

PETITION FOR CONSENT TO ANNEX LAND INTO  
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25

THE STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON           §

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

The undersigned, WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25 (the "District"), and HM CR 176-2243, LP, a Texas limited partnership (the "Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the City of Georgetown, Texas (the "City"), for its written consent to the annexation by the District of the 62.105-acre tract of land described by metes and bounds in **Exhibit A** (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas on December 10, 2009. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Williamson County Appraisal District.

III.

The Petitioner represents that there are no lienholders on the Land except R Bank, a Texas State Bank.

IV.

The Land is situated wholly within Williamson County, Texas. No part of the Land is within the limits of any incorporated city, town or village, and no part of the Land is within the extraterritorial jurisdiction (as such term is defined in Local Government Code Section 42.001 et seq., as amended) of any city, town or village except the City. All of the Land may properly be annexed into the District.

V.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, and a drainage and storm sewer system, and road facilities, parks and recreational facilities.

VI.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Williamson County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, nor parks or recreational facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system, and parks and recreational facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage and storm sewer system, and such parks and recreational facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities and expected land uses is economically feasible. The District has sufficient voter authorized bonds to finance facilities to serve the tracts.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on September 17, 2019.

**WILLIAMSON COUNTY  
MUNICIPAL UTILITY DISTRICT NO.  
25**

By: [Signature]

Name: Jason Natho

Title: President

ATTEST:

By: [Signature]

Name: Ronald Lee Mayo, Jr.

Title: Secretary

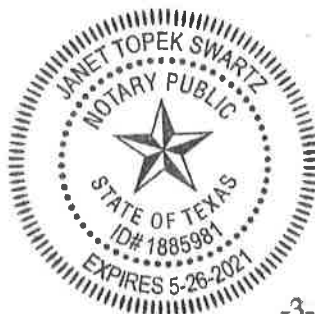
(SEAL)



THE STATE OF TEXAS                   §  
  §  
COUNTY OF Travis                   §

This instrument was acknowledged before me on September 17, 2019 by Jason Natho as President and Ronald Lee Mayo Jr. as Secretary, of the Board of Directors of WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 25, a political subdivision of the State of Texas, on behalf of said political subdivision.

(NOTARY SEAL)



[Signature]  
Notary Public, State of Texas

**HM CR 176-2243, LP, a Texas limited partnership**

By: Hanna/Magee GP#1, Inc., a Texas corporation, its General Partner

By: [Signature]  
Name: Blake J. Magee  
Title: President

THE STATE OF TEXAS

§

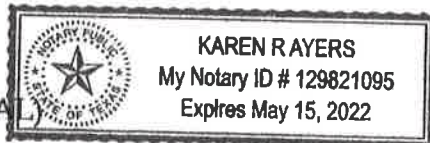
COUNTY OF Travis

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This instrument was acknowledged before me on August 13, 2019, by Blake Magee, President of Hanna/Magee GP#1, Inc., a Texas corporation, General Partner of HM CR 176-2243, LP, a Texas limited partnership, on behalf of said corporation and said limited partnership.

(NOTARY SEAL)



[Signature]  
Notary Public, State of Texas

**Attachments:**

**Exhibit A: Description of the Land**

CERTIFICATE

THE STATE OF TEXAS

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COUNTY OF Williamson

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I, the undersigned Secretary of the Board of Directors of Williamson County Municipal Utility District No. 25, do hereby certify that the attached and foregoing is a true and correct copy of the Petition For Consent To Annex Land Into Williamson County Municipal Utility District No. 25 that was filed with the Board of Directors of the District on September 17, 2019.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on September 17, 2019.

**WILLIAMSON COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 25**

(SEAL)



By: [Signature]  
Secretary, Board of Directors

## EXHIBIT A

62.105 Acres

THAT PART OF THE JOHN T. CHURCH SURVEY, ABSTRACT 140 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 40.80 ACRE TRACT OF LAND CONVEYED TO HM CR 176-2243, LP BY DEED RECORDED IN DOCUMENT NO. 2018012540 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN 49.556 ACRE TRACT OF LAND CONVEYED TO HM CR 176-2243, LP BY DEED RECORDED IN DOCUMENT NO. 2018023178 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod found on the south line of R. M. 2243 monumenting the northeast corner of the above referenced 40.80 Acre Tract and the northwest corner of a 44.13 Acre Tract of land conveyed to Timothy L. Kennedy by deed recorded in Document No. 2006038439 of the Official Public Records of Williamson County, Texas;

THENCE along the east line of said 40.80 acre Tract and the west line of said 44.13 Acre Tract, S21°07'17"E a distance of 276.35 feet to a 1/2" iron rod found at the southeast corner of said 40.80 Acre Tract and at the northeast corner of said 49.556 Acre Tract;

THENCE along the north line of said 49.556 Acre Tract and the south line of said 40.80 Acre Tract, S69°02'39"W a distance of 48.21 feet to a 1/2" iron rod set at a non-tangent point of curvature of a curve to the right;

THENCE across said 49.556 Acre Tract the following two courses:

1. Southwesterly along said curve, an arc length of 523.96 feet, having a radius of 956.00 feet, a central angle of 31°24'09", and a chord bearing S23°00'00"W, 517.43 feet to a 1/2" iron rod set at a point of tangency;
2. S38°33'04"W a distance of 88.92 feet to a 1/2" iron rod set on the south line of said 49.556 Acre Tract and on the north line of a 1.00 Acre Tract of land conveyed to Thomas D. Diaz III and wife Delissa R. Sharpe-Diaz by Document No. 2003019309 of the Official Public Records of Williamson County, Texas;

THENCE along the south line of said 49.556 Acre Tract and in part with the north line of said 1.00 Acre Tract and the north line of a 26.045 Acre Tract of land conveyed to Tommy Diaz by deed recorded in Document No. 2002058098 of the Official Public Records of Williamson County, Texas and along an old fence the following three courses:

1. S69°06'27"W passing the northwest corner of said 1.00 Acre Tract, in all a distance of 566.71 feet to a 1/2" iron rod with cap labeled RPLS 1847 found;
2. S68°47'24"W a distance of 589.65 feet to a 1/2" iron rod with cap labeled RPLS 1847 found;
3. S69°16'47"W a distance of 631.14 feet to a 60-d nail found;

THENCE across said 49.556 Acre Tract, N21°19'19"W a distance of 417.25 feet to the common line of said south line of the 40.80 Acre Tract and said north line of the 49.556 Acre Tract;

THENCE along said common line, S69°28'39"W a distance of 232.16 feet to a 3/8" iron rod found monumenting the southwest corner of said 40.80 Acre Tract and the southeast corner of an 89.41 Acre Tract conveyed to Anita Martinez, et al by deed recorded in Document No. 2012066513 of the Official Public Records of Williamson County, Texas;

THENCE along the west line of said 40.80 Acre Tract, the east line of said 89.41 Acre Tract, N20°57'39"W a distance of 1093.24 feet to a 1/2" iron rod set on the south line of said R. M. 2243 at the northwest corner of said 40.80 Acre Tract and the northeast corner of said 89.41 Acre Tract;

62.105 Acres

THENCE along the south line of said R. M. 2243 and the north line of said 4.081 Acre Tract the following four courses;

1. N87°13'11"E a distance of 821.47 feet to a TxDOT concrete monument found;
2. N87°11'35"E a distance of 1357.10 feet to a TxDOT concrete monument found at a point on a non-tangent curve to the left;
3. Easterly along said curve, an arc length of 384.08 feet, said curve having a radius of 2904.93 feet, a central angle of 07°34'31" and a chord bearing N83°23'40"E, 383.80 feet to a TxDOT concrete monument found;
4. N79°39'27"E a distance of 246.92 feet to the said Point of Beginning.

Containing 62.105 acres, more or less, as shown on the sketch attached.

This document was prepared under 22TAC 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.

  
Stephen R. Lawrence  
Registered Professional Land Surveyor No. 6352  
State of Texas



RJ Surveying & Associates, Inc.  
2900 Jazz Street, Round Rock, Texas 78664

All iron rods set have RJ Surveying caps  
Bearings are Texas State Plane Central Zone NAD 83