



Control Number: 44947



Item Number: 7

Addendum StartPage: 0

# COATS | ROSE

*A Professional Corporation*

ANGELA M. STEPHERSON  
OF COUNSEL

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September 17, 2015

## VIA FEDERAL EXPRESS

Filing Clerk  
Public Utility Commission of Texas  
Central Records  
1701 N. Congress, Suite 8-100  
Austin, Texas 78701

2015 SEP 18 AM 10:14  
PUBLIC UTILITY COMMISSION  
FILING CLERK

Re: Docket No. 44947; Application of Denton County Municipal Utility District No. 7 to Obtain Water and Sewer Certificates of Convenience and Necessity in Denton County

Dear Sir or Madam:

In response to Order No. 2, enclosed please find seven (7) color copies each of the maps requested by the Commission's staff. Please forward the color copies to the staff. I have also enclosed two (2) CDs with revised digital mapping data.

**Please note:** The map of Denton County Municipal Utility District No. 7 shown on the TCEQ Water Districts Map Viewer is inaccurate; it does not include land that was annexed into the District subsequent to its creation. A revised map has previously been provided to TCEQ. The acreage and legal description included in the application previously submitted to your agency are correct. I have also enclosed for your reference seven (7) copies of the Order Adding Land and Redefining Boundaries that shows, in Exhibit B, the current legal description for the District following its most recent annexation; that is the same legal description that is included in the application.

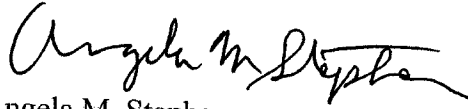
Please also note that the map in the TCEQ Water Districts Map Viewer is not an exact depiction of the legal description for a district, but rather is only a general depiction of the area within a district. As such, it may indicate overlaps that do not exist in the actual legal descriptions. Denton County Municipal Utility District No. 7 does not overlap with Mobberly Municipal Utility District nor does it overlap with Talley Ranch Water Control and Improvement District No. 1

Two Lincoln Centre, 5420 LBJ Freeway, Suite 600 Dallas, Texas 75240  
Phone: 972-982-8450 Fax: 972-982-8451  
Web [www.coatsrose.com](http://www.coatsrose.com)

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS  
4836-5275-8824.v1

7

Very truly yours,

A handwritten signature in black ink, appearing to read "Angela M. Stepherson". The signature is fluid and cursive, with the first name "Angela" being the most prominent part.

Angela M. Stepherson

Enclosures

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, TX 76202



70 2013 00079490

Instrument Number: 2013-79490

As

Recorded On: June 28, 2013

Misc General Fee Doc

Parties: DENTON COUNTY MUNICIPAL UTILITY DISTRICT

To

Billable Pages: 18

Number of Pages: 18

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Misc General Fee Doc	84.00
<b>Total Recording:</b>	<b>84.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

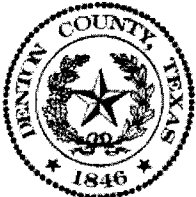
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2013-79490  
Receipt Number: 1059479  
Recorded Date/Time: June 28, 2013 09:53:32A  
User / Station: P Gaines - Cash Station 4

**Record and Return To:**

COATS ROSE YALE RYMAN & LEE PC  
LINDSAY R SCHWIMMER  
5420 LBJ FREEWAY STE 1300  
DALLAS TX 75240



THE STATE OF TEXAS }  
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

*Cynthia Mitchell*

County Clerk  
Denton County, Texas

CERTIFICATE FOR ORDER ADDING LAND AND REDEFINING BOUNDARIES

THE STATE OF TEXAS

§

COUNTY OF DENTON

§

DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 7 OF DENTON COUNTY

§

We, the undersigned officers of the Board of Directors (the "Board") of Denton County Municipal Utility District No. 7 (the "District"), hereby certify as follows:

1. The Board convened in special session, open to the public, on the 27<sup>th</sup> day of June, 2013 at a designated meeting place outside the boundaries of the District, and the roll was called of the members of the Board, to-wit:

David Keith Bennett	-	President
David A. McGee	-	Vice President
Gary Ray Lee, Jr.	-	Secretary
Keith E. Koop	-	Asst. Secretary/Asst. Vice President
Truman M. Wolf	-	Asst. Secretary/Asst. Vice President

All members of the Board were present, except the following NONE, thus constituting a quorum. Whereupon, among other business, the following was transacted at such meeting:

ORDER ADDING LAND AND REDEFINING BOUNDARIES

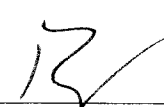
was duly introduced for the consideration of the Board. It was then duly moved and seconded that such Order be adopted; and, after due discussion, such motion, carrying with it the adoption of said Order, prevailed and carried by the following vote:


AYES: 5

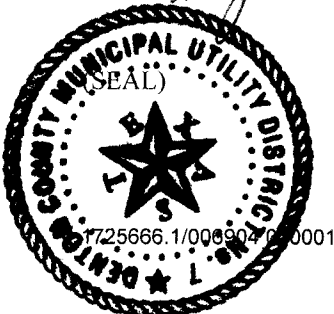
NOES: 0

2. A true, full, and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; such Order has been duly recorded in said Board's minutes of such meeting; the above and foregoing paragraph is a true, full, and correct excerpt from the Board's minutes of such meeting pertaining to the adoption of such Order; the persons named in the above and foregoing paragraph are the duly chosen, qualified, and acting officers and members of the Board as indicated therein; each of the officers and members of the Board was duly and sufficiently notified officially and personally, in advance of the time, place, and purpose of such meeting and that such Order would be introduced and considered for adoption at such meeting and each of such officers and members consented, in advance, to the holding of such meeting for such purpose; such meeting was open to the public, as required by law, and public notice of the time, place and purpose of such meeting was given as required by V.T.C.A. Government Code, Chapter 551.

SIGNED AND SEALED this 27<sup>th</sup> day of June, 2013.

  
Secretary, Board of Directors

  
President, Board of Directors



ORDER ADDING LAND AND REDEFINING BOUNDARIES

THE STATE OF TEXAS §

COUNTY OF DENTON §

DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 7 §

WHEREAS, Eland Farms, L.P. (the "Petitioner"), duly submitted to the Board of Directors (the "Board") of Denton County Municipal Utility District No. 7 (the "District") a Petition for Addition of Land, praying that one tract of land owned by Petitioner respectively be added to the District, as provided by Chapters 49 and 54, Texas Water Code, as amended;

WHEREAS, the Board determined to accept such Petition for Addition of Land, and agreed to add such land on the grounds hereinafter set out;

WHEREAS, the land described in such petition is within Denton County, Texas, and such land is not within corporate limits or extraterritorial jurisdiction of any city;

WHEREAS, such petition and the evidence thereon were duly heard and fully considered by this Board; and

NOW, THEREFORE, THE BOARD OF DIRECTORS OF DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 7 AFFIRMATIVELY FINDS AND DECLARES THAT:

1. The Petition for Addition of Land, which is attached hereto as Exhibit "A" and incorporated by reference herein (the "Petition") accurately describe by metes and bounds or lot and block the land proposed to be added to the District and is signed and executed in the manner provided by law for the conveyance of real estate.

2. The addition to the District of the tract of land described in the Petition is feasible, practicable, and to the advantage of the District, and the present and future water supply, sewer system, drainage system, roads, and other improvements of the District are or will be sufficient to supply such services and improvements to all of such land to be added without injury to the land already in the District.

IT IS THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 7 THAT:

I.

The Petition is hereby granted in all respects, and the tract of land, as described in the Petition, is hereby added to, and shall become a part of, Denton County Municipal Utility District No. 7 in all respects, as provided by law and shall become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

II.

The Board of Directors finds it convenient and necessary to redefine the District's boundaries at this time; therefore, the District's boundaries shall be and the same are hereby redefined, declared, and described in Exhibit "B" attached hereto.

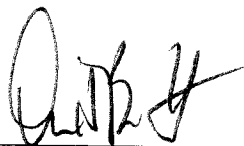
III.

This Order shall be filed for record and be recorded in the offices of the County Clerk of Denton County, Texas and thereafter filed for record with the Texas Commission on Environmental Quality.

IV.

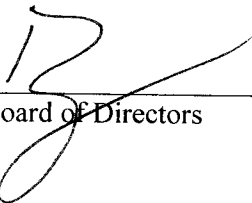
The President or the Vice President and Secretary or any Assistant Secretary are authorized to do all things proper or necessary to evidence the Board's adoption of this Order and to carry out the intent hereof.

ADOPTED this 27<sup>th</sup> day of June, 2013.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

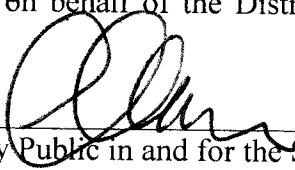
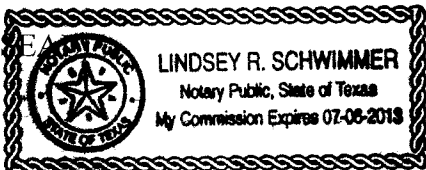
THE STATE OF TEXAS

§

COUNTY OF DENTON

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This instrument was acknowledged before me on June 27<sup>th</sup>, 2013 by David Bennett, President of the Board of Directors and Gary Ray Lee, Secretary of the Board of Directors, of Denton County Municipal Utility District No. 7, on behalf of the District and in the capacity herein stated.



Notary Public in and for the State of Texas

PETITION FOR ADDITION OF LAND

THE STATE OF TEXAS

COUNTY OF DENTON

TO THE BOARD OF DIRECTORS OF  
DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 7

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Eland Farms, L.P. (the "Petitioner"), hereby petitions the Board of Directors (the "Board") of Denton County Municipal Utility District No. 7 (the "District") for inclusion within the District of the land hereinafter described, so that such land shall be added to, and become a part of, the District.

In support of this Petition, Petitioner would respectfully show unto the Board the following:

I.

Petitioner is the owner of the tract of land described by metes and bounds in Exhibit "A" (the "Tract") attached hereto and made a part hereof for all purposes.

II.

No person or entity holds a lien on the Tract, except for Lone Star, FLCA.

III.

No one currently resides upon the Tract.

IV.

The Tract lies in the vicinity of the District and wholly outside the extraterritorial jurisdiction of any city.

V.

Petitioner believes that the addition of the Tract to the District is to the advantage of the District, and the water, sewer, and drainage systems and other improvements of the District are or will be sufficient to supply the Tract without injuring land already in the District.



VI.

This Petition shall constitute an election on the part of Petitioner, its successors and assigns, for the aforesaid land and any improvements which are now or may hereafter be constructed thereon to become liable for all present and future debts of the District in the same manner and to the same extent as other lands and improvements in the District are liable for the District's debts.

VII.

Petitioner hereby agrees that the Tract and all improvements thereon, presently existing or to be constructed, shall assume its share of all bonds or other obligations of the District and must be taxed equally with all other property within the District. Petitioner acknowledges, consents to, and affirmatively requests the assumption by the area to be annexed of the taxes to be levied or hereafter to be levied by the District.

VIII.

Petitioner, its successors and assigns, hereby agrees that the Tract and any improvements existing or to be constructed thereon, shall be liable for its pro rata share of all voted but unissued bonds of the District which were authorized at various elections held within the District, and which may hereafter be issued and sold by the District. This Petition constitutes authorization by Petitioner, its successors and assigns, for the Board of Directors of the District to issue and sell all of the remaining unissued bonds for the purposes and upon the terms and conditions such bonds were voted, in one or more issues or series, at a future date or dates, when in the Board's judgment such amounts are required for the authorized purposes.

IX.

This Petition shall further be considered the consent and authorization of Petitioner, its successors and assigns, for all the taxable land described in Exhibit "A", and all improvements now existing or to be constructed thereon, to be taxed uniformly and equally on an ad valorem basis with all other taxable property within the District for: (1) the payment of principal and interest on the District's outstanding bonds; (2) the payment of principal and interest on the District's voted but unissued bonds; and (3) all other purposes for which the District may lawfully levy taxes, including taxes levied for maintenance purposes.

X.

Notwithstanding anything contained herein, Petitioner anticipates that the Tract will be included in a defined area as provided by Texas Water Code, Section 54.801, et seq.

XI.

For and in consideration of the addition of the Tract to the District, Petitioner agrees that

the covenants contained herein shall become fixed with the land, shall run with the land, and shall be binding on Petitioner, its successors and assigns.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that this Petition be filed with the Secretary of the Board; that, thereafter this Petition be heard by the Board and granted in all respects; that, the Tract be added to and become a part of the District, as provided by law, including particularly Chapters 49 and 54, Texas Water Code, as amended; that, after it has been heard and granted, this Petition and the Board's action hereon be filed of record in the Office of the County Clerk of Denton County, Texas; and that Petitioner have such other Orders and relief to which it may show itself entitled.

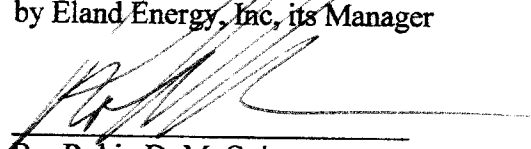
**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

RESPECTFULLY SUBMITTED THIS June 27, 2013.

"PETITIONER"

ELAND FARMS, LP

by Lion Properties LP, its General Partner,  
by OGA General LLC, its General Partner,  
by Eland Energy, Inc, its Manager

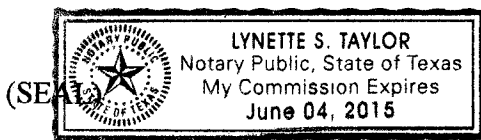
  
By: Robin D. McGuire  
VP Land and General Counsel

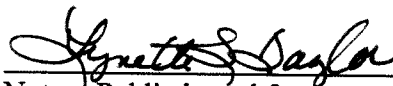
THE STATE OF TEXAS

COUNTY OF Dallas

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§

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2013, on behalf of Eland Farms, LP, by Robin D. McGuire, VP Land and General Counsel of Eland Energy, Inc., Manager of OGA General LLC.

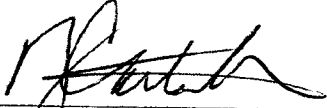


  
Notary Public in and for  
the State of Texas

Lynette S. Taylor  
Name printed or typed  
Commission Expires: June 4, 2015

APPROVED BY LIENHOLDER

Lone Star, FLCA



Ronald J. Carlock  
Sr. Regional President

Date: 9/24/12

## EXHIBIT A

BEING a tract of land situated in the W. H. Clement Survey, Abstract No. 263 and the Marshall University Survey, Abstract No. 799, Denton County, Texas, and being a portion of a called 669.211 acre tract of land, conveyed to 720/186 Limited Partnership, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2003-199013 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said 669.211 acre tract, same being on the east right of way line of F. M. 1385, same also being in an apparent public road known as Light Ranch Road;

THENCE South  $88^{\circ}50'32''$  East, along the north line of said 669.211 acre tract and along said Light Ranch Road, a distance of 2,246.45 feet to the most northerly, northeast corner of said 669.211 acre tract;

THENCE South  $03^{\circ}56'11''$  West, along an east line of said 669.211 acre tract and continuing along said Light Ranch Road, a distance of 506.02 feet to a corner;

THENCE North  $88^{\circ}58'17''$  West, departing the east line of said 669.221 acre tract and said Light Ranch Road, and crossing said 669.211 acre tract, a distance of 2,202.94 feet to a corner on the west line of said 669.211 acre tract, same being on the east right of way line of aforesaid F. M. 1385;

THENCE North  $00^{\circ}58'25''$  West, along the west line of said 669.211 acre tract and the east right of way line of said F. M. 1385, a distance of 510.73 feet to the POINT OF BEGINNING and containing 25.94 acres of land, more or less.

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.

## **EXHIBIT "B"**

### **REDEFINED DISTRICT BOUNDARIES**

#### TRACT 1

SITUATED in Denton County, Texas, in the J. Melroy Survey, Abstract No. 895, the MEP &P Railroad Survey, Abstract No. 926, the L. Robinson Survey, Abstract No. 1488, the McPherson Survey, Abstract No. 1481, the Cowan Survey, Abstract No. 211, the T & P Railroad Survey, Abstract No. 1299 and the Norwood Survey, Abstract No. 969, being a resurvey of the 693.6925 acres of land described in a deed from Winst, Inc. to Shiney Hiney Partners I dated Dec. 31, 1992, Recorded in Volume 3435, Page 478 and the 333.47 acres of land described in a deed from Winst, Inc. to Shiney Hiney Partners II dated Dec. 31, 1992, recorded in Volume 3435, Page 483, both deeds of the Denton County Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pin found at the northwest corner of said 693.6925 acre tract, in the east R.O.W. line of Farm Road No. 1385 and at the southwest corner of the TIGE INVESTMENTS LTD 77.880 acres, Ref. Doc. No. 05-45758;

Thence easterly with the north line of said 693.6925 acre tract, with the south line of said 77.880 acre tract, with the south line of the TIGE INVESTMENTS LTD 130.805 acres, Ref. Doc. No. 05-45758 and with an old fence as follows:

South 89° 04'12" East, 637.91 feet; South 89° 17'14" East, 426.71 feet;

South 89° 37'34" East, 154.91 feet; South 89° 42'47" East, 472.76 feet;

North 89° 56'39" East, 339.52 feet; South 89° 26'34" East, 188.6 feet;

South 88° 50'23" East, passing an iron pin found beside an old, old post at 236.3 feet and continuing in all 254.28 feet to an iron pipe set at the east, northwest corner of said 693.6925 acre tract and at the south, northwest corner said 333.47 acre tract, in the center of the old bed of Little Elm Creek;

Thence generally in a northeasterly direction with the northwest line said 333.47 acre tract, with the southeast line of the TIGE INVESTMENTS LTD 7.195 acres, Ref. Doc. No. 05-45758 and up the center of the old bed of Little Elm Creek as follows:

South 68°24'25" East, 119.81 feet; South 45°06' East, 161.3 feet;  
South 25°50' East, 129.17 feet; South 76°01' East, 90.54 feet;  
North 63°34' East, 121.24 feet; North 77°53' East, 61.98 feet;  
North 59°26' East, 101.2 feet; North 51°05' East, 125.5 feet;  
North 89°37' East, 182.51 feet; North 50°35' East, 76.66 feet;  
North 36°17' East, 141.61 feet; North 18°45' East, 115.12 feet, an iron pipe set;  
North 16°04' West, 35.56 feet; North 60°39' West, 93.52 feet;  
South 74°35' West, 110.19 feet; North 59°58' West, 50.23 feet;  
North 24°08' West, 48.85 feet; North 14°34' East, 147.11 feet;  
North 60°10' West, 57.76 feet; North 1°29' West, 55.34 feet;  
North 22°12' East, 47.74 feet; North 63°23' East, 112.42 feet, an iron pipe set;  
South 55°13' East, 281.18 feet; South 22°14' East, 135.0 feet;  
South 67°05' East, 56.0 feet; North 73°54' East, 40.2 feet;  
North 35°49' East, 35.0 feet; North 12°01' East, 72.3 feet;  
North 11°09' West, 67.0 feet; North 20°37' West, 182.3 feet, an iron pipe set;  
North 2°23' West, 49.64 feet; North 22°37' East, 120.0 feet;  
North 13°35' East, 113.3 feet; North 38°39' East, 61.2 feet;  
North 60°37' East, 63.0 feet; South 85°01' East, 122.2 feet;  
North 78°01' East, 115.0 feet; North 34°40' East, 60.0 feet;  
North 10°53' East, 109.67 feet, an iron pipe set; North 36°21' East, 70.5 feet;  
North 78°45' East, 70.0 feet; South 86°25' East, 134.8 feet;  
North 74°24' East, 195.09 feet, an iron pipe set; South 74°44' East, 96.08 feet;  
South 88°55' East, 107.86 feet; South 78°57' East, 134.98 feet;  
North 77°07' East, 46.45 feet; South 80°46' East, 50.53 feet;  
South 53°33' East, 111.6 feet; South 80°09' East, 54.06 feet;  
North 48°08' East, 66.4 feet; South 56°57' East, 73.7 feet;

North 68°01' East, 90.24 feet; North 42°56' East, 55.92 feet;

North 10°29' East, 112.91 feet, an iron pipe set; North 22°56' West, 138.5 feet;

North 66°27' West, 142.4 feet; North 34°34' West, 117.0 feet;

North 81°20' West, 76.2 feet; South 81°46' West, 58.5 feet;

North 53°49' West, 140.0 feet; North 60°03' West, 31.7 feet;

North 89°40'58" West, 28.54 feet; North 61°10' West, 59.03 feet;

North 48°13' West, 50.2 feet to a point in said Creek from which a 1/2 inch iron pin set lies North 27°34' east, 61.0 feet; North 7°40' East, 89.2 feet;

North 25°05' East, 62.0 feet; North 53°10' East, 78.33 feet to a point in said Creek from which a 1/2 inch iron pin set lies North 79°09' east, 59.0 feet;

North 65°14' East, 102.08 feet; South 79°09' East, 91.04 feet;

South 68°14' East, 49.56 feet; South 79°13' East, 80.58 feet to a point in said Creek from which a 1/2 inch iron pin set lies South 64°02' east, 21.0 feet;

North 67°14' East, 140.87 feet; South 70°46' East, 55.18 feet;

North 77°32' East, 61.82 feet to a point in said Creek from which a 1/2 inch iron pin set lies South 26°06' east, 27.0 feet; North 51°37' 43" East, 88.62 feet;

North 7°03' East, 37.0 feet; North 25°07' West, 43.0 feet;

North 48°56' West, 38.0 feet; North 73°10' West, 41.0 feet;

North 4°39' West, 32.0 feet; North 28°33' East, 47.4 feet;

North 37°15' East, 52.5 feet; North 51°21' East, 71.8 feet;

South 88°50' East, 48.7 feet; North 63°40' East, 71.6 feet;

North 77°02' East, 65.0 feet; South 71°12' East, 48.0 feet, an iron pin set;

South 20°46' East, 130.0 feet to a point in said Creek where the man-made channel of said Creek takes the waters of Little Elm Creek to the south and at the southeast corner of the Talley Ranch Management 113.75 acres, Ref. Doc. No. 96-0089522;



Thence continuing up the center of Little Elm Creek and with the northwest line said 333.47 acre tract and with the southeast line of said 113.75 acre tract as follows:

South 89°00' East, 64.5 feet;  
South 60°27' East, 56.2 feet; South 73°16' East, 53.0 feet;  
North 84°45' East, 47.0 feet; North 78°45' East, 69.0 feet;  
North 1°44' East, 225.0 feet; North 45°00' East, 98.0 feet;  
North 63°50' East, 139.3 feet; North 74°27' East, 44.5 feet;  
North 59°00' East, 80.5 feet; South 82°10' East, 57.2 feet;  
North 69°32' East, 112.4 feet; North 80°09' East, 96.0 feet;  
South 71°12'45" East, 83.84 feet to a point in said Creek from which a 1/2 inch iron pin set lies  
South 58°18' east, 64.78 feet; South 81°12' East, 82.0 feet;  
North 64°54' East, 111.5 feet; North 73°58' East, 92.0 feet;  
South 89°09'35" East, 111.88 feet to a point in said Creek from which a 1/2 inch iron pin set lies  
South 57°30' east, 33.65 feet; North 56°15' East, 41.5 feet;  
North 39°34' East, 53.0 feet; North 23°29' East, 69.4 feet;  
North 19°37' West, 49.0 feet; North 42°02' East, 35.0 feet;  
North 15°56' East, 65.5 feet; North 18°18' West, 46.6 feet;  
North 58°17' West, 64.7 feet; South 88°12' West, 183.5 feet;  
North 60°20' West, 50.3 feet; North 87°25' West, 63.7 feet;  
North 78°27' West, 123.0 feet; North 75°31' West, 119.5 feet;  
North 13°48' West, 199.0 feet; North 24°51' East, 76.3 feet;  
North 45°38' East, 155.0 feet; North 56°41'14" East, 78.49 feet to a point in said Creek at the northwest corner said 333.47 acre tract, the southwest corner of the Samuel A. Piga 127.2128 acres, Ref. V. 3369, P. 700 and in the east line of said 113.75 acre tract;

Thence south 33°34'02" east, 62.52 feet with the north line said 333.47 acre tract and with the south line of said 127.2128 acre tract to an iron pin found;

Thence south  $66^{\circ}32'27''$  east, 1572.33 feet with the north line said 333.47 acre tract, with the south line of said 127.2128 acre tract and with a fence to an iron pin found beside a steel pipe corner post at the northeast corner said 333.47 acre tract and at an ell corner of said 127.2128 acre tract;

Thence south  $0^{\circ}21'55''$  west, with the east line said 333.47 acre tract, the east line of said 693.6925 acre tract, with the west line of the Donnie J. Tamplen 61.016 acres, Ref. Doc. No. 96-0067653, the west line of the Sangani Properties Ltd 19.3670 acres, Ref. Doc. No. 04-1110047 and with the west line of the MBJ #2 LLC UNITED STATES POST OFFICE LOT 1, Ref. Doc. No. 04-85524, passing a 1/2 inch iron pin set at 300.0 feet and continuing with the center of Smiley Road, in all 3703.1 feet to an iron pin found in said east line and Road for an angle point;

Thence south  $0^{\circ}02'08''$  east, 1826.54 feet with the east line of said 693.6925 acre tract, with the west line of said Lot 1 and with the center of Smiley Road to an iron pin found at the southeast corner of said 693.6925 acre tract, the southwest corner of said Lot 1 and in the north R.O.W. line of Farm Road No. 428;

Thence southwesterly with the south line of said 693.6925 acre tract and with the north R.O.W. line of Farm Road No. 428 as follows:

South  $37^{\circ}48'16''$  West, 159.72 feet to the beginning of a curve to the left;

with said curve to the left an arc of 117.26 feet on a radius of 1196.28 feet, around a central angle of  $5^{\circ}36'58''$  with a chord of 117.21 feet which bears South  $68^{\circ}46'$  west;

South  $60^{\circ}42'46''$  West, 104.26 feet to the beginning of a curve to the left;

with said curve to the left an arc of 258.7 feet around a central angle of  $12^{\circ}26'32''$  on a radius of 1191.28 feet with a chord of 258.19 feet which bears South  $54^{\circ}44'$  west to the end of said curve;

South  $48^{\circ}31'$  west, 760.55 feet to a wood R.O.W. Mon.;

South  $69^{\circ}26'30''$  West, 186.8 feet to a 1/2 inch iron pin set;

South  $20^{\circ}33'24''$  East, 71.44 feet to a wood R.O.W. Mon.;

South  $48^{\circ}31'$  west, 88.7 feet; South  $54^{\circ}14'$  west, 100.5 feet;

South  $48^{\circ}31'$  west, 300.0 feet; South  $45^{\circ}39'$  west, 100.1 feet;

South 48°31'west, 1100.0 feet; South 45°39' west, 100.1 feet;

South 48°31'west, 1298.93 feet; South 51°23' west, 100.1 feet;

South 48°31'west, 169.23 feet to an iron pin found at the south corner of said 693.6925 acre tract and at the southeast corner of the Bilal K. Nabahani 73.861 acres, Ref. V. 2414, P. 583;

Thence north 1°08'42"east, 1802.89 feet with a west line of said 693.6925 acre tract, with the east line of said 73.861 acre tract and on a line near a fence to an iron pin found at an ell corner of said 693.6925 acre tract and at the northeast corner of said 73.861 acre tract;

Thence north 89°26'26"west, 4747.32 feet with a south line of said 693.6925 acre tract, with the north line of said 73.861 acre tract, the north line of the Bilal K. Nabahani 107.10 acres and 22.265 acres, Ref. V. 2414, P. 583 and with the center of the apparently abandoned Tom Cole Road to an iron pin found at the west, southwest corner of said 693.6925 acre tract, the northwest corner of said 22.265 acre tract and in the east R.O.W. line of Farm Road No. 1385;

Thence north 2°40'26"east, 3167.33 feet with the west line of said 693.6925 acre tract and with said east R.O.W. line to a R.O.W. Mon. for an angle point;

Thence north 2°49'23"east, 886.52 feet with said west line and said east R.O.W. line to the PLACE OF BEGINNING and containing 1027.0755 acres of land.

## TRACT 2

BEING a tract of land situated in the W. H. Clement Survey, Abstract No. 263, Marshall University Survey, Abstract No. 799, J. Sears Survey, Abstract No. 1490 and the F. Warren Survey, Abstract No. 1401, Denton County, Texas, and being all of a called 669.211 acre tract of land, conveyed to 720/186 Limited Partnership, as evidenced in a Special Warranty Deed, recorded in Instrument No. 2003-199013 and all of a called 231.535 acre tract of land, conveyed to Celina 231 Partners, LLC, as evidenced in a Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2007-64961, both of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of said 669.211 acre tract, same being the northwest corner of Lot 1 of Aubrey Ranch Estates, an Addition in Denton County, as recorded in Cabinet H, Page 374 of the Plat Records of Denton County, Texas, same being on the east right of way line of F. M. 1385;

THENCE in a northerly direction, along the east right of way line of said F. M. 1385 and the west line of said 669.211 acre tract, the following courses and distances:

North 02°46'35" East, a distance of 201.16 feet to the point of curvature of a curve to the left;

Along the arc of said curve to the left, through a central angle of 03°45'00", having a radius of 11,499.16 feet, a chord bearing of North 00°54'05" East, a chord distance of 752.48 feet and an arc length of 752.62 feet to the point of tangency of said curve;

North 00°58'25" West, a distance of 753.40 feet to a corner;

North 04°44'14" East, a distance of 100.50 feet to a corner;

North 00°58'25" West, a distance of 3,600.00 feet to a corner;

North 06°41'03" West, a distance of 100.50 feet to a corner;

North 00°58'25" West, a distance of 1717.54 feet to the northwest corner of said 669.211 acre tract, same being the most westerly, southwest corner of a called Tract One (900.453 acre), conveyed to Bert Fields, Jr., as evidenced in a General Warranty Deed, recorded in Volume 729, Page 561 of the Official Records of Denton County, Texas, same also being in an apparent public road known as Light Ranch Road;

THENCE in a southeasterly direction, along the common line of said 669.211 acre tract and said Tract One, and along said Light Ranch Road, the following:

South 88°50'32" East, departing the east right of way line of said F. M. 1385, a distance of 2,246.45 feet to a corner'

South 03°56'11" West, a distance of 1,282.80 feet to a corner;

South 88°04'59" East, a distance of 1,359.90 feet to a corner;

South 04°52'11" West, a distance of 677.40 feet to a corner;

South 84°19'39" East, a distance of 1,348.00 feet to a the most easterly common corner of said 669.211 acre tract and said Tract One, same being on the occupied west line of a tract of land, conveyed to Dorothy Maria Ford, as evidenced in a Deed, recorded in Volume 807, Page 913 of the Official Records of Denton County, Texas, same being on the recognized east line of the Marshall University Survey, Abstract No. 799 and the recognized west line of the J. Harris Survey, Abstract No. 522;

THENCE South 04°23'31" West, continuing along said Light Ranch Road, with the common line of said Marshall University Survey, Abstract No. 799, the J. Harris Survey, Abstract No. 522, and along the east line of said 669.211 acre tract, a distance of 2,716.01 feet to a corner;

THENCE South  $04^{\circ}06'36''$  West, continuing along said Light Ranch Road, with the common line of said Marshall University Survey, Abstract No. 799, the J. Harris Survey, Abstract No. 522, and along the east line of said 669.211 acre tract, a distance of 1,210.40 feet to the northwest corner of aforesaid 231.535 acre tract, same being the recognized southwest corner of said J. Harris Survey, Abstract No. 522, same being the recognized northwest corner of the J. Sears Survey, Abstract No. 1490;

THENCE South  $88^{\circ}44'13''$  East, departing the east line of said 669.211 acre tract and said Light Ranch Road, along the north line of said 231.535 acre tract and the recognized north line of said J. Sears Survey, a distance of 2,554.03 feet to the northeast corner of said 231.535 acre tract;

THENCE South  $02^{\circ}08'18''$  West, departing the recognized north line of said J. Sears Survey and along the east line of said 231.535 acre tract, a distance of 3,897.80 feet to the southeast corner of said 231.535 acre tract, same being the recognized common line of the F. Warren Survey, Abstract No. 1401 and the J. Tenison Survey, Abstract No. 1271;

THENCE North  $87^{\circ}21'32''$  West, along the south line of said 231.535 acre tract and the recognized common line of said J. Sears Survey and said J. Tenison Survey, a distance of 2,640.93 feet to the southwest corner of said 231.535 acre tract, same being in the center of aforesaid Light Ranch Road;

THENCE North  $02^{\circ}11'28''$  East, along the west line of said 231.535 acre tract and along said Light Ranch Road, a distance of 1,424.86 feet to a corner;

THENCE North  $04^{\circ}54'18''$  East, continuing along the west line of said 231.535 acre tract and said Light Ranch Road, a distance of 1,071.26 feet to the southeast corner of aforesaid 669.211 acre tract, same being the northeast corner of Lot 20 and aforesaid Aubrey Ranch Estates;

THENCE North  $87^{\circ}14'12''$  West, departing said Light Ranch Road, along the south line of said 669.211 acre tract and along the north line of said Aubrey Ranch Estates, a distance of 4,342.23 feet to the POINT OF BEGINNING and containing 900.75 acres of land, more or less.



Projection: TX83-NCF

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. FOR MORE INFORMATION, CONTACT WITH THE CITY OF









# PROPOSED WATER AND SEWER MAPS

## Denton County MUD No.7

Projection: TX83-NCF

**Kimley»Horn**  
5750 Genesis Court

5750 Genesis Court  
Suite 200  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928

NOTE: THIS IS AN IN CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. SCORING AND LITERATURE CONTACT WITH THE CITY OF