

NOTICE OF PETITION TO CITY OF TAYLOR, TEXAS FOR WATER SERVICE AND SANITARY SEWER SERVICE

PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

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

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this the ____ day of _____, 2023.

Pursuant to Section 42.043(a)(6), Texas Local Government Code, the Petitioner Owns 126.481 Acres, or 100% of the Land to be Served

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

PETITIONER:

TAYLOR FM 973 LLC
a Texas limited liability company

By: Taylor FM973 Investors LP
a Texas limited partnership
its Sole Member

By: Taylor FM973 JV LLC
a Texas limited liability company
its General Partner

By: Epitome Development LLC
a Texas limited liability company
its Manager

By: /s/ Dharmarajah Harikumar Rajah
Dharmarajah Harikumar Rajah
Managing Member

TO THE OWNERS OF PROPERTY AND VOTERS WITHIN THE REAL PROPERTY DESCRIBED IN THE ATTACHED EXHIBITS "A-1" AND "A-2" AND ALL OTHER PERSONS INTERESTED IN THE PETITION FOR WATER SERVICE AND SANITARY SEWER SERVICE TO BE SUBMITTED TO THE CITY OF TAYLOR, TEXAS, FOR SUCH PROPERTY:

Notice is hereby given that a Petition for Water Service and Sanitary Sewer Service (the "Petition") will be submitted to the City of Taylor, Texas (the "City"), requesting that the City make available to the approximately 126.481 acres of land described in the attached Exhibits "A-1" and "A-2" the water service and sanitary sewer service contemplated to be provided by the proposed Williamson County Municipal Utility District No. 43.

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

I. The undersigned filed with the City on September 9, 2022, a Petition for Consent to the Creation of a Municipal Utility District (the "Petition") requesting the City's consent to the creation of Williamson County Municipal Utility District No. 43 (the "District") and inclusion of land within the District.

II. The land sought to be included within the District is described by metes and bounds and depicted in Exhibits "A-1" and "A-2" attached hereto and incorporated herein (the "Land"). The Land lies within the extraterritorial jurisdiction of the City and not within the corporate limits or extraterritorial jurisdiction of any other city, town or village.

III. The City has failed to give its consent for the creation of the District and inclusion of the Land in the District within ninety (90) days after the Petition was filed with the City.

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

PETITIONER:

TAYLOR FM973 LLC
a Texas limited liability company

By: Taylor FM973 Investors LP
a Texas limited partnership
its Sole Member

By: Taylor FM973 JV LLC
a Texas limited liability company
its General Partner

By: Epitome Development LLC
a Texas limited liability company
its Manager

By: /s/ Dharmarajah Harikumar Rajah
Dharmarajah Harikumar Rajah
Managing Member

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of 2023, by Dharmarajah Harikumar Rajah, Managing Member of Epitome Development LLC, a Texas limited liability company, Manager of Taylor FM973 JV LLC, a Texas limited liability company, General Partner of Taylor FM973 Investors LP, a Texas limited partnership, Sole Member of Taylor FM973 LLC, a Texas limited liability company, on behalf of said limited liability companies and limited partnership.

Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT A-1

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

LEGAL DESCRIPTION

BEING 80.550-acre tract of land situated in the H.T. & B.R.R. Survey No. 3, Abstract No. 317 Williamson County, Texas, being a portion of that certain tract of land called to contain 86.990 acres as described in a Warranty Deed with Vendor's Lien to Timothy S. and Roxanne Barnes in Document No. 2007064615 of the Official Public Records of Williamson County, Texas; said 80.550 acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 5/8-inch iron rod with cap stamped "Jones I Carter" set on the eastern line of F.M. 973 (right-of-way varies) for the Northwestern corner of the said 86.990 acre tract, a corner of the remainder of that certain tract of land called Tract 1 called to contain 148.957 acres as described in a Special Warranty Deed to Hilda J. Peterson, Trustee, the Peterson Family Trust — Descendent's Trust B U/T/A in Document No. 2018022732 of the Official Public Records of Williamson County, Texas;

THENCE: South 82°24'59" East a distance of 1444.22 feet along a line of the said 148.957-acre tract, the northern line of the said 86.990 acre tract to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of the said 148.957-acre tract, the northeastern corner of the said 86.990-acre tract, for the northeastern corner of this herein described tract;

THENCE: South 07°44'08" West a distance of 2533.31 feet along a western line of the said 148.957-acre tract, the eastern line of the said 86.990-acre tract to a 3/4-inch iron pipe found on the northern line of that certain tract of land called to contain 89.83 acres as described in a Deed without Warranty to Robert M. Tiemann in Volume 2247, Page 466 of the Official Public Record of Williamson County, Texas, for the southeastern corner of the said 86.990-acre tract, for the southeastern corner of this herein described tract;

THENCE: North 82°20'25" West a distance of 1559.03 feet along the northern line of the said 89.83-acre tract, passing the northeastern corner of that certain tract of land called Tract 1-containing 18.687 acres as described in "Special Warranty Deed to Robert M. Tiemann in Document No. 1995025025 of the Official Public Records of Williamson County, Texas ... the northern line of a possible old county road (unknown recording information) as indicated in the State of Texas-Department of Transportation, Right of Way Project Plans for F.M. 973; CSJ No. 2295-01-012, the same being the southern line of the said 86.990-acre tract, to a 5/8-inch iron rod with cap stamped "Jones I Carter" set on the northern line of the said possible old county road, with intersection of the eastern line of another possible old county road (unknown recording information) as indicated in Document No 2012076138 of the Official Public Records of Williamson County, Texas, for the southwestern corner of the said 86.990-acre tract, for the southwestern corner of this herein described tract; **THENCE:** North 07°18'10" East a distance of 787.52 feet along the eastern line of the said possible old county road, the western line of the said 86.990-acre tract to a 5/8-inch iron rod with cap stamped "Jones I Carter" set on the eastern line, of said F.M. 973, a corner of the said 86.990-acre tract, for a corner of this herein described tract;

EXHIBIT A-1

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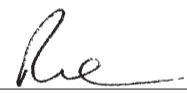
THENCE: North 14°47'26" East a distance of 40.07 feet along the eastern line of said F.M. 973, a western line of the said 86.990-acre tract to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for the southwestern corner of a 6.601-acre tract, this day described, for a corner of this herein described tract;

THENCE: Departing from said F.M. 973 and across the said 86.990-acre tract and along the lines of the said 6.601-acre tract, this day described with the following courses and distances:
North 86°11'55" East a distance of 57.52 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 76°59'00" East a distance of 222.04 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
South 75°16'16" East a distance of 245.26 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 35°30'39" East a distance of 152.78 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 14°39'38" East a distance of 232.11 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract; North 44°32'13" West a distance of 104.59 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;
North 19°54'12" West a distance of 168.59 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of this herein described tract;

THENCE: North 83°17'43" West a distance of 344.22 feet continuing across the said 86.990-acre tract a line of the said 6.601-acre tract, this day described to a 5/8-inch iron rod with cap stamped "Jones I Carter" set on the eastern line of said F.M. 973, a western line of the said 86.990-acre tract, for the northwestern corner of the said 6.601-acre tract, for a corner of this herein described tract;

THENCE: Along the eastern line of said F.M. 973, a western line of the said 86.990-acre tract with a curve to the left having a Delta angle of 06°51'11", a Radius of 2964.79 feet, an Arc length of 354.62 feet with the chord of the curve North 10° East a distance of 354.41 feet to a 5/8-inch iron rod with cap stamped "Jones I Carter" set for a corner of the said R.M. 973, a corner of the said 86.990-acre tract, for a corner of this herein described tract;

THENCE: North 07°23'19" East a distance of 717.31 feet containing along the eastern line of said F.M. 973, a western line of the said 86.990-acre tract to the **POINT OF BEGINNING** and **CONTAINING** an area of 80.550 acres of land.


Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com



1-18-2022
DATE

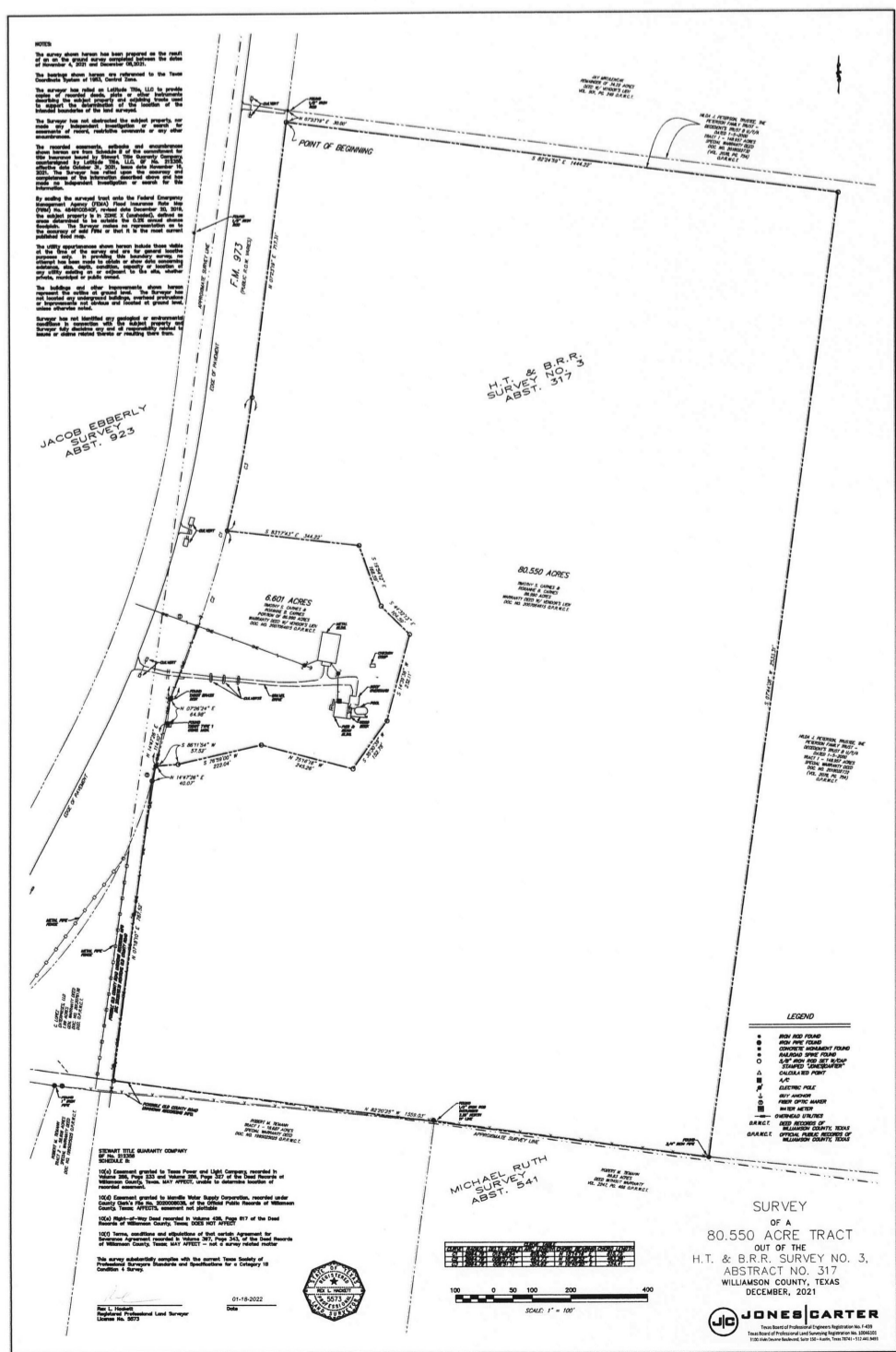


EXHIBIT A-2

3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741-7425
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

LEGAL DESCRIPTION

BEING 45.931 acres of land situated in the H.T. & B.R.R. Survey No. 3, Abstract No. 317 Williamson County, Texas, being the remainder of that certain tract of land called to contain 3422 acres as described in a Deed with Vendor's Lien to Jay Mikulencak in Volume 901, Page 24 of the Deed Records for Williamson County, Texas, all of that certain 13.466 acre tract called Tract 1 and that certain 0.627 acre tract called Tract 2 in a Warranty Deed with Vendor's Lien to Jesse J. Hill and Brenda B. Morrow in Document No. 1999019357 of the Official Public Records of Williamson County, Texas; said 45.931 acre tract of land being more particularly described as follows, with bearings based on the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 1/2-inch iron rod found on the eastern line of F.M. 973 (right-of-way varies), for a corner of said F.M. 973 and the Northwestern corner of the said Tract 2 — 0.627 acres, for the northwestern corner of this herein described tract;

THENCE: South 83°06'25" East a distance of 79.85 feet along a line of said F.M. 973, the northern line of said Tract 2-0.627 acres to a 1/2-inch iron rod with aluminum cap found for a corner of said F.M. 973, the southwestern corner of that certain tract of land called to contain 70.00 acres as described in a Warranty Deed to Patrick A. Daffin in Document No. 2008045907 of the Official Public Records of Williamson County, Texas, for a corner of this herein described tract;

THENCE: South 82°30'00" East at approximately a distance of 7.97 feet pass a calculated point for the northeastern corner of said Tract 2, the Northwestern corner of said Tract 1, continuing along the Northern line of said Tract 1 and the southern line of the said 70.00 acres, a distance in all of 1549.64 feet to a 1/2-inch iron pipe found for the northeastern corner of said Tract 1, a corner of the said 70.00 acre tract, for the northeastern corner of this herein described tract;

THENCE: South 07°44'36" West a distance of 377.1.9 feet along the eastern line of said Tract 1, a western line of the said 70.00-acre tract to a 5/8-inch iron rod found for the southeastern corner of said Tract 1, the northeastern corner of the remainder of the said 34.22-acre tract for a corner of this herein described tract;

THENCE: South 07°20'50" West a distance of 853.32 feet along the eastern line of the remainder of the said 34.22-acre tract, a western line of the said 70.00-acre tract to a 1-inch iron pipe found on the northern line of that certain 148.957 acre tract, called Tract 1 in a Special Warranty Deed to Hilda J. Peterson, Trustee, The Peterson Family Trust — Descendent's Trust B U/T/A Dated 1 4-2000 in Document No. 2018022732 or the Official Public Record of Williamson County, Texas, for the southeastern corner of the remainder of the said 34.22-acre tract, for the southeastern corner of this herein described tract;

THENCE: North 82°24'59" West a distance of 1627.78 feet along a northern line of the said 148.957-acre tract, the southern line of the remainder of the said 34.22-acre tract to a 1/2-inch iron rod found on the eastern line of said F.M. 973, for the Southwestern corner of the remainder of the said 34.22 acre tract, for the southwestern corner of this herein described tract from which a 5/8-inch iron rod with cap stamped "Jones I Carter" set a remainder corner of the said 148.957-acre tract, the northwestern corner of that certain tract of land called to contain 86.990 acres as described in a Warranty Deed with

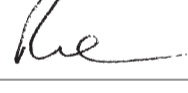
EXHIBIT A-2

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Vendor's Lien to Timothy S. and Roxanne B. Barnes in Document No. 20070 41'5 of the Official Public Records of Williamson County, Texas bears South 07°23'19" West a distance of 30.00 feet;

THENCE: North 07°24'47" East along the eastern line of said F.M. 973, at 438.98 feet pass a TxDOT brass disk found, a distance in all of 851.10 feet to 1/2-inch iron rod found for the northwestern corner of the remainder of the said 34.22-acre tract, the southwestern corner of said Tract 1 — 13.466-acres, for a corner of this herein described tract;

THENCE: North 07°20'00" East, continuing along the eastern line of said F.M. 973, at a distance of 6.346 feet pass a 1/2-inch iron rod with aluminum cap found for the a western corner of said Tract 1 — 13.466-acres, the southwestern corner or said Tract 2 — 0.627 acres, at a distance of 89.46 feet pass a 1/2-inch iron rod with cap marked "NS" found for the northwestern corner of a 1.00-acre tract as described in a Deed of Trust in Document No. 2013007377 of the Official Public Records of Williamson County, Texas, a distance in all of 376.20 feet to the **POINT OF BEGINNING** and **CONTAINING** an area of 45.931 acres of land.


Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com



1-17-2022
DATE

