

PETITION FOR CONSENT TO ADDITION OF LAND
TO A MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §

COUNTY OF DALLAS §

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

The undersigned, Clay Shipman and Marilee Shipman (collectively referred to as "Property Owners"), respectfully petition the City of Dallas, Texas for its consent to the addition of land to the Kaufman County Municipal Utility District No. 3 (the "District"). In support of this Petition, the Property Owners would show the following:

I.

The land sought to be added to the District (the "Tract") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

The Tract lies within Kaufman County, and not within the boundaries of any incorporated city or town. The Tract lies wholly within the exclusive extraterritorial jurisdiction of the City of Dallas, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

The Property Owners are the holders of title to the Tract as shown by the Kaufman County Tax Rolls and conveyances of record. There are no lienholders on the Tract.

IV.

The District was organized, created and established pursuant to an Order of the Texas Commission on Environmental Quality dated April 12, 2005, in accordance with Article XVI, Section 59 of the Texas Constitution and operates pursuant to Chapters 49 and 54, Texas Water Code, as amended. The District generally is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the Tract at the present time is the construction, maintenance and operation of a waterworks system for residential and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the lands to be included within the District; and the construction of roads and of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Tract is located within an area that is experiencing substantial and sustained residential and commercial growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Tract require the acquisition and installation of an adequate waterworks, sanitary sewer and storm drainage system and roads. The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Tract within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Tract is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be rapidly developed for commercial, multi-family and residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Tract, and it is now estimated that the ultimate cost of the development contemplated on the Tract will be approximately \$2,500,000.

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

[SIGNATURES ON THE FOLLOWING PAGES]

"PROPERTY OWNERS"

Clay Shipman
Clay Shipman

Marilee Shipman
Marilee Shipman

THE STATE OF TEXAS §

COUNTY OF Rockwall §

This instrument was acknowledged before me on the 17th day of October, 2020, by Clay Shipman and Marilee Shipman, each in their individual capacity.

Lorena Perez
Notary Public in and for the State of TEXAS

(NOTARY SEAL)

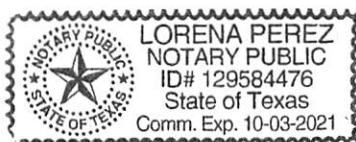


Exhibit A

Description of the Property

Address: 15675 FM 548, Forney, TX 75126, more particularly described as follows:

TRACT I

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, and being situated in the Juan Lopez Survey, Abstract No. 286, and being part of a called 15 acres conveyed to J. R. Hodge as recorded in Volume 521, Page 719 Deed Records Kaufman County, Texas (D.R.K.C.T) and being more particularly described by metes and bounds to follow;

BEGINNING at a 1/2" iron rod found for corner said corner being located at the most Southerly corner of said Hodge tract and being located at the most Easterly corner of a tract of land conveyed to Wynne Jackson as recorded in Volume 2488, Page 233 D.R.K.C.T, said corner being on the most Northwesterly right-of-way line of Farm to Market No.548;

THENCE N 44°35'46" W departing said right-of-way and with the Northerly line of said Jackson tract a distance of 1452.00 feet to a 1/2" iron set with cap stamped Data Land Services set for corner, said corner being located on the Most Southerly line of a tract of land conveyed to Emory E. Horton as recorded in Volume 681, Page 468 D.R.K.C.T;

THENCE N 45°51'22" E with the Southerly line of said Horton tract a distance of 149.91 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner;

THENCE S 44°35'46" E across and through of said Hodge tract a distance of 1451.81 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner, said corner being located on the aforementioned right-of-way line of Farm to Market No. 548;

THENCE S 45°46'51" W with said right-of-way line a distance of 149.91 feet to the Point of Beginning containing 217,649 square feet or 4.997 acres of land.

TOGETHER WITH:

TRACT II

All that certain lot, tract or parcel of land situated in Kaufman County, Texas, and being situated in the Juan Lopez Survey, Abstract No. 286, and being part of a called 15 acres conveyed to J. R. Hodge as recorded in Volume 521, Page 719 Deed Records Kaufman County, Texas (D.R.K.C.T) and being more particularly described by metes and bounds to follow;

COMMENCING at a 1/2" iron rod found for corner said corner being located at the most Southerly corner of said Hodge tract and being located at the most Easterly corner of a tract of land conveyed to Wynne Jackson as recorded in Volume 2488, Page 233 D.R.K.C.T, said corner being on the most Northwesternly right-of-way line of Farm to Market No.548;

THENCE N 45°46'51" E with the said right-of-way line a distance of 149.91 feet to a 1/2" iron rod with cap stamped Data Land Services set for the Point of Beginning;

THENCE N 44°35'46" W across and through of said Hodge tract a distance of 1451.81 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner, said corner being located in the Southeasterly line of a tract of land conveyed to Emory E. Horton as recorded in Volume 681, Page 488 D.R.K.C.T;

THENCE N 45°51'22" E with the said Southeasterly line of said Horton tract a distance of 300.09 feet to a 1/2" iron rod found for corner, said corner being at an ell corner of said Horton tract;

THENCE S 44°35'46" E with the Southwesterly line of said Horton tract a distance of 1451.85 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner, said corner being on the Northerly right-of-way line of said Farm to Market No. 548;

THENCE S 46°28'51" W with said right-of-way line a distance of 37.80 feet to a concrete monument found for corner;

THENCE S 45°46'51" W with said right-of-way line a distance of 262.29 feet to the Point of Beginning containing 435,606 square feet or 10.000 acres of land.