

PETITION FOR CONSENT TO CREATION
OF A MUNICIPAL UTILITY DISTRICT

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

The undersigned, hereinafter called "Petitioner" (whether one or more), being the holder of title to all and, therefore, a majority in value of the lands hereinafter described, as such values are indicated by the tax rolls of the central appraisal district of Montgomery County, Texas, acting pursuant to the provisions of Section 54.016, Texas Water Code, as amended, respectfully petitions for consent to the creation of a municipal utility district, hereinafter called "District". In support of this petition for consent to creation of the District, Petitioner shows as follows:

I.

The name of the District will be MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 255.

II.

The area of the land to be included in the District contains 108.85 acres, more or less, and lies wholly within Montgomery County, Texas. All of said area is within the corporate limits of the City of Montgomery, or is within the extraterritorial jurisdiction of the City of Montgomery and is in the process of being annexed into the corporate limits of the City of Montgomery. None of said area is located within the corporate limits or extraterritorial jurisdiction of any other city. Petitioner hereby certifies that there are no holders of liens against the land to be included in the District.

III.

The land sought to be included within the area of the District is described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

IV.

The District will be created and organized under the terms and provisions of Article XVI, Section 59 of the Constitution of Texas and Chapter 49 and Chapter 54 of the Texas Water Code, as amended. The purposes of and the general nature of the work proposed to be done by the District shall be the purchase, construction, acquisition, repair, extension and improvement of land, easements, works, improvements, facilities, plants, equipment and appliances necessary to:

- (1) provide a water supply for municipal uses, domestic uses and commercial purposes;
- (2) collect, transport, process, dispose of and control all domestic, industrial or communal wastes whether in fluid, solid or composite state;

(3) gather, conduct, divert and control local storm water or other local harmful excesses of water in the District and the payment of organization expenses, operational expenses during construction and interest during construction;

(4) establish, finance, provide, operate and maintain a fire department and/or fire-fighting services ("firefighting facilities") within the District subject to approval of the Texas Commission on Environmental Quality pursuant to its rules and Chapter 49 of the Texas Water Code, as amended, as and if required;

(5) exercise road powers and authority ("Road Powers") pursuant to applicable law;

(6) finance, develop and maintain recreational facilities for the people of the District if and as allowed by applicable law; and

(7) to provide such other facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is created and permitted under state law.

V.

The area of the District is urban in nature, is within the growing environs of the City of Montgomery, and is in close proximity to populous and developed sections of Montgomery County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Therefore, there is a necessity for the improvements described above for the following reasons:

(1) The District's area is not supplied with adequate water and sanitary sewer facilities and services, or with adequate drainage facilities. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of adequate water, sanitary sewer, and drainage facilities for and within the area of the District.

(2) The future inhabitants of the area and of territories adjacent thereto require recreational facilities, as same are necessary and desirable for the health and well-being of such inhabitants. The District's area does not currently include adequate recreational facilities within its boundaries.

(3) The future inhabitants of the area and of territories adjacent thereto require adequate road facilities, as same are necessary and desirable for the health and welfare of such inhabitants, and for the orderly growth of residential and commercial development within the area and territories adjacent thereto. Road Powers are of necessity to the District and to the land within the District as such powers will allow the District to construct, acquire, improve, and provide financing for road facilities that may not otherwise be constructed in a manner that will proactively address safety, capacity, durability, economic feasibility, and regional mobility issues.

(4) The future inhabitants of the area and of territories adjacent thereto may require fire-fighting facilities in order to supplement or supplant fire-fighting services otherwise provided

by governmental entities other than the District, as fire-fighting services are necessary and desirable for the health and welfare of such inhabitants.

A public necessity exists for the organization of such District 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 purchase, construction, extension, improvement, maintenance and operation of a water supply and sanitary sewer system, drainage facilities, recreational facilities (if allowed by applicable law), road facilities, and, subject to the laws of the State of Texas and the rules of the Texas Commission on Environmental Quality, fire-fighting facilities.

VI.


It is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of the development contemplated will be approximately \$12,150,000 for water, sewer and drainage facilities, \$5,000,000 for recreational facilities, and \$5,450,000 for road facilities.

WHEREFORE, Petitioner respectfully prays that this petition be granted in all respects and that the City of Montgomery give its written consent to the creation of said District.

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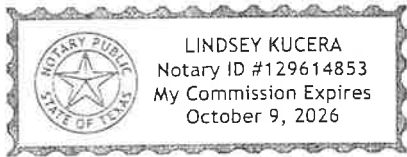
Dated this 17 day of October, 2024.

TRI POINTE HOMES TEXAS, INC.,
a Texas corporation

By: 
Collins Pier
Vice President of Land
Acquisition and Development

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 17 day of October, 2024,
by Collins Pier, Vice President of Land Acquisition and Development of Tri Pointe Homes Texas,
Inc., a Texas corporation, on behalf of said corporation.

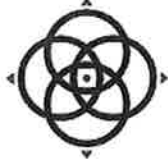



Notary Public, State of Texas

(NOTARY SEAL)

745739_1

EXHIBIT A



WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF 108.85 ACRES OR 4,741,398 SQUARE FEET

A TRACT OR PARCEL CONTAINING 108.85 ACRES OR 4,741,398 SQUARE FEET OF LAND SITUATED IN THE BENJAMIN RIGSBY LEAGUE, ABSTRACT NO. 31, MONTGOMERY COUNTY, TEXAS, BEING PART OF AND OUT OF THE RESIDUE OF A CALLED 94.889 ACRE TRACT OF LAND DESCRIBED IN DEED TO NORMAN R. STEWART, JR. AND WIFE, JENNIFER H. STEWART AS RECORDED UNDER MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.) NO. 9357628, AND PART OF AND OUT OF A CALLED 67.820 ACRE TRACT OF LAND DESCRIBED IN DEED TO CMC PARTNERSHIP, LTD. AS RECORDED UNDER M.C.C.F. NO. 2022130572 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203):

BEGINNING AT A 1 INCH IRON PIPE FOUND ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF STATE HIGHWAY NO. 105 (PUBLIC R.O.W., WIDTH VARIES) AND MARKING THE SOUTHWEST CORNER OF THE RESIDUE OF A CALLED 10.0 ACRE TRACT OF LAND DESCRIBED IN DEED TO GERALD S. COLARIK AS RECORDED UNDER VOLUME 997, PAGE 529 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.81 OF AN ACRE SAVE & EXCEPT TRACT DESCRIBED IN DEED TO CHARLES W. MORROW REVOCABLE LIVING TRUST AS RECORDED UNDER M.C.C.F. NO. 2010025394 AND THE SOUTHEAST CORNER OF SAID 67.820 AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 57 MIN. 13 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID STATE HIGHWAY NO. 105, A DISTANCE OF 164.84 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION AS RECORDED UNDER M.C.C.F. NO. 8714908 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 35 MIN. 40 SEC. WEST, WITH THE EAST LINE OF SAID MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION TRACT AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MID-SOUTH ELECTRIC COOPERATIVE ASSOCIATION AS RECORDED UNDER M.C.C.F. NO. 8714909, AND THE EAST LINE OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MID-SOUTH ELECTRIC COOPERATIVE AS RECORDED UNDER M.C.C.F. NO. 2001000592, A DISTANCE OF 855.95 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 48 MIN. 17 SEC. WEST, ALONG THE NORTH LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 566.76 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND ON THE EAST LINE OF A CALLED 6.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MONTGOMERY UNITED METHODIST CHURCH AS RECORDED UNDER M.C.C.F. NO. 9762884 AND MARKING A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 03 DEG. 53 MIN. 09 SEC. WEST, ALONG THE EAST LINE OF SAID 6.00 ACRE TRACT, A DISTANCE OF 40.15 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 6.00 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1.2708 ACRE TRACT OF LAND DESCRIBED IN DEED TO MONTGOMERY INDEPENDENT SCHOOL DISTRICT UNDER M.C.C.F. NO. 2012076186, SAME BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 32 MIN. 42 SEC. WEST, ALONG THE EAST LINE OF SAID 1.2708 ACRE TRACT, A DISTANCE OF 281.04 FEET TO A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF A CALLED 61.8107 ACRE TRACT OF LAND DESCRIBED IN DEED TO MONTGOMERY INDEPENDENT SCHOOL DISTRICT AS RECORDED UNDER M.C.C.F. NO. 2001065612, SAME BEING A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID 61.8107 ACRE TRACT AND SAID 67.820 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 41 DEG. 24 MIN. 28 SEC. EAST, A DISTANCE OF 15.51 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

SOUTH 67 DEG. 03 MIN. 40 SEC. EAST, A DISTANCE OF 189.20 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

NORTH 54 DEG. 18 MIN. 07 SEC. EAST, A DISTANCE OF 151.74 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

NORTH 82 DEG. 21 MIN. 41 SEC. EAST, A DISTANCE OF 116.46 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID 61.8107 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 06 DEG. 13 MIN. 39 SEC. WEST, A DISTANCE OF 1,011.39 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING THE NORTHEAST CORNER OF SAID 61.8107 ACRE TRACT, SAME BEING A NORTHWEST CORNER OF SAID 67.820 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 76 DEG. 27 MIN. 15 SEC. EAST, WITH THE NORTH LINE OF SAID 67.820 ACRE TRACT, A DISTANCE OF 100.93 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81 DEG. 31 MIN. 13 SEC. EAST, CONTINUING WITH THE NORTH LINE OF SAID 67.820 ACRE TRACT, A DISTANCE OF 310.66 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF THE RESIDUE OF SAID 94.899 ACRE TRACT AND MARKING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 02 DEG. 48 MIN. 59 SEC. WEST, WITH THE WEST LINE OF SAID 94.899 ACRE TRACT, A DISTANCE OF 339.66 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 04 DEG. 06 MIN. 50 SEC. WEST, CONTINUING WITH THE WEST LINE OF SAID 94.899 ACRE TRACT, A DISTANCE OF 1,203.47 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND ON THE SOUTH R.O.W. LINE OF LONE STAR PARKWAY (PUBLIC R.O.W., WIDTH VARIES) AS RECORDED UNDER M.C.C.F. NOS. 200142417, 2006024865, AND 2006077576 AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTH LINE OF SAID LONE STAR PARKWAY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEG. 08 MIN. 18 SEC. EAST, ALONG THE SOUTH R.O.W. LINE OF SAID LONE STAR PARKWAY, A DISTANCE OF 297.32 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

IN AN EASTERLY DIRECTION WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,140.00 FEET, A CENTRAL ANGLE OF 04 DEG. 59 MIN. 42 SEC., AN ARC LENGTH OF 186.56 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 85 DEG. 36 MIN. 18 SEC. EAST – 186.50 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE END OF SAID CURVE;

NORTH 84 DEG. 29 MIN. 43 SEC. EAST, A DISTANCE OF 104.66 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND MARKING AN ANGLE POINT;

NORTH 79 DEG. 13 MIN. 20 SEC. EAST, A DISTANCE OF 87.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND MARKING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT

WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2,145.00 FEET, A CENTRAL ANGLE OF 04 DEG. 57 MIN. 14 SEC., AN ARC LENGTH OF 185.47 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 75 DEG. 26 MIN. 30 SEC. EAST, - 185.41 FEET TO A CAPPED 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF THE RESIDUE OF A CALLED 92.23 ACRE TRACT OF LAND DESCRIBED IN DEED TO MARTIN CLAY SIMONTON AS RECORDED UNDER M.C.C.F. NO. 2003-080735, SAME THE MOST NORTHERLY NORTHEAST CORNER OF SAID RESIDUE OF A 94.899 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 23 MIN. 09 SEC. EAST, WITH THE COMMON LINE OF SAID 92.23 ACRE TRACT AND SAID 94.899 ACRE TRACT, A DISTANCE OF 1,014.22 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN INTERIOR CORNER OF SAID 94.899 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 41 MIN. 50 SEC. EAST, WITH THE SOUTH LINE OF SAID 92.23 ACRE TRACT, PASSING AT A DISTANCE OF 1,326 FEET A CAPPED 1/2 INCH IRON ROD STAMPED "TPS 100834-00", AND CONTINUING FOR A TOTAL DISTANCE OF 1,351.56 FEET TO A POINT IN THE CENTERLINE OF A CREEK:

THENCE, WITH THE MEANDERS OF SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 05 DEG. 51 MIN. 46 SEC. WEST, A DISTANCE OF 40.70 FEET TO A POINT;
SOUTH 21 DEG. 05 MIN. 35 SEC. EAST, A DISTANCE OF 34.78 FEET TO A POINT;
SOUTH 52 DEG. 46 MIN. 43 SEC. WEST, A DISTANCE OF 49.55 FEET TO A POINT;
SOUTH 66 DEG. 05 MIN. 51 SEC. WEST, A DISTANCE OF 24.40 FEET TO A POINT;
SOUTH 26 DEG. 06 MIN. 10 SEC. EAST, A DISTANCE OF 27.55 FEET TO A POINT;
SOUTH 25 DEG. 42 MIN. 31 SEC. EAST, A DISTANCE OF 28.22 FEET TO A POINT;
SOUTH 58 DEG. 38 MIN. 09 SEC. EAST, A DISTANCE OF 40.92 FEET TO A POINT;
SOUTH 05 DEG. 15 MIN. 25 SEC. WEST, A DISTANCE OF 11.36 FEET TO A POINT;
SOUTH 25 DEG. 01 MIN. 16 SEC. WEST, A DISTANCE OF 27.54 FEET TO A POINT;
SOUTH 14 DEG. 03 MIN. 47 SEC. WEST, A DISTANCE OF 33.05 FEET TO A POINT;
SOUTH 39 DEG. 56 MIN. 21 SEC. WEST, A DISTANCE OF 18.11 FEET TO A POINT;
NORTH 67 DEG. 05 MIN. 23 SEC. WEST, A DISTANCE OF 36.50 FEET TO A POINT;
SOUTH 48 DEG. 51 MIN. 33 SEC. WEST, A DISTANCE OF 20.17 FEET TO A POINT;
SOUTH 80 DEG. 54 MIN. 16 SEC. WEST, A DISTANCE OF 34.72 FEET TO A POINT;
SOUTH 00 DEG. 50 MIN. 41 SEC. EAST, A DISTANCE OF 43.56 FEET TO A POINT ON THE NORTH LINE OF A CALLED 62.6147 ACRE TRACT OF LAND DESCRIBED IN DEED TO JAY RICHARD RAY II, ET AL AS RECORDED UNDER M.C.C.F. NO. 2021056260;

THENCE, WITH THE COMMON LINE OF SAID 67.82 ACRE TRACT AND SAID 62.6147 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 75 DEG. 49 MIN. 01 SEC. WEST, A DISTANCE OF 25.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT;

SOUTH 13 DEG. 55 MIN. 30 SEC. WEST, A DISTANCE OF 183.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

SOUTH 22 DEG. 23 MIN. 20 SEC. EAST, A DISTANCE OF 183.12 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING AN ANGLE POINT;

SOUTH 45 DEG. 25 MIN. 50 SEC. WEST, A DISTANCE OF 256.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT;

SOUTH 59 DEG. 33 MIN. 58 SEC. WEST, A DISTANCE OF 167.98 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT;

SOUTH 40 DEG. 09 MIN. 36 SEC. WEST, A DISTANCE OF 219.00 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

SOUTH 69 DEG. 22 MIN. 48 SEC. WEST, A DISTANCE OF 195.39 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

SOUTH 42 DEG. 48 MIN. 13 SEC. WEST, A DISTANCE OF 108.70 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT;

SOUTH 00 DEG. 27 MIN. 53 SEC. EAST, A DISTANCE OF 118.26 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT;

SOUTH 80 DEG. 18 MIN. 41 SEC. WEST, A DISTANCE OF 153.30 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT;

SOUTH 33 DEG. 22 MIN. 08 SEC. WEST, A DISTANCE OF 239.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING AN ANGLE POINT;

SOUTH 14 DEG. 31 MIN. 53 SEC. EAST, A DISTANCE OF 191.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "VTSM 4070" FOUND MARKING THE NORTHEAST CORNER OF A CALLED 10.2058 ACRE TRACT OF LAND DESCRIBED IN DEED TO CMC PARTNERSHIP, LTD. AS RECORDED UNDER M.C.C.F. NO. 202204760, SAME BEING A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 76 DEG. 00 MIN. 05 SEC. WEST, WITH THE NORTH LINE OF SAID 10.2058 ACRE TRACT, A DISTANCE OF 504.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHEAST CORNER OF SAID 10.2058 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 12 DEG. 52 MIN. 18 SEC. EAST, WITH THE WEST LINE OF SAID 10.2058 ACRE TRACT, A DISTANCE OF 170.40 FEET TO A 1 INCH IRON PIPE FOUND MARKING THE NORTH CORNER OF A CALLED 2.235 ACRE TRACT (TRACT 81B) OF LAND DESCRIBED IN DEED TO CHARLES W MORROW REVOCABLE LIVING TRUST AS RECORDED UNDER M.C.C.F. NO. 2010025394, SAME BEING A SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 35 DEG. 30 MIN. 45 SEC. WEST, A DISTANCE OF 934.88 FEET A POINT ON THE NORTHWEST LINE OF SAID RESIDUE OF A 10.0 ACRE TRACT, SAME BEING AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 35 DEG. 30 MIN. 45 SEC. WEST, ALONG THE NORTHWEST LINE OF SAID RESIDUE OF A 10.0 ACRE TRACT, A DISTANCE OF 127.10 FEET TO A 1 INCH IRON PIPE FOUND MARKING AN ANGLE POINT OF SAID 10.0 ACRE TRACT, SAID 67.820 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 58 MIN. 03 SEC. WEST, ALONG THE COMMON LINE OF SAID RESIDUE OF A 10.0 ACRE TRACT AND SAID 67.820 ACRE TRACT, A DISTANCE OF 417.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 108.85 ACRES OR 4,741,398 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59962, PREPARED BY WINDROSE LAND SERVICES.



LUCAS G. DAVIS
R.P.L.S. NO. 6599
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



9/20/2024
DATE

