code, respectfully petitions the City Council of the City of Burleson, Texas (the “City”), for its written consent to the creation of a municipal utility district and would show the following:

ARTICLE I.

The name of the proposed District shall be JOHNSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 4 (or the next available numerical designation) (the “District”).

ARTICLE II.

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

ARTICLE III.

The District shall contain an area of +/- 577.89 acres of land, more or less, situated in Johnson County, Texas. Part of the land proposed to be included within the District is within the extraterritorial jurisdiction of the City and part of the land is located in the unincorporated boundaries of Johnson County. All of the land proposed to be included may properly be included in the District. The land proposed to be included within the District is described in Exhibit A, which is attached hereto and incorporated herein for all purposes (the “Land”).

The Petitioner asserts that, by operation of law, approximately 18.851 acres of the Land was released from the Town of Cross Timber’s extraterritorial jurisdiction effective July 13, 2025 as evidenced by Instrument No. 2025-20985, recorded in the official public deed records of Johnson County, Texas, and it is not Land located within the extraterritorial jurisdiction of the City.

ARTICLE IV.

The Petitioner owns fee simple title to the Land. The Petitioner hereby represents that it owns a majority in value of the Land which is proposed to be included in the District, as indicated by the certificate of ownership provided by the Johnson County Central Appraisal District.

ARTICLE V.

The Petitioner represents that there are no lienholders on the Land and that there are no residents on the Land.

ARTICLE VI.

The general nature of the work proposed to be done by the District at the present time is the purchase, design, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of a waterworks and sanitary sewer system for residential and commercial purposes, and the construction, acquisition, improvement, extension, maintenance and operation of works, improvements, facilities, plants, equipment and appliances helpful or necessary to provide more adequate drainage for the District, and to control, abate and amend local storm waters or other harmful excesses of waters, and such other purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of such additional facilities, including roads, systems, plants, and enterprises as shall be consistent with all of the purposes for which the District is created (the "Project").

ARTICLE VII.

There is a necessity for the improvements above described. The territory to be included in said proposed District is not within the corporate boundaries of any city and will be developed for residential and commercial purposes. There is not available within the area proposed to be included in the District an adequate waterworks system, sanitary sewer system, drainage and storm sewer system, or road facilities, and the health and welfare of the present and future inhabitants of the District and of the areas adjacent thereto require the purchase, construction, acquisition, maintenance, ownership, operation, repair, improvement and extension of an adequate waterworks system, sanitary sewer system, and drainage and storm sewer system, and road facilities.

ARTICLE VIII.

The proposed improvements are feasible and practicable. There is an ample supply of water available, and the terrain of the territory to be included in the proposed District is such that a waterworks system, a sanitary sewer system, and drainage and storm sewer system, and road facilities can be constructed at a reasonable cost.

ARTICLE IX

A preliminary investigation has been made to determine the cost of the proposed District's waterworks system, sanitary sewer system, and drainage and storm sewer system projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$98,700,000.

ARTICLE X

A preliminary investigation has been made to determine the cost of the proposed District's road projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$44,720,000.

ARTICLE XI

The total cost of the proposed District's projects is estimated by the Petitioner to be approximately \$143,420,000.

ARTICLE XII

The undersigned hereby agree and covenant that if the requested consent to the creation of the District is given, the undersigned will adopt and abide by, and will cause the District upon its final creation to adopt and abide by, the conditions set forth in Exhibit B attached hereto and incorporated herein for all purposes.

WHEREFORE, the Petitioner prays that this petition be heard and that the City Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Land within the District.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this ____ day of _____, 2025.

MV BURLESON LLC,
a Texas limited liability company

By: Maneo Acquisitions, LLC, a
Texas limited liability company its
manager

By: _____
Name: Britton Church
Title: Manager

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____,
2025, by Britton Church, as Manager of Maneo Acquisitions, LLC, a Texas limited liability company
and manager of MV Burleson LLC, a Texas limited liability company, on behalf of said limited
liability companies.

Notary Public, State of Texas

(NOTARY SEAL)

[END OF SIGNATURES]

Exhibit A

(attached)

Exhibit "A"

Johnson County MUD No. 4 Tract 1
173.15 Acres

STATE OF TEXAS §

COUNTY OF JOHNSON §

BEING a 173.15 acre tract of land situated in the Garrett Fox Survey, Abstract 273 and the Ebenezer Jewell Survey, Abstract No. 447 in Johnson County, Texas, being a tract of land described in deed to RPO Properties, L.P., recorded in Instrument No. 2022-40569 of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.), said 173.15 acre tract being more particularly described as follows, with all bearings being based on the Texas Coordinate System of 1983, North Central Zone;

BEGINNING at a 5/8" iron rod found in the south line of F.M. 917 (Conveyor Drive) (80' Right-of-Way), being the northwest corner of a tract of land described in deed to Jeremy Clark, recorded in Volume 4406, Page 445, of the Deed Records of Johnson County, Texas (D.R.J.C.T.);

THENCE South 00 Degrees 11 Minutes 50 Seconds West, departing the south line of said F.M. 917, along the west line of said Jeremy Clark tract, a distance of 782.04 feet to a fence corner post found at the southwest corner of said Jeremy Clark tract;

THENCE North 89 Degrees 24 Minutes 54 Seconds East, along the south line of said Jeremy Clark tract, generally along a barb wire fence, a distance of 390.98 feet to a 5/8" iron rod found at the southeast corner of said Jeremy Clark tract, same being the southwest corner of a called 3.47 acre tract of land described in deed to East Owl Properties, LLC, recorded in Instrument No. 2022-14441, O.P.R.J.C.T.;

THENCE North 89 Degrees 22 Minutes 01 Seconds East, along the south line of said 3.47 acre tract, generally along a barb wire fence, a distance of 189.81 feet to a 5/8" iron rod found at the southeast corner of said 3.47 acre tract, same being the southwest corner of Lot 1, Block 1 of Gotech Barn Addition, an addition to Johnson County, recorded in Instrument No. 2022-223, O.P.R.J.C.T.;

THENCE North 89 Degrees 36 Minutes 33 Seconds East, along the south line of Lot 1, Block 1 of said Gotech Barn Addition, generally along a barb wire fence, at a distance of 227.29 feet passing a 1/2" iron rod with orange cap found at the southeast corner of said Lot 1, Block 1, continuing for a total distance of 868.93 feet to a fence corner post found at the northwest corner of Lot 1 of Locker Place, an addition to Johnson County, Texas, recorded in Volume 6, Page 37 of the Plat Records of Johnson County, Texas, (P.R.J.C.T.);

THENCE South 00 Degrees 40 Minutes 42 Seconds East, along the west line of said Locker Place Addition, at a distance of 796.15 feet passing a 1/2" iron rod found at the southwest corner of a called 5.00 acre tract of land described in deed to Joan Cochell, recorded in Instrument No. 2012-20971, O.P.R.J.C.T., at a distance of 2,066.72 feet passing a 1/2" iron rod found at the southwest corner of Lot 11 of said Locker Place Addition, same being a tract of land described in deed to Jeffrey Horn and Lisa Marie Horn, recorded in Instrument No. 2011-2988, O.P.R.J.C.T., continuing for a total distance of 2,251.11 feet to a fence corner post found at the northeast corner of Lot 1 of Three Sisters Estates, an addition to Johnson County, Texas, recorded in Volume 11, Page 553, P.R.J.C.T.;

THENCE South 89 Degrees 13 Minutes 48 Seconds West, along the north line of Lot 1 of said Three Sisters Estates, a distance of 647.98 feet to a 1/2" iron rod found at the common corner between Lot 1 and Lot 2 of said Three Sisters Estates;

THENCE South 88 Degrees 15 Minutes 00 Seconds West, continuing along the north line of said Three Sisters Estates, a distance of 858.68 feet to a 1" iron pipe found at the northeast corner of Lot 2 Block 5 of Ridgecrest Estates, an addition to Johnson County, Texas, recorded in Volume 1, Page 31, P.R.J.C.T.;

THENCE South 89 Degrees 17 Minutes 50 Seconds West, along the north line of said Ridgecrest Estates, a distance of 880.85 feet to a 5/8" with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the northeast corner between Lot 1R2, Block 5 of Ridgecrest Estates, an addition to Johnson County, Texas, according to the Replat recorded in Volume 10, Page 823, P.R.J.C.T.;

THENCE South 89 Degrees 54 Minutes 00 Seconds West, along the north line of said Lot 1R2, Block 5, of said Ridgecrest Estates, generally along a barb wire fence, at a distance of 259.61 feet passing a 1/2" iron rod with orange cap found at the northeast corner of Lot 1R1 of said Block 5 of Ridgecrest Estates, at a distance of 465.48 feet passing a 1/2" iron rod with orange cap found at the northwest corner of Lot 1R1 of said Block 5 of Ridgecrest Estates, continuing for a total distance of 497.88 feet to a fence corner post found in the west line of Meadow Drive (variable width Right-of-Way) according to the plat of Ridgecrest Estates Section 3, an addition to Johnson County, Texas, recorded in Volume 1, Page 73, P.R.J.C.T.;

THENCE North 00 Degrees 14 Minutes 03 Seconds West, along the east line of said Ridgecrest Estates Section 3, generally along a barb wire fence, at a distance of 30.63 feet passing a 1/2" iron rod found at the southeast corner of Lot 7 of said Ridgecrest Estates Section 3, at a distance of 430.66 feet passing a 1/2" iron rod found at the common corner between Lot 6 and Lot 7, Block 12 of said Ridgecrest Estates Section 3, at a distance of 693.13 feet passing a 1/2" iron rod found between said Lot 6 and Lot 5 of said Ridgecrest Estates Section 3, at a distance of 953.68 feet passing a 1/2" iron rod found at the common corner between said Lot 5 and Lot 4, Block 12 of said Ridgecrest Addition Section 3 and continuing for a total distance of 1,505.28 feet the south line of a called 1.00 acre tract of land described in deed to C. W. Vest and Linda Vest, recorded in Volume 783, Page 134, D.R.J.C.T.;

THENCE North 03 Degrees 11 Minutes 48 Seconds East, along the west line of the aforementioned RPO Properties, L.P. tract, a distance of 433.19 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the southeast corner of a called 13.32 acre tract of land described in deed to C. W. Vest and Linda Jo Vest, recorded in Volume 553, Page 44, D.R.J.C.T.;

THENCE North 01 Degrees 22 Minutes 49 Seconds East, along the east line of said 13.32 acre Vest tract, generally along a barb wire fence, a distance of 600.21 feet to a 5/8" iron rod with plastic cap

Johnson County MUD No. 4 Tract 1
173.15 Acres

stamped "QUIDDITY ENG. PROPERTY CORNER" set at the southeast corner of a tract of land described in deed to Charles Dickerson and Eugenia Dickerson, recorded in Volume 553, Page 711, D.R.J.C.T.;

THENCE North 00 Degrees 06 Minutes 06 Seconds West, along the east line of said Dickerson tract, generally along a barb wire fence, a distance of 467.43 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set in the south Right-of-Way line of the aforementioned F.M. 917, also being the beginning of a non-tangent curve to the right;

THENCE Northeasterly, along the south line of said F.M. 917 and along said non-tangent curve to the right having central angle of 30 Degrees 01 Minutes 08 Seconds, a radius 427.18 feet, an arc distance of 223.81 feet and a chord bearing and distance of North 74 Degrees 43 Minutes 43 Seconds East, 221.26 feet to a 1/2" iron rod found at the northwest corner of a called 1.00 acre tract of land described in deed to Carol Ann Wylie, recorded in Volume 4090, Page 907, D.R.J.C.T.;

THENCE South 00 Degrees 02 Minutes 33 Seconds East, departing the south line of said F.M. 917, along the west line of said Wylie 1.00 acre tract, a distance of 271.63 feet to a 5/8" iron rod found at the southwest corner of said Wylie 1.00 acre tract;

THENCE North 89 Degrees 54 Minutes 21 Seconds East, along the south line of said Wylie 1.00 acre tract, a distance of 159.88 feet to a 5/8" iron rod found at the southeast corner of said Wylie 1.00 acre tract;

THENCE North 00 Degrees 07 Minutes 32 Seconds West, along the east line of said Wylie 1.00 acre tract, a distance of 272.80 feet to a 5/8" iron rod found at the northeast corner of said Wylie 1.00 acre tract and the south line of said F.M. 917;


THENCE North 89 Degrees 56 Minutes 59 Seconds East, along the south line of said F.M. 917, a distance of 1,006.67 feet to the **POINT OF BEGINNING** and containing 173.15 acres of land more or less.

NOTE: "This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Quiddity Engineering, LLC
2805 Dallas Parkway, Suite 600
Plano, Texas 75093
(972) 488-3880

*Texas Board of Professional Land Surveying
Registration No. 10046100*




Acting By/Through Eduardo Martinez
Registered Professional Land Surveyor
No. 5774
Emartinez@quiddity.com

Johnson County MUD No. 4 Tract 1
173.15 Acres

District Boundary Tract 1 Closure Report

Bearing	Distance	Northing	Easting
		6852997.53	2327899.10
S 00°11'50" W	782.04		
		6852215.49	2327896.40
N 89°24'54" E	390.98		
		6852219.48	2328287.37
N 89°22'01" E	189.81		
		6852221.58	2328477.16
N 89°36'33" E	868.93		
		6852227.51	2329346.07
S 00°40'42" E	2251.11		
		6849976.55	2329372.72
S 89°13'48" W	647.98		
		6849967.84	2328724.80
S 88°15'00" W	858.68		
		6849941.62	2327866.52
S 89°17'50" W	880.85		
		6849930.82	2326985.74
N 89°54'00" W	497.88		
		6849931.69	2326487.86
N 00°14'03" W	1505.28		
		6851436.95	2326481.71
N 03°11'48" E	433.19		
		6851869.47	2326505.87
N 01°22'49" E	600.21		
		6852469.50	2326520.33
N 00°06'06" W	467.43		
		6852936.93	2326519.50
Radius: 427.18 Chord: 221.26 Degree: 13°24'45" Dir: Right			
Length: 223.81 Delta: 30°01'08" Tangent: 114.54			
Chord BRG: N 74°43'43" E Rad-In: S 30°16'51" E Rad-Out: S 00°15'43" E			
Radius PntNo: 706 N: 6852568.03 E: 2326734.90			
		6852995.21	2326732.94
S 00°02'33" E	271.63		
		6852723.58	2326733.15
N 89°54'21" E	159.88		
		6852723.84	2326893.03
N 00°07'32" W	272.80		
		6852996.64	2326892.43
N 89°56'59" E	1006.67		
		6852997.53	2327899.10

Closure Error Distance > 0.0000 Total Distance Inversed > 12309.16 Area: 173.15 ACRES, 7542464 SQ FT

Johnson County MUD No. 4 Tract 2
404.74 Acres

STATE OF TEXAS §

COUNTY OF JOHNSON §

BEING a 404.74 acre tract of land situated in the E. Jewell Survey, Abstract 447, the G. Fox Survey, Abstract No. 273, the M. J. Moore Survey, Abstract No. 605, the G. R. Collins Survey, Abstract No. 157 and the E. B. Ray Survey, Abstract No. 717 in Johnson County, Texas, being a portion of a called 314.3351 acre tract of land described in deed to Phelps Real Estate III, LLC, recorded in Instrument No. 2022-23190 of the Official Public Records of Johnson County, Texas (O.P.R.J.C.T.), and a portion of a called 117.022 acre tract of land described in deed to Phelps Real Estate III, LLC, recorded in Instrument No. 2022-37251, O.P.R.J.C.T., said 404.74 acre tract being more particularly described as follows, with all bearings being based on the Texas Coordinate System of 1983, North Central Zone;

BEGINNING at a 3/8" iron rod found in the north line of F.M. 917 (Conveyor Drive) (80' Right-of-Way), as recorded in Volume 367, Page 594, of the Deed Records of Johnson County, Texas (D.R.J.C.T.), being the southeast corner of said 314.3351 acre tract and the southwest corner of a tract of land described in deed to Winnett Road, LLC, recorded in Instrument No. 2023-12285, O.P.R.J.C.T.;

THENCE along the north line of said F.M. 917 and the south line of said 314.3351 acre tract, the following courses:

South 88 Degrees 41 Minutes 22 Seconds West, a distance of 1,298.11 feet to a mag nail with washer (KHA) found;

South 89 Degrees 51 Minutes 36 Seconds West, a distance of 181.03 feet to a 5/8" capped iron rod (KHA) found;

South 89 Degrees 47 Minutes 23 Seconds West, a distance of 167.97 feet to a 5/8" capped iron rod (KHA) found;

South 89 Degrees 59 Minutes 49 Seconds West, a distance of 1,629.30 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the southeast corner of a 20' wide roadway easement described in deed to Cliff Witherspoon and Linda Witherspoon, recorded in Volume 1721, Page 111, D.R.J.C.T., also being the southeast corner of a called 1.313 acre tract of land described in deed to Richard B. Strain and Keli L. Teich, recorded in Instruments No. 2015-17078, O.P.R.J.C.T., from said point a 5/8" capped iron rod (KHA) found bears South 73 Degrees 52 Minutes 02 Seconds West, a distance of 4.22 feet;

THENCE departing the north line of said F.M. 917, along the east line of said 20' wide roadway easement and said 1.313 acre tract, the following courses:

North 00 Degrees 27 Minutes 57 Seconds East, a distance of 1,018.52 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set;

North 00 Degrees 13 Minutes 52 Seconds East, a distance of 155.61 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the northeast corner of the Witherspoon tract, same being the southeast corner of a tract of land described in deed to Angelbirth and Ana Ougin, recorded in Instrument No. 2022-815, O.P.R.J.C.T.;

THENCE North 00 Degrees 21 Minutes 20 Seconds West, along the east line of said Oguin tract, a distance of 596.88 feet to a 3/8" iron rod found at the northeast corner of said Oguin tract and the most easterly southeast of Tract #1, a called 36.40 acre tract of land described in deed to Stride Rite, LLC, recorded in Instrument No. 2022-24930, O.P.R.J.C.T.;

THENCE North 00 Degrees 08 Minutes 55 Seconds West, along the east line of said Stride Rite, LLC tract, a distance of 351.53 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set in the east line of said 36.40 acre tract;

THENCE North 00 Degrees 13 Minutes 36 Seconds East, along the east line of said 36.40 acre tract, at a distance of 92.71 feet passing a 1/2" iron rod found, at a distance of 385.82 feet passing a 1/2" iron rod found at the northeast corner of said 36.40 acre tract, and continuing for a total distance of 532.98 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set in the east line of a tract of land described in deed to Thomas W. Gray and Laura Luise Gray, recorded in Volume 593, Page 329, D.R.J.C.T.;

THENCE North 00 Degrees 48 Minutes 48 Seconds East, along the east line of said Gray tract, a distance of 64.09 feet to a 5/8" iron rod found at the northeast corner of said Gray tract and the southeast corner of Lot 2, Block 1 of the Minor Plat of Lots 1 and 2, Block 1 of Seekins Addition, an addition to Johnson County, recorded in Instrument No. 2021-243, O.P.R.J.C.T.;

THENCE North 00 Degrees 15 Minutes 58 Seconds East, along the east line of said Seekins Addition, a distance of 434.57 feet to a 8" wood fence corner post found at the northeast corner of Lot 2, Block 1 of said Seekins Addition and the southeast corner of Lot 12, Block 1 of the Final Plat of Lots 1-23, Block 1 of Sherwood Oaks Estates, an addition to the City of Burleson, Johnson County, Texas, recorded in Instrument No. 2023-109, O.P.R.J.C.T.;

THENCE North 00 Degrees 13 Minutes 46 Seconds East, along the east line of said Sherwood Oaks Estates, a distance of 655.69 feet to a 5/8" iron rod found at the northeast corner of Lot 11, Block 1 of said Sherwood Oaks Estates and the southeast corner of the remainder of a tract of land described in deed to James Clifton Thiebaud and Kristen L. Thiebaud, recorded in Instrument No. 2013-1990, O.P.R.J.C.T.;

THENCE North 00 Degrees 06 Minutes 31 Seconds East, along the east line of said Thiebaud tract, a distance of 453.03 feet to a point from which 5/8" iron rod found at the northeast corner of said Thiebaud tract bears North 00 Degrees 10 Minutes 17 Seconds East, a distance of 0.30 feet;

THENCE along the north line of said 314.3351 acre tract, the following courses:

South 89 Degrees 49 Minutes 13 Seconds East, along the south line of a tract of land described in deed to Scott P. Campbell and Andrea D. Campbell, recorded in Volume 3619, Page 848, D.R.J.C.T., and a tract of land described in deed to Roger Ball, recorded in Volume 4267, Page 656, D.R.J.C.T., at a distance of 1093.19 feet passing the southeast corner of said Ball tract, and the southwest corner of a tract of land described in deed to MET Group, LLC, recorded in Instrument No. 2023-10103, O.P.R.J.C.T., continuing for a total distance of 1,516.43 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set;

South 89 Degrees 37 Minutes 19 Seconds East, along the south line of said MET Group tract, a distance of 245.19 feet to a 5/8" iron rod found at the most westerly northwest corner of said 117.022 acre tract and the southwest corner of Tract Four, described in deed to Jena L. Tarver, recorded in Instrument No. 2014-19196, O.P.R.J.C.T.;

THENCE North 89 Degrees 04 Minutes 04 Seconds East, along the north line of said 117.022 acre tract and the south line of said Tract Four, a distance of 1,309.32 feet to a 5/8" iron rod with plastic cap stamped "QUIDDITY ENG. PROPERTY CORNER" set at the southeast corner of said Tract Four, from which a 1/2" iron rod found bears North 89 Degrees 02 Minutes 24 Seconds East, 152.14 feet;

THENCE North 00 Degrees 37 Minutes 42 Seconds West, along the west line of said 117.022 acre tract and the east line of said Tract Four and the east line of Tract Three, described in the Jena L. Tarver deed, a distance of 1,147.52 feet to a point;

THENCE North 89 degrees 55 Minutes 23 Seconds East, over and across said 117.022 acre tract, 829.25 feet to a point in the east line of said 117.022 acre tract and the west line of South Oaks subdivision, an addition to Johnson County, recorded in Volume 4, Page 30, D.R.J.C.T.;

THENCE South 00 Degrees 27 Minutes 53 Seconds West, along the east line of said 117.022 acre tract and the west line of said South Oaks subdivision, a distance of 359.73 feet to a 3/8" iron rod found in the north line of Lot 1, Block 1 of Bassham Addition, an addition to the Town of Cross Timber, Johnson County, Texas, recorded in Instrument No. 2022-78, O.P.R.J.C.T., from which a 3/8" iron rod found bears South 00 Degrees 28 Minutes 12 Seconds West, 1.95 feet;

THENCE North 88 Degrees 58 Minutes 37 Seconds West, along the north line of said Lot 1, Block 1 of Bassham Addition, a distance of 138.20 feet to a 5/8" capped iron rod found at the northwest corner of said Lot 1, Block 1 of Bassham Addition;

THENCE South 81 Degrees 29 Minutes 34 Seconds West, a distance of 17.37 feet to a 5/8" capped iron rod found in the east line of said 117.022 acre tract;

THENCE South 00 Degrees 03 Minutes 57 Seconds East, along the east line of said 117.022 acre tract, a distance of 788.04 feet to a 1" steel pipe found for a re-entrant corner of said 117.022 acre tract;

THENCE North 88 Degrees 20 Minutes 24 Seconds East, along the north line of said 117.022 acre tract, a distance of 197.91 feet to a 1/2" capped iron rod found in the south line of said Lot 1, Block 1 of Bassham Addition, from which a 5/8" iron rod found bears North 88 Degrees 29 Minutes 26 Seconds East, 1,006.05 feet;

THENCE North 89 Degrees 50 Minutes 35 Seconds East, along the south line of said Lot 1, Block 1 of Bassham Addition, a distance of 982.02 feet to a point in County Road 805 (Bethesda Road), in the north line of a tract of land described in deed to Richard A. Eason and Violet D. Eason, recorded in Volume 905, Page 264, D.R.J.C.T., from which a mag nail with washer found at the southeast corner of said Bassham Addition, bears North 89 Degrees 50 Minutes 35 Seconds East, 6.20 feet;

THENCE along the approximate center of said County Road 805 (no right-of-way dedication found), the following courses:

South 40 Degrees 23 Minutes 36 Seconds West, along the northerly line of said Eason tract, a distance of 259.49 feet to a 5/8" iron rod found at the northwest corner of said Eason tract and the northeast corner of a tract of land described in deed to Shawn A. Becker and Julie E. Becker, recorded in Instrument No. 2016-22121, O.P.R.J.C.T.;

South 40 Degrees 35 Minutes 51 Seconds West, along the northerly line of said Becker tract, a distance of 160.67 feet to a point in the east line of said 117.022 acre tract;

South 41 Degrees 24 Minutes 43 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 297.87 feet;

South 39 Degrees 32 Minutes 43 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 337.08 feet to a point in the northerly line of a tract of land described in deed to Luis Jose Lopez and Dannia Isabel Angarita, recorded in Instrument No. 2023-5032, O.P.R.J.C.T.;

South 41 Degrees 30 Minutes 16 Seconds West, along the northerly line of said Lopez and Angarita tract, a distance of 149.60 feet to a 1/2" iron rod found;

South 20 Degrees 21 Minutes 02 Seconds West, along the northerly line of said Lopez and Angarita tract, a distance of 50.05 feet to a point in the easterly line of said 117.022 acre tract;

South 26 Degrees 02 Minutes 43 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 65.13 feet;

South 17 Degrees 21 Minutes 40 Seconds West, along the easterly line of said 117.022 acre tract, a distance of 126.98 to a point in the northerly line of said Lopez and Angarita tract;

South 20 Degrees 18 Minutes 10 Seconds West, along the northerly line of said Lopez and Angarita tract, a distance of 58.66 feet to a 1/2" iron rod found, from which a disturbed 1/2" iron rod found bears North 10 Degrees 22 Minutes 38 Seconds East, a distance of 12.38 feet and a bent 5/8" iron rod found bears North 39 Degrees 09 Minutes 48 Seconds East, a distance of 4.92 feet;

South 01 Degrees 49 Minutes 22 Seconds West, along the northwesterly line of said Lopez and Angarita tract, a distance of 83.30 feet to a 1/2" iron rod found at the most westerly corner of said Lopez and Angarita tract, from which a disturbed 1/2" iron rod found bears North 40 Degrees 59 Minutes 30 Seconds East, a distance of 4.94 feet;

THENCE along the approximate center of said County Road 805 and the west line of a tract of land described in deed to Betty A. Foster, recorded in Instrument No. 2020-21539, O.P.T.J.C.T., the following courses:

South 06 Degrees 43 Minutes 35 Seconds East, a distance of 110.13 feet;

South 12 Degrees 28 Minutes 01 Seconds East, a distance of 210.55 feet;

South 10 Degrees 32 Minutes 11 Seconds East, a distance of 71.04 feet;

South 06 Degrees 17 Minutes 47 Seconds East, a distance of 37.95 feet;

South 04 Degrees 50 Minutes 19 Seconds East, a distance of 47.91 feet;

South 02 Degrees 30 Minutes 59 Seconds East, a distance of 49.33 feet;

THENCE South 00 Degrees 04 Minutes 17 Seconds East, along the east line of the aforesaid 314.3351 acre tract, a distance of 1,226.51 feet to a mag nail found in said County Road 805, being the northeast corner of the aforesaid Winnett Road, LLC tract, recorded in Instrument No. 2023-12285, O.P.R.J.C.T.;

Johnson County MUD No. 4 Tract 2
404.74 Acres

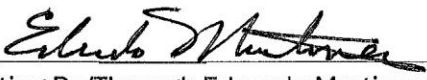
THENCE South 88 Degrees 58 Minutes 11 Seconds West, departing said County Road 805, along the north line of said Winnett Road, LLC tract, a distance of 822.35 feet to a leaning 1" steel pipe found at the northwest corner of said Winnett Road, LLC tract;

THENCE South 00 Degrees 48 Minutes 56 Seconds West, along the west line of said Winnett Road, LLC tract, a distance of 1,213.21 feet to the **POINT OF BEGINNING** and containing 404.74 acres of land more or less.

NOTE: "This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Quiddity Engineering, LLC
2805 Dallas Parkway, Suite 600
Plano, Texas 75093
(972) 488-3880
*Texas Board of Professional Engineers
and Land Surveyors
Engineer Registration No. F-23290
Survey Registration No. 10046100*




Acting By/Through Eduardo Martinez
Registered Professional Land Surveyor
No. 5774
Emartinez@quiddity.com

District Boundary Tract 2 Closure Report

Bearing	Distance	Northing	Easting
		6853110.78	2331774.98
S 88°41'22" W	1298.11		
		6853081.09	2330477.21
S 89°51'36" W	181.03		
		6853080.65	2330296.18
S 89°47'23" W	167.97		
		6853080.03	2330128.21
S 89°59'49" W	1629.30		
		6853079.94	2328498.90
N 00°27'57" E	1018.52		
		6854098.43	2328507.18
N 00°13'52" E	155.61		
		6854254.04	2328507.81
N 00°21'20" W	596.88		
		6854850.90	2328504.11
N 00°08'55" W	351.53		
		6855202.44	2328503.20
N 00°13'36" E	532.98		
		6855735.41	2328505.31
N 00°48'48" E	64.09		
		6855799.50	2328506.22
N 00°15'58" E	434.57		
		6856234.07	2328508.24
N 00°13'46" E	655.69		
		6856889.75	2328510.86
N 00°06'31" E	453.03		
		6857342.78	2328511.72
S 89°49'13" E	1516.43		
		6857338.02	2330028.14
S 89°37'19" E	245.19		
		6857336.40	2330273.32
N 89°04'04" E	1309.32		
		6857357.71	2331582.47
N 00°37'42" W	1147.52		
		6858505.15	2331569.89
S 89°55'23" E	829.25		
		6858504.04	2332399.14
S 00°27'53" W	359.73		

Johnson County MUD No. 4 Tract 2
404.74 Acres

	6858144.32	2332396.22
N 88°58'37" W 138.20		
	6858146.79	2332258.04
S 81°29'34" W 17.37		
	6858144.22	2332240.87
S 00°03'57" E 788.04		
	6857356.18	2332241.77
N 88°20'24" E 197.91		
	6857361.91	2332439.60
N 89°50'35" E 982.02		
	6857364.60	2333421.62
S 40°23'36" W 259.49		
	6857166.98	2333253.46
S 40°35'51" W 160.67		
	6857044.98	2333148.91
S 41°24'43" W 297.87		
	6856821.58	2332951.87
S 39°32'43" W 337.08		
	6856561.65	2332737.26
S 41°30'16" W 149.60		
	6856449.62	2332638.12
S 20°21'02" W 50.05		
	6856402.69	2332620.72
S 26°02'43" W 65.13		
	6856344.18	2332592.12
S 17°21'40" W 126.98		
	6856222.98	2332554.23
S 20°18'10" W 58.66		
	6856167.96	2332533.88
S 01°49'22" W 83.30		
	6856084.71	2332531.23
S 06°43'35" E 110.13		
	6855975.33	2332544.13
S 12°28'01" E 210.55		
	6855769.75	2332589.58
S 10°32'11" E 71.04		
	6855699.91	2332602.57
S 06°17'47" E 37.95		
	6855662.19	2332606.73
S 04°50'19" E 47.91		
	6855614.45	2332610.77
S 02°30'59" E 49.33		
	6855565.16	2332612.94

Johnson County MUD No. 4 Tract 2
404.74 Acres

S 00°04'17" E 1226.51

6854338.66 2332614.46

S 88°58'11" W 822.35

6854323.87 2331792.25

S 00°48'56" W 1213.21

6853110.78 2331774.98

Closure Error Distance> 0.0000

Total Distance Inversed> 20448.10

Area: 404.740 ACRES, 17630474 SQ FT

Exhibit B

- (a) The District may issue bonds for any purpose authorized by law. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date no later than subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and (with the exception of refunding bonds) will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided, that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given.
- (b) The District may not annex land in the City of Burleson's corporate limits or extraterritorial jurisdiction without the City of Burleson's consent.
- (c) The construction of the District's wastewater, drainage and detention, and road facilities shall be in accordance with plans and specifications which have been approved by the City.
- (d) The City shall have the right, but not the obligation, to inspect all wastewater, drainage and detention, and road facilities being constructed by the District.