

PETITION FOR THE CREATION OF
ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

JLMCG PROPERTIES, LLC, a Nevada limited liability company, and Cendei Sherwood (the "Petitioners"), respectfully petition the Commissioners of the Texas Commission on Environmental Quality (the "Commission") for the creation of a municipal utility district in Denton County, Texas. Petitioners hold title to a majority of the assessed value of the real property described in Exhibit "A" attached hereto and incorporated herein for all purposes, as indicated by the appraisal rolls of Denton County, Texas. Petitioners, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, would respectfully show the following:

I.

The name of the proposed district shall be "ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY" (the "District"). There is no other conservation or reclamation district in Denton 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, Texas Water Code, together with all amendments and additions thereto.

III.

The area proposed to be within the District is approximately 359 acres (the "Property"), situated in Denton County, Texas. The Property consists of two tracts of land described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes. The proposed District is located within the extraterritorial jurisdiction of the Town of Ponder, Texas (the "Town"), and the District is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village. All of the Property may be properly included in the District.

IV.

The Petitioners constitute a majority of value of the holders of title of the land within the proposed District, as indicated by the tax rolls of the central appraisal district of Denton County, Texas, and by conveyances of record since the date of preparation of said tax rolls. There are no lienholders on the Property.

V.

Pursuant to Section 42.042, Texas Local Government Code, should a municipality such as the Town fail or refuse to give its consent to the creation of the District within ninety (90) days after the date the governing body of the Town receives a written request for consent, the owners of at least fifty (50%) percent of the land in the proposed District may petition the governing body of the Town to make available to the area the water, sanitary sewer services, or both, that would be provided by the District.

Furthermore, if, within one hundred twenty (120) days after the date the governing body of the Town receives the petition for water and sanitary sewer services, the Town fails to make a contract with the owners of the land in the proposed District to provide those services, such failure constitutes the Town's consent to the creation of the proposed District and authorizes the landowners to initiate proceedings through the Commission to create the District.

The Town has not consented to the creation of the District and has failed to execute a contract providing for the water or sanitary sewer services requested by the Petitioners within the time limits prescribed by Section 42.042, Texas Local Government Code.

VI.

On August 26, 2021, the Petitioner filed a Petition for Consent to Creation of Rockwood Municipal Utility District No. 1 of Denton County (the "Petition for Consent"), dated August 19, 2021, with the Town of Ponder, Texas. A copy of the Petition for Consent is attached hereto as Exhibit "B." A copy of the receipt of delivery of the Petition for Consent (the "Town Consent Receipt of Delivery") is attached hereto as Exhibit "C." The Petitioner has not received a response from the Town of Ponder related to the Petition for Consent.

On November 28, 2021, the Petitioner published a Notice of Petition for Water and Sanitary Sewer Service (the "Notice of Petition"), attached hereto as Exhibit "D," in the *Denton Record-Chronicle*, a newspaper of general circulation within and around the District. The affidavit of publication of the Notice of Petition (the "Affidavit of Publication") is attached hereto as Exhibit "E."

On November 30, 2021, the Petitioner posted the Notice of Petition in three places convenient to the public within the boundaries of the Property sought to be included in the District. The affidavit of posting of the Notice of Petition (the "Affidavit of Posting") is attached hereto as Exhibit "F."

On January 18, 2022, the Petitioner filed a Petition for Water and Sanitary Sewer Service (the "Petition for Service") with the Town of Ponder, Texas. A copy of the Petition for Service is attached hereto as Exhibit "G." The Receipt of Delivery of the Petition for Service (the "Receipt of Petition for Service") is attached hereto as Exhibit "H."

The Petitioner has not received any response from the Town related to the Petition for Service.

VII.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water distribution system for domestic purposes; (ii) the construction of a sanitary sewer system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction and financing of macadamized, graveled, or paved roads, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time. It is specifically proposed that the District be granted the authority to design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance, a road or any improvement in aid of the road, pursuant to Texas Water Code, Section 54.234.

VIII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, or roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provision of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

It is specifically proposed that the District be granted the authority to design, acquire, construct, finance, issue bonds for, operate, maintain, and convey to this state, a county, or a municipality for operation and maintenance, a road or any improvement in aid of the road, pursuant to Texas Water Code, Section 54.234. The property cannot be developed without the creation of the District to finance the water, sanitary sewer, and drainage facilities and services, and roads; therefore, a public necessity exists.

IX.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of such improvements will be approximately \$55,215,000.

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. Jared Clarke
- 2. Caleb Dunn
- 3. Landon Geary
- 4. Ryan Hill
- 5. Travis Patton

XI.

WHEREFORE, the Petitioners respectfully pray that this petition be properly filed, as provided by law, that notice of the application be given as provided therein, that a hearing be held, if necessary, and that this Petition be in all things granted, that the proposed municipal utility district be organized and five (5) temporary directors named herein be appointed to serve 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 and to the execution of the purposes for which the District shall be organized, as you may deem proper and necessary.

RESPECTFULLY SUBMITTED, this 26th day of May, 2022.

PETITIONER

JLMCG Properties, LLC,
a Nevada limited liability company

By: Sandra Mahon

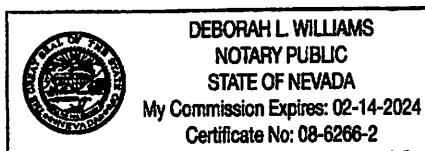
Name: Sandra Mahon

Title: Partner
Manager - JLMCG Properties, LLC

THE STATE OF Nevada §
COUNTY OF Washoe §

This instrument was acknowledged before me on this 26 day of May, 2022, by Sandra Mahon, Manager of JLMCG Properties, LLC, a Nevada limited liability company, on behalf of said limited liability company.

(SEAL)



[Signature]
Notary Public in and for the State of Nevada

PETITIONER:

CENDEI SHERWOOD

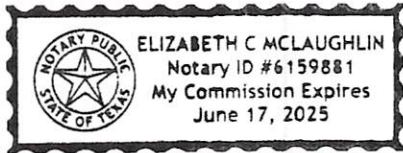
By: *Cendei Sherwood*

Name: Cendei Sherwood

STATE OF TEXAS §

COUNTY OF DENTON §

This instrument was acknowledged before me on the 2nd day of June, 2022 by Cendei Sherwood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



(SEAL)

Elizabeth C. McLaughlin
Notary Public in and for the State of Texas

EXHIBIT "A"

TRACT 1

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument found for the southeast corner of said 180.585 acre tract, common to the northeast corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

THENCE South 89°09'13" West, along the southerly line of said 180.585 acre tract and the northerly line of said 180.498 acre tract, a distance of 3798.78 feet to a concrete monument found for the southwest corner of said 180.585 acre tract, common to the northwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way and at the beginning of a non-tangent curve to the right having a central angle of 25°21'31", a radius of 5679.58 feet, a chord bearing and distance of North 20°53'39" East, 2493.27 feet;

THENCE along the westerly line of said 180.585 acre tract and along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad and in a northeasterly direction, with said curve to the right, an arc distance of 2513.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 180.585 acre tract, common to the southwest corner of a called 89.9487 acre tract of land described in a deed to Samuel J Malone and Wife, Kathy A. Malone, as recorded in Document No. 93-0037220, of the Official Records of Denton County, Texas, same also being in T.N. Skiles Road, a variable width right-of-way, no record found;

THENCE South 89°46'46" East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along the southerly line of said 89.9487 acre tract, the northerly line of said 180.585 acre tract, the southerly line of a called 48.646 acre tract of land described in a deed to Riding Unlimited Inc, as recorded in Document No. 93-0059495, of the Deed Record of Collin County Texas, and said T.N. Skiles Road, a distance of 2873.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 180.585 acre tract, common to the northwest corner of said 541.11 acre tract;

THENCE South 0°54'50" East, departing the southerly line of said 48.646 acre tract and said T.N. Skiles Road, along the easterly line of said 180.585 acre tract and the westerly line of said 541.11 acre tract, a distance of 2262.44 feet to the

POINT OF BEGINNING and containing 180.880 acres (7,879,120 square feet) of land, more or less.

TRACT 2 LEGAL DESCRIPTION

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being the remainder of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same also being all of Lot 1, Block 1 and all of Lots 1 and 2, Block 2 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the northeast corner of said 180.498 acre tract, common to the southeast corner of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

THENCE South $0^{\circ}54'50''$ East, along the easterly line of said 180.498 acre tract and the westerly line of said 541.11 acre tract, a distance of 2569.90 feet to a 5/8 inch iron rod found for the southeast corner of said 180.498 acre tract, common to the southwest corner of said 541.11 acre tract, same being on the northerly right-of-way line of F.M. Highway 2449, a 90 foot wide right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of $1^{\circ}56'15''$, a radius of 5729.66 feet, a chord bearing and distance of North $89^{\circ}34'31''$ West, 193.74 feet;

THENCE in a northwesterly direction along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2449, and with said curve to the left, an arc distance of 193.75 feet to a 1/2 inch iron rod found for corner;

THENCE South $89^{\circ}27'27''$ West, continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2449, a distance of 1461.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a southwest corner of said 180.498 acre tract, common to the southeast corner of a tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18576 of the Official Records of Denton County, Texas;

THENCE North $1^{\circ}08'09''$ West, departing the northerly right-of-way line of said F.M. Highway 2449, and along the common line of said 180.498 acre tract and said Sherwood tract, a distance of 134.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North $38^{\circ}36'16''$ West, continuing along said common line, a distance of 700.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly corner of said Sherwood tract, common to an ell corner of said 180.498 acre tract;

THENCE South $2^{\circ}08'23''$ West, continuing along said common line, a distance of 687.25 feet to the southwest corner of said Sherwood tract, common to a southeast corner of said 180.498 acre tract, same being on the northerly right-of-way line of said F.M. Highway 2449, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears North $25^{\circ}11'$ West, 0.35 feet;

THENCE South 89°27'27" West, along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2449, a distance of 874.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 2°13'12", a radius of 5729.65 feet, a chord bearing and distance of South 88°20'51" West, 221.99 feet;

THENCE in a southwesterly direction continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2449, and with said curve to the left, an arc distance of 222.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 180.498 acre tract, being on the easterly line of aforesaid the Original Town of Ponder;

THENCE North 5°35'35" East, departing the northerly right-of-way line of said F.M. Highway 2449, along a westerly line of said 180.498 acre tract and the easterly line of said the Original Town of Ponder, a distance of 682.87 feet to a mag nail set for the southwest corner of a called 0.0620 acre tract of land described in a deed to Town of Ponder, Texas, as recorded in Document No. 2011-71518 of the Official Records of Denton County, Texas, being on the southerly right-of-way line of Doyle Street, a variable width right-of-way;

THENCE South 84°24'25" East, departing the easterly line of said the Original Town of Ponder, along the southerly line of said 0.0620 acre tract and the southerly right-of-way line of said Doyle Street, a distance of 33.00 feet to the southeast corner of said 0.0620 acre tract, common to the south end of the easterly terminus of said Doyle Street, from which, a metal post found for witness bears North 26°31' West, 0.46 feet;

THENCE North 5°35'35" East, along the easterly line of said 0.0620 acre tract and the easterly terminus of said Doyle Street, a distance of 82.02 feet to the northeast corner of said 0.0620 acre tract, common to the north end of the easterly terminus of said Doyle Street, same being on a northerly line of said 180.498 acre tract and the southerly line of called 1.01 acre tract of land described in a deed to James Norman Brooks, et al, as recorded in Document No. 2013-13723 of the Official Records of Denton County, Texas;

THENCE South 84°31'22" East, departing said terminus, along said northerly line of said 180.498 acre tract and the southerly line of said 1.01 acre tract, a distance of 241.84 feet to a 1/2 inch iron rod found for the southeast corner of said 1.01 acre tract, common to an ell corner of said 180.498 acre tract;

THENCE North 5°37'17" East, along a westerly line of said 180.498 acre tract, the easterly line of said 1.01 acre tract, the easterly line of a called 0.28 acre tract of land described in a deed to Kenneth and Christopher Corby, as recorded in Document No. 2008-66374 of the Official Records of Denton County, Texas, the easterly terminus of Bailey Street, a variable width right-of-way, the easterly line of a tract of land described as Tract 1 in a deed to Charlie E. Bostick and Janice Bostick, as recorded in Document No. 2008-66493 of the Official Records of Denton County, Texas, and the easterly line of Crider Addition, according to the plat thereof recorded in Cabinet Q, Page 135 of the Plat Records of Denton County, Texas, a distance of 699.82 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the northeast corner of said Crider Addition, common to an ell corner of said 180.498 acre tract;

THENCE North 84°29'06" West, along a southerly line of said 180.498 acre tract and the northerly line of said Crider Addition, a distance of 247.18 feet to the southeast corner of a called 0.0514 acre tract of land described in a deed to Town of Ponder, Texas, as recorded in Document No. 2011-71507 of the Official

Records of Denton County, Texas, same being at the intersection of the southerly right-of-way line of James Street, a variable width right-of-way, with the easterly right-of-way line of Eddie Street, a variable width right-of-way;

THENCE North 5°35'35" East, departing said southerly line of said 180.498 acre tract and the southerly right-of-way line of said James Street, along the easterly line of said 0.0514 acre tract and the easterly right-of-way line of said Eddie Street, a distance of 80.65 feet to the northeast corner of said 0.0514 acre tract, being at the intersection of the northerly right-of-way line of said James Street with the easterly right-of-way line of said Eddie Street, and on a northerly line of said 180.498 acre tract, and on the southerly line of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas;

THENCE South 85°48'52" East, departing the easterly right-of-way line of said Eddie Street, along the common line of said 180.498 acre tract and said Lot 1, a distance of 47.48 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, common to an ell corner of said 180.498 acre tract;

THENCE North 64°04'09" East, continuing along said common line, a distance of 331.56 feet to a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the southeast corner of said Lot 1, common to an ell corner of said 180.498 acre tract;

THENCE North 3°36'41" West, continuing along said common line, a distance of 227.16 feet to a 5 inch metal post found for the northeast corner of said Lot 1, common an ell corner of said 180.498 acre tract;

THENCE South 88°36'14" West, continuing along said common line, a distance of 324.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the northeast corner of said Block 8, the south end of the easterly terminus of Greene Street, an 80 foot wide right-of-way, and a southwest corner of said 180.498 acre tract;

THENCE North 5°35'35" East, along a westerly line of said 180.498 acre tract and the easterly terminus of said Greene Street, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of said terminus, common to the southeast corner of aforesaid Lot 1, Block 1, and an ell corner of said 180.498 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 24°36' West, 0.98 feet;

THENCE North 84°24'25" West, along the southerly line of said Lot 1, Block 1, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 333.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block 1, common to a southwest corner of said 180.498 acre tract, and at the intersection of the northerly right-of-way line of said Greene Street with the easterly right-of-way line of Frederick Street, an 80 foot wide right-of-way, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 41°21' East, 1.53 feet;

THENCE North 5°35'35" East, along the westerly line of said Lot 1, Block 1, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of said Frederick Street, a distance of 443.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, Block 1, common to an ell corner of said 180.498 acre tract, and the east end of the northerly terminus of Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 32°55' East, 1.84 feet;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and along said terminus, a distance of 80.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of aforesaid Block 2, common to an ell corner of said 180.498 acre tract, and the west end of said terminus, same being on the westerly right-of-way line of said Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 17°03' East, 1.54 feet;

THENCE South 5°35'35" West, departing said terminus, along the easterly line of said Block 2, an easterly line of said 180.498 acre tract, and the westerly right-of-way line of said Frederick Street, a distance of 435.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Block 2, common to a southeast corner of said 180.498 acre tract, and at the intersection of the westerly right-of-way line of said Frederick Street with the northerly right-of-way line of said Greene Street;

THENCE North 84°24'25" West, along the southerly line of said Block 2, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 410.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block 2, common to a southwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way;

THENCE North 5°35'35" East, along the westerly line of said Block 2, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 391.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Block 2, common to an ell corner of said 180.498 acre tract;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 48.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 1°01'05", a radius of 5679.58 feet, a chord bearing and distance of North 7°42'21" East, 100.91 feet;

THENCE in a northeasterly direction along a westerly line of said 180.498 acre tract, continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and with said curve to the right, an arc distance of 100.91 feet to a concrete monument found for the northwest corner of said 180.498 acre tract, common to the southwest corner of aforesaid 180.585 acre tract;

THENCE North 89°09'13" East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along a northerly line of said 180.498 acre tract and the southerly line of said 180.585 acre tract, a distance of 3798.78 feet to the POINT OF BEGINNING and containing 178.547 acres (7,777,489 square feet) of land, more or less, save an except the following described tract of land:

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 0.586 acre tract of land described in a deed to Jerry E. Inman and wife, Dannie M. Inman, also known as Danny Inman, as recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Block 8 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, common to the southwest corner of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas, an ell corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, the north end of the easterly terminus of James Street, an 80 foot wide right-of-way, and the southerly northwest corner of a 20 foot wide ingress/egress easement recorded in said deed recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas;

THENCE South 85°48'52" East, departing the easterly terminus of said James Street, along the southerly line of said Lot 1, Block A, the northerly line of said easement and crossing said 180.498 acre tract, a distance of 75.49 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement;

THENCE North 64°04'09" East, continuing along the southerly line of said Lot 1, Block A, the northerly line of said easement, and across said 180.498 acre tract, passing at a distance of 331.56 feet a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the northerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement, and continuing along the same course, for a total distance of 474.32 feet to an ell corner of said easement;

THENCE North 27°01'33" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 117.66 feet to the northerly northwest corner of said easement;

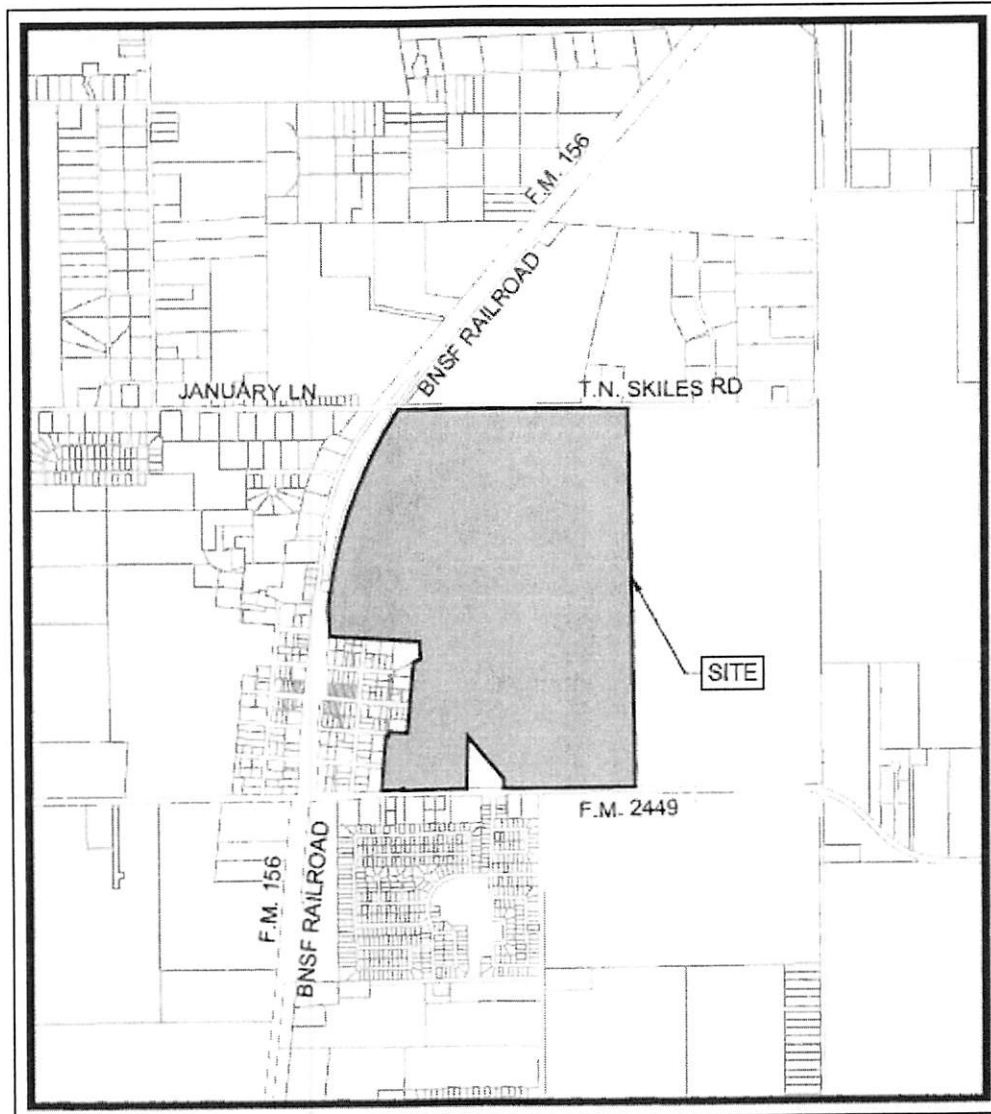
THENCE South 86°14'52" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 17.59 feet a metal fence post found for the northeast corner of said easement, common to the northwest corner of said 0.586 acre tract, and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 86°12'18" East, along the northerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence and the northerly face of an existing barn, a distance of 184.41 feet to a metal fence post found for the northeast corner of said 0.586 acre tract;

THENCE South 6°21'45" West, along the easterly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 144.19 feet to a metal fence post found for the southeast corner of said 0.586 acre tract;

THENCE North 82°43'14" West, along the southerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 177.04 feet to a 1/2 inch iron rod found for the southwest corner of said 0.586 acre tract;

THENCE North 3°15'39" East, along the westerly line of said 0.586 acre tract and the easterly line of said easement, continuing across said 180.498 acre tract and along a fence, a distance of 133.29 feet to the **POINT OF BEGINNING**, and containing 0.575 of an acre (25,052 square feet) of land, more or less, and leaving a net acreage of 177.971 acres (7,752,437 square feet) of land, more or less.



LOCATION MAP
SCALE: 1" = 2000'

\\SRV\TRK\6/8/2022\8:24 AM
KAYLA_EHRLEY\2022_SAGEZ_FAMILY_PUSGATES_0221\202210 - 2022\WOOD_HORNES\ACAD\WOOD_HORNES\PLAN\2022\STREET_LOCATION_MAP.dwg
6/8/2022 7:53 AM

PLOTTED BY
KAYLA_EHRLEY
LAST SAVE

Exhibit 1
Rockwood MUD No. 1
Denton County, Texas
June 2022

Kimley»Horn

6100 Warren Parkway
Suite 210
Frisco, Texas 75034
972-330-3092
State of Texas Registration No. F-425

EXHIBIT "B"
(Petition for Consent to Town of Ponder)

**PETITION FOR CONSENT TO CREATION OF
ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY**

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF PONDER:

The undersigned (the "Petitioners"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.042 of the Texas Local Government Code, respectfully petitions this Honorable Council for its consent to the creation of a municipal utility district, and for cause would respectfully show the following:

I.

The name of the proposed District shall be "Rockwood Municipal Utility District No. 1 of Denton County" (the "District").

II.

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

III.

The District shall contain an area of approximately 359 acres of land (the "Property"), situated within Denton County, Texas, described by metes and bounds in Exhibit "A," attached hereto and incorporated herein. The District is located wholly within the extraterritorial jurisdiction of the Town of Ponder, Denton County, Texas, and the District is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

IV.

The undersigned constitute a majority in value of the holders of title to the lands in the proposed District, as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

V.

The proposed District shall be organized for the following purposes:

- (1) provide a water supply for the District for municipal and domestic uses;
- (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;
- (4) construct, acquire, improve, maintain and operate macadamized, graveled, or paved roads and turnpikes, or other improvements in aid of those roads; and
- (5) such other construction, installation, maintenance, purchase, and operation of such additional facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized.

The aforementioned purposes may be accomplished by any mechanical and chemical means and processes incident, necessary or helpful to such purposes, to the extent authorized by law and the creation of the District, to the end that public health and welfare may be conserved and promoted, and the purity and sanitary condition of the State's waters protected, effected and restored.

VI.

The general nature of the work anticipated to be done by the District at the present time is: (i) the construction of a water distribution system for domestic purposes; (ii) the construction of a sanitary sewer system; (iii) the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the District; (iv) the construction and financing of macadamized, graveled, or paved roads and turnpikes, or improvements in aid of those roads; and (v) such other construction, installation, maintenance, purchase and operation of such other facilities, systems, plants and enterprises as shall be consistent with the purposes for which the District is organized, all to the extent authorized by law from time to time.

VII.

There is a necessity for the improvements above described because the District is located within an area which will experience a substantial and sustained residential growth within the foreseeable future, is urban in nature and is not supplied with adequate water, sanitary sewer, drainage facilities and services, or roads. The health and welfare of the future inhabitants of the District require the provision of adequate water, storm and sanitary sewer facilities and services, and roads.

The provisions of such water, storm and sanitary sewer facilities and services, and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters, and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the organization of said District.

The property cannot be developed without the creation of the District to finance the water, sanitary sewer, and drainage facilities and services, and roads; therefore, a public necessity exists.

VIII.

The proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the proposed District is of such nature that water, storm and sanitary sewer facilities and services, and roads can be constructed or provided at a reasonable cost; and said territory will be rapidly developed for residential use.

IX.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District, and it is now estimated by those filing this petition, from such information as they have at this time, that the ultimate cost of such improvements will be approximately \$46,438,781.30.

X.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the Town Council of the Town of Ponder, Texas, adopt a resolution giving its written consent to the creation of the District.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

RESPECTFULLY SUBMITTED this the 9th day of August, 2021.

PETITIONER:

JLMCG Properties, LLC,
a Nevada limited liability company

By: *[Signature]*

Name: David Turner

Title: Manager

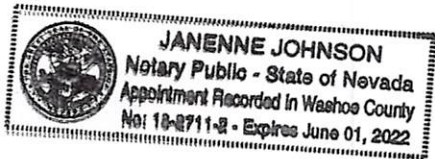
STATE OF Nevada §

COUNTY OF Washoe §

This instrument was acknowledged before me on the 9th day of August, 2021 by David Turner, Manager of JLMCG Properties, LLC, a Nevada limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public in and for the State of ~~Texas~~ Nevada

(SEAL)



PETITIONER:

CENDEI SHERWOOD

By: *Cendei Sherwood*
Name: Cendei Sherwood

STATE OF Texas §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on the 16 day of August, 2021 by Cendei Sherwood, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Charla K. Pepper
Notary Public in and for the State of Texas

(SEAL)

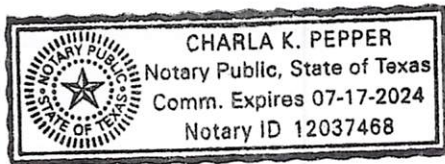


EXHIBIT "A"

TRACT 1

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument found for the southeast corner of said 180.585 acre tract, common to the northeast corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

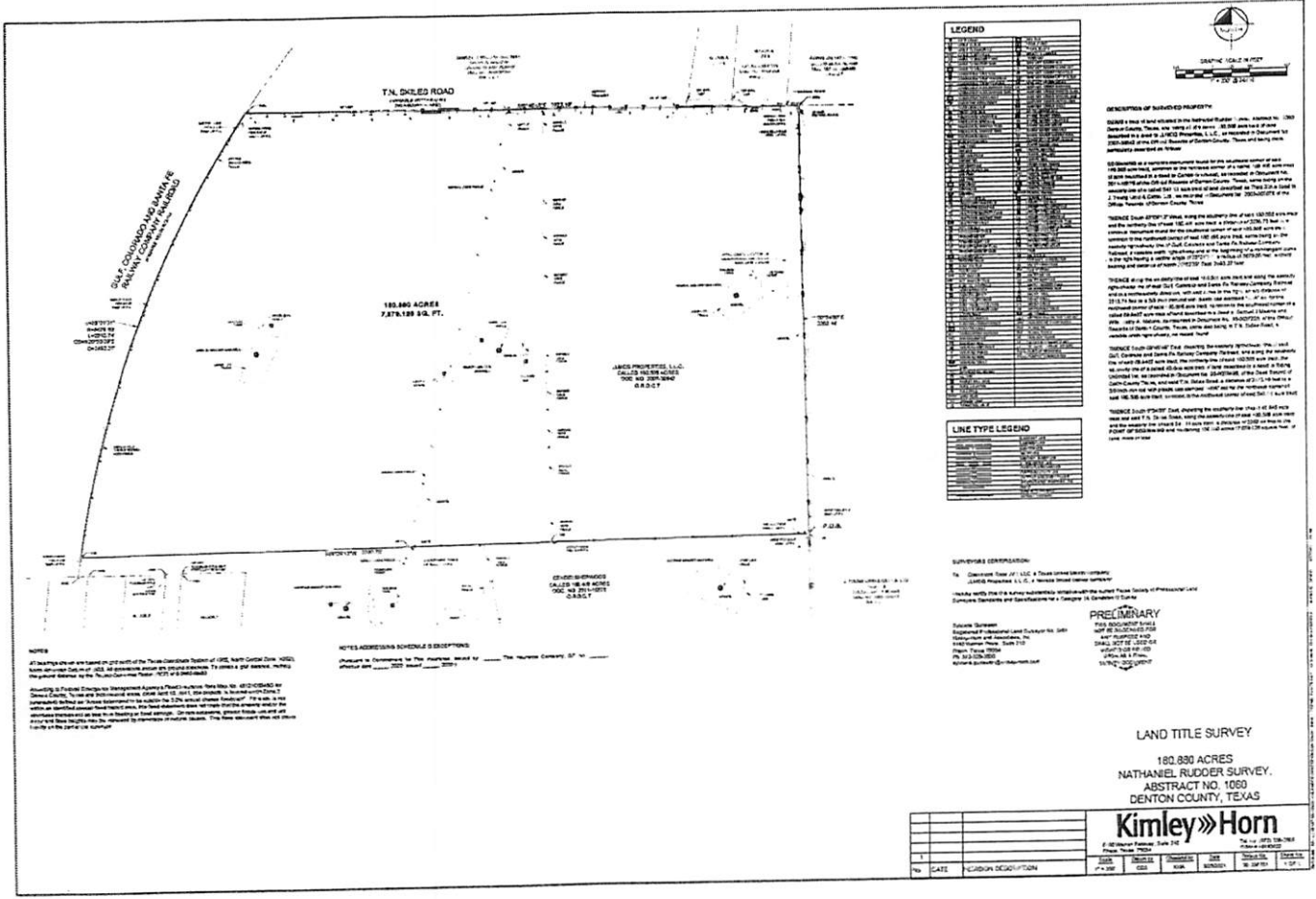
THENCE South $89^{\circ}09'13''$ West, along the southerly line of said 180.585 acre tract and the northerly line of said 180.498 acre tract, a distance of 3798.78 feet to a concrete monument found for the southwest corner of said 180.585 acre tract, common to the northwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way and at the beginning of a non-tangent curve to the right having a central angle of $25^{\circ}21'31''$, a radius of 5679.58 feet, a chord bearing and distance of North $20^{\circ}53'39''$ East, 2493.27 feet;

THENCE along the westerly line of said 180.585 acre tract and along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad and in a northeasterly direction, with said curve to the right, an arc distance of 2513.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 180.585 acre tract, common to the southwest corner of a called 89.9487 acre tract of land described in a deed to Samuel J Malone and Wife, Kathy A. Malone, as recorded in Document No. 93-0037220, of the Official Records of Denton County, Texas, same also being in T.N. Skiles Road, a variable width right-of-way, no record found;

THENCE South $89^{\circ}46'46''$ East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along the southerly line of said 89.9487 acre tract, the northerly line of said 180.585 acre tract, the southerly line of a called 48.646 acre tract of land described in a deed to Riding Unlimited Inc, as recorded in Document No. 93-0059495, of the Deed Record of Collin County Texas, and said T.N. Skiles Road, a distance of 2873.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 180.585 acre tract, common to the northwest corner of said 541.11 acre tract;

THENCE South $0^{\circ}54'50''$ East, departing the southerly line of said 48.646 acre tract and said T.N. Skiles Road, along the easterly line of said 180.585 acre tract and the westerly line of said 541.11 acre tract, a distance of 2262.44 feet to the

POINT OF BEGINNING and containing 180.880 acres (7,879,120 square feet) of land, more or less.



LEGEND

1/4" = 200'	Survey Boundary
1/8" = 100'	Subdivision Boundary
1/16" = 50'	Encroachment
1/32" = 25'	Easement
1/64" = 12.5'	Right-of-Way
1/128" = 6.25'	Other

LINE TYPE LEGEND

---	Survey Boundary
- - -	Subdivision Boundary
---	Encroachment
- - -	Easement
---	Right-of-Way
---	Other

DESCRIPTION OF SURVEYED PROPERTY

180.880 ACRES, more or less, situated in the Northern District of Denton County, Texas, the same of which 180.880 acres is of one tract as shown on the 180.880 Acre Survey, L.L.C. as recorded in Deed Book 2000-0000 of the Public Records of Denton County, Texas and being more particularly described as follows:

180.880 ACRES, more or less, situated in the Northern District of Denton County, Texas, the same of which 180.880 acres is of one tract as shown on the 180.880 Acre Survey, L.L.C. as recorded in Deed Book 2000-0000 of the Public Records of Denton County, Texas and being more particularly described as follows:

180.880 ACRES, more or less, situated in the Northern District of Denton County, Texas, the same of which 180.880 acres is of one tract as shown on the 180.880 Acre Survey, L.L.C. as recorded in Deed Book 2000-0000 of the Public Records of Denton County, Texas and being more particularly described as follows:

180.880 ACRES, more or less, situated in the Northern District of Denton County, Texas, the same of which 180.880 acres is of one tract as shown on the 180.880 Acre Survey, L.L.C. as recorded in Deed Book 2000-0000 of the Public Records of Denton County, Texas and being more particularly described as follows:

NOTES

1. All measurements are based on the North-Central Datum of 1982, North Central Zone, NAD83.

2. All measurements are based on the North-Central Datum of 1982, North Central Zone, NAD83.

3. All measurements are based on the North-Central Datum of 1982, North Central Zone, NAD83.

4. All measurements are based on the North-Central Datum of 1982, North Central Zone, NAD83.

NOTES ADDRESSING SCHEDULE D DESCRIPTIONS

1. All measurements are based on the North-Central Datum of 1982, North Central Zone, NAD83.

2. All measurements are based on the North-Central Datum of 1982, North Central Zone, NAD83.

SURVEYOR'S CERTIFICATION

I, **KIMLEY HORN**, a duly Licensed Professional Engineer in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the attached plan.

KIMLEY HORN
 10000 West Loop West, Suite 1000
 Houston, Texas 77042
 Phone: 281.462.1000
 Fax: 281.462.1001
 Website: www.kimleyhorn.com

PRELIMINARY

THIS SURVEY IS PRELIMINARY AND NOT FOR RECORD. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.

LAND TITLE SURVEY

180.880 ACRES
 NATHANIEL RUDDER SURVEY,
 ABSTRACT NO. 1069
 DENTON COUNTY, TEXAS

		Kimley»Horn	
		Professional Engineer, State of Texas	
No.	DATE	PROJECT	SCALE
1	05/01/2010	180.880 ACRES	1" = 200'

TRACT 2

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being the remainder of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same also being all of Lot 1, Block 1 and all of Lots 1 and 2, Block 2 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the northeast corner of said 180.498 acre tract, common to the southeast corner of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

THENCE South $0^{\circ}54'50''$ East, along the easterly line of said 180.498 acre tract and the westerly line of said 541.11 acre tract, a distance of 2569.90 feet to a 5/8 inch iron rod found for the southeast corner of said 180.498 acre tract, common to the southwest corner of said 541.11 acre tract, same being on the northerly right-of-way line of F.M. Highway 2499, a 90 foot wide right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of $1^{\circ}56'15''$, a radius of 5729.66 feet, a chord bearing and distance of North $89^{\circ}34'31''$ West, 193.74 feet;

THENCE in a northwesterly direction along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, and with said curve to the left, an arc distance of 193.75 feet to a 1/2 inch iron rod found for corner;

THENCE South $89^{\circ}27'27''$ West, continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, a distance of 1461.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a southwest corner of said 180.498 acre tract, common to the southeast corner of a tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18576 of the Official Records of Denton County, Texas;

THENCE North $1^{\circ}08'09''$ West, departing the northerly right-of-way line of said F.M. Highway 2499, and along the common line of said 180.498 acre tract and said Sherwood tract, a distance of 134.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North $38^{\circ}36'16''$ West, continuing along said common line, a distance of 700.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly corner of said Sherwood tract, common to an ell corner of said 180.498 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears North $25^{\circ}11'$ West, 0.35 feet;

THENCE South 2°08'23" West, continuing along said common line, a distance of 687.25 feet to the southwest corner of said Sherwood tract, common to a southeast corner of said 180.498 acre tract, same being on the northerly right-of-way line of said F.M. Highway 2499;

THENCE South 89°27'27" West, along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, a distance of 874.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 2°13'12", a radius of 5729.65 feet, a chord bearing and distance of South 88°20'51" West, 221.99 feet;

THENCE in a southwesterly direction continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, and with said curve to the left, an arc distance of 222.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 180.498 acre tract, being on the easterly right-of-way line of aforesaid the Original Town of Ponder;

THENCE North 5°35'35" East, departing the northerly right-of-way line of said F.M. Highway 2499, along a westerly line of said 180.498 acre tract and the easterly line of said the Original Town of Ponder, a distance of 764.82 feet to a mag nail set for a northwest corner of said 180.498 acre tract, common to the southeast corner of Block 16 of said the Original Town of Ponder, and the southwest corner of called 1.01 acre tract of land described in a deed to James Norman Brooks, et al, as recorded in Document No. 2013-13723 of the Official Records of Denton County, Texas, and the north end of the easterly terminus of Doyle Street, an 80 foot wide right-of-way, as dedicated in said plat of the Original Town of Ponder;

THENCE South 84°31'22" East, departing said terminus, along the a northerly line of said 180.498 acre tract and the southerly line of said 1.01 acre tract, a distance of 274.84 feet to a 1/2 inch iron rod found for the southeast corner of said 1.01 acre tract, common to an ell corner of said 180.498 acre tract;

THENCE North 5°37'17" East, along a westerly line of said 180.498 acre tract, the easterly line of said 1.01 acre tract, the easterly line of a called 0.28 acre tract of land described in a deed to Kenneth and Christopher Corby, as recorded in Document No. 2008-66374 of the Official Records of Denton County, Texas, the easterly terminus of Bailey Street, a variable width right-of-way, the easterly line of a tract of land described as Tract 1 in a deed to Charlie E. Bostick and Janice Bostick, as recorded in Document No. 2008-66493 of the Official Records of Denton County, Texas, and the easterly line of Crider Addition, according to the plat thereof recorded in Cabinet Q, Page 135 of the Plat Records of Denton County, Texas, a distance of 699.82 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the northeast corner of said Crider Addition, common to an ell corner of said 180.498 acre tract;

THENCE North 84°29'06" West, along a southerly line of said 180.498 acre tract and the northerly line of said Crider Addition, a distance of 275.18 feet to a mag nail set for a southwest corner of said 180.498 acre tract, common to the northwest corner of said Crider Addition, the northeast corner of Block 9 of said the Original Town of Ponder, and the south end of the easterly

terminus of James Street, an 80 foot wide right-of-way, same being in Eddie Street, a variable width right-of-way;

THENCE North 5°35'35" East, departing said Eddie Street, along a westerly line of said 180.498 acre tract and said terminus, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a northwest corner of said 180.498 acre tract, common to the north end of said terminus, the southeast corner of Block 8 of said the Original Town of Prosper, and the southwest corner of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas;

THENCE South 85°48'52" East, departing said terminus, along the common line of said 180.498 acre tract and said Lot 1, a distance of 75.49 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, common to an ell corner of said 180.498 acre tract;

THENCE North 64°04'09" East, continuing along said common line, a distance of 331.56 feet to a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the southeast corner of said Lot 1, common to an ell orner of said 180.498 acre tract;

THENCE North 3°36'41" West, continuing along said common line, a distance of 227.16 feet to a 5 inch metal post found for the northeast corner of said Lot 1, common an ell corner of said 180.498 acre tract;

THENCE South 88°36'14" West, continuing along said common line, a distance of 324.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the northeast corner of said Block 8, the south end of the easterly terminus of Greene Street, an 80 foot wide right-of-way, and a southwest corner of said 180.498 acre tract;

THENCE North 5°35'35" East, along a westerly line of said 180.498 acre tract and the northerly right-of-way line of said Greene Street, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of said terminus, common to the southeast corner of aforesaid Lot 1, Block 1, and an ell corner of said 180.498 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 24°36' West, 0.98 feet;

THENCE North 84°24'25" West, along the southerly line of said Lot 1, Block 1, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 333.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block 1, common to a southwest corner of said 180.498 acre tract, and at the intersection of the northerly right-of-way line of said Greene Street with the easterly right-of-way line of Frederick Street, an 80 foot wide right-of-way, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 41°21' East, 1.53 feet;

THENCE North 5°35'35" East, along the westerly line of said Lot 1, Block 1, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of said Frederick Street, a distance of 443.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, Block 1, common to an ell corner of said 180.498 acre tract, and the east end of the

northerly terminus of Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 32°55' East, 1.84 feet;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and along said terminus, a distance of 80.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of aforesaid Block 2, common to an ell corner of said 180.498 acre tract, and the west end of said terminus, same being on the westerly right-of-way line of said Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 17°03' East, 1.54 feet;

THENCE South 5°35'35" West, departing said terminus, along the easterly line of said Block 2, an easterly line of said 180.498 acre tract, and the westerly right-of-way line of said Frederick Street, a distance of 435.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Block 2, common to a southeast corner of said 180.498 acre tract, and at the intersection of the westerly right-of-way line of said Frederick Street with the northerly right-of-way line of said Greene Street;

THENCE North 84°24'25" West, along the southerly line of said Block 2, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 410.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block 2, common to a southwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way;

THENCE North 5°35'35" East, along the westerly line of said Block 2, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 391.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Block 2, common to an ell corner of said 180.498 acre tract;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 48.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 1°01'05", a radius of 5679.58 feet, a chord bearing and distance of North 7°42'21" East, 100.91 feet;

THENCE in a northeasterly direction along a westerly line of said 180.498 acre tract, continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and with said curve to the right, an arc distance of 100.91 feet to a concrete monument found for the northwest corner of said 180.498 acre tract, common to the southwest corner of aforesaid 180.585 acre tract;

THENCE North 89°09'13" East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along a northerly line of said 180.498 acre tract and the southerly line of said 180.585 acre tract, a distance of 3798.78 feet to the **POINT OF BEGINNING** and containing 178.660 acres (7,782,444 square feet) of land, more or less, save an except the following described tract of land:

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 0.586 acre tract of land described in a deed to Jerry E. Inman and wife, Dannie M. Inman, also known as Danny Inman, as recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Block 8 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, common to the southwest corner of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas, an ell corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, the north end of the easterly terminus of James Street, an 80 foot wide right-of-way, and the southerly northwest corner of a 20 foot wide ingress/egress easement recorded in said deed recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas;

THENCE South 85°48'52" East, departing the easterly terminus of said James Street, along the southerly line of said Lot 1, Block A, the northerly line of said easement and crossing said 180.498 acre tract, a distance of 75.49 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement;

THENCE North 64°04'09" East, continuing along the southerly line of said Lot 1, Block A, the northerly line of said easement, and across said 180.498 acre tract, passing at a distance of 331.56 feet a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the northerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement, and continuing along the same course, for a total distance of 474.32 feet to an ell corner of said easement;

THENCE North 27°01'33" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 117.66 feet to the northerly northwest corner of said easement;

THENCE South 86°14'52" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 17.59 feet a metal fence post found for the northeast corner of said easement, common to the northwest corner of said 0.586 acre tract, and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 86°12'18" East, along the northerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence and the northerly face of an existing barn, a distance of 184.41 feet to a metal fence post found for the northeast corner of said 0.586 acre tract;

THENCE South 6°21'45" West, along the easterly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 144.19 feet to a metal fence post found for the southeast corner of said 0.586 acre tract;

THENCE North 82°43'14" West, along the southerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 177.04 feet to a 1/2 inch iron rod found for the southwest corner of said 0.586 acre tract;

THENCE North 3°15'39" East, along the westerly line of said 0.586 acre tract and the easterly line of said easement, continuing across said 180.498 acre tract and along a fence, a distance of 133.29 feet to the **POINT OF BEGINNING**, and containing 0.575 of an acre (25,052 square feet) of land, more or less, and leaving a net acreage of 178.085 acres (7,757,392 square feet) of land, more or less.

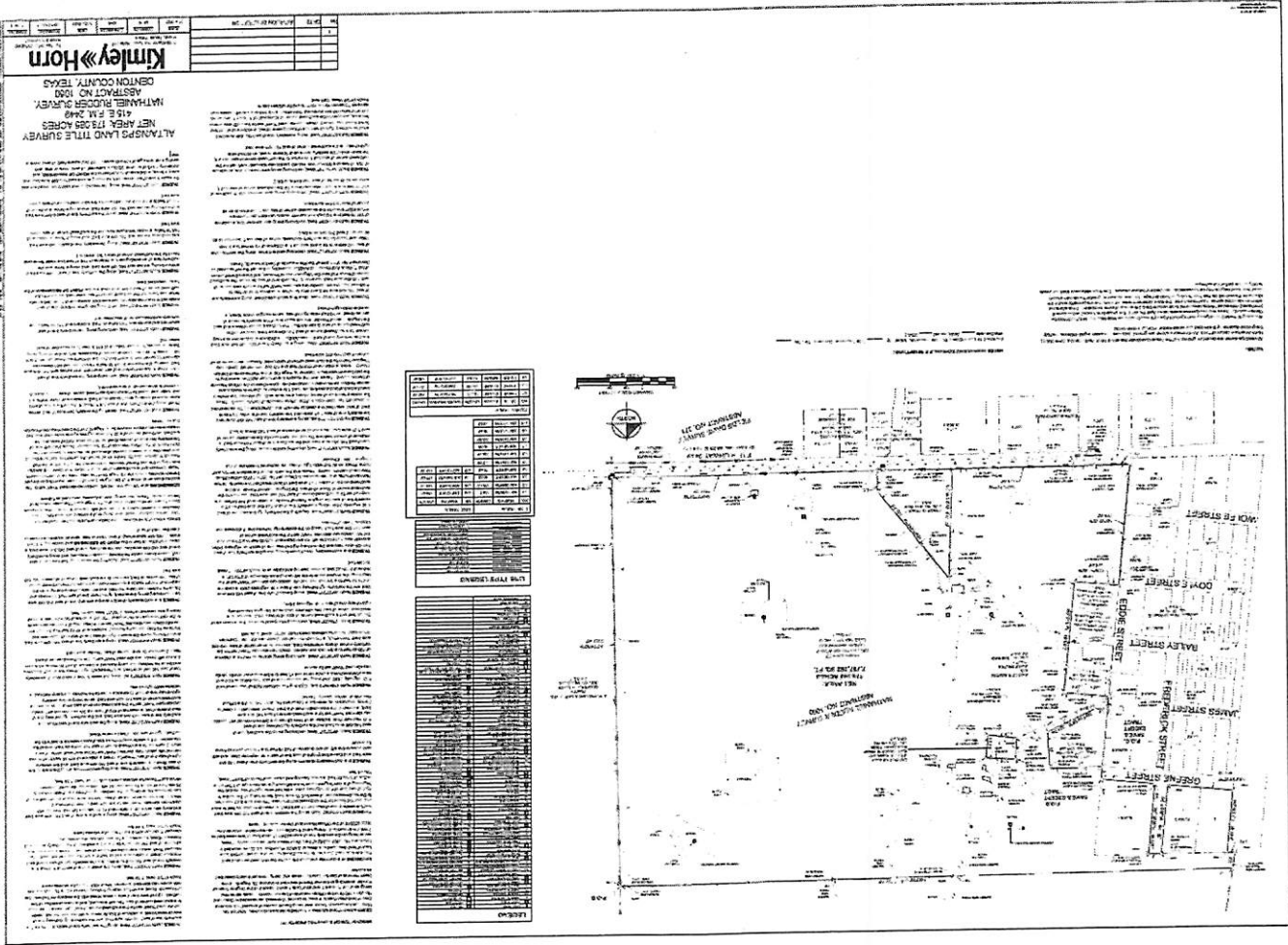


EXHIBIT "C"
(Confirmation of Delivery of Petition for Consent to Town of Ponder)

AFFIDAVIT OF RECEIPT OF PETITION FOR CONSENT TO CREATION OF
ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

THE STATE OF TEXAS

§

COUNTY OF DENTON

§

TOWN OF PONDER

§

I, Sheri Clearman, Town Secretary of the Town of Ponder, Texas, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Creation of Rockwood Municipal Utility District No. 1 of Denton County, dated Aug. 25, 2021 which was received by office on the 26 day of August, 2021.

WITNESS my hand and the Seal of said City this 6 day of October, 2021.

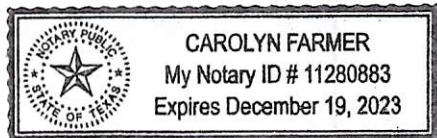
Sheri Clearman

Sheri Clearman
Town Secretary
Town of Ponder, Texas

THE STATE OF TEXAS
COUNTY OF DENTON

§
§

This instrument was acknowledged before me on this 6 day of October, 2021, by Sheri Clearman, Town Secretary of the Town of Ponder, Texas.



(NOTARY SEAL)

Carolyn Farmer

Notary Public in and for the State of Texas

EXHIBIT "D"
(Notice of Petition)

**NOTICE OF PETITION TO TOWN OF PONDER, TEXAS
FOR WATER SERVICE AND SANITARY SEWER SERVICE**

TO THE OWNERS OF PROPERTY AND VOTERS WITHIN THE REAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND ALL OTHER PERSONS INTERESTED IN THE PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE TO BE SUBMITTED TO THE TOWN OF PONDER FOR SUCH PROPERTY:

Notice is hereby given that a Petition for Water Service and Sanitary Sewer Service (the "Petition") will be submitted to the Town of Ponder, Texas (the "Town") requesting that the Town make available to the approximately 359 acres of land described in the attached Exhibit "A" the water service and sanitary sewer contemplated to be provided by the proposed Rockwood Municipal Utility District No. 1 of Denton County.

PETITIONER:

JLMCG Properties, LLC,
a Nevada limited liability company

By: _____

Name: David Turner

Title: Manager

PETITIONER:

CENDEI SHERWOOD

By: _____

Name: Cendei Sherwood

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF PONDER:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Sections 42.042 and 42.043 of the Texas Local Government Code, respectfully petition the governing body of the Town of Ponder, Texas (the "Town") to make available water service and sanitary sewer service to serve the land described below and located within the Town's extraterritorial jurisdiction.

I.

The undersigned filed with the Town on August 26, 2021, a Petition for Consent to Creation of Rockwood Municipal Utility District No. 1 of Denton County (the "Petition"), requesting the Town's consent to creation of Rockwood Municipal Utility District No. 1 of Denton County (the "District").

II.

The proposed District will contain approximately 359 acres of land depicted by map and described in Exhibit "A" attached hereto and incorporated herein (the "Land"). The proposed District, including the Land, is located within the extraterritorial jurisdiction of the Town of Ponder, Denton County, Texas, and the District is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

III.

The Town has failed to give its consent to the creation of the District within ninety (90) days after the Petition was filed with the Town.

IV.

The undersigned hereby petitions the governing body of the Town and requests that the Town make available water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Sections 54.016(b) and (c), Texas Water Code, as amended, and Sections 42.042(b) and (c), Texas Local Government Code, as amended.

V.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District, and it is now estimated by those filing this petition,

from such information as they have at this time, that the ultimate cost of such improvements will be approximately \$46,438,781.30

RESPECTFULLY SUBMITTED this the _____ day of _____, 2021.

PETITIONER:

*Pursuant to Section 42.043(a)(6),
Texas Local Government Code, the
Petitioner owns approximately
180.880 acres of the Land to be serviced.*

JLMCG Properties, LLC,
a Nevada limited liability company

By: _____

Name: David Turner

Title: Manager

PETITIONER:

CENDEI SHERWOOD

*Pursuant to Section 42.043(a)(6),
Texas Local Government Code, the
Petitioner owns approximately
178.085 acres of the Land to be serviced.*

By: _____
Name: Cendei Sherwood

EXHIBIT "A"

TRACT 1

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument found for the southeast corner of said 180.585 acre tract, common to the northeast corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

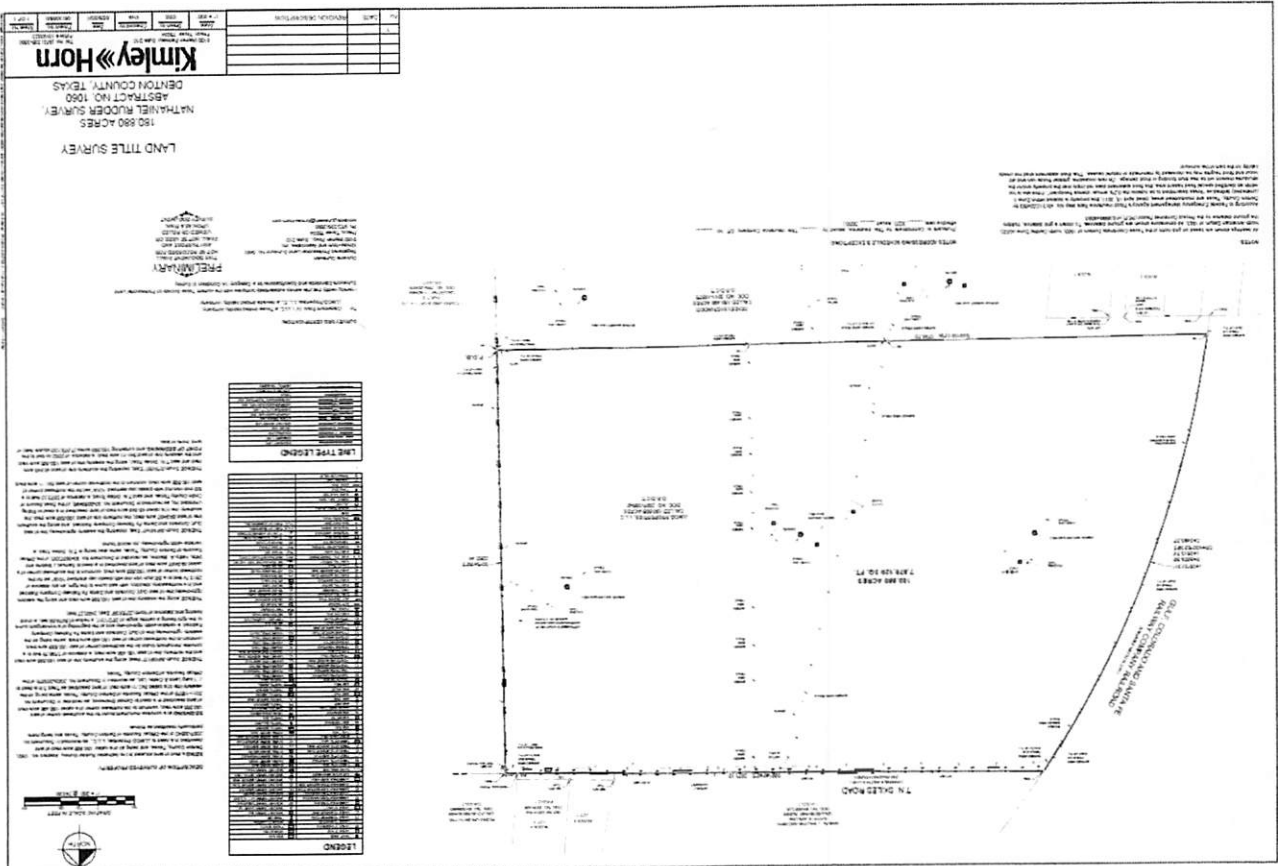
THENCE South 89°09'13" West, along the southerly line of said 180.585 acre tract and the northerly line of said 180.498 acre tract, a distance of 3798.78 feet to a concrete monument found for the southwest corner of said 180.585 acre tract, common to the northwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way and at the beginning of a non-tangent curve to the right having a central angle of 25°21'31", a radius of 5679.58 feet, a chord bearing and distance of North 20°53'39" East, 2493.27 feet;

THENCE along the westerly line of said 180.585 acre tract and along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad and in a northeasterly direction, with said curve to the right, an arc distance of 2513.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 180.585 acre tract, common to the southwest corner of a called 89.9487 acre tract of land described in a deed to Samuel J Malone and Wife, Kathy A. Malone, as recorded in Document No. 93-0037220, of the Official Records of Denton County, Texas, same also being in T.N. Skiles Road, a variable width right-of-way, no record found;

THENCE South 89°46'46" East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along the southerly line of said 89.9487 acre tract, the northerly line of said 180.585 acre tract, the southerly line of a called 48.646 acre tract of land described in a deed to Riding Unlimited Inc, as recorded in Document No. 93-0059495, of the Deed Record of Collin County Texas, and said T.N. Skiles Road, a distance of 2873.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 180.585 acre tract, common to the northwest corner of said 541.11 acre tract;

THENCE South 0°54'50" East, departing the southerly line of said 48.646 acre tract and said T.N. Skiles Road, along the easterly line of said 180.585 acre tract and the westerly line of said 541.11 acre tract, a distance of 2262.44 feet to the

POINT OF BEGINNING and containing 180.880 acres (7,879,120 square feet) of land, more or less.



TRACT 2

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being the remainder of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same also being all of Lot 1, Block 1 and all of Lots 1 and 2, Block 2 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the northeast corner of said 180.498 acre tract, common to the southeast corner of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

THENCE South 0°54'50" East, along the easterly line of said 180.498 acre tract and the westerly line of said 541.11 acre tract, a distance of 2569.90 feet to a 5/8 inch iron rod found for the southeast corner of said 180.498 acre tract, common to the southwest corner of said 541.11 acre tract, same being on the northerly right-of-way line of F.M. Highway 2499, a 90 foot wide right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 1°56'15", a radius of 5729.66 feet, a chord bearing and distance of North 89°34'31" West, 193.74 feet;

THENCE in a northwesterly direction along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, and with said curve to the left, an arc distance of 193.75 feet to a 1/2 inch iron rod found for corner;

THENCE South 89°27'27" West, continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, a distance of 1461.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a southwest corner of said 180.498 acre tract, common to the southeast corner of a tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18576 of the Official Records of Denton County, Texas;

THENCE North 1°08'09" West, departing the northerly right-of-way line of said F.M. Highway 2499, and along the common line of said 180.498 acre tract and said Sherwood tract, a distance of 134.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 38°36'16" West, continuing along said common line, a distance of 700.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly corner of said Sherwood tract, common to an ell corner of said 180.498 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears North 25°11' West, 0.35 feet;

THENCE South 2°08'23" West, continuing along said common line, a distance of 687.25 feet to the southwest corner of said Sherwood tract, common to a southeast corner of said 180.498 acre tract, same being on the northerly right-of-way line of said F.M. Highway 2499;

THENCE South 89°27'27" West, along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, a distance of 874.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 2°13'12", a radius of 5729.65 feet, a chord bearing and distance of South 88°20'51" West, 221.99 feet;

THENCE in a southwesterly direction continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, and with said curve to the left, an arc distance of 222.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 180.498 acre tract, being on the easterly right-of-way line of aforesaid the Original Town of Ponder;

THENCE North 5°35'35" East, departing the northerly right-of-way line of said F.M. Highway 2499, along a westerly line of said 180.498 acre tract and the easterly line of said the Original Town of Ponder, a distance of 764.82 feet to a mag nail set for a northwest corner of said 180.498 acre tract, common to the southeast corner of Block 16 of said the Original Town of Ponder, and the southwest corner of called 1.01 acre tract of land described in a deed to James Norman Brooks, et al, as recorded in Document No. 2013-13723 of the Official Records of Denton County, Texas, and the north end of the easterly terminus of Doyle Street, an 80 foot wide right-of-way, as dedicated in said plat of the Original Town of Ponder;

THENCE South 84°31'22" East, departing said terminus, along the a northerly line of said 180.498 acre tract and the southerly line of said 1.01 acre tract, a distance of 274.84 feet to a 1/2 inch iron rod found for the southeast corner of said 1.01 acre tract, common to an ell corner of said 180.498 acre tract;

THENCE North 5°37'17" East, along a westerly line of said 180.498 acre tract, the easterly line of said 1.01 acre tract, the easterly line of a called 0.28 acre tract of land described in a deed to Kenneth and Christopher Corby, as recorded in Document No. 2008-66374 of the Official Records of Denton County, Texas, the easterly terminus of Bailey Street, a variable width right-of-way, the easterly line of a tract of land described as Tract 1 in a deed to Charlie E. Bostick and Janice Bostick, as recorded in Document No. 2008-66493 of the Official Records of Denton County, Texas, and the easterly line of Crider Addition, according to the plat thereof recorded in Cabinet Q, Page 135 of the Plat Records of Denton County, Texas, a distance of 699.82 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the northeast corner of said Crider Addition, common to an ell corner of said 180.498 acre tract;

THENCE North 84°29'06" West, along a southerly line of said 180.498 acre tract and the northerly line of said Crider Addition, a distance of 275.18 feet to a mag nail set for a southwest corner of said 180.498 acre tract, common to the northwest corner of said Crider Addition, the northeast corner of Block 9 of said the Original Town of Ponder, and the south end of the easterly

terminus of James Street, an 80 foot wide right-of-way, same being in Eddie Street, a variable width right-of-way;

THENCE North 5°35'35" East, departing said Eddie Street, along a westerly line of said 180.498 acre tract and said terminus, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a northwest corner of said 180.498 acre tract, common to the north end of said terminus, the southeast corner of Block 8 of said the Original Town of Prosper, and the southwest corner of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas;

THENCE South 85°48'52" East, departing said terminus, along the common line of said 180.498 acre tract and said Lot 1, a distance of 75.49 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, common to an ell corner of said 180.498 acre tract;

THENCE North 64°04'09" East, continuing along said common line, a distance of 331.56 feet to a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the southeast corner of said Lot 1, common to an ell orner of said 180.498 acre tract;

THENCE North 3°36'41" West, continuing along said common line, a distance of 227.16 feet to a 5 inch metal post found for the northeast corner of said Lot 1, common an ell corner of said 180.498 acre tract;

THENCE South 88°36'14" West, continuing along said common line, a distance of 324.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the northeast corner of said Block 8, the south end of the easterly terminus of Greene Street, an 80 foot wide right-of-way, and a southwest corner of said 180.498 acre tract;

THENCE North 5°35'35" East, along a westerly line of said 180.498 acre tract and the northerly right-of-way line of said Greene Street, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of said terminus, common to the southeast corner of aforesaid Lot 1, Block 1, and an ell corner of said 180.498 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 24°36' West, 0.98 feet;

THENCE North 84°24'25" West, along the southerly line of said Lot 1, Block 1, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 333.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block 1, common to a southwest corner of said 180.498 acre tract, and at the intersection of the northerly right-of-way line of said Greene Street with the easterly right-of-way line of Frederick Street, an 80 foot wide right-of-way, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 41°21' East, 1.53 feet;

THENCE North 5°35'35" East, along the westerly line of said Lot 1, Block 1, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of said Frederick Street, a distance of 443.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, Block 1, common to an ell corner of said 180.498 acre tract, and the east end of the

northerly terminus of Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 32°55' East, 1.84 feet;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and along said terminus, a distance of 80.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of aforesaid Block 2, common to an ell corner of said 180.498 acre tract, and the west end of said terminus, same being on the westerly right-of-way line of said Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 17°03' East, 1.54 feet;

THENCE South 5°35'35" West, departing said terminus, along the easterly line of said Block 2, an easterly line of said 180.498 acre tract, and the westerly right-of-way line of said Frederick Street, a distance of 435.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Block 2, common to a southeast corner of said 180.498 acre tract, and at the intersection of the westerly right-of-way line of said Frederick Street with the northerly right-of-way line of said Greene Street;

THENCE North 84°24'25" West, along the southerly line of said Block 2, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 410.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block 2, common to a southwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way;

THENCE North 5°35'35" East, along the westerly line of said Block 2, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 391.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Block 2, common to an ell corner of said 180.498 acre tract;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 48.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 1°01'05", a radius of 5679.58 feet, a chord bearing and distance of North 7°42'21" East, 100.91 feet;

THENCE in a northeasterly direction along a westerly line of said 180.498 acre tract, continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and with said curve to the right, an arc distance of 100.91 feet to a concrete monument found for the northwest corner of said 180.498 acre tract, common to the southwest corner of aforesaid 180.585acre tract;

THENCE North 89°09'13" East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along a northerly line of said 180.498 acre tract and the southerly line of said 180.585 acre tract, a distance of 3798.78 feet to the **POINT OF BEGINNING** and containing 178.660 acres (7,782,444 square feet) of land, more or less, save an except the following described tract of land:

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 0.586 acre tract of land described in a deed to Jerry E. Inman and wife, Dannie M. Inman, also known as Danny Inman, as recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Block 8 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, common to the southwest corner of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas, an ell corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, the north end of the easterly terminus of James Street, an 80 foot wide right-of-way, and the southerly northwest corner of a 20 foot wide ingress/egress easement recorded in said deed recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas;

THENCE South 85°48'52" East, departing the easterly terminus of said James Street, along the southerly line of said Lot 1, Block A, the northerly line of said easement and crossing said 180.498 acre tract, a distance of 75.49 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement;

THENCE North 64°04'09" East, continuing along the southerly line of said Lot 1, Block A, the northerly line of said easement, and across said 180.498 acre tract, passing at a distance of 331.56 feet a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the northerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement, and continuing along the same course, for a total distance of 474.32 feet to an ell corner of said easement;

THENCE North 27°01'33" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 117.66 feet to the northerly northwest corner of said easement;

THENCE South 86°14'52" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 17.59 feet a metal fence post found for the northeast corner of said easement, common to the northwest corner of said 0.586 acre tract, and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 86°12'18" East, along the northerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence and the northerly face of an existing barn, a distance of 184.41 feet to a metal fence post found for the northeast corner of said 0.586 acre tract;

THENCE South 6°21'45" West, along the easterly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 144.19 feet to a metal fence post found for the southeast corner of said 0.586 acre tract;

THENCE North 82°43'14" West, along the southerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 177.04 feet to a 1/2 inch iron rod found for the southwest corner of said 0.586 acre tract;

THENCE North 3°15'39" East, along the westerly line of said 0.586 acre tract and the easterly line of said easement, continuing across said 180.498 acre tract and along a fence, a distance of 133.29 feet to the **POINT OF BEGINNING**, and containing 0.575 of an acre (25,052 square feet) of land, more or less, and leaving a net acreage of 178.085 acres (7,757,392 square feet) of land, more or less.

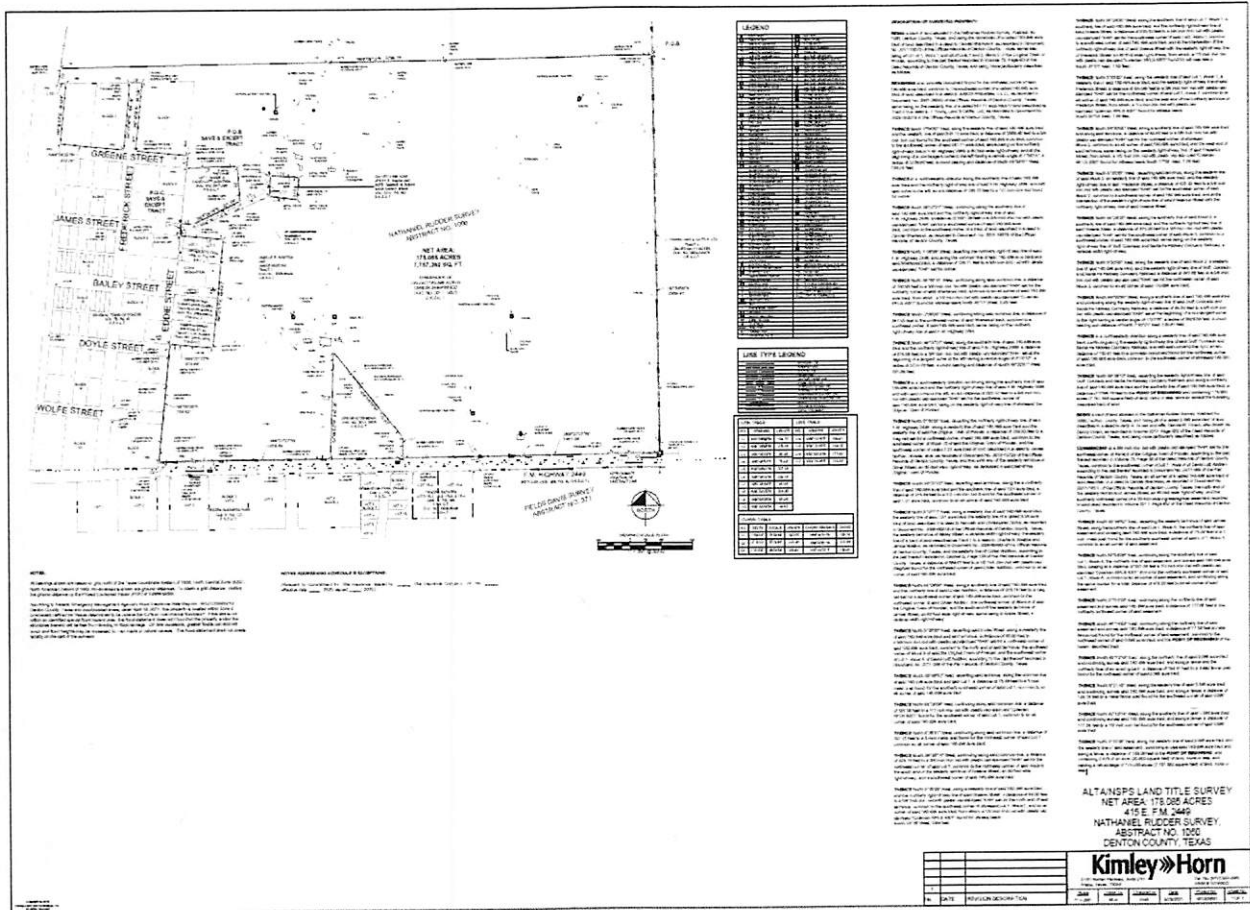


EXHIBIT "E"
(Affidavit of Publication)

DRC MEDIA COMPANY

NEWS & ADVERTISING SOLUTIONS

One company delivers it all.

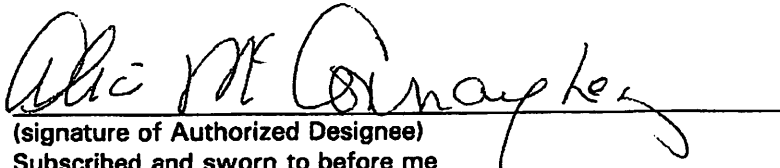
3555 Duchess Drive
P.O. Box 369
Denton, TX 76202
940-387-3811

Publication(s): Denton Record-Chronicle

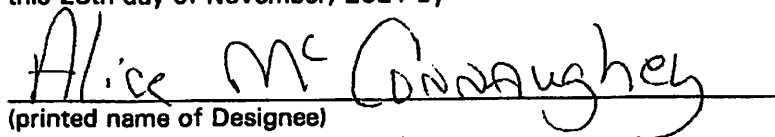
PROOF OF PUBLICATION

Being duly sworn (s)he is the Publisher/authorized designee of Denton Record-Chronicle, in City of Denton/surrounding areas in Denton County; Newspaper of general circulation which has been continuously and regularly published for a period of not less than one year preceding the date of the attached notice, and that the said notice was published in said newspaper Denton Record-Chronicle on the following dates below:

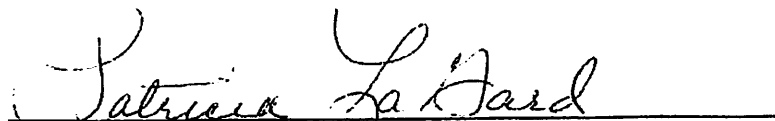
11/28/2021



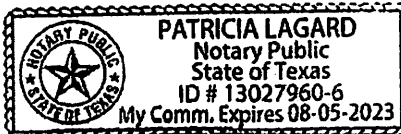
(signature of Authorized Designee)
Subscribed and sworn to before me
this 28th day of November, 2021 by



(printed name of Designee)
Witness my hand and official seal:



(signature name of Designee)
Notary Public, Denton County, Texas



COATS ROSE PC
14755 PRESTON ROAD, SUITE 600
DALLAS TX 75254

Ad Number: 40909

Price: \$1101.00

NOTICE OF PETITION TO CITY OF AUBREY TEXAS
FOR WATER SERVICE AND SANITARY SEWER SERVICE
 TO THE OWNERS OF PROPERTY AND INTERESTS WITHIN THE REAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND ALL OTHER PERSONS INTERESTED IN THE PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE TO BE SERVED BY THE CITY OF AUBREY TEXAS

Notice is hereby given that a Petition for Water Service and Sanitary Sewer Service (the "Petition") has been filed with the City of Aubrey, Texas (the "City") requesting that the City make available to the approximately 150 acres of land described in the attached Exhibit "A" the water service and sanitary sewer service provided by the proposed Abbotwood Municipal Utility District No. 1 of Denton County.

PETITIONER:
 CLAYTON BOUD, JR.
 By: Clayton Boud, Jr.
 Clerk of Court

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE
 THE STATE OF TEXAS
 COUNTY OF DENTON
 TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUBREY:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, Sections 47.042 and 47.043 of the Texas Local Government Code, respectfully requests the governing body of the City of Aubrey, Texas (the "City") to make available water service and sanitary sewer service to serve the land described below and located within the City's extrajurisdictional.

The undersigned filed with the City on August 26, 2021, a Petition for Consent to Exercise of Abbotwood Municipal Utility District No. 1 of Denton County (the "District"), requesting the City's consent to exercise Abbotwood Municipal Utility District No. 1 of Denton County (the "District").

The proposed District will contain approximately 90 acres of land depicted by map and described in Exhibit "A" attached hereto and incorporated herein (the "Land"). The proposed District, including the Land, is located within the extrajurisdictional jurisdiction of the City of Aubrey, Denton County, Texas, and the District is not within the corporate limits or extrajurisdictional jurisdiction of any other city, town or village.

The City has failed to give due regard to the request of the District within ninety (90) days after the Petition was filed with the City.

The undersigned hereby petitions the governing body of the City and requests that the City make available water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Sections 54.01101 and 54.01102 of the Texas Water Code, as amended, and Sections 47.042 and 47.043 of the Texas Local Government Code, as amended.

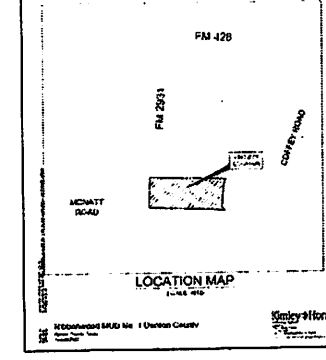
A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed on the Land, and it is estimated that those costs will exceed the amount of the proposed improvements. It is requested that the undersigned cost of such improvements will be approximately \$11,572,947.00.

RESPECTFULLY SUBMITTED this 27th day of November, 2021.

PETITIONER:
 CLAYTON BOUD, JR.
 Present as Section 47.042(4)(C) of the Texas Local Government Code, the Petitioner owns approximately 50 acres of the Land to be served.

EXHIBIT "A"
 Being a tract of land situated in the E. H. Padgett Survey, Abstract No. 995, Denton County, Texas and being part of a certain 1528.80-acre tract of land described in Deed to S.A. Pobo, Inc., as recorded in Document No. 7005-129971, Official Records of Denton County, Texas, and being more particularly described herein as follows:

- SECTION 10** of a 64-acre wood lot corner east side of a road on the East side of S.A. Pobo tract and the Northwest corner of a certain 2,430.865-acre tract of land described in Deed to Sandbar Investments, Inc., as recorded in Instrument No. 2004-1916, said Official Records.
- SECTION 10** North 01 degrees 13 seconds East, with the West line of said S.A. Pobo tract, along the East line of said S.A. 2331, a distance of 1,287.16 feet to a 1/8 inch iron rod with plastic cap stamped "19 S. 10"; thence north to the Northwest corner of the parcel described as:
- 1. North 15 degrees 23 minutes 49 seconds West, a distance of 97.4 feet to a point for corner.
 - 2. South 7 degrees 18 minutes 15 seconds West, a distance of 118.65 feet to a point for corner.
 - 3. South 12 degrees 39 minutes 17 seconds West, a distance of 734.81 feet to a point for corner.
 - 4. South 00 degrees 08 minutes 16 seconds East, a distance of 138.15 feet to a point for corner.
 - 5. South 07 degrees 30 minutes 59 seconds West, a distance of 170.19 feet to a point for corner.
 - 6. South 05 degrees 23 minutes 05 seconds West, a distance of 176.55 feet to a point for corner.
 - 7. South 00 degrees 47 minutes 01 seconds East, a distance of 125.47 feet to a point for corner.
 - 8. South 02 degrees 23 minutes 06 seconds West, a distance of 111.05 feet to a point for corner.
 - 9. South 21 degrees 38 minutes 51 seconds West, a distance of 47.90 feet to a point for corner.
 - 10. South 17 degrees 14 minutes 35 seconds East, a distance of 71.68 feet to a point for corner.
 - 11. South 71 degrees 41 minutes 04 seconds East, a distance of 45.71 feet to a point for corner.
 - 12. South 50 degrees 33 minutes 37 seconds East, a distance of 40.53 feet to a point for corner.
 - 13. South 23 degrees 15 minutes 08 seconds East, a distance of 45.43 feet to a point for corner.
 - 14. South 18 degrees 21 minutes 21 seconds East, a distance of 180.91 feet to a point for the recognized Southeast corner of said S.A. Pobo tract and the recognized Northeast corner of said Sandbar Investments tract.
- SECTION 10** North 01 degrees 13 minutes 23 seconds West, with the South line of said S.A. Pobo tract and the North line of said Sandbar Investments tract, passing at a distance of 137.84 feet to a 1/8 inch wood lot corner post found for reference and continuing along said corner to a total distance of 1,070.23 feet to the POINT OF BEGINNING and continuing, over the mesa and through hereinafter described, 90 acres of land, more or less.



NOTICE OF PETITION TO CITY OF AUBREY TEXAS
FOR WATER SERVICE AND SANITARY SEWER SERVICE
 TO THE OWNERS OF PROPERTY AND INTERESTS WITHIN THE REAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND ALL OTHER PERSONS INTERESTED IN THE PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE TO BE SERVED BY THE CITY OF AUBREY TEXAS

Notice is hereby given that a Petition for Water Service and Sanitary Sewer Service (the "Petition") has been filed with the City of Aubrey, Texas (the "City") requesting that the City make available to the approximately 150 acres of land described in the attached Exhibit "A" the water service and sanitary sewer service provided by the proposed Abbotwood Municipal Utility District No. 1 of Denton County.

PETITIONER:
 JAMES PROBERT, LLC
 A Limited Liability Company
 By: James Probert
 Clerk of Court

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE
 THE STATE OF TEXAS
 COUNTY OF DENTON
 TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUBREY:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, Sections 47.042 and 47.043 of the Texas Local Government Code, respectfully requests the governing body of the City of Aubrey, Texas (the "City") to make available water service and sanitary sewer service to serve the land described below and located within the City's extrajurisdictional.

The undersigned filed with the City on August 26, 2021, a Petition for Consent to Exercise of Abbotwood Municipal Utility District No. 1 of Denton County (the "District"), requesting the City's consent to exercise Abbotwood Municipal Utility District No. 1 of Denton County (the "District").

The proposed District will contain approximately 150 acres of land depicted by map and described in Exhibit "A" attached hereto and incorporated herein (the "Land"). The proposed District, including the Land, is located within the extrajurisdictional jurisdiction of the City of Aubrey, Denton County, Texas, and the District is not within the corporate limits or extrajurisdictional jurisdiction of any other city, town or village.

The City has failed to give due regard to the request of the District within ninety (90) days after the Petition was filed with the City.

The undersigned hereby petitions the governing body of the City and requests that the City make available water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Sections 54.01101 and 54.01102 of the Texas Water Code, as amended, and Sections 47.042 and 47.043 of the Texas Local Government Code, as amended.

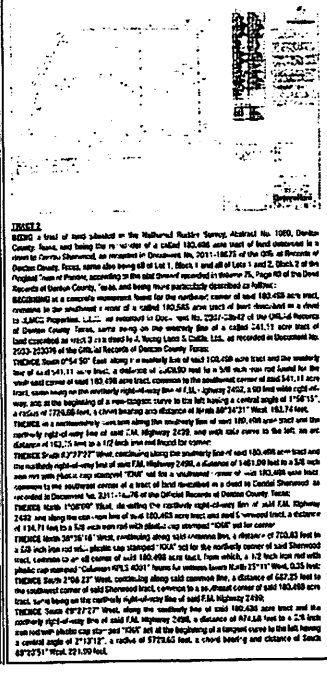
A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed on the Land, and it is estimated that those costs will exceed the amount of the proposed improvements. It is requested that the undersigned cost of such improvements will be approximately \$44,191,200.

RESPECTFULLY SUBMITTED this 27th day of November, 2021.

PETITIONER:
 JAMES PROBERT, LLC
 Present as Section 47.042(4)(C) of the Texas Local Government Code, the Petitioner owns approximately 170.00 acres of the Land to be served.

EXHIBIT "A"
 Being a tract of land situated in the Padgett Survey, Abstract No. 1000, Denton County, Texas, and being part of a certain 180.00-acre tract of land described in Deed to JAMES PROBERT, LLC, as recorded in Document No. 2021-2582 at the Official Records of Denton County, Texas and being more particularly described herein as follows:

- SECTION 10** of a certain 180.00-acre tract of land described in Deed to JAMES PROBERT, LLC, as recorded in Document No. 2021-2582 at the Official Records of Denton County, Texas, and being more particularly described herein as follows:
- SECTION 10** North 01 degrees 13 minutes 23 seconds West, with the South line of said S.A. Pobo tract and the North line of said Sandbar Investments tract, passing at a distance of 137.84 feet to a 1/8 inch wood lot corner post found for reference and continuing along said corner to a total distance of 1,070.23 feet to the POINT OF BEGINNING and continuing, over the mesa and through hereinafter described, 150 acres of land, more or less.
- 1. North 15 degrees 23 minutes 49 seconds West, a distance of 97.4 feet to a point for corner.
 - 2. South 7 degrees 18 minutes 15 seconds West, a distance of 118.65 feet to a point for corner.
 - 3. South 12 degrees 39 minutes 17 seconds West, a distance of 734.81 feet to a point for corner.
 - 4. South 00 degrees 08 minutes 16 seconds East, a distance of 138.15 feet to a point for corner.
 - 5. South 07 degrees 30 minutes 59 seconds West, a distance of 170.19 feet to a point for corner.
 - 6. South 05 degrees 23 minutes 05 seconds West, a distance of 176.55 feet to a point for corner.
 - 7. South 00 degrees 47 minutes 01 seconds East, a distance of 125.47 feet to a point for corner.
 - 8. South 02 degrees 23 minutes 06 seconds West, a distance of 111.05 feet to a point for corner.
 - 9. South 21 degrees 38 minutes 51 seconds West, a distance of 47.90 feet to a point for corner.
 - 10. South 17 degrees 14 minutes 35 seconds East, a distance of 71.68 feet to a point for corner.
 - 11. South 71 degrees 41 minutes 04 seconds East, a distance of 45.71 feet to a point for corner.
 - 12. South 50 degrees 33 minutes 37 seconds East, a distance of 40.53 feet to a point for corner.
 - 13. South 23 degrees 15 minutes 08 seconds East, a distance of 45.43 feet to a point for corner.
 - 14. South 18 degrees 21 minutes 21 seconds East, a distance of 180.91 feet to a point for the recognized Southeast corner of said S.A. Pobo tract and the recognized Northeast corner of said Sandbar Investments tract.



NOTICE OF PETITION TO CITY OF AUBREY TEXAS
FOR WATER SERVICE AND SANITARY SEWER SERVICE
 TO THE OWNERS OF PROPERTY AND INTERESTS WITHIN THE REAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBIT "A" AND ALL OTHER PERSONS INTERESTED IN THE PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE TO BE SERVED BY THE CITY OF AUBREY TEXAS

Notice is hereby given that a Petition for Water Service and Sanitary Sewer Service (the "Petition") has been filed with the City of Aubrey, Texas (the "City") requesting that the City make available to the approximately 150 acres of land described in the attached Exhibit "A" the water service and sanitary sewer service provided by the proposed Abbotwood Municipal Utility District No. 1 of Denton County.

PETITIONER:
 JAMES PROBERT, LLC
 A Limited Liability Company
 By: James Probert
 Clerk of Court

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE
 THE STATE OF TEXAS
 COUNTY OF DENTON
 TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF AUBREY:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, Sections 47.042 and 47.043 of the Texas Local Government Code, respectfully requests the governing body of the City of Aubrey, Texas (the "City") to make available water service and sanitary sewer service to serve the land described below and located within the City's extrajurisdictional.

The undersigned filed with the City on August 26, 2021, a Petition for Consent to Exercise of Abbotwood Municipal Utility District No. 1 of Denton County (the "District"), requesting the City's consent to exercise Abbotwood Municipal Utility District No. 1 of Denton County (the "District").

The proposed District will contain approximately 150 acres of land depicted by map and described in Exhibit "A" attached hereto and incorporated herein (the "Land"). The proposed District, including the Land, is located within the extrajurisdictional jurisdiction of the City of Aubrey, Denton County, Texas, and the District is not within the corporate limits or extrajurisdictional jurisdiction of any other city, town or village.

The City has failed to give due regard to the request of the District within ninety (90) days after the Petition was filed with the City.

The undersigned hereby petitions the governing body of the City and requests that the City make available water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Sections 54.01101 and 54.01102 of the Texas Water Code, as amended, and Sections 47.042 and 47.043 of the Texas Local Government Code, as amended.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed on the Land, and it is estimated that those costs will exceed the amount of the proposed improvements. It is requested that the undersigned cost of such improvements will be approximately \$44,191,200.

RESPECTFULLY SUBMITTED this 27th day of November, 2021.

PETITIONER:
 JAMES PROBERT, LLC
 Present as Section 47.042(4)(C) of the Texas Local Government Code, the Petitioner owns approximately 170.00 acres of the Land to be served.

EXHIBIT "A"
 Being a tract of land situated in the Padgett Survey, Abstract No. 1000, Denton County, Texas, and being part of a certain 180.00-acre tract of land described in Deed to JAMES PROBERT, LLC, as recorded in Document No. 2021-2582 at the Official Records of Denton County, Texas and being more particularly described herein as follows:

- SECTION 10** of a certain 180.00-acre tract of land described in Deed to JAMES PROBERT, LLC, as recorded in Document No. 2021-2582 at the Official Records of Denton County, Texas, and being more particularly described herein as follows:
- SECTION 10** North 01 degrees 13 minutes 23 seconds West, with the South line of said S.A. Pobo tract and the North line of said Sandbar Investments tract, passing at a distance of 137.84 feet to a 1/8 inch wood lot corner post found for reference and continuing along said corner to a total distance of 1,070.23 feet to the POINT OF BEGINNING and continuing, over the mesa and through hereinafter described, 150 acres of land, more or less.
- 1. North 15 degrees 23 minutes 49 seconds West, a distance of 97.4 feet to a point for corner.
 - 2. South 7 degrees 18 minutes 15 seconds West, a distance of 118.65 feet to a point for corner.
 - 3. South 12 degrees 39 minutes 17 seconds West, a distance of 734.81 feet to a point for corner.
 - 4. South 00 degrees 08 minutes 16 seconds East, a distance of 138.15 feet to a point for corner.
 - 5. South 07 degrees 30 minutes 59 seconds West, a distance of 170.19 feet to a point for corner.
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 - 7. South 00 degrees 47 minutes 01 seconds East, a distance of 125.47 feet to a point for corner.
 - 8. South 02 degrees 23 minutes 06 seconds West, a distance of 111.05 feet to a point for corner.
 - 9. South 21 degrees 38 minutes 51 seconds West, a distance of 47.90 feet to a point for corner.
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 - 13. South 23 degrees 15 minutes 08 seconds East, a distance of 45.43 feet to a point for corner.
 - 14. South 18 degrees 21 minutes 21 seconds East, a distance of 180.91 feet to a point for the recognized Southeast corner of said S.A. Pobo tract and the recognized Northeast corner of said Sandbar Investments tract.

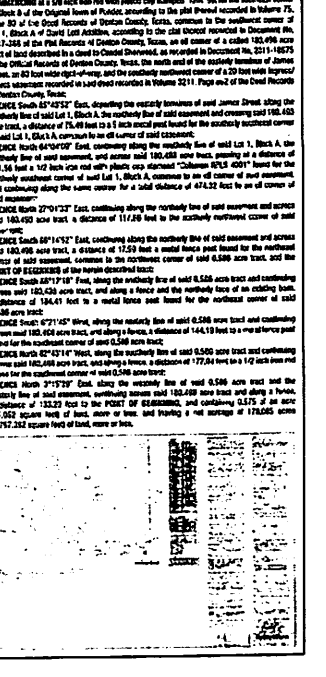


EXHIBIT "F"
(Affidavit of Posting)

CERTIFICATE OF POSTING

THE STATE OF TEXAS §

COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Josh Dyer, whom, being first duly sworn by me, upon his oath stated:

1. My name is Josh Dyer.
2. On the 30ⁿ day of November, 2021, I posted the attached Notice of Petition to the Town of Ponder, Texas for Water Service and Sanitary Sewer Service attached hereto in the following places convenient to the public within the boundaries of the proposed Rockwood Municipal Utility District No. 1 of Denton County (the "District"):
 - (i) Southeast corner of property;
 - (ii) Around 800 ft west of the first pin;
 - (iii) Around 1,800 ft west of the second pin.
3. As of this date, there are no qualified voters residing within the proposed District.
4. There are approximately 359 acres of land in the area encompassing the proposed District.

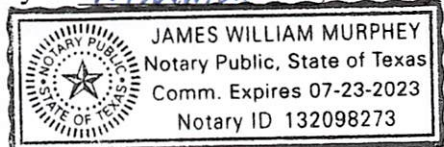
WITNESS MY HAND this 30 day of November, 2021.

Josh Dyer
Printed Name: Josh Dyer

THE STATE OF TEXAS §

COUNTY OF Tarrant §

This instrument was sworn to, subscribed to, and acknowledged before me on the 30 day of November, 2021 by Josh Dyer.



(NOTARY SEAL)

James Murphey
Notary Public in and for the State of Texas

EXHIBIT "G"
(Petition for Service)

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF PONDER:

The undersigned, acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Sections 42.042 and 42.043 of the Texas Local Government Code, respectfully petition the governing body of the Town of Ponder, Texas (the "Town") to make available water service and sanitary sewer service to serve the land described below and located within the Town's extraterritorial jurisdiction.

I.

The undersigned filed with the Town on August 26, 2021, a Petition for Consent to Creation of Rockwood Municipal Utility District No. 1 of Denton County (the "Petition"), requesting the Town's consent to creation of Rockwood Municipal Utility District No. 1 of Denton County (the "District").

II.

The proposed District will contain approximately 359 acres of land depicted by map and described in Exhibit "A" attached hereto and incorporated herein (the "Land"). The proposed District, including the Land, is located within the extraterritorial jurisdiction of the Town of Ponder, Denton County, Texas, and the District is not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

III.

The Town has failed to give its consent to the creation of the District within ninety (90) days after the Petition was filed with the Town.

IV.

The undersigned hereby petitions the governing body of the Town and requests that the Town make available water service and sanitary sewer service to the Land by entering into a mutually agreeable contract with the undersigned providing for the requested water service and sanitary sewer service as provided under Sections 54.016(b) and (c), Texas Water Code, as amended, and Sections 42.042(b) and (c), Texas Local Government Code, as amended.

V.

A preliminary investigation has been instituted to determine the cost of the proposed improvements to be constructed by the District, and it is now estimated by those filing this petition,

from such information as they have at this time, that the ultimate cost of such improvements will be approximately \$46,438,781.30

RESPECTFULLY SUBMITTED this the 28th day of December, 2021.

PETITIONER:

*Pursuant to Section 42.043(a)(6),
Texas Local Government Code, the
Petitioner owns approximately
180.880 acres of the Land to be serviced.*

JLMCG Properties, LLC,
a Nevada limited liability company

By: *Sandra A. Mahon*

Name: Sandra A. Mahon

Title: Manager

*Pursuant to Section 42.043(a)(6),
Texas Local Government Code, the
Petitioner owns approximately
178.085 acres of the Land to be serviced.*

PETITIONER:

CENDEI SHERWOOD

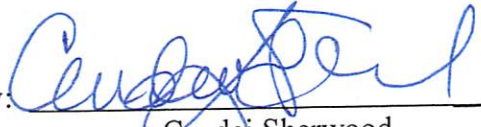
By: 
Name: Cendei Sherwood

EXHIBIT "A"

TRACT 1

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a concrete monument found for the southeast corner of said 180.585 acre tract, common to the northeast corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

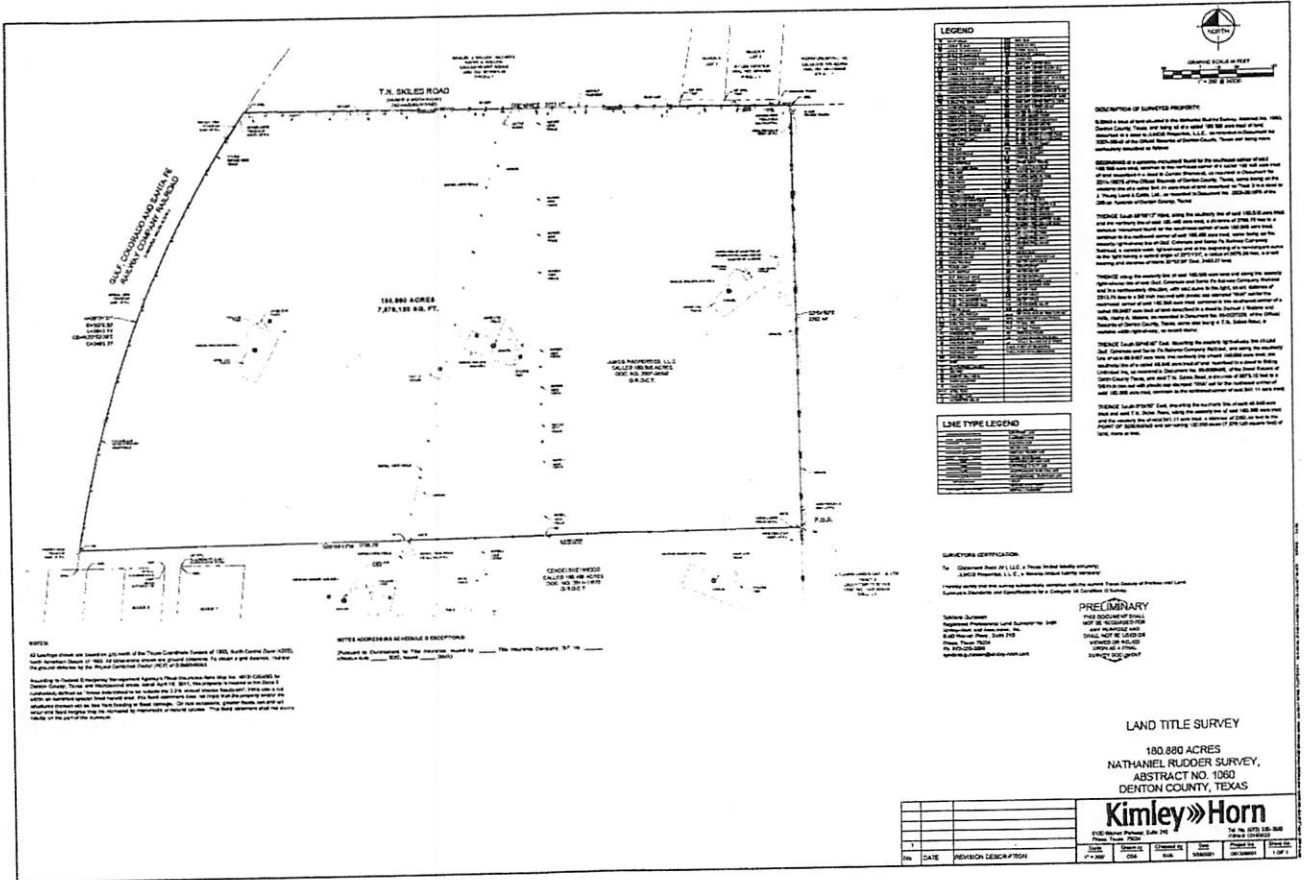
THENCE South $89^{\circ}09'13''$ West, along the southerly line of said 180.585 acre tract and the northerly line of said 180.498 acre tract, a distance of 3798.78 feet to a concrete monument found for the southwest corner of said 180.585 acre tract, common to the northwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way and at the beginning of a non-tangent curve to the right having a central angle of $25^{\circ}21'31''$, a radius of 5679.58 feet, a chord bearing and distance of North $20^{\circ}53'39''$ East, 2493.27 feet;

THENCE along the westerly line of said 180.585 acre tract and along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad and in a northeasterly direction, with said curve to the right, an arc distance of 2513.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 180.585 acre tract, common to the southwest corner of a called 89.9487 acre tract of land described in a deed to Samuel J Malone and Wife, Kathy A. Malone, as recorded in Document No. 93-0037220, of the Official Records of Denton County, Texas, same also being in T.N. Skiles Road, a variable width right-of-way, no record found;

THENCE South $89^{\circ}46'46''$ East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along the southerly line of said 89.9487 acre tract, the northerly line of said 180.585 acre tract, the southerly line of a called 48.646 acre tract of land described in a deed to Riding Unlimited Inc, as recorded in Document No. 93-0059495, of the Deed Record of Collin County Texas, and said T.N. Skiles Road, a distance of 2873.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 180.585 acre tract, common to the northwest corner of said 541.11 acre tract;

THENCE South $0^{\circ}54'50''$ East, departing the southerly line of said 48.646 acre tract and said T.N. Skiles Road, along the easterly line of said 180.585 acre tract and the westerly line of said 541.11 acre tract, a distance of 2262.44 feet to the

POINT OF BEGINNING and containing 180.880 acres (7,879,120 square feet) of land, more or less.



NOTES
 All location data are based on the north of the True-Corner Town of 1883, North-Central Texas (2015) North-Central Texas of 1883. All locations were surveyed and shown to meet or exceed the accuracy of the original survey of the land described in this survey. The accuracy of the original survey is as shown in the survey plat.

According to the Texas Surveying and Mapping Act, Chapter 131, the surveyor is not liable for any error or omission in this survey unless it is shown to be the result of gross negligence, fraud, or willful misconduct. The surveyor is not liable for any error or omission in this survey unless it is shown to be the result of gross negligence, fraud, or willful misconduct. The surveyor is not liable for any error or omission in this survey unless it is shown to be the result of gross negligence, fraud, or willful misconduct.

NOTES ADDRESSING EASEMENTS & EXCEPTIONS
 Pursuant to the provisions of the Texas Surveying and Mapping Act, Chapter 131, the surveyor is not liable for any error or omission in this survey unless it is shown to be the result of gross negligence, fraud, or willful misconduct.

LEGEND

1	Survey Boundary
2	Section Boundary
3	County Boundary
4	Water
5	Right-of-Way
6	Other

LINE TYPE LEGEND

---	Survey Boundary
---	Section Boundary
---	County Boundary
---	Water
---	Right-of-Way
---	Other



DESCRIPTION OF SURVEYED PROPERTY
 A certain tract of land situated in the County of Denton, State of Texas, containing 180,880 acres more or less, being a portion of the land described in the Survey of the County of Denton, Texas, and being more particularly described as follows:

REFERENCE TO A SURVEY PREVIOUSLY MADE FOR THE SURVEYED PROPERTY
 Reference is made to the Survey of the County of Denton, Texas, made and published by the Surveyor of the County of Denton, Texas, on the 15th day of August, 1883, and being more particularly described as follows:

REFERENCE TO A SURVEY PREVIOUSLY MADE FOR THE SURVEYED PROPERTY
 Reference is made to the Survey of the County of Denton, Texas, made and published by the Surveyor of the County of Denton, Texas, on the 15th day of August, 1883, and being more particularly described as follows:

LICENSURE CERTIFICATION
 I, the undersigned, being duly sworn, do hereby certify that the above is a true and correct copy of the original survey of the land described in this survey, as the same appears from the records of the County of Denton, Texas, and as the same appears from the records of the County of Denton, Texas, and as the same appears from the records of the County of Denton, Texas.

PRELIMINARY
 This Survey is preliminary and subject to the approval of the Surveyor of the County of Denton, Texas, and to the approval of the County Commissioners of the County of Denton, Texas, and to the approval of the State Surveyor General of the State of Texas.

LAND TITLE SURVEY
 180,880 ACRES
 NATHANIEL RUGGER SURVEY,
 ABSTRACT NO. 1080
 DENTON COUNTY, TEXAS

DATE		REVISION DESCRIPTION	KIMLEY HORN	
1			DATE	BY
2			DATE	BY
3			DATE	BY
4			DATE	BY
5			DATE	BY
6			DATE	BY
7			DATE	BY
8			DATE	BY
9			DATE	BY
10			DATE	BY

TRACT 2

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being the remainder of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, same also being all of Lot 1, Block 1 and all of Lots 1 and 2, Block 2 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument found for the northeast corner of said 180.498 acre tract, common to the southeast corner of a called 180.585 acre tract of land described in a deed to JLMCG Properties, L.L.C., as recorded in Document No. 2007-38542 of the Official Records of Denton County, Texas, same being on the westerly line of a called 541.11 acre tract of land described as Tract 3 in a deed to J. Young Land & Cattle, Ltd., as recorded in Document No. 2003-203076 of the Official Records of Denton County, Texas;

THENCE South 0°54'50" East, along the easterly line of said 180.498 acre tract and the westerly line of said 541.11 acre tract, a distance of 2569.90 feet to a 5/8 inch iron rod found for the southeast corner of said 180.498 acre tract, common to the southwest corner of said 541.11 acre tract, same being on the northerly right-of-way line of F.M. Highway 2499, a 90 foot wide right-of-way, and at the beginning of a non-tangent curve to the left having a central angle of 1°56'15", a radius of 5729.66 feet, a chord bearing and distance of North 89°34'31" West, 193.74 feet;

THENCE in a northwesterly direction along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, and with said curve to the left, an arc distance of 193.75 feet to a 1/2 inch iron rod found for corner;

THENCE South 89°27'27" West, continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, a distance of 1461.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a southwest corner of said 180.498 acre tract, common to the southeast corner of a tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18576 of the Official Records of Denton County, Texas;

THENCE North 1°08'09" West, departing the northerly right-of-way line of said F.M. Highway 2499, and along the common line of said 180.498 acre tract and said Sherwood tract, a distance of 134.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 38°36'16" West, continuing along said common line, a distance of 700.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly corner of said Sherwood tract, common to an ell corner of said 180.498 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears North 25°11' West, 0.35 feet;

THENCE South 2°08'23" West, continuing along said common line, a distance of 687.25 feet to the southwest corner of said Sherwood tract, common to a southeast corner of said 180.498 acre tract, same being on the northerly right-of-way line of said F.M. Highway 2499;

THENCE South 89°27'27" West, along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, a distance of 874.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 2°13'12", a radius of 5729.65 feet, a chord bearing and distance of South 88°20'51" West, 221.99 feet;

THENCE in a southwesterly direction continuing along the southerly line of said 180.498 acre tract and the northerly right-of-way line of said F.M. Highway 2499, and with said curve to the left, an arc distance of 222.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 180.498 acre tract, being on the easterly right-of-way line of aforesaid the Original Town of Ponder;

THENCE North 5°35'35" East, departing the northerly right-of-way line of said F.M. Highway 2499, along a westerly line of said 180.498 acre tract and the easterly line of said the Original Town of Ponder, a distance of 764.82 feet to a mag nail set for a northwest corner of said 180.498 acre tract, common to the southeast corner of Block 16 of said the Original Town of Ponder, and the southwest corner of called 1.01 acre tract of land described in a deed to James Norman Brooks, et al, as recorded in Document No. 2013-13723 of the Official Records of Denton County, Texas, and the north end of the easterly terminus of Doyle Street, an 80 foot wide right-of-way, as dedicated in said plat of the Original Town of Ponder;

THENCE South 84°31'22" East, departing said terminus, along the a northerly line of said 180.498 acre tract and the southerly line of said 1.01 acre tract, a distance of 274.84 feet to a 1/2 inch iron rod found for the southeast corner of said 1.01 acre tract, common to an ell corner of said 180.498 acre tract;

THENCE North 5°37'17" East, along a westerly line of said 180.498 acre tract, the easterly line of said 1.01 acre tract, the easterly line of a called 0.28 acre tract of land described in a deed to Kenneth and Christopher Corby, as recorded in Document No. 2008-66374 of the Official Records of Denton County, Texas, the easterly terminus of Bailey Street, a variable width right-of-way, the easterly line of a tract of land described as Tract 1 in a deed to Charlie E. Bostick and Janice Bostick, as recorded in Document No. 2008-66493 of the Official Records of Denton County, Texas, and the easterly line of Crider Addition, according to the plat thereof recorded in Cabinet Q, Page 135 of the Plat Records of Denton County, Texas, a distance of 699.82 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the northeast corner of said Crider Addition, common to an ell corner of said 180.498 acre tract;

THENCE North 84°29'06" West, along a southerly line of said 180.498 acre tract and the northerly line of said Crider Addition, a distance of 275.18 feet to a mag nail set for a southwest corner of said 180.498 acre tract, common to the northwest corner of said Crider Addition, the northeast corner of Block 9 of said the Original Town of Ponder, and the south end of the easterly

terminus of James Street, an 80 foot wide right-of-way, same being in Eddie Street, a variable width right-of-way;

THENCE North 5°35'35" East, departing said Eddie Street, along a westerly line of said 180.498 acre tract and said terminus, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for a northwest corner of said 180.498 acre tract, common to the north end of said terminus, the southeast corner of Block 8 of said the Original Town of Prosper, and the southwest corner of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas;

THENCE South 85°48'52" East, departing said terminus, along the common line of said 180.498 acre tract and said Lot 1, a distance of 75.49 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, common to an ell corner of said 180.498 acre tract;

THENCE North 64°04'09" East, continuing along said common line, a distance of 331.56 feet to a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the southeast corner of said Lot 1, common to an ell orner of said 180.498 acre tract;

THENCE North 3°36'41" West, continuing along said common line, a distance of 227.16 feet to a 5 inch metal post found for the northeast corner of said Lot 1, common an ell corner of said 180.498 acre tract;

THENCE South 88°36'14" West, continuing along said common line, a distance of 324.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, common to the northeast corner of said Block 8, the south end of the easterly terminus of Greene Street, an 80 foot wide right-of-way, and a southwest corner of said 180.498 acre tract;

THENCE North 5°35'35" East, along a westerly line of said 180.498 acre tract and the northerly right-of-way line of said Greene Street, a distance of 80.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of said terminus, common to the southeast corner of aforesaid Lot 1, Block 1, and an ell corner of said 180.498 acre tract, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 24°36' West, 0.98 feet;

THENCE North 84°24'25" West, along the southerly line of said Lot 1, Block 1, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 333.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 1, Block 1, common to a southwest corner of said 180.498 acre tract, and at the intersection of the northerly right-of-way line of said Greene Street with the easterly right-of-way line of Frederick Street, an 80 foot wide right-of-way, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 41°21' East, 1.53 feet;

THENCE North 5°35'35" East, along the westerly line of said Lot 1, Block 1, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of said Frederick Street, a distance of 443.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 1, Block 1, common to an ell corner of said 180.498 acre tract, and the east end of the

northerly terminus of Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 32°55' East, 1.84 feet;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and along said terminus, a distance of 80.45 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of aforesaid Block 2, common to an ell corner of said 180.498 acre tract, and the west end of said terminus, same being on the westerly right-of-way line of said Frederick Street, from which, a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for witness bears South 17°03' East, 1.54 feet;

THENCE South 5°35'35" West, departing said terminus, along the easterly line of said Block 2, an easterly line of said 180.498 acre tract, and the westerly right-of-way line of said Frederick Street, a distance of 435.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Block 2, common to a southeast corner of said 180.498 acre tract, and at the intersection of the westerly right-of-way line of said Frederick Street with the northerly right-of-way line of said Greene Street;

THENCE North 84°24'25" West, along the southerly line of said Block 2, a southerly line of said 180.498 acre tract, and the northerly right-of-way line of said Greene Street, a distance of 410.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block 2, common to a southwest corner of said 180.498 acre tract, same being on the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a variable width right-of-way;

THENCE North 5°35'35" East, along the westerly line of said Block 2, a westerly line of said 180.498 acre tract, and the easterly right-of-way line of Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 391.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Block 2, common to an ell corner of said 180.498 acre tract;

THENCE South 89°30'35" West, along a southerly line of said 180.498 acre tract and continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, a distance of 48.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 1°01'05", a radius of 5679.58 feet, a chord bearing and distance of North 7°42'21" East, 100.91 feet;

THENCE in a northeasterly direction along a westerly line of said 180.498 acre tract, continuing along the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and with said curve to the right, an arc distance of 100.91 feet to a concrete monument found for the northwest corner of said 180.498 acre tract, common to the southwest corner of aforesaid 180.585 acre tract;

THENCE North 89°09'13" East, departing the easterly right-of-way line of said Gulf, Colorado and Santa Fe Railway Company Railroad, and along a northerly line of said 180.498 acre tract and the southerly line of said 180.585 acre tract, a distance of 3798.78 feet to the **POINT OF BEGINNING** and containing 178.660 acres (7,782,444 square feet) of land, more or less, save an except the following described tract of land:

BEING a tract of land situated in the Nathaniel Rudder Survey, Abstract No. 1060, Denton County, Texas, and being all of a called 0.586 acre tract of land described in a deed to Jerry E. Inman and wife, Dannie M. Inman, also known as Danny Inman, as recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Block 8 of the Original Town of Ponder, according to the plat thereof recorded in Volume 75, Page 80 of the Deed Records of Denton County, Texas, common to the southwest corner of Lot 1, Block A of David Lott Addition, according to the plat thereof recorded in Document No. 2017-388 of the Plat Records of Denton County, Texas, an ell corner of a called 180.498 acre tract of land described in a deed to Cendei Sherwood, as recorded in Document No. 2011-18575 of the Official Records of Denton County, Texas, the north end of the easterly terminus of James Street, an 80 foot wide right-of-way, and the southerly northwest corner of a 20 foot wide ingress/egress easement recorded in said deed recorded in Volume 3211, Page 852 of the Deed Records of Denton County, Texas;

THENCE South 85°48'52" East, departing the easterly terminus of said James Street, along the southerly line of said Lot 1, Block A, the northerly line of said easement and crossing said 180.498 acre tract, a distance of 75.49 feet to a 5 inch metal post found for the southerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement;

THENCE North 64°04'09" East, continuing along the southerly line of said Lot 1, Block A, the northerly line of said easement, and across said 180.498 acre tract, passing at a distance of 331.56 feet a 1/2 inch iron rod with plastic cap stamped "Coleman RPLS 4001" found for the northerly southeast corner of said Lot 1, Block A, common to an ell corner of said easement, and continuing along the same course, for a total distance of 474.32 feet to an ell corner of said easement;

THENCE North 27°01'33" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 117.66 feet to the northerly northwest corner of said easement;

THENCE South 86°14'52" East, continuing along the northerly line of said easement and across said 180.498 acre tract, a distance of 17.59 feet a metal fence post found for the northeast corner of said easement, common to the northwest corner of said 0.586 acre tract, and the **POINT OF BEGINNING** of the herein described tract;

THENCE South 86°12'18" East, along the northerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence and the northerly face of an existing barn, a distance of 184.41 feet to a metal fence post found for the northeast corner of said 0.586 acre tract;

THENCE South 6°21'45" West, along the easterly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 144.19 feet to a metal fence post found for the southeast corner of said 0.586 acre tract;

THENCE North 82°43'14" West, along the southerly line of said 0.586 acre tract and continuing across said 180.498 acre tract, and along a fence, a distance of 177.04 feet to a 1/2 inch iron rod found for the southwest corner of said 0.586 acre tract;

THENCE North 3°15'39" East, along the westerly line of said 0.586 acre tract and the easterly line of said easement, continuing across said 180.498 acre tract and along a fence, a distance of 133.29 feet to the **POINT OF BEGINNING**, and containing 0.575 of an acre (25,052 square feet) of land, more or less, and leaving a net acreage of 178.085 acres (7,757,392 square feet) of land, more or less.

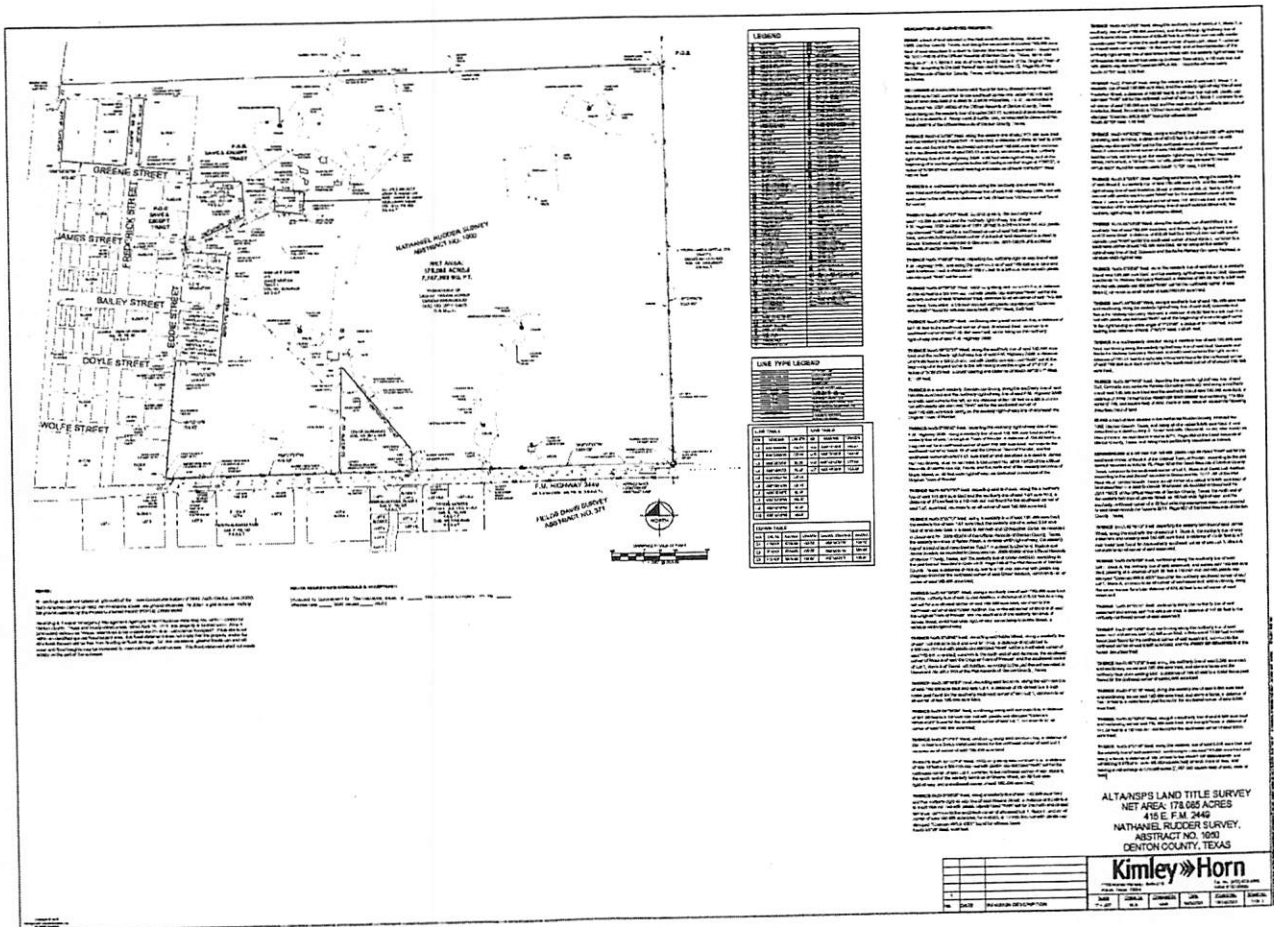


EXHIBIT "H"
(Receipt of Petition for Service)

AFFIDAVIT OF RECEIPT OF PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE FOR ROCKWOOD MUNICIPAL UTILITY DISTRICT NO. 1 OF DENTON COUNTY

THE STATE OF TEXAS §
COUNTY OF DENTON §
TOWN OF PONDER §

I, Sheri Clearman, Town Secretary of the Town of Ponder, Texas, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Water Service and Sanitary Sewer Service requesting said service for the proposed Rockwood Municipal Utility District No. 1 of Denton County, dated December 28, 2021, which was received by my office on the 18 day of January, 2022.

WITNESS my hand and the Seal of said Town this 18 day of January, 2022.

Sheri Clearman
Sheri Clearman
Town Secretary
Town of Ponder, Texas

THE STATE OF TEXAS §
COUNTY OF DENTON §

This instrument was acknowledged before me on this 18 day of January, 2022, by Sheri Clearman, Town Secretary of the Town of Ponder, Texas.

Carolyn Farmer
Notary Public in and for the State of Texas

