

2018 NOV -2 AM 1:54

LAURA A. HUGHES
COUNTY CLERK
BY: _____
DEPUTY

NOTICE OF REGULAR MEETING KAUFMAN COUNTY COMMISSIONERS' COURT



Notice is hereby given that a regular meeting of the Kaufman County Commissioners' Court will be held on **Wednesday, November 7, 2018 at 9:00 a.m., in the Kaufman County Courthouse Annex, Second Floor Meeting Room, 100 North Washington Street, Kaufman, Texas**, at which time the commissioners' court will consider the following items for discussion, and possible action, to wit:

INVOCATION;

PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;

REMARKS FROM VISITORS; (Any member of the public that wishes to speak on an item that is on this agenda will need to sign in, complete a Public Participation Form, and present to County Clerk prior to court. Speakers will be restricted to a three minute presentation.)

1. **ROUTINE CORRESPONDENCE.**

2. **CONSENT AGENDA**

- A. **Discuss/Consider** proclaiming the month of November as Home Care and Hospice Month in Kaufman County.
- B. **Discuss/Consider** re-appointing Robert Emfinger and Robin Reedy for a 1 year term and David Williams, Judd Lewis and Jim Burk for a 2 year term as Board Members for the Kaufman County Emergency Services District #4.
- C. **Discuss/Consider** approving the hiring of Mark Scharrock to fill an open position for law enforcement services between Kaufman County Constable Pct. 2 and Kaufman County Freshwater Supply District No's 1-B and 1-C.

- 3. **Discuss/Consider** permission to solicit annual bid for Various Road Materials.
- 4. **Discuss/Consider** exiting Regular Meeting and entering into a Public Hearing.
- 5. **Public Hearing;** To receive input from public regarding the consideration of a Petition for the Creation of Walden Pond Water Control Improvement District of Kaufman County.
- 6. **Discuss/Consider** exiting Public Hearing and enter back into Regular Meeting.
- 7. **Discuss/Consider** granting petition for the Creation of Walden Pond Water Control and Improvement District of Kaufman County and appointing Temporary Directors and signing order for same.
- 8. **Discuss/Consider** approving Special Warranty Deed deeding Kaufman County's interest in the following property to the City of Terrell: Property Description – 2.856 acres, more or less, out of the Gene Kelly Subdivision, City of Terrell, described in deed dated September 18, 2018 in Volume 3475, Page 270, Official Public Records of Kaufman County, Texas. (1800 N Frances St., Terrell, TX).

9. **Discuss/Consider** awarding RFB: 19-07 Annual Contract for Office Supplies to vendor based on bid tabulation.
10. **Discuss/Consider** purchase of Bomag RS360 Recycler / Stabilizer in the amount of \$197,300 from R.B Evertt, Inc., utilizing Buyboard Contract #515-16 for Pct. 4.
11. **Discuss/consider** approving change in base salary for civil assistant district attorney position; funding available in District Attorney's 2018-2019 budget.
12. **Discuss/Consider** line item transfers.
13. **Discuss/Consider** claims for payment.
14. **Discuss/Consider** exiting regular meeting and entering into executive session.
15. **Executive Session:** Pursuant to Section 551.071 of the Texas Government Code, the Commissioners Court will meet in closed session to consider pending or contemplated litigation subjects or settlement offers. The following cases/subjects may be discussed: Kaufman County v. TNT Concrete Construction, LLC; Abner Farms Final Plat and litigation/enforcement issues.
16. **Discuss/Consider** exiting executive session and entering back into regular meeting.
17. **Discuss/Consider** taking any action needed as a result of executive session
18. **Adjourn Regular Meeting.**

If, during the course of the meeting, discussion of any item on the agenda should be held in a closed meeting, the Commissioners' Court will conduct a closed meeting in accordance with the Texas Open Meetings Act and the Government Code, Chapter 551, Subchapter D and E; as noted below

<i>Attorney Consultation</i>	<i>Gov't Code §551.071</i>
<i>Real Property</i>	<i>Gov't Code §551.072</i>
<i>Contract being negotiated</i>	<i>Gov't Code §551.0725</i>
<i>Prospective gifts or donations</i>	<i>Gov't Code §551.073</i>
<i>Personnel Matters</i>	<i>Gov't Code §551.074</i>
<i>County Advisory Body deliberations</i>	<i>Gov't Code §551.0745</i>
<i>Security Devices or Security Audits</i>	<i>Gov't Code §551.076</i>
<i>Economic Development negotiations</i>	<i>Gov't Code §551.087</i>

Before any closed meeting is convened, the presiding officer will publicly identify the section or sections of the Act authorizing the closed meeting. Should any final action, final decision, or final vote be required in the opinion of the Commissioners' Court with regards to any matter considered in such closed or executive meeting or session, then the final action, final decision, or final vote shall be either:

- (a) in the open meeting covered by the notice upon the reconvening of the public meetings; or*
- (b) at a subsequent open public meeting of the Commissioners' Court upon notice thereof; as the Commissioners' Court shall determine.*

Signed this the 2nd day of November, 2018.



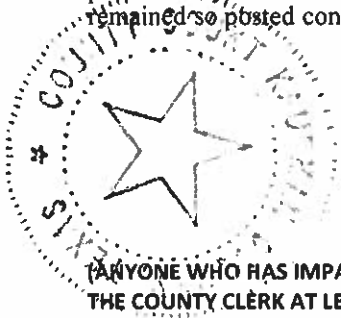
Bruce Wood, Kaufman County Judge

I, the undersigned, County Clerk of the Kaufman County Commissioners' Court do hereby certify that the above notice of meeting of the Kaufman County Commissioners' Court is a true and correct copy of said notice, that I received said Notice, and it was posted on the bulletin board at the courthouse door of Kaufman County, Texas at a place readily accessible to the general public at all times on the 2nd day of November, 2018, and said notice remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Laura Hughes, County Clerk

By: _____

Deputy _____



ANYONE WHO HAS IMPAIRMENTS REQUESTING AID AT THE COMMISSIONERS' COURT OR ANY PUBLIC MEETING MUST CALL THE COUNTY CLERK AT LEAST 72 HOURS PRIOR TO THE MEETING.

2018 Home Care and Hospice Month Proclamation

While many Texans suffering from illness or injuries receive quality Care from dedicated health care professionals in hospitals or other facilities, some Texans need or prefer a more comfortable, intimate setting.

Home care and hospice organizations meet this need by providing individualized and professional medical care and assistance to the elderly, disabled and chronically ill. The simple yet powerful comfort of a home setting is a key feature of these services that offer excellent care that helps patients achieve a better quality of life.

During the month of November, an awareness campaign is conducted to highlight home care and hospice as alternatives to hospitalization and other forms of institutional health care. Home care and hospice professionals help their patients live every day to its fullest, and it is important for their commitment and skill to be recognized and commended.

At this time, I encourage all Texans to learn more about home care and hospice options and the invaluable contributions of all Texas health care providers.

Now, therefore, We, The Kaufman County Commissioners Court do hereby proclaim November 2018 as "HOME CARE AND HOSPICE MONTH" and encourage the support and participation of all citizens in learning more about the home care and hospice philosophy of care for the elderly, disabled and the terminally ill.

In witness whereof I have hereunto set my hand and caused this seal to be affixed this 7th day of November, 2018

Kaufman County Judge



NOTICE TO BIDDERS

BID # 19-01

Sealed bids will be received in the office of the Purchasing Agent located at 100 N. Washington, Kaufman, Texas 75142 until December 11, 2018 at 2:00 p.m. for the following:

Annual Contract for Various Road Materials

The bids will be publicly opened, December 11, 2018 at 2:30 p.m. in the Annex Conference Room located at 100 N. Washington, Kaufman, Texas 75142.

Specifications may be obtained in the office of the Purchasing Agent, by telephone at (469)376-4523 or email: purchasing@kaufmancounty.net.

Kaufman County reserves the right to reject any and all bids, to waive formalities, or to proceed otherwise when in the best interest of the County.

**EVIDENCE PRESENTED IN SUPPORT OF CREATION OF
WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT
OF KAUFMAN COUNTY**

LIST OF EXHIBITS

Exhibit 1 – Petition for Creation of Walden Pond Water Control and Improvement District of Kaufman County executed by a majority of the electors of the proposed district who own land in the proposed district, filed for record with the Kaufman County Clerk on October 10, 2018, evidenced by Clerk File Stamp;

Exhibit 2 – Affidavits from the Kaufman County Appraisal District evidencing that Harlan Properties, Inc., and MM Walden Pond, LLC, are the owners of a majority in value of the land within the proposed District prior to the date of the filing of the Petition for Creation with the Kaufman County Judge;

Exhibit 3 – Affidavit, dated October 12, 2018, of Ms. Angie Tijerina evidencing submission of Petition to Kaufman County Judge;

Exhibit 4 – Receipt, dated October 10, 2018, from Kaufman County to Winstead PC evidencing payment of \$100 deposit to Kaufman County Clerk;

Exhibit 5 – Copy of Notice of Public Hearing issued by Kaufman County Clerk on October 15, 2018, signed by Ms. Laura Hughes;

Exhibit 6 – Affidavit, dated October 16, 2018, of Bryan Beavers, Kaufman County Sheriff, evidencing posting of Notice of Public Hearing at the Kaufman County Courthouse and publication of the Notice of Public Hearing in a newspaper of general circulation in Kaufman County at least 10 days prior to date of Public Hearing;

Exhibit 7 – Resume and experience of developer, Centurion American Development Group;

Exhibit 8 – Resume and experience of engineer, Pettitt Barraza, LLC;

Exhibit 9 – Preliminary Engineering Report, dated October 2018, which has been prepared by Pettitt Barraza, LLC;

Exhibit 10 – Resolution of the City of Dallas, passed on June 27, 2018, consenting to the creation of the District within the Extraterritorial Jurisdiction of the City of Dallas;

Exhibit 11 – Resume and experience of financial advisor, Hilltop Securities, Inc.;

Exhibit 12 – Opinion Letter, dated October 24, 2018, of District Financial Advisor;

Exhibit 13 – Amended Petition for Creation of Walden Pond Water Control and Improvement District of Kaufman County executed by a majority of the electors of the proposed district who own land in the proposed district, filed for record with the Kaufman County Clerk on November 1, 2018, evidenced by recording confirmation;

Exhibit 14 – Affidavit, dated November 1, 2018, of Ms. Angie Tijerina evidencing submission of Amended Petition to Kaufman County Judge;

Exhibit 15 – Suggested Order Granting Petition for Creation of Proposed District.

**PETITION FOR THE CREATION OF
WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT
OF KAUFMAN COUNTY**

THE STATE OF TEXAS

§

COUNTY OF KAUFMAN

§

§

TO THE HONORABLE COMMISSIONERS COURT OF KAUFMAN COUNTY
TEXAS:

2018 OCT 10 PM 2:19
LAURA ADAMS
COUNTY CLERK
BY JB
DEPUTY

FILED FOR RECORD
KAUFMAN CO. TEXAS

We, the undersigned landowners of the territory hereinafter described by metes and bounds, being a majority of persons who hold title to land that represents a total value of more than fifty percent (50%) of the value of all land in said territory, acting pursuant to the provisions of Chapter 51, Texas Water Code, as amended, together with all amendments and additions thereto, respectively petition your Honorable Body for creation of a water control and improvement district, and would respectfully show the following:

I.

The name of the proposed district shall be WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT OF KAUFMAN COUNTY (the "District").

II.

The District shall be created under the terms and provisions of Article XVI, Section 59, of the Texas Constitution and Chapters 49 and 51, Texas Water Code, as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 428.771 acres of land, situated within Kaufman County, Texas, described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes. The proposed District lies wholly within the extraterritorial jurisdiction of the City of Dallas, Texas, which has consented to the creation of the proposed District within its extraterritorial jurisdiction, as evidenced by Resolution 180907 of the City of Dallas, Texas.

IV.

The undersigned constitute a majority of the persons who hold title to land in the proposed District that represent a total value of more than fifty percent (50%) of the value of all the land in the proposed District as indicated by the appraisal roll of the Kaufman Central Appraisal District.

V.

The District shall be created for all of the purposes set forth in Chapter 49 and 51 Texas Water Code, as amended, including, without limitation, to conserve, transport, and distribute fresh water from any sources for domestic and commercial purposes inside and/or outside the boundaries of the District.

The aforementioned purposes are to be accomplished by any and all mechanical and chemical means and processes incident, necessary or helpful to such purposes, 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 District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Chapter 49 and 51, Texas Water Code, as amended, or by any other State law.

VII.

The general nature of the work to be done by and within the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, including the purchase and sale of sewer services, for domestic and commercial purposes, and such other construction, installation, maintenance, purchase and operation of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

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 and commercial growth, is urban in nature and is not supplied with adequate water and sanitary sewer facilities or services. The health and welfare of the future inhabitants of the District and of the inhabitants of the area adjacent thereto require the acquisition and installation of an adequate waterworks system and sanitary sewer collection system and disposal system.

The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and sanitary sewer collection and disposal systems 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 the District.

IX.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks and sanitary sewer system can be constructed at a reasonable cost with reasonable tax rates and water and sewer rates, and said territory will be developed for residential and/or commercial purposes.

X.

The undersigned hereby requests the Commissioners Court appoint the following five (5) persons as Temporary Directors to serve until Permanent Directors are duly elected:

Christian Strom

Blake Beecroft

Randy Edwards

Linda Patman

Casie Eeds

XI.

WHEREFORE, the undersigned respectfully pray that this petition be properly filed, as provided by law, and that it be set down for hearing at a date to be fixed in keeping with the provisions of Chapter 51, Texas Water Code, and that notice of such hearing be given as provided therein, and such hearing be held and that this petition be in all things granted, and that five (5) temporary directors be appointed to serve until permanent directors are elected in accordance with law, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of organizing the District and the execution of the purposes for which the District shall be organized, as your Honorable Body shall deem proper and necessary.

[Remainder of Page Intentionally Blank]

RESPECTFULLY SUBMITTED the _____ day of _____, 2018.

LANDOWNERS:

HARLAN PROPERTIES, INC.,
a Texas corporation

By: _____

Name: Suresh Shridharani

Its: President

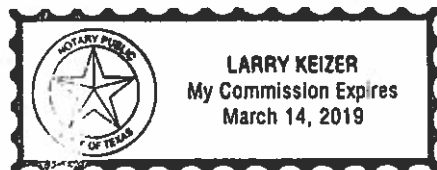
THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8th day of October, 2018, by Suresh Shridharani, President of Harlan Properties, Inc., a Texas corporation.

Larry Keizer
Notary Public in and for the State of Texas

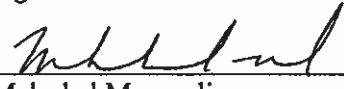
[Notary Seal]



MM WALDEN POND, LLC,
a Texas limited liability company

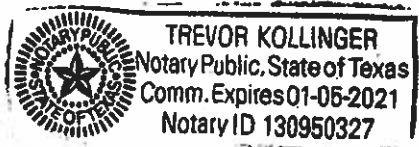
By: MMM Ventures, LLC,
a Texas limited liability company
Its: Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its: Manager

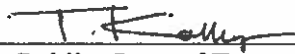
By: 
Name: Mehrdad Moayed
Its: Manager

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 8 day of October, 2018 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Walden Pond, LLC, a Texas limited liability company on behalf of said company.



[Notary Seal]


Notary Public, State of Texas

LEGAL DESCRIPTION
214.991 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described as follows:

245.907 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 2001.96 feet to a 1/2 inch iron rod with cap stamped "USA" found for corner at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT;

THENCE South 45°07'15" West, with the southeast line of said Harlan Properties, Inc. tract, passing at a distance of 300.01 feet a 1/2 inch iron rod with cap stamped "USA" found at the west corner of said EQK Windmill Farms, LLC tract, continuing in all, a total distance of 1931.41 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 46°00'08" West, with the southwest line of said Harlan Properties, Inc. tract, a distance of 2716.64 feet to a 1/2 inch iron rod with cap stamped "RSCI" found at the westerly corner of said Harlan Properties, Inc. tract, and being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 44°43'56" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 457.02 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, from which a broken concrete monument found bears North 17°30'59" East, a distance of 1.27 feet;

THENCE North 45°09'30" East, continuing with the southeast right-of-way line of FM Road 548, a distance of 2963.69 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 245.907 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED 30.916 ACRE TRACT OF LAND:

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 9.43 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "USA" found at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT bears South 45°13'22" West, a distance of 1992.53 feet, said point for corner being the beginning of a non-tangent curve to the right;

THENCE northwesterly, over and across said Harlan Properties, Inc. tract, and with said curve having a central angle of 08°01'09", a radius of 1431.78 feet, a chord which bears North 49°47'54" West, a distance of 200.23 feet, for an arc distance of 200.39 feet to the end of said curve, a point for corner;

THENCE continuing over and across said Harlan Properties, Inc. tract, the following courses to points for corner;

North 45°49'00" West, a distance of 822.60 feet;

South 45°07'58" West, a distance of 746.57 feet;

And North 46°14'22" West, a distance of 1699.34 feet, said point being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 45°09'30" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 261.06 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 30.916 acres of land, more or less.

LEAVING A NET AREA OF 214.991 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGAL DESCRIPTION
213.780 ACRE TRACT

BEING that certain tract of land situated in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 2035, Page 129, of the Deed Records of Kaufman County, Texas (DRKCT), and part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 1942, Page 350, DRKCT, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped RPLS No. 5111 found on the northwest right-of-way line of Farm to Market Road No. 548 (called 100 foot R.O.W.), and being the southeasterly corner of that certain tract of land described in deed to Sunbelt Self Storage XVII, Ltd. recorded in Volume 5289, Page 431, DRKCT;

THENCE North 45°47'55" West, leaving said northwest right-of-way line of Farm to Market Road No. 548, and with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 225.02 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 44°41'08" East, with a southeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 179.97 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'52" West, with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 389.99 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE South 44°40'43" West, with a northwest line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 449.95 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'57" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 194.63 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 44°43'37" West, with a southeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 248.88 feet to an aluminum post found for corner at a southeasterly corner of that certain tract of land described in deed to High Point Water Supply Corporation recorded in Volume 3157, Page 287, DRKCT;

THENCE North 46°12'24" West, with a northeast line of said High Point Water Supply Corporation tract, a distance of 274.63 feet to an aluminum post found for corner;

THENCE South 44°08'13" West, with a northwest line of said High Point Water Supply Corporation tract, a distance of 378.17 feet to an wood post found for corner;

THENCE North 45°48'10" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 2701.94 feet to a T-Post found for corner;

THENCE North 44°16'13" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1716.38 feet to a 1-inch iron pipe found for corner;

Thence South 45°43'55" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1276.77 feet to a 1/2" inch iron rod with cap marked "JYC" found for corner at the northwesterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE North 44°42'59" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 1471.35 feet to a 1/2 inch iron rod with cap stamped "RPLS 3917" found for corner at the northeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE South 45°03'40" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 2519.47 feet to a 1/2 inch iron rod with cap stamped "PATE ENGINEERING" found for corner, said iron rod being located on said northwest right-of-way line of Farm to Market Road No. 548;

THENCE South 44°50'25" West, with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 1460.90 feet to a 1/2 inch iron rod found for corner at the southeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT;

THENCE South 44°32'36" West, continuing with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 793.97 feet to the POINT OF BEGINNING of herein described tract, containing 213.780 acres of land, more or less.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

2018 TAX STATEMENT



BRENDA SAMPLES
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Certified Owner:
MM WALDEN POND LLC
1800 VALLEY LN STE 300
FARMERS BRANCH, TX 75234

Legal Description:
S SMITH

Account No: 12960

Appr. Dist. No.: 990450000000500020

Legal Acres: 245.9500

Parcel Address: 0 FM RD 548

As of Date: 10/10/2018

Print Date: 10/10/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$3,443,300	\$0	\$3,443,300	\$3,443,300	\$0	\$0	\$3,443,300	\$0

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KAUFMAN COUNTY	\$3,443,300	OSP	\$3,422,390.00	\$20,910	0.4787000	\$100.10
ROAD & BRIDGE	\$3,443,300	OSP	\$3,422,390.00	\$20,910	0.1100000	\$23.00
FORNEY ISD	\$3,443,300	OSP	\$3,422,390.00	\$20,910	1.5400000	\$322.01
KC ESD #6 (FORNEY)	\$3,443,300	OSP	\$3,422,390.00	\$20,910	0.0300000	\$6.27

Total Tax: \$451.38
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$451.38

Exemptions:

OSP OPEN SPACE I-D-1

AMOUNT DUE IF PAID BY:

10/31/2018 0%	11/30/2018 0%	12/31/2018 0%	01/31/2019 0%	02/28/2019 7%	04/01/2019 9%
\$451.38	\$451.38	\$451.38	\$451.38	\$482.98	\$492.00
04/30/2019 11%	05/31/2019 13%	07/01/2019 15%	07/31/2019 18 + up to 20%	09/02/2019 19 + up to 20%	09/30/2019 20 + up to 20%
\$501.03	\$510.06	\$519.09	\$620.16	\$625.40	\$630.65

IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT. IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT.

School Information:

FORNEY ISD 2018 M&O 1.0400000 I&S .50000000 Total 1.5400000 2017 M&O 1.0400000 I&S .50000000 Total 1.5400000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68

Print Date: 10/10/2018

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

BRENDA SAMPLES TAX ASSESSOR
P. O. BOX 339
KAUFMAN, TX 75142
(972) 932-0288



* 1 2 9 6 0 *

12960
MM WALDEN POND LLC
1800 VALLEY LN STE 300
FARMERS BRANCH, TX 75234

AMOUNT PAID:
\$ _____

AFFIDAVIT

KAUFMAN COUNTY APPRAISAL DISTRICT §

COUNTY OF KAUFMAN §

STATE OF TEXAS §

I, Tom Dally, Chief Appraiser of the Kaufman County Appraisal District of Kaufman County, Texas, hereby certify that according to the appraisal rolls of Kaufman County, on October 9, 2018, MM Walden Pond, LLC, held title to 100 percent of the appraised value of the property described in Exhibit "A" attached hereto and incorporated herein.




Tom Dally, Chief Appraiser

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this 11th day of October, 2018, by Tom Dally, Chief Appraiser of the Kaufman County Appraisal District.



Notary Public, State of Texas

(SEAL)

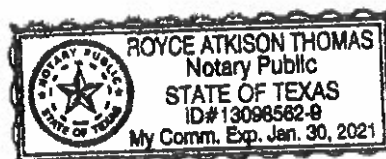


EXHIBIT A
LEGAL DESCRIPTION
214.991 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described as follows:

245.907 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 2001.96 feet to a 1/2 inch iron rod with cap stamped "USA" found for corner at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT;

THENCE South 45°07'15" West, with the southeast line of said Harlan Properties, Inc. tract, passing at a distance of 300.01 feet a 1/2 inch iron rod with cap stamped "USA" found at the west corner of said EQK Windmill Farms, LLC tract, continuing in all, a total distance of 1931.41 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 46°00'08" West, with the southwest line of said Harlan Properties, Inc. tract, a distance of 2716.64 feet to a 1/2 inch iron rod with cap stamped "RSCI" found at the westerly corner of said Harlan Properties, Inc. tract, and being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 44°43'56" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 457.02 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, from which a broken concrete monument found bears North 17°30'59" East, a distance of 1.27 feet;

THENCE North 45°09'30" East, continuing with the southeast right-of-way line of FM Road 548, a distance of 2963.69 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 245.907 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED 30.916 ACRE TRACT OF LAND:

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 9.43 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "USA" found at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT bears South 45°13'22" West, a distance of 1992.53 feet, said point for corner being the beginning of a non-tangent curve to the right;

THENCE northwesterly, over and across said Harlan Properties, Inc. tract, and with said curve having a central angle of 08°01'09", a radius of 1431.78 feet, a chord which bears North 49°47'54" West, a distance of 200.23 feet, for an arc distance of 200.39 feet to the end of said curve, a point for corner;

THENCE continuing over and across said Harlan Properties, Inc. tract, the following courses to points for corner;

North 45°49'00" West, a distance of 822.60 feet;

South 45°07'58" West, a distance of 746.57 feet;

And North 46°14'22" West, a distance of 1699.34 feet, said point being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 45°09'30" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 261.06 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 30.916 acres of land, more or less.

LEAVING A NET AREA OF 214.991 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

2018 TAX STATEMENT



BRENDA SAMPLES
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Certified Owner:
HARLAN PROPERTIES INC
2404 TEXAS DRIVE STE 103
IRVING, TX 75062

Legal Description:
J LOPEZ

Account No: 9150

Appr. Dist. No.: 9902860000014500020 Parcel Address: 0 FM RD 548

As of Date: 10/10/2018

Print Date: 10/10/2018

As of Date: 10/10/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,804,050	\$0	\$1,804,050	\$1,804,050	\$0	\$0	\$1,804,050	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
KAUFMAN COUNTY		\$1,804,050	OSP	\$1,786,650.00	\$17,400	0.4787000	\$83.29
ROAD & BRIDGE		\$1,804,050	OSP	\$1,786,650.00	\$17,400	0.1100000	\$19.14
FORNEY ISD		\$1,804,050	OSP	\$1,786,650.00	\$17,400	1.5400000	\$267.96
KC ESD #6 (FORNEY)		\$1,804,050	OSP	\$1,786,650.00	\$17,400	0.0300000	\$5.22

Total Tax: \$375.61
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$375.61

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/31/2018 0%	11/30/2018 0%	12/31/2018 0%	01/31/2019 0%	02/28/2019 7%	04/01/2019 9%
\$375.61	\$375.61	\$375.61	\$375.61	\$401.91	\$409.42
04/30/2019 11%	05/31/2019 13%	07/01/2019 15%	07/31/2019 18 + up to 20%	09/02/2019 19 + up to 20%	09/30/2019 20 + up to 20%
\$416.93	\$424.44	\$431.94	\$516.06	\$520.43	\$524.79

IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT. IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT.

School Information:

FORNEY ISD 2018 M&O 1.0400000 I&S .50000000 Total 1.5400000 2017 M&O 1.0400000 I&S .50000000 Total 1.5400000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.168

Print Date: 10/10/2018

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

BRENDA SAMPLES TAX ASSESSOR
P. O. BOX 339
KAUFMAN, TX 75142
(972) 932-0288



* 9 1 5 0 *

9150
HARLAN PROPERTIES INC
2404 TEXAS DRIVE STE 103
IRVING, TX 75062

AMOUNT PAID:

\$ _____

2018 TAX STATEMENT



BRENDA SAMPLES
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Certified Owner:
HARLAN PROPERTIES INC
2404 TEXAS DRIVE STE 103
IRVING, TX 75062

Legal Description:
JOHN GREGG

Account No: 6432

Legal Acres: 44.2330
Appr. Dist. No.: 9901710000012000020 Parcel Address: 0 FM RD 548

As of Date: 10/10/2018

Print Date: 10/10/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$855,830	\$0	\$855,830	\$855,830	\$0	\$0	\$0	\$855,830

Taxing Unit	Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
		Code	Amount			
KAUFMAN COUNTY	\$855,830		\$0.00	\$855,830	0.4787000	\$4,096.86
ROAD & BRIDGE	\$855,830		\$0.00	\$855,830	0.1100000	\$941.41
FORNEY ISD	\$855,830		\$0.00	\$855,830	1.5400000	\$13,179.78
CITY OF FORNEY	\$855,830		\$0.00	\$855,830	0.6211110	\$5,315.65

Total Tax: \$23,533.70
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$23,533.70

Exemptions:

AMOUNT DUE IF PAID BY:

10/31/2018 0%	11/30/2018 0%	12/31/2018 0%	01/31/2019 0%	02/28/2019 7%	04/01/2019 9%
\$23,533.70	\$23,533.70	\$23,533.70	\$23,533.70	\$25,181.06	\$25,651.74

04/30/2019 11%	05/31/2019 13%	07/01/2019 15%	07/31/2019 18 + up to 20%	09/02/2019 19 + up to 20%	09/30/2019 20 + up to 20%
\$26,122.41	\$26,593.07	\$27,063.76	\$32,546.10	\$32,821.92	\$33,097.75

IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT. IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT.

School Information:

FORNEY ISD 2018 M&O 1.0400000 I&S .50000000 Total 1.5400000 2017 M&O 1.0400000 I&S .50000000 Total 1.5400000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68

Print Date: 10/10/2018

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

BRENDA SAMPLES TAX ASSESSOR
P. O. BOX 339
KAUFMAN, TX 75142
(972) 932-0288



6432
HARLAN PROPERTIES INC
2404 TEXAS DRIVE STE 103
IRVING, TX 75062

AMOUNT PAID:

\$

2018 TAX STATEMENT



BRENDA SAMPLES
KAUFMAN COUNTY TAX-ASSESSOR COLLECTOR
P.O. BOX 339
KAUFMAN, TEXAS 75142

Certified Owner:
HARLAN PROPERTIES INC
2404 TEXAS DRIVE STE 103
IRVING, TX 75062

Legal Description:
J LOPEZ

Account No: 57145

Appr. Dist. No.: 9902860000013201020 Parcel Address: 14909 FM RD 548

As of Date: 10/10/2018

Print Date: 10/10/2018

Market Value		Appraised Value	Assessed Value	Capped Value	Homesite Value	Agricultural Market Value	Non-Qualifying Value
Land	Improvement						
\$1,191,090	\$0	\$1,191,090	\$1,191,090	\$0	\$0	\$1,191,090	\$0
Taxing Unit		Assessed Value (100%)	Exemptions		Taxable Value	Tax Rate	Tax
			Code	Amount			
KAUFMAN COUNTY		\$1,191,090	OSP	\$1,183,860.00	\$7,230	0.4787000	\$34.61
ROAD & BRIDGE		\$1,191,090	OSP	\$1,183,860.00	\$7,230	0.1100000	\$7.95
FORNEY ISD		\$1,191,090	OSP	\$1,183,860.00	\$7,230	1.5400000	\$111.34
KC ESD #6 (FORNEY)		\$1,191,090	OSP	\$1,183,860.00	\$7,230	0.0300000	\$2.17

Total Tax: \$156.07
Total Tax Paid to date: \$0.00
Total Tax Remaining: \$156.07

Exemptions:

OSP OPEN SPACE 1-D-1

AMOUNT DUE IF PAID BY:

10/31/2018 0%	11/30/2018 0%	12/31/2018 0%	01/31/2019 0%	02/28/2019 7%	04/01/2019 9%
\$156.07	\$156.07	\$156.07	\$156.07	\$166.99	\$170.12
04/30/2019 11%	05/31/2019 13%	07/01/2019 15%	07/31/2019 18 + up to 20%	09/02/2019 19 + up to 20%	09/30/2019 20 + up to 20%
\$173.24	\$176.35	\$179.48	\$214.43	\$216.24	\$218.06

IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT. IF YOU WANT A PRINTED RECEIPT, INCLUDE A SELF-ADDRESSED, STAMPED ENVELOPE WITH YOUR PAYMENT.

School Information:

FORNEY ISD 2018 M&O 1.0400000 I&S .50000000 Total 1.5400000 2017 M&O 1.0400000 I&S .50000000 Total 1.5400000

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

4.1.68

Print Date: 10/10/2018

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

BRENDA SAMPLES TAX ASSESSOR
P. O. BOX 339
KAUFMAN, TX 75142
(972) 932-0288



57145
HARLAN PROPERTIES INC
2404 TEXAS DRIVE STE 103
IRVING, TX 75062

AMOUNT PAID:

\$ _____

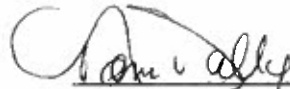
AFFIDAVIT

KAUFMAN COUNTY APPRAISAL DISTRICT §

COUNTY OF KAUFMAN §

STATE OF TEXAS §

I, Tom Dally, Chief Appraiser of the Kaufman County Appraisal District of Kaufman County, Texas, hereby certify that according to the appraisal rolls of Kaufman County, on October 9, 2018, Harlan Properties, Inc., held title to 100 percent of the appraised value of the property described in Exhibit "A" attached hereto and incorporated herein.




Tom Dally, Chief Appraiser

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

This instrument was acknowledged before me on this 10th day of October, 2018, by Tom Dally, Chief Appraiser of the Kaufman County Appraisal District.


Notary Public, State of Texas

(SEAL)

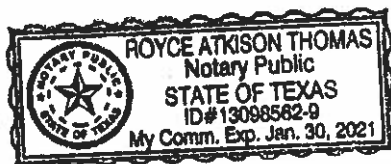


EXHIBIT A
LEGAL DESCRIPTION
213.780 ACRE TRACT

BEING that certain tract of land situated in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 2035, Page 129, of the Deed Records of Kaufman County, Texas (DRKCT), and part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 1942, Page 350, DRKCT, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped RPLS No. 5111 found on the northwest right-of-way line of Farm to Market Road No. 548 (called 100 foot R.O.W.), and being the southeasterly corner of that certain tract of land described in deed to Sunbelt Self Storage XVII, Ltd. recorded in Volume 5289, Page 431, DRKCT;

THENCE North 45°47'55" West, leaving said northwest right-of-way line of Farm to Market Road No. 548, and with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 225.02 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 44°41'08" East, with a southeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 179.97 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'52" West, with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 389.99 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE South 44°40'43" West, with a northwest line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 449.95 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'57" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 194.63 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 44°43'37" West, with a southeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 248.88 feet to an aluminum post found for corner at a southeasterly corner of that certain tract of land described in deed to High Point Water Supply Corporation recorded in Volume 3157, Page 287, DRKCT;

THENCE North 46°12'24" West, with a northeast line of said High Point Water Supply Corporation tract, a distance of 274.63 feet to an aluminum post found for corner;

THENCE South 44°08'13" West, with a northwest line of said High Point Water Supply Corporation tract, a distance of 378.17 feet to an wood post found for corner;

THENCE North 45°48'10" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 2701.94 feet to a T-Post found for corner;

THENCE North 44°16'13" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1716.38 feet to a 1-inch iron pipe found for corner;

Thence South 45°43'55" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1276.77 feet to a 1/2" inch iron rod with cap marked "JYC" found for corner at the northwesterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE North 44°42'59" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 1471.35 feet to a 1/2 inch iron rod with cap stamped "RPLS 3917" found for corner at the northeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE South 45°03'40" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 2519.47 feet to a 1/2 inch iron rod with cap stamped "PATE ENGINEERING" found for corner, said iron rod being located on said northwest right-of-way line of Farm to Market Road No. 548;

THENCE South 44°50'25" West, with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 1460.90 feet to a 1/2 inch iron rod found for corner at the southeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT;

THENCE South 44°32'36" West, continuing with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 793.97 feet to the POINT OF BEGINNING of herein described tract, containing 213.780 acres of land, more or less.

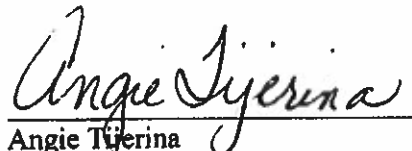
NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

AFFIDAVIT

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

I, Angie Tijerina, Assistant to the Honorable Bruce Wood, Kaufman County Judge, do hereby certify that the attached is a true and correct copy of the Petition for Creation of Walden Pond Water Control and Improvement District of Kaufman County, which was presented to Judge Wood on October 12, 2018.

GIVEN UNDER MY HAND this the 12th day of October, 2018.



Angie Tijerina
Assistant to County Judge

County Clerk, Kaufman

DATE	INVOICE NUMBER	MEMO	BALANCE
06/05/2018 06052018	Bieber-9 61228- 1	010 -00999-01530-001 CLIENT UNBILLED COSTS ADVANCED Advance for Filing Fees, County Clerk, Kaufman, Petition filing fee	100.00
CHECK DATE 10/08/2018	CHECK NUMBER 000187932	TOTAL	100.00

Recording fees		
Marriage License		
Certified Copies		
Copies		
Record Search		
Criminal		
Probate		
Civil		
Mental Illness		
Miscellaneous		
Partial Payment		
Cash Bond		
Water-trmp		
Deputet		
Wilder Bond	100	00
TOTAL COSTS	100	00

County of Kaufman

THE STATE OF TEXAS,

RECEIPT N^o 3250

CSH MO CHG JC WA

RECEIVED OF

Winstead

100⁰⁰

DOLLARS

Cause Number

Name

CK# 187932

\$ 100⁰⁰

Sandra Hughes
Thank You, County Clerk

By *Jamie Burnett* Deputy

**NOTICE OF HEARING ON PETITION FOR THE CREATION OF
WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT
OF KAUFMAN COUNTY**

THE STATE OF TEXAS

§

§

COUNTY OF KAUFMAN

§

In accordance with Texas Water Code, Section 51.018, notice is hereby given that a hearing shall be held at 9:00 a.m., on November 7, 2018, in the Commissioners Court Meeting Room, at the Kaufman County Annex Building, 100 N. Washington, Kaufman, Texas 75142, for the purpose of consideration of a Petition for the Creation of Walden Pond Water Control and Improvement District of Kaufman County (the "Petition"). Any person is entitled to appear at the hearing, challenge the form and allegations of the Petition, and contest the proposition that the projects to be undertaken by the proposed district would benefit the land inside its boundaries. Copies of the Petition may be secured from the County Clerk's office, Kaufman County, Texas.

Issued this 15 day of October, 2018.

Karla Hughes

County Clerk

Kaufman County, Texas



AFFIDAVIT OF POSTING

THE STATE OF TEXAS

§
§
§

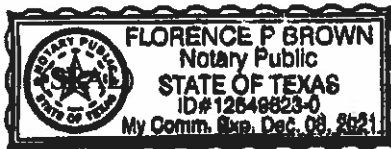
COUNTY OF KAUFMAN

I do hereby swear that on the 16 day of October, 2018, I posted the attached Notice of Hearing on Petition for the Creation of Walden Pond Water Control and Improvement District of Kaufman County at the courthouse door and published notice in a newspaper of general circulation in the county, in accordance with the requirements of Subsection (c) of Section 51.018, Texas Water Code.

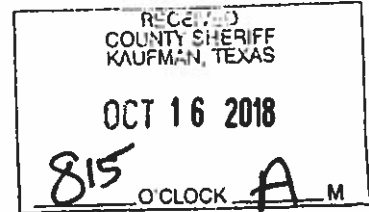
EXECUTED this 16 day of October, 2018.

Bryan Beavers, Sheriff
Kaufman County, Texas
Name: Phillip Stewart #2823
Title: Deputy

SWORN AND SUBSCRIBED TO BEFORE ME on this 16th day of October, 2018.



Florence P Brown
Notary Public in and
for the State of Texas



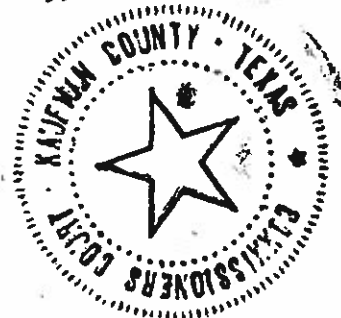
**NOTICE OF HEARING ON PETITION FOR THE CREATION OF
WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT
OF KAUFMAN COUNTY**

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

In accordance with Texas Water Code, Section 51.018, notice is hereby given that a hearing shall be held at 9:00 a.m., on November 7, 2018, in the Commissioners Court Meeting Room, at the Kaufman County Annex Building, 100 N. Washington, Kaufman, Texas 75142, for the purpose of consideration of a Petition for the Creation of Walden Pond Water Control and Improvement District of Kaufman County (the "Petition"). Any person is entitled to appear at the hearing, challenge the form and allegations of the Petition, and contest the proposition that the projects to be undertaken by the proposed district would benefit the land inside its boundaries. Copies of the Petition may be secured from the County Clerk's office, Kaufman County, Texas.

Issued this 15 day of October, 2018.

Karla Hughes
County Clerk
Kaufman County, Texas



Since 1990, Centurion has developed over 10,000 single-family lots in dozens of communities surrounding North Texas. It has worked closely with investors, land-owners, financial institutions, and vendors to acquire over 15,000 acres of land inventory for a diverse mix of developments in size and scope. Centurion's communities include amenities such as parks, golf courses, water parks themes, and hiking and biking trails. Over the past twenty years, Centurion has demonstrated the ability to successfully deliver master-planned communities that have been recognized in the real estate industry.

<u>Name</u>	<u>County</u>	<u>Property Type</u>	<u>Starting Home Price</u>
Entrada at Westlake	Tarrant	Mixed Use	\$450,000
River Walk at Central Park	Denton	Mixed Use	\$375,000
The Villas at Twin Creeks	Collin	Single Family	\$230,000
Kensington Gardens	Dallas	Single Family	\$500,000
Water's Edge at Hogan's Glen	Denton	Single Family	\$480,000
Montalcino Estates	Denton	Single Family	\$700,000
Estancia Estates	Denton	Single Family	\$400,000
Highlands Glen	Denton	Single Family	\$300,000
The Highlands at Trophy Club	Denton	Single Family	\$250,000
Water's Edge	Denton	Single/Multifamily	\$300,000
Williamsburg	Rockwall	Single Family	\$150,000
Crestview at Prosper Creek	Collin	Single Family	\$250,000
Palomar Estates	Tarrant	Single Family	\$750,000
Estancia	Tarrant	Single Family	\$450,000
Verandah	Rockwall	Single Family	\$100,000
Terracina	Denton	Single Family	\$350,000
The Resort on Eagle Mountain Lake	Tarrant	Single/Multifamily	\$250,000
Travis Ranch	Kaufman	Single Family	\$150,000
Carter Ranch	Collin	Single Family	\$150,000
Frisco Hills	Denton	Single Family	\$200,000
Rolling Meadows	Tarrant	Single Family	\$100,000
Waterfront at Enchanted Bay	Tarrant	Single Family	\$150,000
Thornbury	Travis	Single Family	\$100,000
Rough Hollow	Travis	Single Family	\$550,000
Lexington Parke	Travis	Single Family	\$100,000
Villages of Woodland Springs	Tarrant	Single Family	\$150,000
Spring Creek	Tarrant	Single Family	\$100,000
Silver Ridge	Tarrant	Single Family	\$150,000
Sendera Ranch	Tarrant	Single Family	\$100,000
Rosemary Ridge	Tarrant	Single Family	\$100,000
Llano Springs	Tarrant	Single Family	\$150,000
Hills of Lake Country	Tarrant	Single Family	\$150,000
Garden Springs	Tarrant	Single Family	\$100,000
Dominion Estates	Tarrant	Single Family	\$100,000
Deer Creek North	Tarrant	Single Family	\$100,000
Creekside of Crowley	Tarrant	Single Family	\$100,000
Bonds Ranch	Tarrant	Single Family	\$150,000
Crown Valley	Parker	Single Family	\$150,000
Windmill Farms	Kaufman	Single Family	\$100,000
Knox Ranch	Hood	Mixed Use	\$450,000
Windsor Hills	Ellis	Single Family	\$250,000
Saddlebrook	Ellis	Mixed Use	\$100,000
The Villas of Indian Creek	Denton	Single Family	\$150,000
Valencia on the Lake	Denton	Single/Multifamily	\$100,000
Shale Creek	Wise	Single Family	\$100,000
Shahan Prairie	Denton	Single Family	\$150,000

<u>Name</u>	<u>County</u>	<u>Property Type</u>	<u>Starting Home Price</u>
Frisco Ranch	Denton	Single Family	\$150,000
Brookfield	Denton	Single Family	\$100,000
Sweetwater Crossing	Collin	Single Family	\$100,000
Prestwyck	Collin	Mixed Use	\$190,000
Oak Hollow	Collin	Single Family	\$100,000
Northpointe Crossing	Collin	Single Family	\$100,000
McKinney Greens	Collin	Single Family	\$150,000
The Dominion	Dallas	Multifamily	\$250,000
Three Thousand Flora	Dallas	Multifamily	\$250,000
Residences at the Stoneleigh	Dallas	Multifamily	\$750,000
Mountain Creek	Dallas	Single Family	\$350,000
Chateaus of Coppell	Dallas	Single Family	\$350,000
The Bridges at Preston Crossings	Parker	Single Family	\$250,000
Winn Ridge	Denton	Single Family	\$250,000
Sutton Fields	Denton	Single Family	\$350,000
Hillstone Pointe	Denton	Single Family	\$250,000
Northlake Estates	Denton	Single Family	\$300,000
Creeks of Legacy	Denton/Collin	Single Family	\$350,000
University Place	Dallas	Single Family	\$450,000
Lakewood Hills	Denton	Single Family	\$450,000

Petitt Barraza, LLC
1651 N. Glenville Drive, Suite 212
Richardson, Texas 75081
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www.petittbarraza.com

DISTRICT ENGINEER RESUME

Petitt Barraza LLC, a full-service civil engineering and surveying firm in Richardson, Texas. Founded as Petitt & Associates in 1998, Petitt Barraza LLC offers its clients large-scale project expertise with attention to detail and personal service. Petitt Barraza is one of the region's most capable firms in the planning and development of special utility districts such as municipal utility districts, fresh water supply districts, water control and improvement districts, public improvement districts and others

PROFESSIONAL EXPERIENCE

- | | |
|--|--|
| • Denton County Fresh Water Supply District No. 9 | Acres: 632 +/-
Lots: 2,400 +/-
County: Denton
ISD: Aubrey |
| • Denton County Fresh Water Supply District No. 10 | Acres: 1,400 +/-
Lots: 3,860 +/-
County: Denton
ISD: Denton |
| • Denton County Fresh Water Supply District 8C | Acres: 508 +/-
Lots: 1,929 +/-
County: Denton
ISD: Frisco |
| • The Lakes Fresh Water Supply District of Denton County | Acres: 1,857 +/-
Lots: 4,955 +/-
County: Denton
ISD: Aubrey |
| • Verandah Municipal Utility District | Acres: 875 +/-
Lots: 3,687 +/-
County: Hunt
ISD: Royse City |

PRINCIPALS

Robert D. Petitt, Jr., P.E., R.P.L.S.	Registered Professional Engineer – State of Texas (No. 52809) Registered Professional Land Surveyor – State of Texas (No. 4087) Bachelor of Science in Civil Engineering at the University of Houston
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**PRELIMINARY ENGINEERING REPORT
FOR THE CREATION OF
WALDEN POND
WATER CONTROL AND IMPROVEMENT
DISTRICT OF KAUFMAN COUNTY, TEXAS**

Prepared By

Petitt Barraza, LLC
1651 N. Glenville, Suite 212
Richardson, TX 75081

October, 2018

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No. 7	District Cost – Offsite Water System
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4.	Proposed Development Plan
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SECTION I – INTRODUCTION

PURPOSE AND SCOPE

This report presents the results of a preliminary engineering study to determine the engineering and economic feasibility of creating Walden Pond Water Control and Improvement District (District). The purpose of the study is to present economic and engineering data for the use of the Texas Commission on Environmental Quality (TCEQ) in considering the District's creation.

This report provides evidence that the projects which will be undertaken by the proposed District are feasible, practicable, necessary, and benefit all of the land to be included in the District. The projects are required to ensure orderly development of the land and for the protection of public health and safety. The effects of the creation of the proposed District on the land to be within the District are described and the economic feasibility of the proposed District is demonstrated. Together, this information provides justification for the creation of the proposed District.

SECTION II – PROJECT DESCRIPTION (30 TAC 293.11(c)(5)(A) – (D))

EXISTING AREA, CONDITIONS, & TOPOGRAPHY

The District is located in Kaufman County, Texas and is within the Extraterritorial Jurisdiction (ETJ) of the City of Dallas. The District encompasses approximately 429 acres located east of Ridge Crest Road, north of US Highway 80 and split by Farm to Market 548. The District can be accessed directly from Farm to Market 548. A location map of the District can be seen on Exhibit 1. A legal description and District boundary map are shown on Exhibits 2 and 3, respectively.

The District is located within the Forney Independent School District (FISD).

The topography of the land within the District has moderate to steep slopes. A channel divides the west tract of the District into two areas. The west tract generally slopes from the north and south boundaries towards Mustang Creek, which flows east to west and is discharged to East Fork Trinity River. The west tract elevations range from 500 feet to 579 feet above mean sea level. A channel divides the east tract of the District into two areas. The east tract generally slopes from the east and west boundaries towards an unnamed tributary, which flows north to south and is discharged to Big Brushy Creek. The east tract elevations range from 537 feet to 492 feet above mean sea level.

The "Soil Survey of Kaufman County, Texas", as prepared by the United States Department of Agriculture, Natural Resources Conservation Service, in cooperation with Texas Agricultural Experiment Station indicates one individual particular subsurface stratigraphies: Houston Black clay.

PROPOSED IMPROVEMENTS

General

The District is planned to serve single-family residential development. It is anticipated that the District will provide water, sewer and drainage facilities to the entire development. The construction of water, sanitary sewer and drainage facilities for the District will be keyed to the overall rate of development; therefore, the improvements will be constructed in phases. The financing of the improvements will be accomplished by a series of separate bond issues, each of

which will be adequate to construct a logical increment of the total development. The proposed development plan can be seen on Exhibit 4.

The current Water Certificate of Convenience and Necessity (CCN) holder within the District boundary is High Point Special Utility District (SUD) (CCN No. 10841). It is intended that High Point SUD will be the retail water provider to the west land within the District and Kaufman County Fresh Water Supply District (FWSD) No. 1-A will be the retail water provider to the east land within the District.

No sewer CCN currently exists for the area.

The District will construct the internal water distribution system, sanitary sewer collection system, and storm sewer facilities within its boundaries. All utilities will be designed according to applicable criteria established by TCEQ, Kaufman County High Point SUD and Kaufman County FWSD No. 1-A.

Water Supply and Distribution System

It is intended that High Point SUD and Kaufman County FWSD No. 1-A will provide retail water service to the District. The wholesale provider for High Point SUD will be the North Texas Municipal Water District (NTMWD) and the wholesale provider for Kaufman County FWSD No. 1-A will be the City of Forney. The District will coordinate water supply facilities with High Point SUD and Kaufman County FWSD No. 1-A. It is anticipated that once constructed, the High Point SUD and Kaufman County FWSD No. 1-A will own, operate and maintain such facilities.

Water will be distributed within the District by transmission and distribution lines constructed by the District and these lines will be conveyed to the High Point SUD and Kaufman County FWSD No. 1-A upon the District's acceptance. The preliminary onsite and offsite layouts are shown on Exhibits 5 and 6, respectively. The facilities will meet or exceed the TCEQ minimum requirements. Following is a more detailed discussion of these facilities.

Design Criteria

The water distribution and supply system improvements will be designed in accordance with applicable design criteria as established by the TCEQ, High Point SUD and Kaufman County FWSD No. 1-A.

The distribution system is sized according to the following design standards:

1. Equivalent Single Family Connection ("ESFC")	300 gallons/day
2. Average Daily Demand	0.21 gpm/ESFC
3. Peak Daily Demand	0.50 gpm/ESFC
4. Peak Hourly Demand	1.26 gpm/ESFC
5. Ground Storage Capacity	200 gallons/ESFC
6. Pumping Capacity	1.50 gpm/ESFC
7. Elevated Storage Capacity	100 gallons/ESFC
8. Fire Flow Storage Capacity	120,000 gallons (1,000 gpm for 2 hours)

During final design, the system will be modeled to verify that (i) a minimum pressure of 35 psi is maintained at all points within the distribution network at flow rates of 1.5 gpm/connection and (ii) a minimum pressure of 20 psi is maintained under combined fire and peak day water flow conditions.

Water Supply

When fully developed, the total number of connections of the District is estimated to be 1,980 single-family connections. The ultimate average daily demand is estimated to be 0.59 MGD with a max day and peak hour demand of 1.42 MGD and 3.54 MGD, respectively. High Point SUD and Kaufman County FWSD No. 1-A will supply water to the area within the District through its distribution system. High Point SUD and Kaufman County FWSD No. 1-A will require the District to contribute the pro rata costs of constructing offsite waterlines, pumping and storage facilities.

Water Distribution

The water distribution system for full development of the District will consist of approximately 77,000 linear feet of onsite waterline, 8 and 12 inches in diameter along with all related appurtenances. These facilities are shown on Exhibit 5.

The internal water distribution system will be looped where feasible to provide alternate service routes during emergencies and maintenance periods, and to equalize pressure in the system. Valves, fire hydrants and flushing valves will be provided at intervals as required by TCEQ, High Point SUD and Kaufman County FWSD No. 1-A.

Sanitary Sewer Collection and Treatment Systems

The City of Forney and Kaufman County FWSD No. 1-A will provide retail wastewater service to the area within the District. The wholesale provider for the City of Forney will be the NTMWD and the wholesale provider for Kaufman County FWSD No. 1-A will be the City of Forney. There are two sewer drainage basins in the District. The west tract drains to the west. The east tract drains to the south. The wastewater generated by the development within the District will flow partially by gravity and partially by force main through internal sanitary sewer lines to a proposed lift station located in the northwest corner of the east tract.

A preliminary layout showing the proposed main sanitary sewer lines for the District is shown on Exhibit 7. These facilities are discussed in greater detail below.

Design Criteria

All facilities will be designed in accordance with applicable criteria established by the TCEQ.

The sanitary sewer collection system is sized according to the following design standards:

- | | |
|---|------------------------|
| 1. Equivalent Single Family Connection ("ESFC") | 315 gallons/day |
| 2. Average Daily Flow | 315 gallons/day/ESFC |
| 3. Peak Hour Flow | 1,260 gallons/day/ESFC |

Minimum velocities in the system for design flows will be 2 feet per second.

The wastewater treatment facilities will be designed to have capacity to accommodate the average daily flow of 315 gallons per single-family equivalent connection. The collection system and lift station facilities will be designed to accommodate peak hour flows.

Wastewater Treatment

The wastewater collected by the west tract will be collected by the City of Forney and the wastewater collected by the east tract will be collected by Kaufman County FWSD No. 1-A. All the wastewater generated from both tracts within the District will be treated at a NTMWD Regional Treatment Plant. At full development, the ultimate number of connections of the District is projected to be 1,980 single-family connections. The wastewater load from the District is an average flow of 0.62 MGD, and peak flow of 2.48 MGD.

Sanitary Sewer Collection System

The onsite sanitary sewer collection system for full development of the District will consist of approximately 87,200 linear feet of 8, and 12 inches diameter gravity flow sewer line. The sewer line is sized to accommodate the wastewater flow from the District only, no over sizing for offsite flows was considered. If over sizing of the sewer line is required by other entities, the District's cost of the over sized pipe will be on a pro rata basis. The preliminary layout showing the sanitary sewer lines is shown on Exhibit 7.

Storm Drainage System

General

The storm water runoff within the District will be directed along a curb and gutter street system to collector lines provided by the District. The storm water collection system will be designed to convey the 100-year storm within the pipe system to existing drainage courses. The storm drainage system in the west tract will outfall into Mustang Creek which discharges to East Fork Trinity River and the east tract will out fall into unnamed an tributary which discharges to Big Brushy Creek. The preliminary layout showing the collector storm lines is shown on Exhibit 8. The following is a more detailed discussion of these facilities.

Design Criteria

All storm drainage improvements will be designed in accordance with the applicable design criteria established by Kaufman County and the City of Dallas. All internal storm sewer collection systems will be designed, using the rational method, to carry the runoff from a 100-year storm, including the low points and culvert crossings.

Storm Water Collection

The storm drainage collection system for full development of the District will consist of a combination of curbs and gutters with inlets, outfall structures, and approximately 45,300 linear feet of reinforced concrete storm pipe ranging in size from 18-inches in diameter to 60-inches in diameter.

Other Utilities

Franchise utilities will be provided by others. The Developer is currently negotiating with franchise utilities to provide gas, electric, phone and cable services.

LAND USE PLAN

The District has been planned as a single-family residential development. The proposed development plan for the District is shown with proposed land uses as Exhibit 4.

100 YEAR FLOODPLAIN

No portion of the proposed District lies within the 100-year floodplain as demarcated by the current Flood Insurance Rate Maps ("FIRMs") for Kaufman County published by the Federal Emergency Management Agency ("FEMA").

EXISTING AND PROJECTED POPULATION WITHIN THE DISTRICT

Presently, the District is undeveloped and has no permanent residents. At full development, the District will have approximately 1,980 single-family residential dwellings with a projected population of approximately 5,940 residents. Projections of future population are shown in Table 1.

SECTION III – FINANCIAL INFORMATION (30 TAC 293.11 (c)(5)(E) – (F))

COST SUMMARY

A summary of the estimated costs to fully develop the District is contained in Table 2. The individual cost breakdown for the water system, sanitary sewer system, storm drainage system, clearing, grubbing and excavation are contained in Tables 3 through 8.

Construction quantities are based on the main utility lines, shown on Exhibits 5 through 8, and utility lines within the residential streets for retail service. Engineering fees include the costs incurred in preparing construction plans, preliminary engineering and bond reports, right-of-way and easement documents, District administration, surveying, testing, soils investigations, etc.

Legal fees include the costs incurred for legal counsel for the creation of the District and issuance of the bonds.

ASSESSED VALUATION AND PROJECTED TAX RATE

The District is planned for single-family. The projected assessed value of all property within the District is \$535,795,000 at full development. Table 9 shows the estimated assessed valuation at full development based on present day land and improvement values.

The total estimated bond issue requirement for financing construction costs for the water, wastewater, and drainage projects proposed to serve the area within the District is \$56,818,679 assuming the District qualifies for waiver of the 30% developer contribution rule. The total estimated bond issue requirement is \$40,533,518 assuming 70% reimbursement. See Table 11 for a projected cost summary under both scenarios.

Revenue to retire the bonds will be generated by ad valorem taxes. Based on the projected assessed values and bond issue requirement, debt service tax equal to \$0.8941 per \$100 of assessed value (100% reimbursement) and \$0.6378 per \$100 of assessed value (70% reimbursement) would satisfy the average annual debt service requirement at full development conditions. The tax rate calculations assume bonds will be sold at a 6.25% interest rate over a 25-year period and a 95% collection rate (see Table 10). Water and wastewater revenue projections were not used in determining funds available for debt retirement, as the District does not intend to issue revenue-backed debt.

PROJECTED WATER AND WASTEWATER RATES

High Point SUD and Kaufman County FWSD No. 1-A are intended to be the retail water provider and charge rates equivalent to its existing customers. The current High Point SUD rates for a 5/8" x 3/4" residential meter are as follows;

<u>Gallons use per month (Water)</u>	<u>Cost per 1,000 gallons</u>
0 – 3,000	\$ 33.30 base rate
3,001 – 10,000	\$5.55
10,001 – 15,000	\$7.41
15,001 and up	\$12.01

The projected average water bill for a typical home will be \$72.15 based on 10,000 gallons of water use.

The current Kaufman County FWSD No. 1-A rates for a 5/8" x 3/4" residential meter are as follows;

<u>Gallons use per month (Water)</u>	<u>Cost per 1,000 gallons</u>
Minimum Monthly Charge	\$ 69.75 base rate
0 – 5000	\$3.00
5,001 – 10,000	\$4.50
Over 10,001	\$6.00

The projected average water bill for a typical home will be \$107.25 based on 10,000 gallons of water use.

The City of Forney and Kaufman County FWSD No. 1-A will be the retail sewer provider.

The following projected rates are based on the current rates of the City of Forney:

<u>Gallons use per month (Water Usage)</u>	<u>Cost per 1,000 gallons</u>
Sewer Minimum - New Account	\$26.40 base rate
Monthly Service Charge	\$8.71
Sewer Service Charge	\$16.00
Volume Charge per 1,000 Gallons	\$6.34

The projected average sewer bill for a typical home will be \$114.51 based on 10,000 gallons of water use.

The following projected rates are based on the current rates of the Kaufman County FWSD No. 1-A:

<u>Gallons use per month (Water Usage)</u>	<u>Cost per 1,000 gallons</u>
Minimum Monthly Charge	\$69.75 base rate
0 – 5000	\$2.50
5,001 – 10,000	\$3.50
Over 10,001	\$4.50

The projected average sewer bill for a typical home will be \$99.75 based on 10,000 gallons of water use.

SECTION IV – AVAILABILITY OF COMPARABLE SERVICES (30 TAC 293.11
(c)(5)(G))

The Proposed development in the District will consist of suburban residential development with public water and sewer, concrete curb and gutter streets with a storm drainage system. This type of development is better quality than a rural development with private or public water, septic systems and asphalt roads with side drainage ditches. A development requires long-term financing of the water, wastewater and drainage improvements. Financial mechanisms will be in place to support the long-term planning and maintenance of systems.

The District will design and construct the water and wastewater collection systems. This infrastructure will be able to adequately serve all the potential customers in the District. However, High Point SUD, the City of Forney and Kaufman County FWSD No. 1-A will maintain and operate these systems and be retail provider of water and sanitary sewer service. It is anticipated all sweater generated from the District will be treated at a NTMWD plant.

SECTION V - EVALUATION OF THE EFFECT OF THE DISTRICT (30 TAC 293.11
(c)(5)(H))

An evaluation of the effects of the District, its systems and subsequent development within the District on various existing conditions is discussed below.

A. **Effect of District Activity on Land Elevation** – The fill and/or excavation associated with the development of the District's systems will not cause any changes in land elevation other than that normally associated with the construction of the underground utility systems, drainage facilities and paving.

B. **Effect of District Activity on Subsidence** - The District is intended to receive its water service from High Point SUD and Kaufman County FWSD No. 1-A. The wholesale provider for High Point SUD will be the NTMWD and the wholesale provider for Kaufman County FWSD No. 1-A will be the City of Forney. The City of Forney is a customer of NTMWD which uses exclusively surface water for its source of water supply; therefore there will be negligible effect on subsidence.

C. **Effect of District Activity on Groundwater Level in the Region** – As stated above, the District intends to use exclusively surface water for water supply. Therefore, the creation of the District will have little to no effect on ground water levels in the region.

D. **Effect of District Activity on Recharge Capability of Groundwater Source** – The District is not located in a recharge zone of an aquifer, so will have no effect on ground water recharge.

E. **Effect of District Activity on Natural Runoff Rates and Drainage** – The District is located on a gradually increasing sloping site and existing drainage is through overland flow into the East Fork Trinity River and Big Brushy Creek. The increased flow from the development will be alleviated by the proposed detention ponds in the District. The proposed internal drainage system and ultimate major drainage improvements will provide adequate drainage for the developed property without adversely affecting adjacent landowners.

F. **Effect of District Activity on Water Quality** - No adverse effect on the water quality of ground or surface water is anticipated since the treatment and disposal of wastewater flows from the District will be by means of the wastewater treatment facility previously discussed. The

wastewater treatment plant will be operated pursuant to the terms of a waste discharge permit obtained from the TCEQ.

SECTION VI – OVERLAPPING TAXES (30 TAC 293.11 (c)(5)(I))

The total estimated tax assessment against the properties in the District is as follows:

Assuming 100% Reimbursement

<u>Taxing Entity</u>	<u>Rates/\$100 AV</u>
1. Forney Independent School District ¹	\$1.540000
2. Kaufman County ¹	\$0.478700
3. Kaufman County ESD #6 (Forney) ¹	\$0.030000
4. Road and Bridge ¹	\$0.110000
5. Walden Pond WCID ²	<u>\$0.894100</u>
Total Projected Tax	\$3.052800
1 Based on 2018 tax rates	
2 Projected based on a debt service tax rate of \$0.8941 (See Table 10) and an operations and maintenance tax rate of \$0.10	

Assuming 70% Reimbursement

<u>Taxing Entity</u>	<u>Rates/\$100 AV</u>
1. Forney Independent School District ¹	\$1.540000
2. Kaufman County ¹	\$0.478700
3. Kaufman County ESD #6 (Forney) ¹	\$0.030000
4. Road and Bridge ¹	\$0.110000
5. Walden Pond WCID ²	<u>\$0.637800</u>
Total Projected Tax	\$2.796500
1 Based on 2018 tax rates	
2 Projected based on a debt service tax rate of \$0.6378 (See Table 10) and an operations and maintenance tax rate of \$0.10	

SECTION VII – JUSTIFICATION FOR CREATION (30 TAC 293.11 (c)(5)(J))

As discussed in the previous sections of this report, the development of the District, with the proposed improvements, should not have an adverse effect on land elevation, subsidence, groundwater levels, recharge capability of groundwater sources, natural runoff rates, drainage and water quality. Assuming 100% reimbursement, the total tax rate of \$3.0528 per \$100 of assessed valuation is considered reasonable and acceptable for a development of this type. The District should be considered feasible from both an economic and engineering standpoint.

Therefore, the District will be a benefit to the land and future residents by providing a safe and sufficient water supply, providing a sanitary means for disposing of wastes, controlling harmful excesses of water and providing for the orderly development of the land within its boundaries.

**TABLE NO. 1
LAND USE SUMMARY
WALDEN POND WCID**

	No. of Lots	Acreage
1 Single Family	1,980	378
2 Open Space/Parks/Floodplain	N/A	51
3 Collector Right-of-way	N/A	N/A
4 Emergency Services	N/A	N/A
5 Utility	N/A	N/A
TOTAL	1,980	429

Buildout Schedule and Population Projections

	Year	Homes Added	Cumulative Homes	Cumulative Population
1	2018	145	145	435
2	2019	145	290	870
3	2020	145	435	1305
4	2021	130	565	1695
5	2022	130	695	2085
6	2023	130	825	2475
7	2024	130	955	2865
8	2025	130	1085	3255
9	2026	130	1215	3645
10	2027	130	1345	4035
11	2028	130	1475	4425
12	2029	130	1605	4815
13	2030	130	1735	5205
14	2031	125	1860	5580
15	2032	120	1980	5940

TABLE NO. 2
COST SUMMARY
WALDEN POND WCID

SUMMARY OF LAKEHAVEN MUD COST

ONSITE COST SUMMARY

A. WATER DISTRIBUTION SYSTEM	\$10,859,398
B. SANITARY SEWER SYSTEM	\$10,903,585
C. STORM SEWER SYSTEM	\$10,406,091
D. CLEARING GRUBING AND SITE EXCAVATION	\$5,829,635
<i>SUBTOTAL ONSITE COST</i>	\$37,998,709

OFFSITE COST SUMMARY

A. OFFSITE WATER DISTRIBUTION SYSTEM AND SUPPLY	\$595,458
B. OFFSITE WASTEWATER TREATMENT	\$1,178,909
<i>SUBTOTAL OFFSITE COST</i>	\$1,774,366

TOTAL WALDEN POND WCID COST \$39,773,075

TABLE NO. 3
WATER DISTRIBUTION SYSTEM
COST SUMMARY
WALDEN POND WCID

WATER DISTRIBUTION SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL AMOUNT
12" P.V.C. WATERLINE	LF	13,675	\$40.00	\$547,000.00
12" GATE VALVE & BOX	EA	49	\$2,500.00	\$122,500.00
8" P.V.C. WATERLINE	LF	60,965	\$24.00	\$1,463,160.00
8" GATE VALVE & BOX	EA	210	\$1,500.00	\$315,000.00
1" SINGLE WATER SERVICE	ESFC*	2,030	\$600.00	\$1,218,000.00
FIRE HYDRANT ASSEMBLY	EA	249	\$4,600.00	\$1,145,400.00
TRENCH SAFETY	LF	74,640	\$1.00	\$74,640.00
TESTING (EXCLUDING GEOTECH)	LF	259	\$1.00	\$259.00
WATER SUPPLY CAPITAL COST	ESFC*	2,030	1,111.00	\$2,255,330.00
ESCALATION	%	30.00%	\$7,141,289.00	\$2,142,387.00
CONTINGENCY	%	15.00%	\$4,885,959.00	\$732,894.00
ENGINEERING AND SURVEYING	%	15.00%	\$5,618,853.00	\$842,828.00
SUB - TOTAL WATER DISTRIBUTION SYSTEM				\$10,859,398.00

*ESFC - EQUIVALENT SINGLE FAMILY CONNECTION

TABLE NO. 4
SANITARY SEWER SYSTEM
COST SUMMARY
WALDEN POND WCID

SANITARY SEWER SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL AMOUNT
8" P.V.C. PIPE	LF	70,840	\$25.00	\$1,771,000.00
12" P.V.C. PIPE	LF	3,800	\$40.00	\$152,000.00
8" FORCE MAIN	LF	5,600	\$35.00	\$196,000.00
CLEANOUTS	EA	5	\$875.00	\$4,375.00
4" SERVICE LINES	ESFC*	1,980	\$700.00	\$1,386,000.00
4' DIAMETER MANHOLE	EA	267	\$4,500.00	\$1,203,600.00
LIFT STATION NO. 1	LS	1	\$750,000.00	\$750,000.00
TRENCH SAFETY	LF	80,240	\$1.00	\$80,240.00
TESTING (EXCLUDING GEOTECH)	LF	80,240	\$2.00	\$160,480.00
WASTEWATER TREATMENT CAPITAL COST	ESFC*	1,980	\$833.00	\$1,649,340.00
ESCALATION	%	30.00%	\$5,703,695.00	\$1,711,109.00
CONTINGENCY	%	15.00%	\$5,703,695.00	\$855,554.00
ENGINEERING AND SURVEYING	%	15.00%	\$6,559,249.00	\$983,887.00
SUB - TOTAL SANITARY SEWER SYSTEM				\$10,903,585.00

*ESFC - EQUIVALENT SINGLE FAMILY CONNECTION

TABLE NO. 5
STORM DRAINAGE SYSTEM
COST SUMMARY
WALDEN POND WCID

STORM SEWER SYSTEM				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL AMOUNT
18" R.C.P.	LF	7,330	\$53.00	\$388,490.00
21" R.C.P.	LF	4,710	\$65.00	\$306,150.00
24" R.C.P.	LF	6,655	\$68.00	\$452,540.00
27" R.C.P.	LF	6,450	\$75.00	\$483,750.00
30" R.C.P.	LF	3,370	\$85.00	\$286,450.00
33" R.C.P.	LF	2,590	\$90.00	\$233,100.00
36" R.C.P.	LF	4,955	\$115.00	\$569,825.00
42" R.C.P.	LF	3,190	\$150.00	\$478,500.00
48" R.C.P.	LF	3,570	\$160.00	\$571,200.00
54" R.C.P.	LF	1,435	\$190.00	\$272,650.00
60" R.C.P.	LF	1,013	\$225.00	\$227,925.00
10' INLET	EA	207	\$3,800.00	\$786,600.00
12" - 18" DIA. MIN. ROCK RIP-RAP	SY	210	\$90.00	\$18,900.00
24" HEADWALL	EA	2	\$1,700.00	\$3,400.00
42" HEADWALL	EA	2	\$5,400.00	\$10,800.00
48" HEADWALL	EA	2	\$6,000.00	\$12,000.00
54" HEADWALL	EA	4	\$6,325.00	\$25,300.00
60" HEADWALL	EA	3	\$7,000.00	\$21,000.00
6'x6' STORM DRAIN MANHOLE	EA	14	\$7,000.00	\$98,000.00
STORM DRAIN TV INSPECTION	LF	45,268	\$1.50	\$67,902.00
TRENCH SAFETY	LF	45,268	\$1.00	\$45,268.00
INLET PROTECTION	EA	207	\$225.00	\$46,575.00
RETENTION POND 1 - EXCAVATION @ 15' DEPT	CY	152,356	\$2.50	\$380,890.00
POND DRAINAGE STRUCTURE	EA	8	\$30,000.00	\$240,000.00
OVER SEEDING LOTS	ACRE	254	\$350.00	\$88,900.00
CURLEX EROSION CONTROL MATTING	LF	155,500	\$1.00	\$155,500.00
SILT FENCE	LF	28,000	\$1.50	\$42,000.00
SWPPP	LS	1	\$100,000.00	\$100,000.00
ESCALATION	%	30.00%	\$6,413,615.00	\$1,924,085.00
CONTINGENCY	%	15.00%	\$6,413,615.00	\$962,042.00
ENGINEERING AND SURVEYING	%	15.00%	\$7,375,657.00	\$1,106,349.00
SUB - TOTAL STORM SEWER SYSTEM				\$10,406,091.00

TABLE NO. 6
CLEARING GRUBBING AND EXCAVATION
COST SUMMARY
WALDEN POND WCID

CLEARING, GRUBBING AND SITE EXCAVATION				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL AMOUNT
CLEARING AND GRUBBING	ACRE	429	\$750.00	\$321,750.00
SITE EXCAVATION	CY	1,384,240	\$1.60	\$2,214,784.00
FINAL LOT GRADING	LOT	1,980	\$380.00	\$752,400.00
ESCALATION	%	45.00%	\$3,288,934.00	\$1,480,020.00
CONTINGENCY	%	15%	\$3,288,934.00	\$493,340.10
ENGINEERING AND SURVEYING	%	15%	\$3,782,274.10	\$567,341.12
SUB - TOTAL				\$5,829,635.22

TABLE NO. 7
OFFSITE WATER SYSTEM
COST SUMMARY
WALDEN POND WCID

OFFSITE WATER COST				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL AMOUNT
METERING STATION	LS	1	\$250,000.00	\$250,000.00
CONNECT TO EXISTING WATER	EA	4	\$10,000.00	\$40,000.00
12" OFFSITE P.V.C. WATERLINE	LF	1,700	\$40.00	\$68,000.00
12" GATE VALVE & BOX	EA	4	\$1,400.00	\$5,600.00
TRENCH SAFETY	LF	1,700	\$1.00	\$1,700.00
TESTING (EXCLUDING GEOTECH)	LF	1,700	\$1.00	\$1,700.00
ESCALATION	%	30%	\$367,000.00	\$110,100.00
CONTINGENCY	%	15%	\$367,000.00	\$55,050.00
ENGINEERING AND SURVEYING	%	15%	\$422,050.00	\$63,307.50
SUB - TOTAL				\$595,457.50

TABLE NO. 8
OFFSITE SEWER SYSTEM
COST SUMMARY
WALDEN POND WCID

OFFSITE SEWER COST				
DESCRIPTION	UNIT	APPROXIMATE QUANTITY	UNIT PRICE	TOTAL AMOUNT
METERING STATION	LS	1	\$250,000.00	\$250,000.00
12" P.V.C. PIPE	LF	6,700	\$55.00	\$368,500.00
5' DIAMETER MANHOLE	EA	22	\$4,000.00	\$88,000.00
TRENCH SAFETY	LF	6,700	\$1.00	\$6,700.00
TESTING (EXCLUDING GEOTECH)	LF	6,700	\$2.00	\$13,400.00
ESCALATION	%	30%	\$726,600.00	\$217,980.00
CONTINGENCY	%	15%	\$726,600.00	\$108,990.00
ENGINEERING, SURVEYING, TESTING AND INSPECTION	%	15%	\$835,590.00	\$125,338.50
SUB - TOTAL				\$1,178,908.50

TABLE NO. 9
SUMMARY OF ASSESSED VALUATIONS
WALDEN POND WCID

RESIDENTIAL

<u>LOT SIZE</u>	<u># OF LOTS</u>	<u>VALUE PER HOME ⁽¹⁾</u>	<u>TOTAL HOME VALUE</u>
40' x 115'	470	\$250,000	\$ 117,500,000
50' x 115'	1307	\$275,000	\$ 359,425,000
60' x 115'	203	\$290,000	\$ 58,870,000
TOTAL	1,980		
TOTAL ASSESSED VALUE AT BUILDOUT			\$ 535,795,000

Notes:

(1) UNIT VALUES BASED ON MARKET STUDY PREPARED BY RESIDENTIAL STRATEGIES, INC.

TABLE NO. 10
PROJECTED DEBT TAX RATE
WALDEN POND WCID

Assuming 100% Reimbursement:

1 Projected Assessed Value (AV)	\$535,795,000
2 Projected Bond Issue Requirement (BIR)	\$56,818,679
3 Average Annual Debt Service Requirement (DSR) (25 year amortization @ 6.25%)	\$4,550,870
4 Debt Tax Rate Required for 100% Reimbursement ((DSR / (AV x 95% Collection Rate)) x 100)	\$0.8941

Assuming 70% Reimbursement:

1 Projected Assessed Value (AV)	\$535,795,000
2 Projected Bond Issue Requirement (BIR)	\$40,533,518
3 Average Annual Debt Service Requirement (DSR) (25 year amortization @ 6.25%)	\$3,246,517
4 Debt Tax Rate Required for 70% Reimbursement ((DSR / (AV x 95% Collection Rate)) x 100)	\$0.6378

TABLE NO. 11
DISTRICT BOND ISSUE REQUIREMENT
WALDEN POND WCID

CONSTRUCTION COST	AMOUNT	DISTRICT SHARE (70%)	DISTRICT SHARE (100%)
A. Proposed Improvements			
1. Water Distribution	\$10,859,398	\$7,601,579	\$10,859,398
2. Wastewater Collection	\$10,903,585	\$7,632,510	\$10,903,585
3. Storm Drainage System	\$10,406,091	\$7,284,264	\$10,406,091
4. Clearing Grubbing and Site Excavation (1)	\$5,829,635	\$4,080,745	\$5,829,635
5. Offsite Water Supply System (2)	\$595,458	\$595,458	\$595,458
6. Offsite Wastewater Treatment System (2)	\$1,178,909	\$1,178,909	\$1,178,909
TOTAL CONSTRUCTION COSTS	\$39,773,075	\$28,373,462	\$39,773,075
NON-CONSTRUCTION COSTS			
NON-CONSTRUCTION COSTS			
A. Bond Counsel Fees (2.5%)		\$1,013,338	\$1,420,467
B. Fiscal Agent Fees (2.0%)		\$810,670	\$1,136,374
C. Interest Costs			
1. Capitalized Interest (2.0 yrs. @ 6.0%)		\$4,864,022	\$6,818,241
2. Developer Interest (2 yrs. @ 6.0% on CC)		\$3,404,815	\$4,772,769
D. Underwriter's Discount (3.0%)		\$1,216,006	\$1,704,560
E. Bond Issuance Expense		\$155,541	\$191,476
F. Bond Engineering Report (6 @ \$30,000)		\$180,000	\$180,000
G. TCEQ Fee (0.25% BIR + \$600)		\$101,934	\$142,647
H. Attorney General Approval Fee (0.1%)		\$40,534	\$56,819
I. Creation, Organizational & Operational		\$500,000	\$500,000
TOTAL NON-CONSTRUCTION COSTS		\$12,286,860	\$16,923,353
TOTAL BOND ISSUE REQUIREMENT		\$40,533,518	\$56,818,679

Note:

(1) Based on quantities attributable to water, sewer and drainage improvements (50 percent). See Table No. 6.

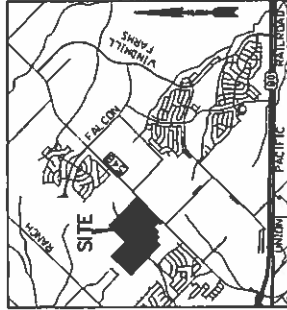
(2) 100% Developer reimbursable item



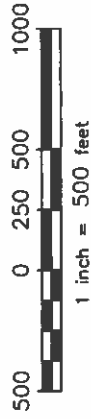
DISTRICT LOCATION MAP
WALDEN POND DEVELOPMENT
CITY OF DALLAS ET AL. KAUFMAN COUNTY, TEXAS

PETITT BARRAZA
SCALE: 1"=250'
DATE: OCT. 2018

Not all easements are shown plotted hereon.



VICINITY MAP
N.T.S.



LEGEND

- VOL. VOLUME
- PG. PAGE
- CAB. CABINET
- PLAT. PLAT
- DEED. DEED
- PRKCT. PRKCT
- RIGHT-OF-WAY
- DESIGNATES SUBDIVISION BLOCK

EXHIBIT

213.780 ACRES

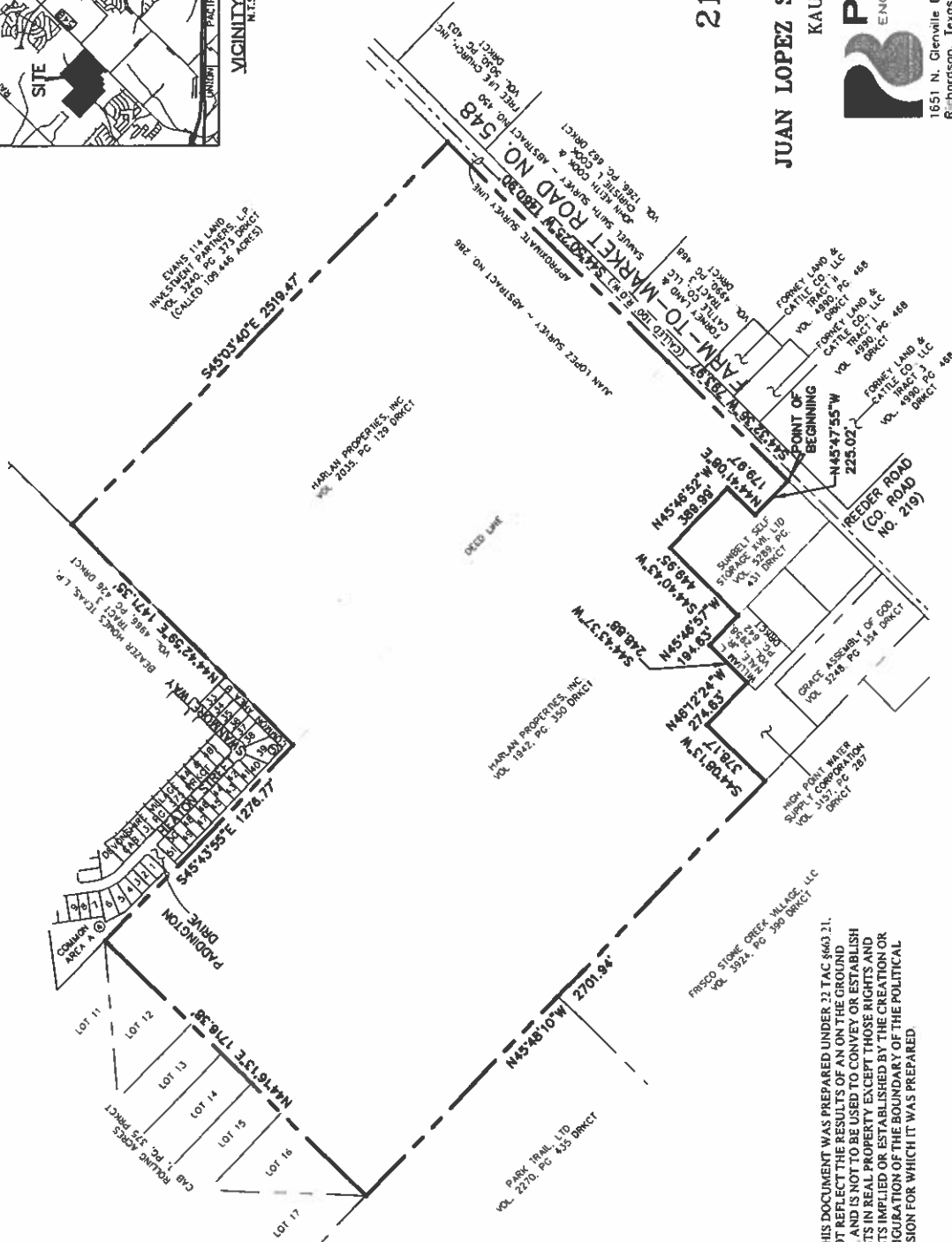
SITUATED IN THE
JUAN LOPEZ SURVEY ~ ABSTRACT NO. 286
KAUFMAN COUNTY, TEXAS



ENGINEERING, PLANNING, SURVEYING
TBPE FIRM REGISTRATION NO. 1488
1651 N. Glenview Drive, Suite 212 Tel No. (214) 221-9955
Richardson, Texas 75081 Fax No. (214) 340-3550
TBPLS FIRM REGISTRATION NO. 101068
DATE: OCTOBER 2018 SCALE: 1" = 500'

JOB NO. 17009-00

SHEET 1 OF 1



NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §462.21. DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Notes:

The bearings shown and noted hereon are referenced to the Texas State Plane Coordinate System - NAD 83 (CONUS Texas North Central Zone No. 4202).

There are no encumbrances shown plotted hereon.

LEGAL DESCRIPTION
214.991 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described as follows:

245.907 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 2001.96 feet to a 1/2 inch iron rod with cap stamped "USA" found for corner at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT;

THENCE South 45°07'15" West, with the southeast line of said Harlan Properties, Inc. tract, passing at a distance of 300.01 feet a 1/2 inch iron rod with cap stamped "USA" found at the west corner of said EQK Windmill Farms, LLC tract, continuing in all, a total distance of 1931.41 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 46°00'08" West, with the southwest line of said Harlan Properties, Inc. tract, a distance of 2716.64 feet to a 1/2 inch iron rod with cap stamped "RSCI" found at the westerly corner of said Harlan Properties, Inc. tract, and being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 44°43'56" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 457.02 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, from which a broken concrete monument found bears North 17°30'59" East, a distance of 1.27 feet;

THENCE North 45°09'30" East, continuing with the southeast right-of-way line of FM Road 548, a distance of 2963.69 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 245.907 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED 30.916 ACRE TRACT OF LAND:

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South $45^{\circ}13'22''$ West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 9.43 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "USA" found at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT bears South $45^{\circ}13'22''$ West, a distance of 1992.53 feet, said point for corner being the beginning of a non-tangent curve to the right;

THENCE northwesterly, over and across said Harlan Properties, Inc. tract, and with said curve having a central angle of $08^{\circ}01'09''$, a radius of 1431.78 feet, a chord which bears North $49^{\circ}47'54''$ West, a distance of 200.23 feet, for an arc distance of 200.39 feet to the end of said curve, a point for corner;

THENCE continuing over and across said Harlan Properties, Inc. tract, the following courses to points for corner;

North $45^{\circ}49'00''$ West, a distance of 822.60 feet;

South $45^{\circ}07'58''$ West, a distance of 746.57 feet;

And North $46^{\circ}14'22''$ West, a distance of 1699.34 feet, said point being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North $45^{\circ}09'30''$ East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 261.06 feet to a point for corner;

THENCE North $44^{\circ}40'46''$ East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South $45^{\circ}45'08''$ East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 30.916 acres of land, more or less.

LEAVING A NET AREA OF 214.991 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGAL DESCRIPTION
213.780 ACRE TRACT

BEING that certain tract of land situated in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 2035, Page 129, of the Deed Records of Kaufman County, Texas (DRKCT), and part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 1942, Page 350, DRKCT, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped RPLS No. 5111 found on the northwest right-of-way line of Farm to Market Road No. 548 (called 100 foot R.O.W.), and being the southeasterly corner of that certain tract of land described in deed to Sunbelt Self Storage XVII, Ltd. recorded in Volume 5289, Page 431, DRKCT;

THENCE North 45°47'55" West, leaving said northwest right-of-way line of Farm to Market Road No. 548, and with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 225.02 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 44°41'08" East, with a southeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 179.97 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'52" West, with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 389.99 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE South 44°40'43" West, with a northwest line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 449.95 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'57" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 194.63 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 44°43'37" West, with a southeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 248.88 feet to an aluminum post found for corner at a southeasterly corner of that certain tract of land described in deed to High Point Water Supply Corporation recorded in Volume 3157, Page 287, DRKCT;

THENCE North 46°12'24" West, with a northeast line of said High Point Water Supply Corporation tract, a distance of 274.63 feet to an aluminum post found for corner;

THENCE South 44°08'13" West, with a northwest line of said High Point Water Supply Corporation tract, a distance of 378.17 feet to an wood post found for corner;

THENCE North 45°48'10" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 2701.94 feet to a T-Post found for corner;

THENCE North 44°16'13" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1716.38 feet to a 1-inch iron pipe found for corner;

Thence South 45°43'55" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1276.77 feet to a 1/2" inch iron rod with cap marked

"JYC" found for corner at the northwesterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

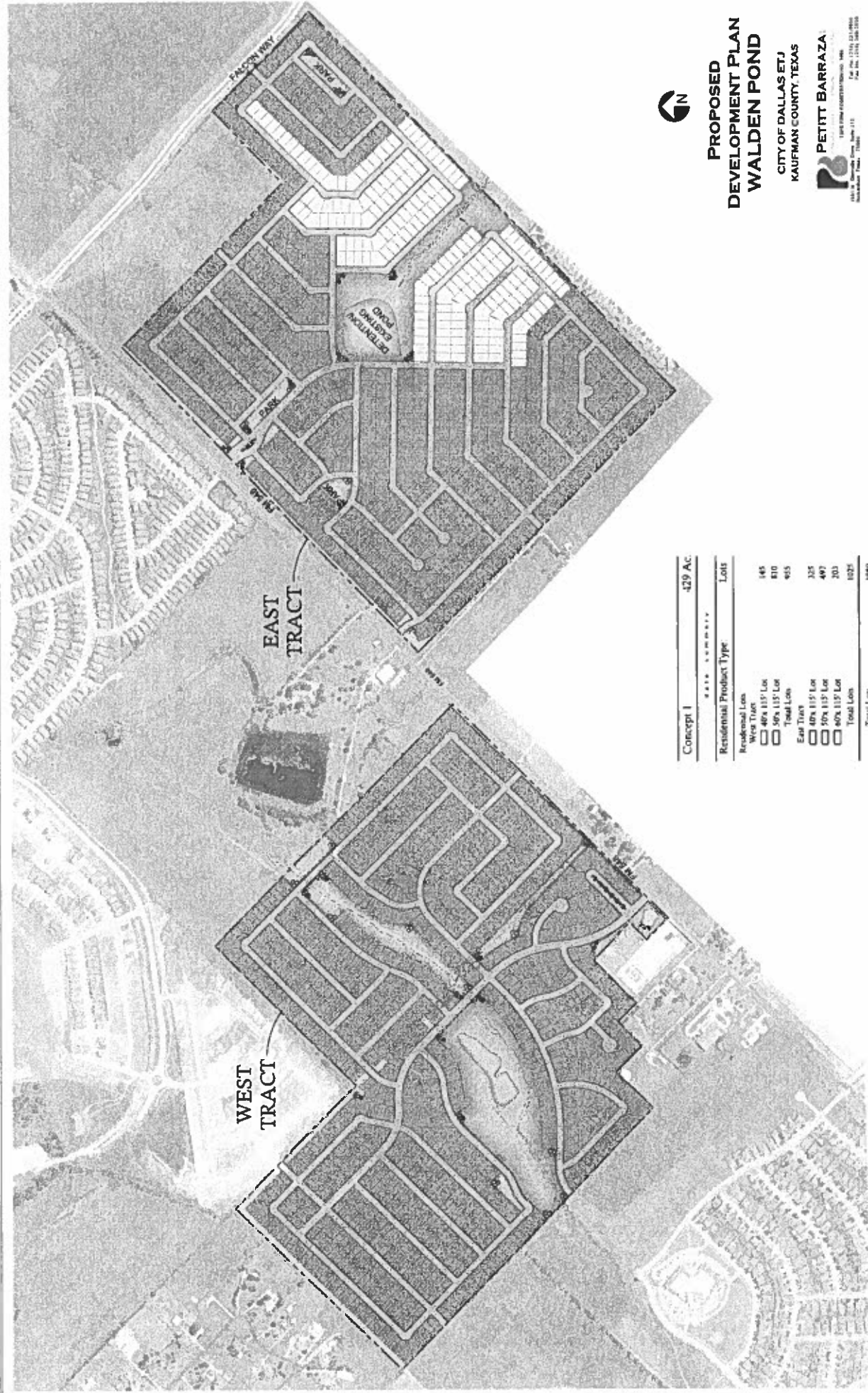
THENCE North 44°42'59" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 1471.35 feet to a 1/2 inch iron rod with cap stamped "RPLS 3917" found for corner at the northeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE South 45°03'40" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 2519.47 feet to a 1/2 inch iron rod with cap stamped "PATE ENGINEERING" found for corner, said iron rod being located on said northwest right-of-way line of Farm to Market Road No. 548;

THENCE South 44°50'25" West, with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 1460.90 feet to a 1/2 inch iron rod found for corner at the southeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT;

THENCE South 44°32'36" West, continuing with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 793.97 feet to the POINT OF BEGINNING of herein described tract, containing 213.780 acres of land, more or less.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



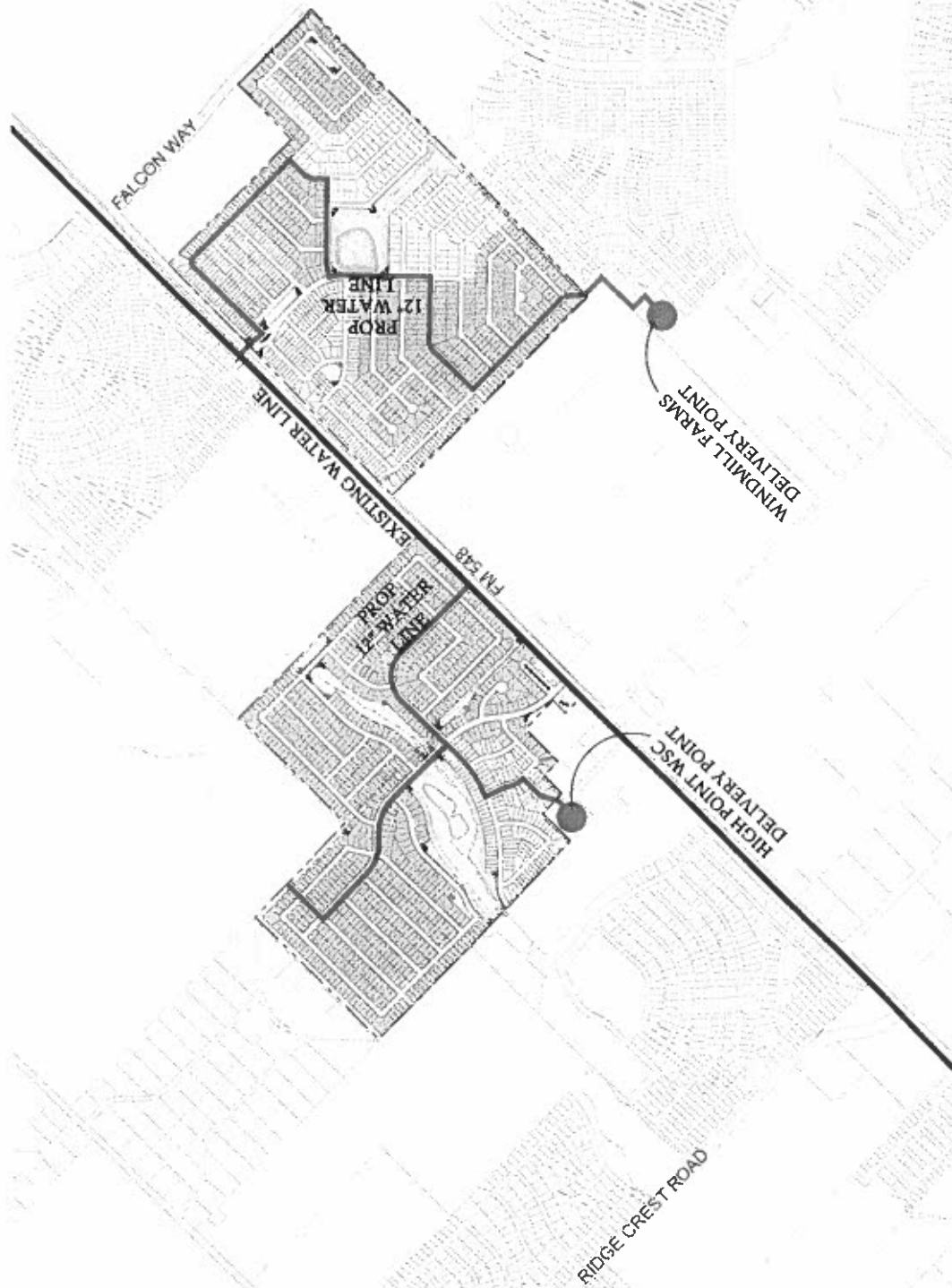
**PROPOSED
DEVELOPMENT PLAN
WALDEN POND**

CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS

PETTIT BARRAZA

1400 W. Northwest Hwy, Suite 210
Richardson, Texas 75081
Tel: (972) 274-1100
Fax: (972) 274-1100
www.pettitbarraza.com
DATE: 06/10/2010 BY: [Signature]

Concept 1	429 Ac
***** SUMMARY *****	
Residential Product Type	Lots
Artesianal Lots	
West Tract	
40% 115' Lot	145
50% 115' Lot	810
Total Lots	955
East Tract	
40% 115' Lot	305
50% 115' Lot	490
60% 115' Lot	203
Total Lots	1025
Total Lots	1980

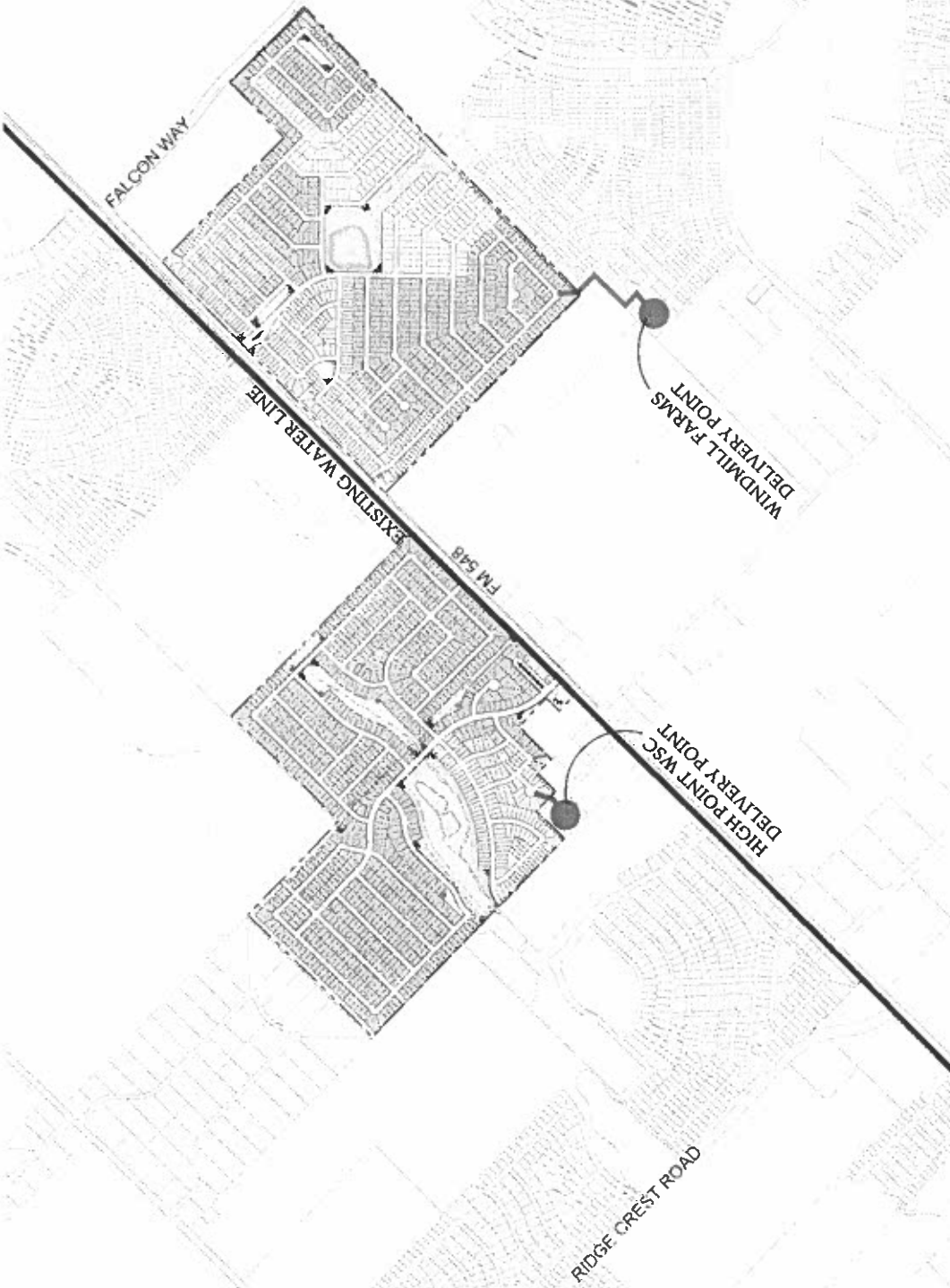


PETTIT BARRAZA
 ENGINEERS & ARCHITECTS
 1500 N. Stemmons Freeway, Suite 110
 Richardson, Texas 75080
 PHONE: 972.341.1100
 FAX: 972.341.1101
 DATE: OCTOBER 2003
 JOB NO: 0301-000



**WATER DISTRIBUTION SYSTEM
 WALDEN POND DEVELOPMENT
 CITY OF DALLAS ET/J
 KAUFMAN COUNTY, TEXAS**





**OFFSITE WATER SYSTEM
WALDEN POND DEVELOPMENT**
CITY OF DALLAS ETJ
KAUFMAN COUNTY, TEXAS

PETITT BARRAZA
1909 FARM ROAD, SUITE 110
DALLAS, TEXAS 75244
PHONE: (214) 221-0888
FAX: (214) 221-0888
DATE: OCTOBER 2013
JOB NO. 1013-001
SCALE: 1"=100'





**SANITARY SEWER COLLECTION & TREATMENT SYSTEM
WALDEN POND DEVELOPMENT**

CITY OF DALLAS ET/J
KAUFMAN COUNTY, TEXAS



PETITT BARRAZA
Engineering & Construction
1911 N. Stemmons Freeway, Suite 212
Ft. Worth, Texas 76104
Phone: 817.339.2200
Fax: 817.339.2201
www.petittbarraza.com
DATE: 05/06/14
JOB NO: 1401000

CA

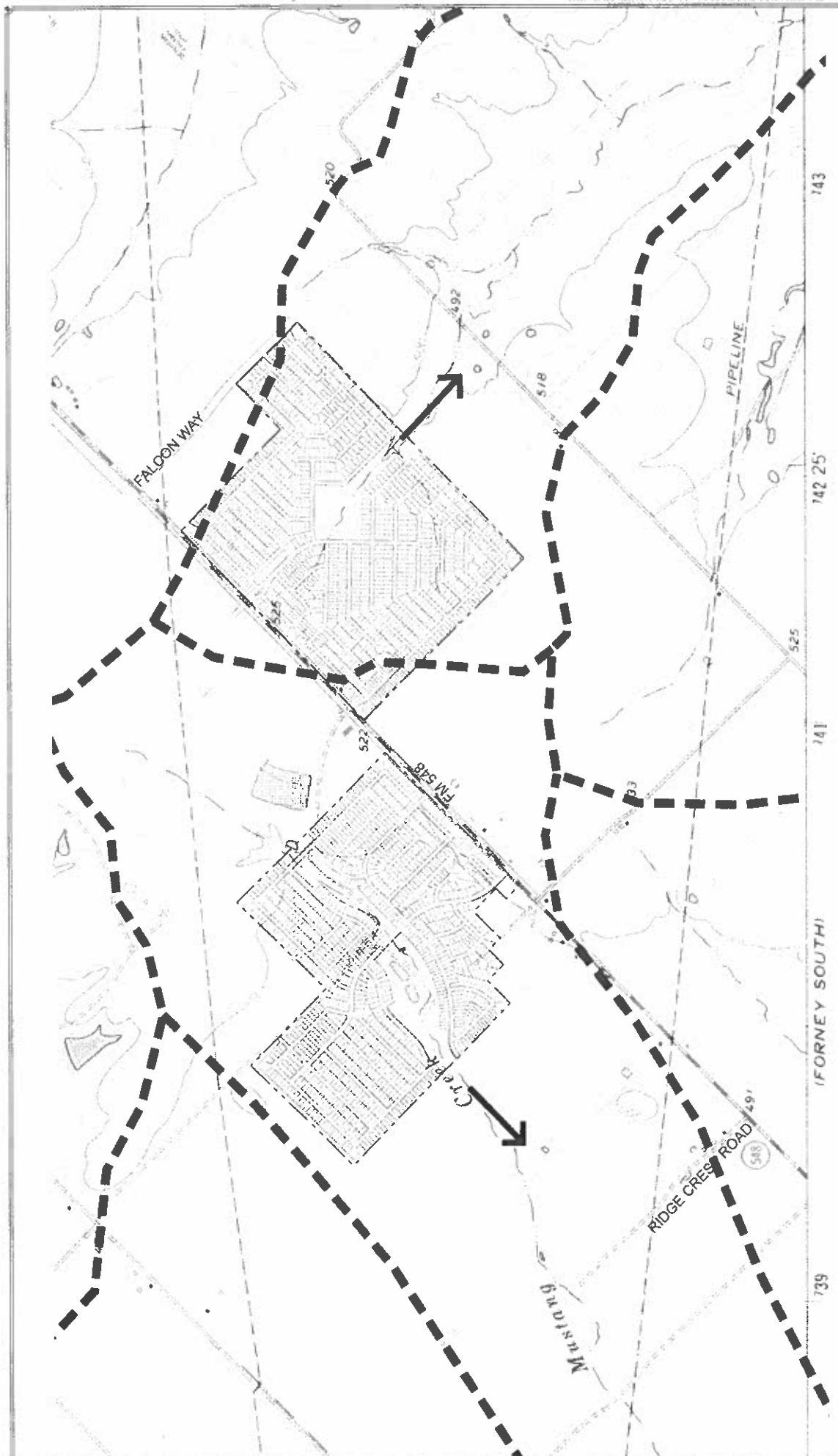
PETITT BARRAZA
 Survey & Mapping
 1401 W. Marquette Street, Suite 214
 Richardson, Texas 75080
 Phone: (972) 231-0888
 Fax: (972) 231-0889
 E-mail: info@petittbarraza.com
 DATE: OCTOBER 2011
 JOB NO.: 10014-001
 SCALE: 1"=400'



DRAINAGE AREA MAP **WALDEN POND DEVELOPMENT** DALLAS ETJ KAUFMAN COUNTY, TEXAS

← FLOW ARROW
 --- DRAINAGE DIVIDE

CA





City of Dallas


STATE OF TEXAS §
COUNTY OF DALLAS §
CITY OF DALLAS §

I, **BILIERAE JOHNSON**, City Secretary of the City of Dallas, Texas, do hereby certify that the attached is a true and correct copy of:

RESOLUTION NO. 18-0907

which was passed by the Dallas City Council on **June 27, 2018**.

WITNESS MY HAND AND THE SEAL OF THE CITY OF DALLAS, TEXAS, this the **26th** day of **July, 2018**.


BILIERAE JOHNSON
CITY SECRETARY
CITY OF DALLAS, TEXAS

PREPARED BY: PB



180907

COUNCIL CHAMBER

June 27, 2018

WHEREAS, in 1975, the City of Dallas annexed property for the development of Lake Ray Hubbard which expanded the City of Dallas' extraterritorial jurisdiction east and south of the lake property into Rockwall and Kaufman Counties; and

WHEREAS, Harlan Properties, Inc. owns 485 acres within the City of Dallas' extraterritorial jurisdiction in Kaufman County; and

WHEREAS, Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code require an applicant to request municipal consent to create a Political Subdivision within a city's extraterritorial jurisdiction; and

WHEREAS, Section 51A-8.105 of the Dallas Development Code extends plat regulations to all applicable development activity within the extraterritorial jurisdiction of the City; and

WHEREAS, on March 29, 2018, Harlan Properties, Inc. filed the necessary application/petition with the Dallas City Manager's Office requesting the city's consent to the creation of a Water Control and Improvement District within Dallas' extraterritorial jurisdiction northwest of the City of Forney.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas hereby consents to, and the City Manager is instructed to create such documents, if any, as required to evidence the City of Dallas' consent to, the creation of a Water Control and Improvement District to be known as Walden Pond Water Control and Improvement District of Kaufman County, as depicted on the attached property description Exhibit A, within the City of Dallas' extraterritorial jurisdiction in Kaufman County northwest of the City of Forney.

SECTION 2. That consent to the creation of the Water Control and Improvement District within the City of Dallas' extraterritorial jurisdiction includes the requirement that all development must comply with Article VIII, "Plat Regulations," of the Dallas Development Code.

SECTION 3. That as a condition of the consent given by the City of Dallas, pursuant to Texas Water Code Section 54.016(e) and (g), the Water Control and Improvement District shall be subject to the following terms and provisions:

SECTION 3. (continued)

- (a) That the Water Control and Improvement District must construct all facilities in accordance with plans and specifications which have been approved by the City of Dallas.
- (b) That the City of Dallas shall have the right to inspect all facilities being constructed by the Water Control and Improvement District.
- (c) That the Water Control and Improvement District may only issue bonds for the purchase, construction, acquisition, repair, extension, and improvement of land, easements, works, improvements, facilities, plants, equipment, and appliances necessary to:
 - (i) provide a water supply for municipal uses, domestic uses, and commercial purposes;
 - (ii) collect, transport, process, dispose of, and control all domestic, industrial, or communal wastes whether in fluid, solid, or composite state;
 - (iii) gather, conduct, divert, and control local storm water or other local harmful excesses of water in the district;
 - (iv) provide payment of organization expenses, operation expenses during construction, and interest during construction; and
 - (v) provide roadway improvements.
- (d) That the City of Dallas shall be entitled to injunctive relief or a writ of mandamus issued by a court of competent jurisdiction restraining, compelling, or requiring the Water Control and Improvement District and its officials to observe and comply with the terms and provisions prescribed by this resolution.

SECTION 4. That the City Council further hereby notifies the Water Control and Improvement District, its residents, and property owners that the Texas Local Government Code allows the City of Dallas to annex any portion of the district located within the City of Dallas' extraterritorial jurisdiction, and the City of Dallas hereby requests that the Water Control and Improvement District include a statement in the form required under Section 49.455 of the Texas Water Code reflecting the possibility of annexation by the City of Dallas.

180907

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provision of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By: 
Assistant City Attorney

Passed JUN 27 2018

EXHIBIT A

180907

WALDEN POND EAST
214.9 ACRE TRACT

BEING that certain tract or of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 2001.96 feet to a 1/2 inch iron rod with cap stamped "USA" found for corner at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT;

THENCE South 45°07'15" West, with the southeast line of said Harlan Properties, Inc. tract, passing at a distance of 300.01 feet a 1/2 inch iron rod with cap stamped "USA" found at the west corner of said EQK Windmill Farms, LLC tract, continuing in all, a total distance of 1931.41 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 46°00'08" West, with the southwest line of said Harlan Properties, Inc. tract, a distance of 2716.65 feet to a 1/2 inch iron rod with cap stamped "RSC1" found at the westerly corner of said Harlan Properties, Inc. tract, and being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 44°47'24" East, with the said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 457.02 feet to a point for corner, from which a broken concrete monument found bears North 02°12'18" East, a distance of 1.54 feet;

THENCE North 45°10'05" East, continuing with the southeast right-of-way line of FM Road 548, a distance of 1724.18 feet to a point for corner;

THENCE South 46°05'53" East, leaving the southeast right-of-way line of FM Road 548, and over and across said Harlan Properties, Inc. tract, a distance of 765.50 feet to a point for corner;

THENCE North 45°10'05" East, continuing over and across said Harlan Properties, Inc. tract, a distance of 1759.36 feet to an "X" cut in concrete set for corner located on the northeast line of said Harlan Properties, Inc. tract;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 1954.35 feet to the POINT OF BEGINNING of herein described tract, containing 214.9 acres of land.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

5/19/2013
FIELD NOTES APPROVED
Jeff Hunt



180907

WALDEN POND WEST
213.7 ACRE TRACT

BEING that certain tract or of land situated in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 2035, Page 129, of the Deed Records of Kaufman County, Texas (DRKCT), and part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 1942, Page 350, DRKCT, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped RPLS No. 5111 found on the northwest right-of-way line of Farm to Market Road No. 548 (called 100 foot R.O.W.), and being the southeasterly corner of that certain tract of land described in deed to Sunbelt Self Storage XVII, Ltd. recorded in Volume 5289, Page 431, DRKCT;

THENCE North 45°47'55" West, leaving said northwest right-of-way line of Farm to Market Road No. 548, and with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 225.02 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 44°41'08" East, with a southeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 179.97 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'52" West, with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 389.99 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE South 44°40'43" West, with a northwest line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 449.95 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'57" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 194.63 feet to a point for corner;

THENCE South 44°43'37" West, with a southeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 248.88 feet to an aluminum post found for corner at a southeasterly corner of that certain tract of land described in deed to High Point Water Supply Corporation recorded in Volume 3157, Page 287, DRKCT;

THENCE North 46°12'24" West, with a northeast line of said High Point Water Supply Corporation tract, a distance of 274.63 feet to an aluminum post found for corner;

THENCE South 44°08'13" West, with a northwest line of said High Point Water Supply Corporation tract, a distance of 378.17 feet to an aluminum post found for corner;

THENCE North 45°48'10" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 2701.94 feet to a wood T-post (leaning) found for corner;

THENCE North 44°15'03" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1715.12 feet to a wood post found for corner;

Thence South 45°40'40" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1276.66 feet to a point for corner at the northwesterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

FIELD NOTES APPROVED



Just Host 5/9/2018

180907

THENCE North 44°48'32" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 1473.69 feet to a point for corner at the northeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE South 45°03'50" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 2517.76 feet to a 1/2 inch iron rod with cap stamped "PATE ENGINEERING" found for corner, said iron rod being located on said northwest right-of-way line of Farm to Market Road No. 548;

THENCE South 44°50'25" West, with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 1460.90 feet to a 1/2 inch iron rod found for corner at the southeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT;

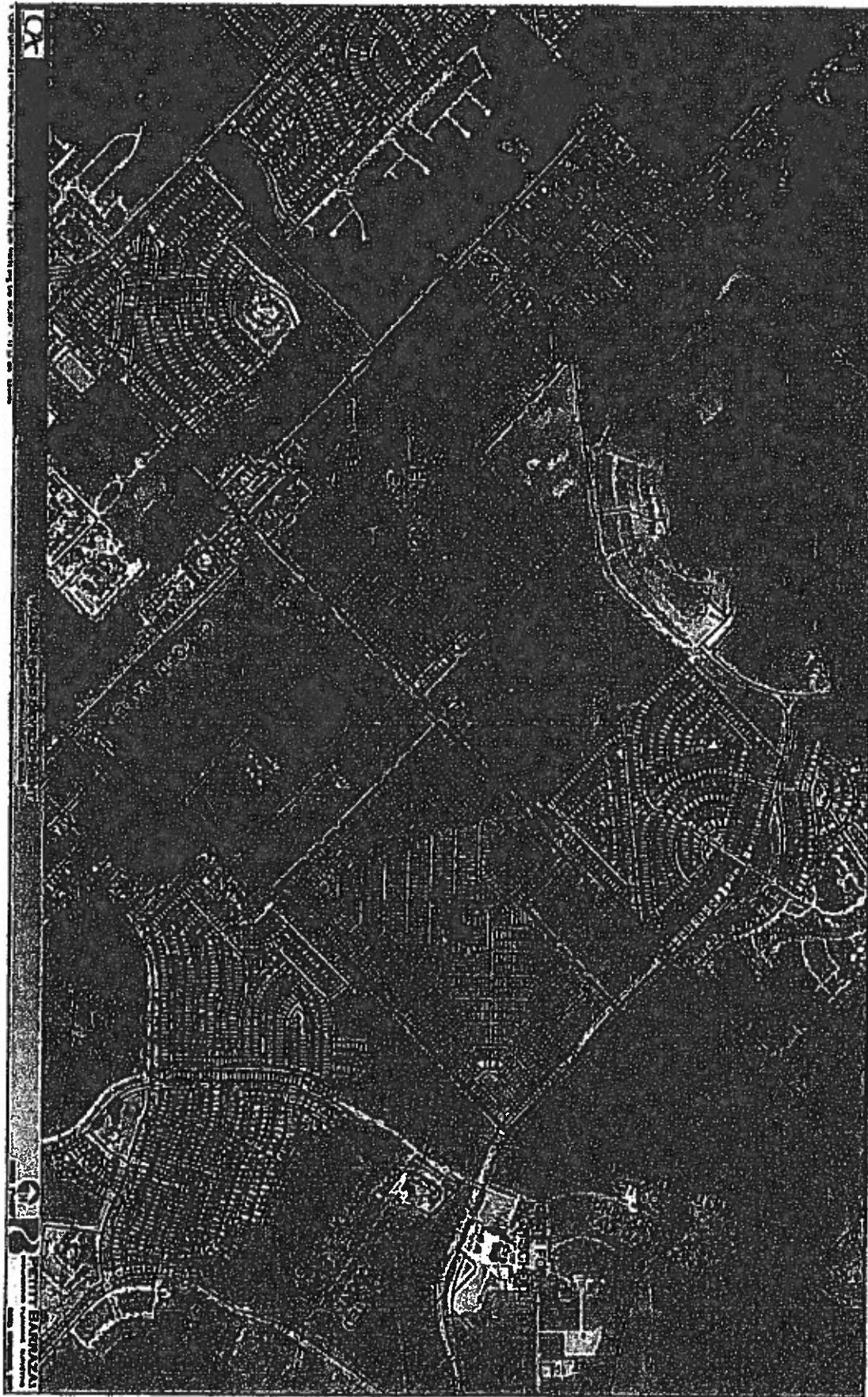
THENCE South 44°32'36" West, continuing with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 793.97 feet to the POINT OF BEGINNING of herein described tract, containing 213.7 acres of land.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

FIELD NOTES APPROVED:

Scott Holt 5/10/2018

180907



FIELD NOTES APPROVED:

Just Host 5/10/2008

Statement of Qualifications for Special Utility Districts

Walden Pond Water Control and Improvement District of Kaufman County

October 24, 2018

Walden Pond Water Control and Improvement District



CONTACT:

Andre Ayala, Director
andre.ayala@hilltopsecurities.com

1201 Elm Street, Suite 3500
Dallas, TX 75270

Phone: 214.953.4184

Jim Sabonis, Managing Director
jim.sabonis@hilltopsecurities.com

1201 Elm Street, Suite 3500
Dallas, TX 75270

Phone: 214.953.4195

October 24, 2018
Qualifications for
Special Utility Districts

Firm History and Overview

First Southwest Company, LLC, which was formed in 1946, recently merged with Southwest Securities, Inc., first organized as a corporation in 1972. The combined entity is Hilltop Securities Inc. ("HilltopSecurities"), a Delaware corporation and a wholly owned subsidiary of Hilltop Securities Holdings LLC, which is wholly owned by Hilltop Holdings Inc.

Similar to First Southwest Company, LLC, HilltopSecurities is a registered securities dealer under the Securities and Exchange Act of 1934 and functions as a member of the Depository Trust Company and the National Clearing Corporation.

HilltopSecurities is focused on one mission: to provide superior financial advisory and related services to public entities nationwide. HilltopSecurities is confident that our decades of experience with providing financial advisory services to issuers of tax-exempt and taxable debt, along with our extensive analytical and human resources will provide the full scope of financial advisory services the District seeks.

Our Firm at a Glance

52 Public Finance Offices in 20 States
890 Employees Firm-Wide (approximately)
25 "Deal of the Year" Awards

Reliable, Firsthand Market Information

#1 Financial Advisor in the State of Texas for both par amount and number of issues*

*Source: Ipreo MuniAnalytics 10/1/2013 – 9/30/2018

Financial Advisory Experience

According to Ipreo MuniAnalytics, HilltopSecurities consistently is ranked as one of the top financial advisory firms in the nation in terms of number of transactions completed.

Some of the noteworthy characteristics about our achievements in the financial advisory sphere include:

- Acts as financial advisor or underwriter to more than 1,600 clients that include cities, counties, states and state agencies, school districts, special districts, utility districts, tax increment zones, and other governmental entities nationwide.
- Relationship bankers work closely with the trading desk to provide clients with accurate and real-time

market information for relevant securities to structure financings.

- Nationally ranked as the #2 financial advisor based on total number of issues for the five-year period from October 1, 2013 through September 30, 2018.

In addition to the cornerstone of public finance, HilltopSecurities offers a broad range of related services, all of which are accessible at all times during our engagements as financial advisor. A detailed list of these services is provided in Ancillary Services.

Commitment to Texas

Although a national firm, HilltopSecurities emphasizes client service at the regional level. We are deeply rooted in Texas and our robust national growth is based upon our financial advisory practice in Texas. According to Ipreo MuniAnalytics, HilltopSecurities is ranked as the number-one financial advisory firm in Texas, for both par amount and number of issues, with 2,499 issues and a par amount of \$100.86 billion. The chart below describes our leadership position in Texas municipal finance.

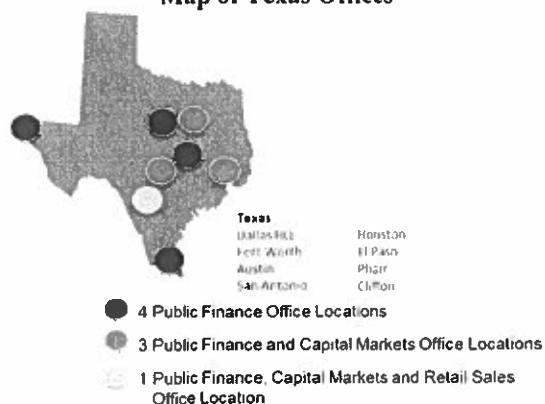
Texas Financial Advisor Rankings Overall by Number of Transactions Five-Year Period Ending September 30, 2018

HilltopSecurities	2,499
Specialized Pub Fin	505
SAMCO Cap Mkts	451
RBC Capital Mkts	426
Estrada Hinojosa	358

Source: Ipreo MuniAnalytics. The table above includes issues from both Southwest Securities, Inc. and First Southwest Company, LLC. The two firms merged on January 22, 2016.

HilltopSecurities is a market leader as financial advisor for a broad range of transactions. The firm has eight offices in the Texas (as shown in the map on the following page) and our close proximity to Texas issuers facilitate long-term relationships with our Texas clients, some extending longer than 50 years.

Map of Texas Offices



Experience with Special Utility Districts

HilltopSecurities has extensive experience in both financial advisory and underwriting for districts.

Since 2013, HilltopSecurities has served as financial advisor on over 695 transactions for special utility districts, with a total par amount of \$3.92 billion, ranking us as the number-one issuer in the State for special utility districts (Source: Ipreo MuniAnalytics).

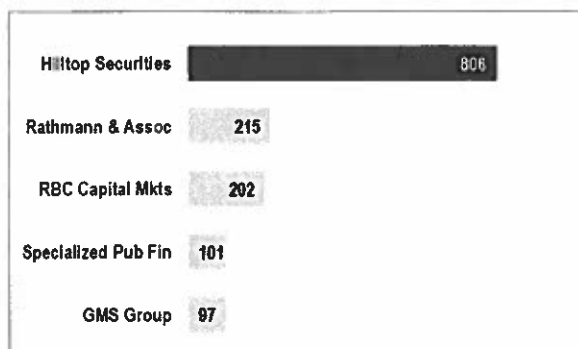
Water and Wastewater Experience in Texas

HilltopSecurities has always ranked among the top financial advisory firms in Texas. For the five-year period ending September 30, 2018, Ipreo MuniAnalytics ranks us as the number-one financial advisory firm in Texas for number and par amount of transactions completed overall, and for number and par amount of transactions completed for cities in Texas. HilltopSecurities holds over 40% market share in the state of Texas for number of bond and note transactions, 2,499, with a par amount over \$100.86 billion.

For water and wastewater transactions over the same time period, HilltopSecurities ranks number one nationally, with 914 transactions and a \$20.57 billion par amount, according to Ipreo MuniAnalytics.

Our level of participation as financial advisor in Texas for water and wastewater transactions is over three times that of our nearest competitor, as the following chart shows. With over 43% market share, HilltopSecurities serves as financial advisor on nearly one-half of all water and wastewater issues completed in Texas—with a par amount of over \$17.13 billion and 765 issues.

HilltopSecurities Financial Advisory Experience Texas Water and Sewer Ranking by Number of Issues October 1, 2013 to September 30, 2018



Source: Ipreo MuniAnalytics. The table above includes issues from both Southwest Securities, Inc. and First Southwest Company, LLC. The two firms merged on January 22, 2016.

Real-Time Market Information

HilltopSecurities believes that the discipline of maintaining an active broker/dealer operation benefits our clients in numerous ways. Primarily, we are active participants in the marketplace every day, not merely observers. Risking our capital gives us additional perspective into the underwriting process, and lends us valuable credibility with the underwriting community. Other broker/dealers know that we are willing and able to provide the same functions we ask of them. They know we are speaking on a daily basis to many of the same institutional investors. Therefore, our clients benefit from market advice that we obtain from firsthand, direct, real-time information as opposed to secondhand observations obtained from calling other firms or compiled from information vendors.

We strongly believe that this approach distinguishes our services from our competitors, but most importantly, it provides a higher quality of service to our clients and allows them to achieve the lowest possible cost of borrowing.

The underwriting desk at HilltopSecurities works in partnership with our banking professionals from the beginning initial structuring, updating with current scales and coupon ideas, call features, priority of order decisions all the way to the final allocations. We have multiple underwriting professionals with more than 25 years of experience each working for both national and regional firms. They understand all facets of the underwriting process, from how to capture the largest retail sales percentage to working with the most difficult

institutional orders. As much as 70% of our underwriters' time is invested in working with our financial advisory clients. The District can be confident that when the time arrives to price its issue, our professional underwriters will be watching over every detail of the transaction and getting the most value for the District's securities the market will allow.

In our role as financial advisor, HilltopSecurities underwriting and trading desk routinely provides recommendations regarding the following matters based on their active market involvement and extensive institutional investor relationships:

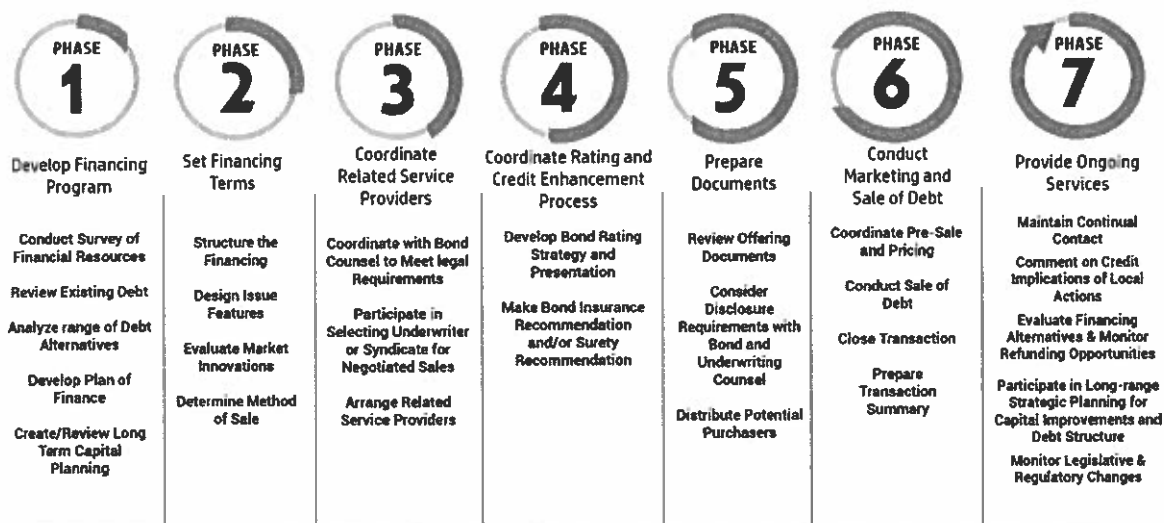
- Structure
- Call options and premiums
- Yields
- Coupons
- Placement of term bonds and pricing
- Serial bonds and pricing
- Capital appreciation bonds and pricing
- Cost effectiveness of insurance
- Credit aspects
- Underwriters' takedown and spread
- Syndicate rules
- Allocation of bonds

In short, these capabilities provide an enormous advantage to the District and differentiate HilltopSecurities from "independent" advisory firms that do not have actual market involvement and capabilities. Although the District may not require recommendations on these technical issues on all its debt issuances, the expertise of our underwriting desk will be useful to the District when specific questions arise.

Approach to Providing Financial Advisory Services

Based on our extensive and varied experience with public entities, HilltopSecurities provides a full-service approach to providing financial advisory services that ensures every aspect of an issuer's needs is addressed. The driving force behind our long history of success, our approach combines all of the firm's public finance capabilities and additionally employs as needed representatives of our other specialty groups. The chart below summarizes each step of our approach. The following chart summarizes each step of our approach:

SCOPE OF SERVICES



It is our belief that both Phase 1 and Phase 7 are the most involved and labor intensive phases of the financial advisory engagement. Developing a Financing Program that fits the goals of the client is an on-going process that evolves with time and needs of the District. Although all phases of the engagement are considered important, we feel that the information derived from those two phases is the foundation of the relationship with the financial advising team. Knowing the needs of the District helps formulate the District's strategy efficiently and effectively.

HilltopSecurities firmly believes that all analysis and reporting should be totally accurate, and that a truly qualified financial advisor should be fully knowledgeable regarding all factors affecting the issuer client from a financial perspective. Failure on the part of a financial advisor in either area, total accuracy or full knowledge, can have significant negative impact on a client.

Phase 1: Develop Financing Program

HilltopSecurities will review the District's current financial standing in every aspect, including but not limited to arbitrage rebate, investment policies, marketing strategies, technical resources, legal structures, and borrowing capacity.

HilltopSecurities will make an insightful, in-depth analysis of the District's current standing and create a finance plan to successfully address its future.

In order to determine available borrowing capacity, we will evaluate the existing debt structure and financial resources of the District. HilltopSecurities will analyze the projected sources of revenue that may be pledged to secure payment of debt service, and we will assist in determining the cash flows that are legally available to pay principal and interest as well as the optimal revenue pledge in terms of the overall credit rating of the District and the marketability of the issue. HilltopSecurities will devise and recommend a plan for financing bonds to be issued through monitoring and controlling the costs of fees and expenses incurred, a maturity schedule, and other terms and conditions requested by the District.

HilltopSecurities will recommend the investment of bond proceeds in compliance with federal arbitrage regulations, and will provide sound, current advice concerning the ongoing legislative considerations of new bond or borrowing initiatives. Furthermore, we will provide oversight, coordination, and experience in the development of new bond or borrowing initiatives.

Upon completion of Phase 1, the District and HilltopSecurities will have designed a financing strategy that facilitates the success of all future financing initiatives.

Phase 2: Set Financing Terms

HilltopSecurities will determine the optimal conditions of each financing by running scenarios that quantify the benefits and costs of various structuring considerations and by preparing cash flow forecasts that enable the District to evaluate the expected annual debt service requirements associated with those structuring considerations. In this phase, we will recommend the method of sale that maximizes the marketability of the District's securities.

Phase 3: Coordinate Related Service Providers

The costs of bond lawyers, financial printers, paying agents/registrars, auction agents, liquidity providers, remarketing agents, trustees, and a host of other service providers can create great expense. Our team will assist the District in controlling those costs by securing competitive bids or quotes while recruiting reliable service providers to help the District save resources and build a winning team.

Phase 4: Coordinate Rating & Credit Enhancement Process

Because credit rating and credit enhancers are of such importance, we will take great care in preparing information required to be submitted to bond rating agencies and credit enhancers. Additionally, we will consult continually with the District on bond ratings, establish bond-rating goals, monitor bond-rating progress, and assist and participate in necessary presentations to help the District achieve the best rating possible. Furthermore, we will coordinate all efforts related to credit enhancers to ensure that bids are based upon the desired structure of the plan of finance.

Phase 5: Prepare Documentation

Our Team will create for the District precise documents that provide credit strength and operating flexibility. In addition, those documents provide security to the investor and marketability for the underwriter. We will assist in the preparation of an Official Statement and other disclosure documents that fully describe all terms and conditions of the transaction.

Phase 6: Conduct Marketing and Sale of Debt

The Team will take all the steps necessary to obtain the broadest possible participation in bidding a competitively sold issue. In the case of a negotiated sale, we will represent the District in all areas of pricing and sale, assisting in the negotiation of covenants, coupons, expenses, takedowns, and yields to ensure that the District's bonds are sold at the most favorable rates possible. In the case of floating rate debt, we will monitor rate resets and offer advice on term-outs, remarketing agents, liquidity provider and advise on optimization of multi-modal structures. We will conduct pre-pricing calls with the District and the underwriters, set marketing priorities, monitor all orders, and evaluate requests for re-pricing.

Phase 7: Ongoing Services

Maintain Continual Client Relations

As part of our comprehensive service, we will continue to offer assistance to the District by:

- Commenting on the credit implications of local actions and events
- Developing debt management policies
- Evaluating financing alternatives
- Participating in long-range strategic planning for capital improvements and debt structure
- Developing financial models to analyze the full range of debt funding alternatives
- Evaluating the appropriateness and benefit of derivative products
- Identifying cost savings or debt service restructuring opportunities
- Providing an ongoing link between such parties as underwriters, bankers, insurers, investors, regulators, trade groups, and other issuers

Monitor Legislative and Regulatory Changes

HilltopSecurities will monitor legislative, economic, budgetary and regulatory changes as they relate to the District and advise as to relevant and beneficial action and participation. Additionally, we will continue to comment on the credit implications of local actions and events, develop debt management policies, evaluate financing alternatives, and evaluate the appropriateness and benefit of derivative products and services.

Ancillary Services

HilltopSecurities provides the following ancillary services for to its clients:

Public/Private Partnerships. HilltopSecurities was one of the first investment banking firms in the nation to work in the emerging practice area of public-private partnerships. HilltopSecurities has advised on sales, concessions or mergers of assets with values as much as \$25 billion.

Structured Finance: For the five year period ending July 31, 2018, the firm has served as swap advisor on 245 transactions totaling over \$5.23 billion in notional amount. Additionally, the firm has served as the bidding agent for 783 transactions totaling over \$59.39 billion in notional amount.

Pension and OPEB Actuarial Services: Members of HilltopSecurities have reviewed over 2,000 pension and OPEB actuarial studies and related CAFRs. Our firm has worked with independent actuaries to review pension studies. In some cases, there were material changes.

Investment Management. HilltopSecurities Asset Management, LLC ("FSAM") provides investment management services and investment pool administration for the public sector. As of June 30, 2018, actively manages \$12.9 billion for 47 state and local governments; also serves as the investment advisor for an additional \$5.5 billion for a total of \$18.4 billion.

Continuing Disclosure. The firm is one of the few financial advisors that offer a separate continuing disclosure service to assist municipal bond issuers with the required annual financial filings and ongoing material event notices. This department assists over 800 state and local government clients in meeting their continuing disclosure obligations and to comply with SEC Rule 15c2-12

Arbitrage Rebate. The firm assists municipalities in monitoring the investments of bond proceeds and performs annual calculations to ensure they retain their tax-exempt status. We provide calculations to approximately 411 clients on more than 2,925 bond issues, totaling \$182 billion par amount.

Personnel

HilltopSecurities offers a staff of experienced and skilled professionals. We believe that the team approach to serving the firm's clients provides a higher level of experience, proficiency and client service. For every

client, the lead banker incorporates other needed resources within our firm, as needed. As Project Manager, **Mr. Andre Ayala** will maintain day-to-day communication and expedite the work effort required of HilltopSecurities. Mr. Ayala has over 11 years of public finance experience, including serving as financial advisor for numerous Texas cities, counties, and special utility districts. **Mr. Jim Sabonis** (over 25 years of public finance experience) will serve as senior banker, lend ongoing support to Mr. Ayala and serve as the secondary contact. **Mr. Jorge Delgado** (over 5 years of public finance experience) will serve as the quantitative and analytical banker for the District.

Mr. Ayala's and Mr. Sabonis's representative financial advisory clients include, but are not limited to:

- Cameron County Irrigation District No. 6
- Collin County Water Control and Improvement District No. 3
- Denton County Fresh Water Supply Districts No. 4-A and No. 8-C
- East Texas Municipal Utility District of Smith County
- Kaufman County Fresh Water Supply Districts No. 1-A, No. 1-B, No. 1-C, No. 1-D and No. 3
- Hidalgo County Municipal Utility District No. 1
- Hidalgo County Irrigation District No. One
- East Cedar Creek Fresh Water Supply District
- Ellis County Fresh Water Supply District No. 1
- Johnson County Fresh Water Supply District No. 2
- Lower Valley Water District of El Paso County
- MacBee Special Utility District
- North Fort Worth Water Control and Improvement District No. 1
- Oak Point Water Control and Improvement Districts No. 1 and No. 2
- Paseo del Este Municipal Utility Districts of El Paso County No. 1 through No. 11
- Port Mansfield Public Improvement District

- Port O'Connor Improvement District
- Santa Cruz Irrigation District No. 15
- Seis Lagos Special Utility District
- United Irrigation District of Hidalgo County
- Valley Municipal Utility District No. 2
- Verandah Municipal Utility District of Hunt County

Resumes for Mr. Sabonis, Mr. Ayala and Mr. Delgado follow.

Resumes



Jim Sabonis
Managing Director

1201 Elm Street, Suite 3500
Dallas, Texas 75270

Telephone: 214.953.4195
jim.sabonis@hilltopsecurities.com

Area of Focus

Specializes in public finance, economic development and public/private partnerships

Profile

- Joined First Southwest Company in 1992
- Has been in the securities industry since 1984
- Provides financial advisory services to approximately 50 governmental entities and over 30 of the largest Texas and National real estate development firms. Clients include: cities, counties, economic development corporations, tax increment reinvestment zones, utility districts, municipal management districts, public improvement districts, master planned community developers, urban revitalization developers, mall developers, sports facilities, and higher education institutions
- Industry leader in designing and funding public / private partnerships
- Involved in many of the most significant economic development projects in Texas
- Developed and implemented many economic development monetization processes for economic development
- Financed numerous Dallas Business Journal real estate deals of the year

- Experienced in advising municipalities on actions that strengthen their financial positions and on debt structures that complement their long-range strategic plans
- Develops and implements leading edge creative and cost-effective financing structures
- Proven innovator of new financial instruments and value-added financing techniques, as evidenced by his successful origination and implementation of a variety of unique first-time financing processes, transactions, and solutions

Education

- Bachelor of Arts in Finance and Economics, University of Texas at Dallas
- Masters of Business Administration in Corporate Finance, University of Dallas

Current Affiliations

- Financial Analysts Federation, member

Licenses Held

- Registered Representative of the Financial Industry Regulatory Authority (FINRA)
 - General Securities Representative, Series 7
 - Municipal Advisor Representative, Series 50
 - Uniform Securities Agent, Series 63
 - Investment Banking Representative, Series 79



Andre Ayala
Director

1201 Elm Street, Suite 3500
Dallas, Texas 75270

Telephone: 214.953.4184
andre.ayala@hilltopsecurities.com

Areas of Focus

Specializes in technical and analytical financial advisory services for a variety of clients including cities, counties, school districts, special utility districts, public improvement districts, redevelopment districts; economic development; and public/private partnerships.

Profile

- Joined HilltopSecurities in 2007
- Primary responsibility is to provide financial advisory services to a variety of clients in throughout the State of Texas, and for economic

development and public/private partnership projects throughout the country.

- Structures and sizes bond issues, provides quantitative financial analyses, models innovative financing structures, analyzes credit and cash flow, reviews legal documentation, prepares rating agency and bond insurer presentations, obtains credit enhancement, and contributes to the general processing of financings.
- Since joining HilltopSecurities, Mr. Ayala has structured over 500 transactions for a total par amount of approximately \$5 billion.
- Actively participates in private placement of municipal debt with banking institutions, or federal and state government agencies such as the Texas Water Development Board and the United States Department of Agriculture.
- Registered in Texas, Colorado, Michigan and Pennsylvania.
- Mr. Ayala is fluent in Spanish and proficient in French.

Education

- Bachelor of Arts in Economics, University of Texas at Austin
- Bachelor of Business Administration in Finance, University of Texas at Austin

Licenses Held

- Registered Representative of the Financial Industry Regulatory Authority (FINRA)
 - General Securities Representative, Series 7
 - Municipal Advisor Representative, Series 50
 - Uniform Securities Agent, Series 63
 - Investment Banking Representative, Series 79



Jorge Delgado
Assistant Vice President

1201 Elm Street, Suite 3500
Dallas, Texas 75270

Telephone: 214.859.1714
jorge.delgado@hilltopsecurities.com

Areas of Focus

Specializes in technical and analytical financial advisory services for a variety of clients.

Profile

- Joined HilltopSecurities in 2013
- Responsible for providing project and analytical support for various types of client engagements
- Assist with bond sizing, spreadsheet modeling, refunding analyses, document preparation and review for debt offerings, credit analysis and continuing disclosure for cities, counties, utilities, school districts, and higher education clients

Education

- Bachelor of Science in Finance, The University of Texas at San Antonio
- Master of Business Administration with a Finance concentration, The University of Texas at El Paso

Licenses Held

- Registered Representative of the Financial Industry Regulatory Authority (FINRA)
 - General Securities Representative, Series 7
 - Municipal Advisor Representative, Series 50
 - Municipal Securities Representative, Series 52
 - Uniform Securities Agent, Series 63

Walden Pond Water Control and Improvement District of Kaufman County

Exhibit 1

Municipal Advisor Disclosure Statement

Exhibit 1



MUNICIPAL ADVISOR DISCLOSURE STATEMENT

This disclosure statement ("Conflict Disclosures") is provided by **Hilltop Securities Inc.** ("the Firm") to you (the "Client") in connection with our current municipal advisory agreement, ("the Agreement"). These Conflict Disclosures provide information regarding conflicts of interest and legal or disciplinary events of the Firm that are required to be disclosed to the Client pursuant to MSRB Rule G-42(b) and (c)(ii).

PART A – Disclosures of Conflicts of Interest

MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable.

Material Conflicts of Interest – The Firm makes the disclosures set forth below with respect to material conflicts of interest in connection with the Scope of Services under the Agreement with the Firm, together with explanations of how the Firm addresses or intends to manage or mitigate each conflict.

General Mitigations – As general mitigations of the Firm's conflicts, with respect to all of the conflicts disclosed below, the Firm mitigates such conflicts through its adherence to its fiduciary duty to Client, which includes a duty of loyalty to Client in performing all municipal advisory activities for Client. This duty of loyalty obligates the Firm to deal honestly and with the utmost good faith with Client and to act in Client's best interests without regard to the Firm's financial or other interests. In addition, because the Firm is a broker-dealer with significant capital due to the nature of its overall business, the success and profitability of the Firm is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitability built on a foundation of integrity, quality of service and strict adherence to its fiduciary duty. Furthermore, the Firm's municipal advisory supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of the Firm potentially departing from their regulatory duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

I. Affiliate Conflict. The Firm, directly and through affiliated companies, provides or may provide services/advice/products to or on behalf of clients that are related to the Firm's advisory activities within the Scope of Services outlined in the Agreement. First Southwest Asset Management (FSAM), a SEC-registered affiliate of the Firm, provides post issuance services including arbitrage rebate and treasury management. The Firm's arbitrage team verifies rebate and yield restrictions on the investments of bond proceeds on behalf of clients in order to meet IRS restrictions. The treasury management division performs portfolio management/advisor services on behalf of public sector clients. The Firm, through affiliate First Southwest Advisory, provides a multi-employer trust tailor-made for public entities which allows them to prefund Other Post-Employment Benefit liabilities. The Firm has a structured products desk that provides advice to help clients mitigate risk through investment management, debt management and commodity price risk management products. These products consist of but are not limited to swaps (interest rate, currency, commodity), options, repos, escrow structuring and other securities. Continuing Disclosure services provided by the Firm work with issuers to assist them in meeting disclosure requirements set forth in SEC rule 15c2-12. Services include but are not limited to ongoing maintenance of issuer compliance, automatic tracking of issuer's annual filings and public notification of material events. The Firm administers two government investment pools for Texas governments, the Short-Term Asset Reserve Fund (TexSTAR) and the Local Government Investment Cooperative (LOGIC). These programs offer Texas government entities investment options for their cash management programs based on the entities specific needs. The Firm and the aforementioned affiliate's business with a client could create an incentive for the Firm to recommend to a client a course of action designed to increase the level of a client's business activities with the affiliates or to recommend against a course of action that would reduce or eliminate a client's business activities with the affiliates. Furthermore, this potential conflict is mitigated by the fact that the Firm and affiliates are subject to their own comprehensive regulatory regime as a member of multiple self-regulatory organizations in which compliance is verified by not only internal tests but annual external examinations.

II. Other Municipal Advisor or Underwriting Relationships. The Firm serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of Client. For example, the Firm serves as municipal advisor to other municipal advisory clients and, in such cases, owes a regulatory duty to such other clients just as it does to Client. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering. In acting in the interests of its various clients, the Firm could potentially face a conflict of interest arising from these competing client interests. In other cases, as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities, the interests of the Firm to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that the Firm serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair the Firm's ability to fulfill its regulatory duties to Client.

III. Secondary Market Transactions in Client's Securities. The Firm, in connection with its sales and trading activities, may take a principal position in securities, including securities of Client, and therefore the Firm could have interests in conflict with those of Client with respect to the value of Client's securities while held in inventory and the levels of mark-up or mark-down that may be available in connection with purchases and sales thereof. In particular, the Firm or its affiliates may submit orders for and acquire Client's securities issued in an Issue under the Agreement from members of the underwriting syndicate, either for its own account or for the accounts of its customers. This activity may result in a conflict of interest with Client in that it could create the incentive for the Firm to make recommendations to Client that could result in more advantageous pricing of Client's bond in the marketplace. Any such conflict is mitigated by means of such activities being engaged in on customary terms through units of the Firm that operate independently from the Firm's municipal advisory business, thereby reducing the likelihood that such investment activities would have an impact on the services provided by the Firm to Client under this Agreement.

IV. Broker-Dealer and Investment Advisory Business. The Firm is dually registered as a broker-dealer and an investment advisor that engages in a broad range of securities-related activities to service its clients, in addition to serving as a municipal advisor or underwriter. Such securities-related activities, which may include but are not limited to the buying and selling of new issue and outstanding securities and investment advice in connection with such

securities, including securities of Client, may be undertaken on behalf of, or as counterparty to, Client, personnel of Client, and current or potential investors in the securities of Client. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of Client, such as when their buying or selling of Client's securities may have an adverse effect on the market for Client's securities, and the interests of such other clients could create the incentive for the Firm to make recommendations to Client that could result in more advantageous pricing for the other clients. Furthermore, any potential conflict arising from the firm effecting or otherwise assisting such other clients in connection with such transactions is mitigated by means of such activities being engaged in on customary terms through units of the Firm that operate independently from the Firm's municipal advisory business, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by the Firm to Client.

V. **Compensation-Based Conflicts.** Fees that are based on the size of the issue are contingent upon the delivery of the Issue. While this form of compensation is customary in the municipal securities market, this may present a conflict because it could create an incentive for the Firm to recommend unnecessary financings or financings that are disadvantageous to Client, or to advise Client to increase the size of the issue. This conflict of interest is mitigated by the general mitigations described above.

Fees based on a fixed amount are usually based upon an analysis by Client and the Firm of, among other things, the expected duration and complexity of the transaction and the Scope of Services to be performed by the Firm. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the Firm may suffer a loss. Thus, the Firm may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives. This conflict of interest is mitigated by the general mitigations described above.

Hourly fees are calculated with, the aggregate amount equaling the number of hours worked by Firm personnel times an agreed-upon hourly billing rate. This form of compensation presents a potential conflict of interest if Client and the Firm do not agree on a reasonable maximum amount at the outset of the engagement, because the Firm does not have a financial incentive to recommend alternatives that would result in fewer hours worked. This conflict of interest is mitigated by the general mitigations described above.

PART B – Disclosures of Information Regarding Legal Events and Disciplinary History

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel.

Accordingly, the Firm sets out below required disclosures and related information in connection with such disclosures.

I. **Material Legal or Disciplinary Event.** The Firm discloses the following legal or disciplinary events that may be material to Client's evaluation of the Firm or the integrity of the Firm's management or advisory personnel:

- For related disciplinary actions please refer to the Firm's [BrokerCheck](#) webpage.
- The Firm self-reported violations of SEC Rule 15c2-12 Continuing Disclosure. The Firm settled with the SEC on February 2, 2016. The firm agreed to retain independent consultant and adopt the consultant's finding. Firm paid a fine of \$360,000.
- The Firm settled with the SEC in matters related to violations of MSRB Rules G-23(c), G-17 and SEC rule 15B(c) (1). The Firm disgorged fees of \$120,000 received as financial advisor on the deal, paid prejudgment interest of \$22,400.00 and a penalty of \$50,000.00.
- The Firm entered into a Settlement Agreement with Rhode Island Commerce Corporation. Under the Settlement Agreement, the firm agreed to pay \$16.0 million to settle any and all claims in connection with The Rhode Island Economic Development Corporation Job Creation Guaranty Program Taxable Revenue Bond (38 Studios, LLC Project) Series 2010, including the litigation thereto. The case, filed in 2012, arose out of a failed loan by Rhode Island Economic Development Corporation. The firm's predecessor company, First Southwest Company, LLC, was one of 14 defendants. FirstSouthwest's engagement was limited to advising on the structure, terms, and rating of the underlying bonds. Hilltop settled with no admission of liability or wrongdoing.

II. **How to Access Form MA and Form MA-I Filings.** The Firm's most recent Form MA and each most recent Form MA-I filed with the SEC are available on the SEC's EDGAR system at [Forms MA and MA-I](#). The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by the Firms in its capacity as a broker-dealer on Form BD or Form U4 or as an investment adviser on Form ADV, as applicable. Information provided by the Firm on Form BD or Form U4 is publicly accessible through reports generated by BrokerCheck at <http://brokercheck.finra.org/>, and the Firm's most recent Form ADV is publicly accessible at the Investment Adviser Public Disclosure website at <http://www.adviserinfo.sec.gov/>. For purposes of accessing such BrokerCheck reports or Form ADV, click previous hyperlinks.

PART C – Future Supplemental Disclosures

As required by MSRB Rule G-42, this Municipal Advisor Disclosure Statement may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of the Firm. The Firm will provide Client with any such supplement or amendment as it becomes available throughout the term of the Agreement.

Andre Ayala

Director

Public Finance

October 24, 2018

Judge Bruce Wood
Kaufman County Courthouse
100 W. Mulberry
Kaufman, TX 75142

Dear Judge Wood:

Hilltop Securities Inc. acts as the financial advisor for utility districts throughout the State of Texas and we expect to represent the Walden Pond Water Control and Improvement District of Kaufman County (the "District") as financial advisor. We are also the financial advisor to Kaufman County, a number of existing special utility districts in Kaufman County and several other municipal jurisdictions within Kaufman County (cities and school districts). Given our expertise as financial advisor to special utility districts, we have been requested to perform a limited review of the information contained in the Preliminary Engineering Report for the Creation of the District (the "Engineering Report") prepared by Petitt Barraza, LLC (dated October 2018), and provide an opinion regarding the financial feasibility of the project as part of the creation of the District proceedings.

Although, the creation of the District is not subject to the approval of the Texas Commission on Environmental Quality (the "TCEQ"), any bonds to be sold by the District will be subject to the feasibility rules established by the TCEQ. The feasibility rules of the TCEQ were established to protect homeowners and businesses from rapidly increasing taxes and to protect the integrity of the municipal bond market by requiring a series of tests that limit the amount of debt that can be sold given a certain taxable value and tax rate.

Based on the information within sections III, V and VI plus information in tables 1, 2, 9, 10 and 11 of the Engineering Report, we believe that the financing plan will meet the feasibility rules related to the issuance of bonds established by the TCEQ for Kaufman County and that the level of taxable value and debt projected for the District will allow the District to successfully market its bonds under current market conditions. The estimates of interest and costs related to bond issuance presented in the Engineering Report are higher than current market conditions in order to present a conservative financing plan.

Our opinion regarding the financial feasibility is based upon the following assumptions:

- 1,980 single family units at an approximate average taxable value of \$270,604 are built within the District thus producing a total taxable assessed valuation of \$535,795,000.

- The District allocates at least \$0.8941 of their total tax rate (projected to be approximately \$0.9941 per \$100 in value) for debt service on District unlimited tax bonds assuming 100% reimbursement to the developer. Or, the District allocates at least \$0.6378 of their total tax rate for debt service on District unlimited tax bonds assuming 70% reimbursement to the developer
- District unlimited tax bonds are sold as 25-year bonds and an estimated interest rate of 6.25%.
- District finances two years of capitalized interest from bond proceeds for the first three to five bond issues, and as necessary to maintain an ending debt service fund balance of at least 25%.
- Tax collections of at least 95% within the District. No utility revenues are allocated for debt service on the District's bonds.

Given the assumptions above, it is our opinion that the project is financially feasible and that at least \$40,530,000 in unlimited tax bonds would be sufficient for a 70% developer reimbursement, or at least \$56,815,000 in unlimited tax bonds would be sufficient for a 100% developer reimbursement.

Please note the financial information contained within the Engineering Report must be read in its entirety for an understanding of the forecasts, underlying assumptions and limited conditions contained therein. Furthermore, as noted in the market study included in the District's creation materials, any projection of future market demand is contingent upon numerous future events or conditions, which may or may not occur. Consequently, some underlying assumptions used to develop the financial feasibility analysis may not be realized, and unanticipated events and circumstances may occur.

Our financial feasibility opinion set forth in this letter is solely for the benefit of the County and the District and may not be relied upon in any manner whatsoever by any other person. Without prior written consent from Hilltop Securities Inc., this letter may not be quoted in whole or in part or otherwise referred to in any document or other report.

Attached is a Statement of Qualifications related to our firm and our work with utility districts.

Sincerely yours,



Andre Ayala
Director

Encl. Financial Advisor Statement of Qualifications

cc: Jim Sabonis – Firm
Jorge Delgado – Firm
Ross Martin – Winstead PC
Scott Eidman – Winstead PC

**Kaufman County
Laura Hughes
County Clerk**

Instrument Number: 2018-0027476

**Billable Pages: 10
Number of Pages: 11**

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
On: 11/01/2018 at 12:26 PM	MAILBACK
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Amount: \$ <u>62.00</u>	
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**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Bobbie Bartlett, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:
WINSTEAD
2728 N HARWOOD STREET
DALLAS, TX 75201



**AMENDED PETITION FOR THE CREATION OF
WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT
OF KAUFMAN COUNTY**

THE STATE OF TEXAS

§

§

COUNTY OF KAUFMAN

§

TO THE HONORABLE COMMISSIONERS COURT OF KAUFMAN COUNTY
TEXAS:

We, the undersigned landowners of the territory hereinafter described by metes and bounds, being a majority of persons who hold title to land that represents a total value of more than fifty percent (50%) of the value of all land in said territory, acting pursuant to the provisions of Chapter 51, Texas Water Code, as amended, together with all amendments and additions thereto, respectively petition your Honorable Body for creation of a water control and improvement district, and would respectfully show the following:

I.

The name of the proposed district shall be WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT OF KAUFMAN COUNTY (the "District").

II.

The District shall be created under the terms and provisions of Article XVI, Section 59, of the Texas Constitution and Chapters 49 and 51, Texas Water Code, as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 428.771 acres of land, situated within Kaufman County, Texas, described by metes and bounds in Exhibit "A", which is attached hereto and made a part hereof for all purposes. The proposed District lies wholly within the extraterritorial jurisdiction of the City of Dallas, Texas, which has consented to the creation of the proposed District within its extraterritorial jurisdiction, as evidenced by Resolution 180907 of the City of Dallas, Texas.

IV.

The undersigned constitute a majority of the persons who hold title to land in the proposed District that represent a total value of more than fifty percent (50%) of the value of all the land in the proposed District as indicated by the appraisal roll of the Kaufman Central Appraisal District.

V.

The District shall be created for all of the purposes set forth in Chapter 49 and 51 Texas Water Code, as amended, including, without limitation, to conserve, transport, and distribute fresh water from any sources for domestic and commercial purposes inside and/or outside the boundaries of the District.

The aforementioned purposes are to be accomplished by any and all mechanical and chemical means and processes incident, necessary or helpful to such purposes, 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 District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Chapter 49 and 51, Texas Water Code, as amended, or by any other State law.

VII.

The general nature of the work to be done by and within the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, including the purchase and sale of sewer services, for domestic and commercial purposes, and such other construction, installation, maintenance, purchase and operation of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

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 and commercial growth, is urban in nature and is not supplied with adequate water and sanitary sewer facilities or services. The health and welfare of the future inhabitants of the District and of the inhabitants of the area adjacent thereto require the acquisition and installation of an adequate waterworks system and sanitary sewer collection system and disposal system.

The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and sanitary sewer collection and disposal systems 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 the District.

IX.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks and sanitary sewer system can be constructed at a reasonable cost with reasonable tax rates and water and sewer rates, and said territory will be developed for residential and/or commercial purposes.

X.

The undersigned hereby requests the Commissioners Court appoint the following five (5) persons as Temporary Directors to serve until Permanent Directors are duly elected:

Riley Hamilton

Blake Beecroft

Randy Edwards

Linda Patman

Casie Eeds

XI.

WHEREFORE, the undersigned respectfully pray that this petition be properly filed, as provided by law, and that it be set down for hearing at a date to be fixed in keeping with the provisions of Chapter 51, Texas Water Code, and that notice of such hearing be given as provided therein, and such hearing be held and that this petition be in all things granted, and that five (5) temporary directors be appointed to serve until permanent directors are elected in accordance with law, and for such other orders, acts, procedure and relief as are proper and necessary and appropriate to the purpose of organizing the District and the execution of the purposes for which the District shall be organized, as your Honorable Body shall deem proper and necessary.


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RESPECTFULLY SUBMITTED the 10th day of October, 2018.

LANDOWNERS:

HARLAN PROPERTIES, INC.,
a Texas corporation

By:



Name: Suresh Shridharani

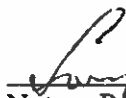
Its: President

THE STATE OF TEXAS §

§

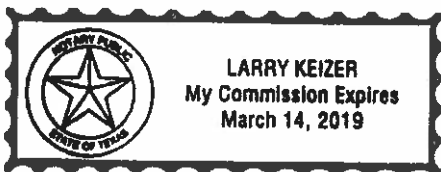
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 8th day of October, 2018, by Suresh Shridharani, President of Harlan Properties, Inc., a Texas corporation.



Notary Public in and for the State of Texas


[Notary Seal]



MM WALDEN POND, LLC,
a Texas limited liability company

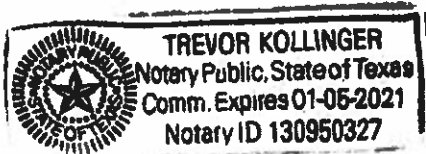
By: MMM Ventures, LLC,
a Texas limited liability company
Its: Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its: Manager


By: 
Name: Mehrdad Moayed
Its: Manager

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18 day of October, 2018 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Walden Pond, LLC, a Texas limited liability company on behalf of said company.



[Notary Seal]


Notary Public, State of Texas

**LEGAL DESCRIPTION
214.991 ACRE TRACT**

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described as follows:

245.907 ACRE TRACT

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 2001.96 feet to a 1/2 inch iron rod with cap stamped "USA" found for corner at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT;

THENCE South 45°07'15" West, with the southeast line of said Harlan Properties, Inc. tract, passing at a distance of 300.01 feet a 1/2 inch iron rod with cap stamped "USA" found at the west corner of said EQK Windmill Farms, LLC tract, continuing in all, a total distance of 1931.41 feet to a 12 inch wood corner post (leaning) found for corner at the southerly corner of said Harlan Properties, Inc. tract;

THENCE North 46°00'08" West, with the southwest line of said Harlan Properties, Inc. tract, a distance of 2716.64 feet to a 1/2 inch iron rod with cap stamped "RSCI" found at the westerly corner of said Harlan Properties, Inc. tract, and being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 44°43'56" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 457.02 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner, from which a broken concrete monument found bears North 17°30'59" East, a distance of 1.27 feet;

THENCE North 45°09'30" East, continuing with the southeast right-of-way line of FM Road 548, a distance of 2963.69 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 245.907 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED 30.916 ACRE TRACT OF LAND:

BEING that certain tract of land situated in the Samuel Smith Survey, Abstract No. 450, in Kaufman County, Texas, and being part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 3961, Page 248 of the Deed Records of Kaufman County, Texas (DRKCT), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch pipe at the base of a 12 inch wood corner post found at the east corner of said Harlan Properties, Inc. tract, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. 2007-00027356, DRKCT;

THENCE South 45°13'22" West, with the southeast line of said Harlan Properties, Inc. tract, a distance of 9.43 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "USA" found at the west corner of that certain tract of land described in deed to 130 Windmill Farms, LP, recorded in Volume 3061, Page 276, DRKCT, and the north corner of that certain tract of land described in deed to EQK Windmill Farms, LLC, recorded in Instrument No. Volume 3348, Page 65, DRKCT bears South 45°13'22" West, a distance of 1992.53 feet, said point for corner being the beginning of a non-tangent curve to the right;

THENCE northwesterly, over and across said Harlan Properties, Inc. tract, and with said curve having a central angle of 08°01'09", a radius of 1431.78 feet, a chord which bears North 49°47'54" West, a distance of 200.23 feet, for an arc distance of 200.39 feet to the end of said curve, a point for corner;

THENCE continuing over and across said Harlan Properties, Inc. tract, the following courses to points for corner;

North 45°49'00" West, a distance of 822.60 feet;

South 45°07'58" West, a distance of 746.57 feet;

And North 46°14'22" West, a distance of 1699.34 feet, said point being located on the southeast right-of-way line of Farm to Market Road No. 548 (FM Road 548 - called 100 foot R.O.W.);

THENCE North 45°09'30" East, with said southeast right-of-way line of FM Road 548, said southeast line according to deed to the State of Texas recorded in Volume 441, Page 482, DRKCT, a distance of 261.06 feet to a point for corner;

THENCE North 44°40'46" East, continuing with said southeast right-of-way line of FM Road 548, a distance of 524.40 feet to an "X" cut in concrete set for corner;

THENCE South 45°45'08" East, with the northeast line of said Harlan Properties, Inc. tract, a distance of 2725.20 feet to the POINT OF BEGINNING of herein described tract, containing 30.916 acres of land, more or less.

LEAVING A NET AREA OF 214.991 ACRES OF LAND, MORE OR LESS.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

LEGAL DESCRIPTION
213.780 ACRE TRACT

BEING that certain tract of land situated in the Juan Lopez Survey, Abstract No. 286, in Kaufman County, Texas, and being all of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 2035, Page 129, of the Deed Records of Kaufman County, Texas (DRKCT), and part of that certain tract of land described in deed to Harlan Properties, Inc., recorded in Volume 1942, Page 350, DRKCT, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped RPLS No. 5111 found on the northwest right-of-way line of Farm to Market Road No. 548 (called 100 foot R.O.W.), and being the southeasterly corner of that certain tract of land described in deed to Sunbelt Self Storage XVII, Ltd. recorded in Volume 5289, Page 431, DRKCT;

THENCE North 45°47'55" West, leaving said northwest right-of-way line of Farm to Market Road No. 548, and with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 225.02 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 44°41'08" East, with a southeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 179.97 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'52" West, with a northeast line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 389.99 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE South 44°40'43" West, with a northwest line of said Sunbelt Self Storage XVII, Ltd. tract, a distance of 449.95 feet to a 5/8 inch iron rod with cap stamped RPLS No. 5111 found for corner;

THENCE North 45°46'57" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 194.63 feet to a 5/8 inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 44°43'37" West, with a southeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 248.88 feet to an aluminum post found for corner at a southeasterly corner of that certain tract of land described in deed to High Point Water Supply Corporation recorded in Volume 3157, Page 287, DRKCT;

THENCE North 46°12'24" West, with a northeast line of said High Point Water Supply Corporation tract, a distance of 274.63 feet to an aluminum post found for corner;

THENCE South 44°08'13" West, with a northwest line of said High Point Water Supply Corporation tract, a distance of 378.17 feet to an wood post found for corner;

THENCE North 45°48'10" West, with a southwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 2701.94 feet to a T-Post found for corner;

THENCE North 44°16'13" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1716.38 feet to a 1-inch iron pipe found for corner;

Thence South 45°43'55" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT, a distance of 1276.77 feet to a 1/2" inch iron rod with cap marked "JYC" found for corner at the northwesterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE North 44°42'59" East, with the northwest line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 1471.35 feet to a 1/2 inch iron rod with cap stamped "RPLS 3917" found for corner at the northeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT;

THENCE South 45°03'40" East, with the northeast line of said Harlan Properties, Inc. tract recorded in Volume 2035, Page 129, DRKCT, a distance of 2519.47 feet to a 1/2 inch iron rod with cap stamped "PATE ENGINEERING" found for corner, said iron rod being located on said northwest right-of-way line of Farm to Market Road No. 548;

THENCE South 44°50'25" West, with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 1460.90 feet to a 1/2 inch iron rod found for corner at the southeasterly corner of said Harlan Properties, Inc. tract recorded in Volume 1942, Page 350, DRKCT;

THENCE South 44°32'36" West, continuing with said northwest right-of-way line of Farm to Market Road No. 548, a distance of 793.97 feet to the POINT OF BEGINNING of herein described tract, containing 213.780 acres of land, more or less.

NOTE: THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

INST # 2018-002747e
Filed for record in Kaufman County
On: 11/1/18 at 12:26 PM

PROPOSED FORM OF ORDER

ORDER UPON HEARING AND GRANTING PETITION FOR THE CREATION OF WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT OF KAUFMAN COUNTY AND APPOINTING TEMPORARY DIRECTORS

WHEREAS, there has been presented to and came to be considered by the Commissioners Court of Kaufman County, Texas (the "County"), a Petition for the Creation of Walden Pond Water Control and Improvement District of Kaufman County (the "Petition"), signed by current landowners of the property to be included within the proposed District, such property being described on Exhibit "A" attached hereto and incorporated herein for all purposes, praying for the creation and establishment of a water control and improvement district to be known as Walden Pond Water Control and Improvement District of Kaufman County (the "District"), situated wholly within the County, which Petition has been considered by the Commissioners Court, and was set down for hearing and notice of said hearing was given for the time and in the manner prescribed by law.

WHEREAS, the Commissioners Court having conducted said hearing as required by law and having heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, find the following:

I.

That the Petition duly signed by current landowners of the property to be included within the District, praying for the creation and establishment of the District, was presented to the County Judge of the County; that \$100 has been deposited with the County Clerk of the County, to cover expenses incident to the hearing for the creation of the District; that the Petition fully meets the requirements of law relating thereto and specifically conforms to Section 51.014, Texas Water Code; and that upon due consideration of the Petition, in accordance with Section 51.017, Texas Water Code, the same was by the County Judge set down for hearing before this Court on this date at 9:00 a.m., in the Commissioners Court Meeting Room located at the Kaufman County Annex Building, 100 N. Washington, Kaufman, Kaufman County, Texas.

II.

That notice of such hearing has been duly given by posting a copy of such notice, duly issued by the County Clerk of the County, at the door of the Courthouse of the County, which posting was done more than fifteen (15) days prior to the date fixed for such hearing, and a copy of same published in a newspaper of general circulation in the County once a week for two consecutive weeks, and that proper affidavit of the person posting said notices of his action in respect to such posting has been made and returned to the County Clerk of the County as provided by law.

III.

That this Commissioners Court has jurisdiction to hear the Petition to determine whether or not the District shall be created under the provisions of, and endowed with the powers granted by, Section 59 of Article XVI of the Constitution of the State of Texas and Chapter 49 and 51, Texas Water Code, together with all amendments and additions thereto, that no part of the area described in the Petition is included within the limits of any other water control and improvement district, and that no part of the area is within the corporate limits or extraterritorial jurisdiction of any incorporated municipality that has not given written consent to the creation of the District in accordance with Section 42.042, Local Government Code, and all of said territory may be properly included in the District.

IV.

That, after full hearing and granting every interested person a full and complete opportunity to present evidence on the form and allegations of the Petition heretofore filed herein, the necessity and feasibility of the District and the benefits to accrue to the land situated therein by the construction and operation of the improvements contemplated to be made and whether or not the creation of the District and the construction and operation of such improvements would be a public utility and benefit and whether or not a necessity exists for the creation and establishment of the District and the construction and operation of said improvements, this Court affirmatively finds that the Petition has been signed by a majority of the qualified electors who own land within the District as well as current landowners of the property to be included within the District, and meets all of the requirements of law, both as to form and allegations, and that the creation and establishment of the District and the construction and operation of the improvements contemplated to be made therein, is necessary, practical and feasible and would be of a benefit to the land situated therein and to the inhabitants included therein, and will be a public benefit and utility and that a necessity exists therefor;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COMMISSIONERS COURT OF KAUFMAN COUNTY, TEXAS:

I.

That the Petition be and the same is hereby in all things granted and the District is hereby created and established for the purposes and with the powers set out under Section 59 of Article XVI of the Constitution of Texas and Chapter 49 and 51, Texas Water Code, together with all amendments and additions thereto, which District shall be organized to conserve, transport, and distribute fresh water from any sources for domestic and commercial purposes inside and/or outside the boundaries of the District, which District may, subject to compliance with the requirements of Section 51.121, Texas Water Code, as amended, purchase, construct, acquire, own, operate, repair, improve, and extend sanitary sewer systems to control wastes. The boundaries of the District shall be as set forth on Exhibit "A" attached hereto and incorporated herein for all purposes. The

District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Chapter 49 and 51, Texas Water Code, as amended, or by any other State law.

II.

The following named persons are hereby appointed as temporary directors to serve on the board of the District until permanent directors are elected:

Christian Strom
Blake Beecroft
Randy Edwards
Linda Patman
Casie Eeds

III.

A certified copy of this order shall be filed with the County Clerk of the County and shall be filed with the executive director of the Texas Commission on Environmental Quality within 60 days after the date hereof.

IV.

The County Judge and County Clerk are each hereby authorized and directed to execute, attest, seal and deliver any and all certificates, documents, and other papers, with respect to the Petition for the Creation of Walden pond Water Control and Improvement District of Kaufman County and to carry out the intents for purposes of this Order including the preambles hereto.

SIGNED AND SEALED THIS _____ day of _____, 2018

Laura Hughes
County Clerk

Bruce Wood
County Judge

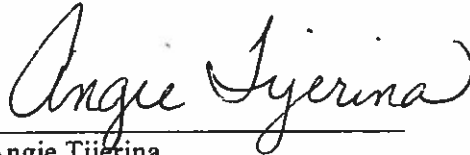
(SEAL)

AFFIDAVIT

THE STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

I, Angie Tijerina, Assistant to the Honorable Bruce Wood, Kaufman County Judge, do hereby certify that the attached is a true and correct copy of the Amended Petition for Creation of Walden Pond Water Control and Improvement District of Kaufman County, which was presented to Judge Wood on November 1, 2018.

GIVEN UNDER MY HAND this the 1st day of November, 2018.



Angie Tijerina
Assistant to County Judge

PROPOSED FORM OF ORDER

ORDER UPON HEARING AND GRANTING PETITION FOR THE CREATION OF WALDEN POND WATER CONTROL AND IMPROVEMENT DISTRICT OF KAUFMAN COUNTY AND APPOINTING TEMPORARY DIRECTORS

WHEREAS, there has been presented to and came to be considered by the Commissioners Court of Kaufman County, Texas (the "County"), a Petition for the Creation of Walden Pond Water Control and Improvement District of Kaufman County (the "Petition"), signed by current landowners of the property to be included within the proposed District, such property being described on Exhibit "A" attached hereto and incorporated herein for all purposes, praying for the creation and establishment of a water control and improvement district to be known as Walden Pond Water Control and Improvement District of Kaufman County (the "District"), situated wholly within the County, which Petition has been considered by the Commissioners Court, and was set down for hearing and notice of said hearing was given for the time and in the manner prescribed by law.

WHEREAS, the Commissioners Court having conducted said hearing as required by law and having heard the evidence, both oral and documentary, of all persons who appeared and offered evidence with reference thereto, find the following:

I.

That the Petition duly signed by current landowners of the property to be included within the District, praying for the creation and establishment of the District, was presented to the County Judge of the County; that \$100 has been deposited with the County Clerk of the County, to cover expenses incident to the hearing for the creation of the District; that the Petition fully meets the requirements of law relating thereto and specifically conforms to Section 51.014, Texas Water Code; and that upon due consideration of the Petition, in accordance with Section 51.017, Texas Water Code, the same was by the County Judge set down for hearing before this Court on this date at 9:00 a.m., in the Commissioners Court Meeting Room located at the Kaufman County Annex Building, 100 N. Washington, Kaufman, Kaufman County, Texas.

II.

That notice of such hearing has been duly given by posting a copy of such notice, duly issued by the County Clerk of the County, at the door of the Courthouse of the County, which posting was done more than fifteen (15) days prior to the date fixed for such hearing, and a copy of same published in a newspaper of general circulation in the County once a week for two consecutive weeks, and that proper affidavit of the person posting said notices of his action in respect to such posting has been made and returned to the County Clerk of the County as provided by law.

III.

That this Commissioners Court has jurisdiction to hear the Petition to determine whether or not the District shall be created under the provisions of, and endowed with the powers granted by, Section 59 of Article XVI of the Constitution of the State of Texas and Chapter 49 and 51, Texas Water Code, together with all amendments and additions thereto, that no part of the area described in the Petition is included within the limits of any other water control and improvement district, and that no part of the area is within the corporate limits or extraterritorial jurisdiction of any incorporated municipality that has not given written consent to the creation of the District in accordance with Section 42.042, Local Government Code, and all of said territory may be properly included in the District.

IV.

That, after full hearing and granting every interested person a full and complete opportunity to present evidence on the form and allegations of the Petition heretofore filed herein, the necessity and feasibility of the District and the benefits to accrue to the land situated therein by the construction and operation of the improvements contemplated to be made and whether or not the creation of the District and the construction and operation of such improvements would be a public utility and benefit and whether or not a necessity exists for the creation and establishment of the District and the construction and operation of said improvements, this Court affirmatively finds that the Petition has been signed by a majority of the qualified electors who own land within the District as well as current landowners of the property to be included within the District, and meets all of the requirements of law, both as to form and allegations, and that the creation and establishment of the District and the construction and operation of the improvements contemplated to be made therein, is necessary, practical and feasible and would be of a benefit to the land situated therein and to the inhabitants included therein, and will be a public benefit and utility and that a necessity exists therefor;

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COMMISSIONERS COURT OF KAUFMAN COUNTY, TEXAS:

I.

That the Petition be and the same is hereby in all things granted and the District is hereby created and established for the purposes and with the powers set out under Section 59 of Article XVI of the Constitution of Texas and Chapter 49 and 51, Texas Water Code, together with all amendments and additions thereto, which District shall be organized to conserve, transport, and distribute fresh water from any sources for domestic and commercial purposes inside and/or outside the boundaries of the District, which District may, subject to compliance with the requirements of Section 51.121, Texas Water Code, as amended, purchase, construct, acquire, own, operate, repair, improve, and extend sanitary sewer systems to control wastes. The boundaries of the District shall be as set forth on Exhibit "A" attached hereto and incorporated herein for all purposes. The

District shall have the powers of government and authority to exercise the rights, privileges, and functions given to it by Chapter 49 and 51, Texas Water Code, as amended, or by any other State law.

II.

The following named persons are hereby appointed as temporary directors to serve on the board of the District until permanent directors are elected:

Riley Hamilton
Blake Beecroft
Randy Edwards
Linda Patman
Casie Eeds

III.

A certified copy of this order shall be filed with the County Clerk of the County and shall be filed with the executive director of the Texas Commission on Environmental Quality within 60 days after the date hereof.

IV.

The County Judge and County Clerk are each hereby authorized and directed to execute, attest, seal and deliver any and all certificates, documents, and other papers, with respect to the Petition for the Creation of Walden pond Water Control and Improvement District of Kaufman County and to carry out the intents for purposes of this Order including the preambles hereto.

SIGNED AND SEALED THIS _____ day of _____, 2018

Laura Hughes
County Clerk

Bruce Wood
County Judge

(SEAL)

**Special Warranty Deed
Without Title Examination**

Date: September ____, 2018

Grantor: **KAUFMAN COUNTY, TEXAS; TRINITY VALLEY COMMUNITY
COLLEGE and TERRELL INDEPENDENT SCHOOL DISTRICT**

Grantor's Mailing Address:

201 W. Mulberry
Kaufman, Texas 75142
Kaufman County

Grantee: **CITY OF TERRELL, TEXAS**

Grantee's Mailing Address:

P. O. Box 310
Terrell, Texas 75160
Kaufman County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and for the further consideration of Grantee assuming the responsibility of demolition and cleanup of the Property.

Property (including any improvements):

Gene Kelly Tract 1, City of Terrell, Kaufman County, Texas, being more particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property.

Grantor further agrees to waive any outstanding taxes owing and that Grantee shall not be

responsible for the payment of any current or delinquent ad valorem taxes owing on this Property in consideration of Grantee's assumption of costs for the demolition and cleanup of this Property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

KAUFMAN COUNTY, TEXAS

By: _____
Honorable Bruce Wood, County Judge

TRINITY VALLEY COMMUNITY COLLEGE

By: _____
Jerry King, President

TERRELL INDEPENDENT SCHOOL DISTRICT

By: _____
Dena Risinger, President, Board of Trustees

COUNTY OF KAUFMAN)

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public, State of Texas

COUNTY OF KAUFMAN)

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public, State of Texas

COUNTY OF KAUFMAN)

Given under my hand and seal of office this _____ day of _____, 2018.

Notary Public, State of Texas

EXHIBIT 'A'

Property: 1800 North Frances, Terrell, TX 75160

Being a 2.856 acre tract of land out of the Gene Kelly Subdivision in the City of Terrell, County of Kaufman County, Texas, according to the plat recorded in Volume 1, Page 321, of the Plat Records of Kaufman County, Texas, same tract being described as a 2.847 acre tract of land, comprising of Tract One, Tract Two and Tract Three in a deed to West Nash Street Associates, LLC recorded in Volume 2122, Page 188, of the Official Public Records of Kaufman County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod found in the southeast right-of-way line of North Frances Street (a/k/a State Highway 34 - 100 foot wide public right-of-way), for the northerly corner of Town North Addition to the Town of Terrell, as shown by plat recorded in Volume 1, Page 12, of the Plat Records of Kaufman County, Texas, the westerly and Beginning corner of said Tract One, the westerly corner of said 2.847 acre tract, and the westerly corner hereof;

THENCE North 48 degrees 02 minutes 00 seconds East (record: N 48°02'00" E), along the southeast right-of-way line of said North Frances Street, the northwesterly line of said Tract One, the northwesterly line of said 2.847 acre tract, and the northwesterly line hereof, passing at a distance of 230.20 feet (record: 230.20') the northerly corner of said Tract One, the westerly and Beginning corner of said Tract Two, continuing along the northwesterly line of said Tract Two, a distance of 57.10 feet (record: 57.10'), for a total distance of 287.30 feet (record: 287.30') to a 3/8-inch iron rod with cap marked 'S & C RPLS 1830' for the northerly corner of said Tract Two, the northerly corner of said 2.847 acre tract, the westerly corner of that called 3.514 acre tract of land, described in a deed to Henry A. Parks, Jr. & Carl W. Parks, Co-Trustees of the H. A. Parks, Jr. Family Trust, recorded in Volume 1846, Page 71 of the Deed Records of Kaufman County, Texas, and the northerly corner hereof;

THENCE South 43 degrees 40 minutes 55 seconds East (record: S 43°40'55" E), along the northeasterly line of said Tract Two, the northeasterly line of said 2.847 acre tract, the southwesterly line of said 3.514 acre tract, and the northeasterly line hereof, passing at a distance of 210.00 feet (record: 210.00'), the easterly corner of said Tract Two and the northerly corner of said Tract Three, continuing along the northeasterly line of said Tract Three for a distance of 209.64 feet (record: 209.64'), and for a total distance of 419.64 feet (record: 419.64'), to a 5/8-inch iron rod found in an interior line of that called 311.592 acre tract of land described in deed to Lattie D. McPurkin and wife, Lavonne McPurkin, recorded in Volume 1134, Page 627, of the Deed Records of Kaufman County, Texas, for the easterly corner of said Tract Three, the easterly corner of said 2.847 acre tract, the southerly corner of said 3.514 acre tract, and the easterly corner hereof;

THENCE South 45 degrees 42 minutes 01 seconds West, (Record & Exam Bearing), along an interior line of said 311.592 acre tract, the southeasterly line of said Tract Three, the southeasterly line of said 2.847 acre tract, and the southeasterly line hereof, passing at a distance of 64.48 feet (record: 64.48'), the southerly corner of said Tract Three and the easterly corner of said Tract One, continuing along the southerly line of said Tract One, for a distance of 230.00 feet (record: 230.00'), and for a total distance of 294.48 feet (record: 294.48'), to a 1/4-inch iron rod in the northeasterly line of said Town North Addition to the City of Terrell, for the westerly corner of said 311.592 acre tract, the southerly corner of said Tract One, the southerly corner of said 2.847 acre tract, and the southerly corner hereof;

THENCE North 44 degrees 04 minutes 04 seconds West (record: N 44°04'26" W), along the southwesterly line of said Tract One, the southwesterly line of said 2.847 acre tract, the northeasterly line of said Town North Addition to the City of Terrell, and the southwesterly line hereof, a distance of 421.35 feet (record: 421.35') to the POINT OF BEGINNING and containing 2.856 acres (124,417 square feet) of land, more or less.

**Kaufman County Purchasing Agent
Annual Contract for Office Supplies (RFB: 19-07)
October 30, 2018 | 2:00 p.m.
BID TABULATION**

[illegible]

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

BUYBOARD 515-16

End User: Kaufman County Pct. 4

R.B. Everett & Co. Rep: Chad Maddux
817-299-0010 214-695-2273

Contact: Jakie Allen

Date: 10/30/18

Product Description: Bomag RS360 Recycler/Stabilizer

A. Base Price: \$ **\$ 493,639.00**

B. Published Options [Itemize Each Below]

Options	Bid Price	Options	Bid Price
ROPS	\$10,514.00		

Total of B. Published Options: **\$ 10,514.00**

C. Unpublished Options [Itemize each below, not to exceed 25%]

Options	Bid Price	Options	Bid Price

Total of C. Unpublished Options: **\$ -**

D. Contract Price Adjustment Discount: 15% **(\$75,633.00)**

E. Freight Charges: **\$0.00**

F. Total of A + B + C + D + E = F **\$ 428,520.00**

G. Quantity Ordered 1 x F = **\$ 428,520.00**

H. Non-Equipment Charges & Credits Rental Unit Discount MPH364R-2 SN:901B23001718 **(\$231,220.00)**

I. TOTAL PURCHASE PRICE **\$ 197,300.00**