

Denton County
Juli Luke
County Clerk

Instrument Number: 103987

ERecordings-RP

AMENDMENT

Recorded On: August 23, 2017 01:58 PM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$70.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

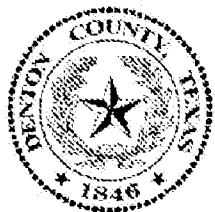
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 103987
Receipt Number: 20170823000410
Recorded Date/Time: August 23, 2017 01:58 PM
User: Darcey B
Station: Station 21

Record and Return To:

eRx



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.

Juli Luke
County Clerk
Denton County, TX

AMENDED DISTRICT INFORMATION FORM

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-H

August 22, 2017

THE STATE OF TEXAS §

COUNTY OF DENTON §

Pursuant to V.T.C.A., Water Code §49.455, the Board of Directors of the above-named District now files this Amended District Information Form relating to real estate situated within the bounds of said District, as shown on the plat attached hereto as **EXHIBIT "A"** and incorporated herein for all purposes:

- | | |
|--|---|
| (1) NAME OF DISTRICT: | DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-H |
| (2) LEGAL DESCRIPTION OF DISTRICT BOUNDARIES: | SEE ATTACHED EXHIBIT "B" |
| (3) MOST RECENT RATE OF TAXES ON DISTRICT PROPERTY LOCATED IN THE DISTRICT: | \$1.00 PER \$100 VALUATION |
| (4) TOTAL AMOUNT OF BONDS WHICH HAVE BEEN APPROVED BY VOTERS AND WHICH MAY BE ISSUED BY THE DISTRICT: | \$199,221,000 |
| (5) TOTAL AMOUNT OF CONTRACT TAX BONDS APPROVED BY THE VOTERS AND WHICH MAY BE ISSUED BY THE CITY OF LEWISVILLE, TEXAS AND SUPPORTED BY TAXES FROM THE DISTRICT: | \$176,800,000 |
| (6) AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL OF THE DISTRICT BONDS PAYABLE IN WHOLE OR IN PART FROM TAXES WHICH HAVE BEEN ISSUED: | \$-0- |

(7) AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL CONTRACT TAX BONDS ISSUED BY THE CITY OF LEWISVILLE, TEXAS, AND SUPPORTED BY TAXES FROM THE DISTRICT:

\$31,510,000

(8) MONTHLY STANDBY FEE:

\$-0-

(9) DATE OF DISTRICT CREATION:

A DIVISION ELECTION WAS HELD ON MAY 10, 2008 WITHIN THE BOUNDARIES OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-A WHICH WAS CANVASSED MAY 20, 2008 AT WHICH TIME DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-H WAS OFFICIALLY CREATED.

(10) FUNCTIONS:

THE FUNCTIONS PERFORMED OR TO BE PERFORMED BY THE DISTRICT INCLUDE: CONSTRUCTION, MAINTENANCE AND OPERATION OF IMPROVEMENTS NECESSARY OR CONVENIENT TO PROVIDE FRESH WATER SUPPLY AND DISTRIBUTION, SANITARY SEWER COLLECTION AND TREATMENT, STORM WATER CONTROL AND DRAINAGE, AND ROADS AND STREETS WITHIN THE BOUNDARIES OF THE DISTRICT.

(11) FORM OF NOTICE TO PURCHASERS:

SEE ATTACHED EXHIBIT "C"


RALPH HUNTER, President


PATTI BROWN, Vice President


CORWIN SNOW, Secretary


MICHAEL A. CLARK, Treas./Asst. Secretary


JOHN LESSNER, Asst. Secretary

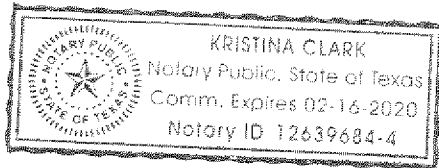
STATE OF TEXAS

COUNTY OF DALLAS

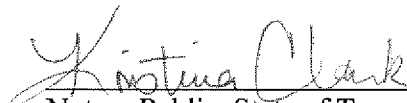
§
§
§

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 22nd day of August, 2017 by Ralph Hunter, President; Patti Brown, Vice President; Corwin Snow, Secretary; Michael A. Clark, Treasurer/Asst. Secretary; and John Lessner, Asst. Secretary, as the Directors and Officers of the DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-H as the act and deed of said District.

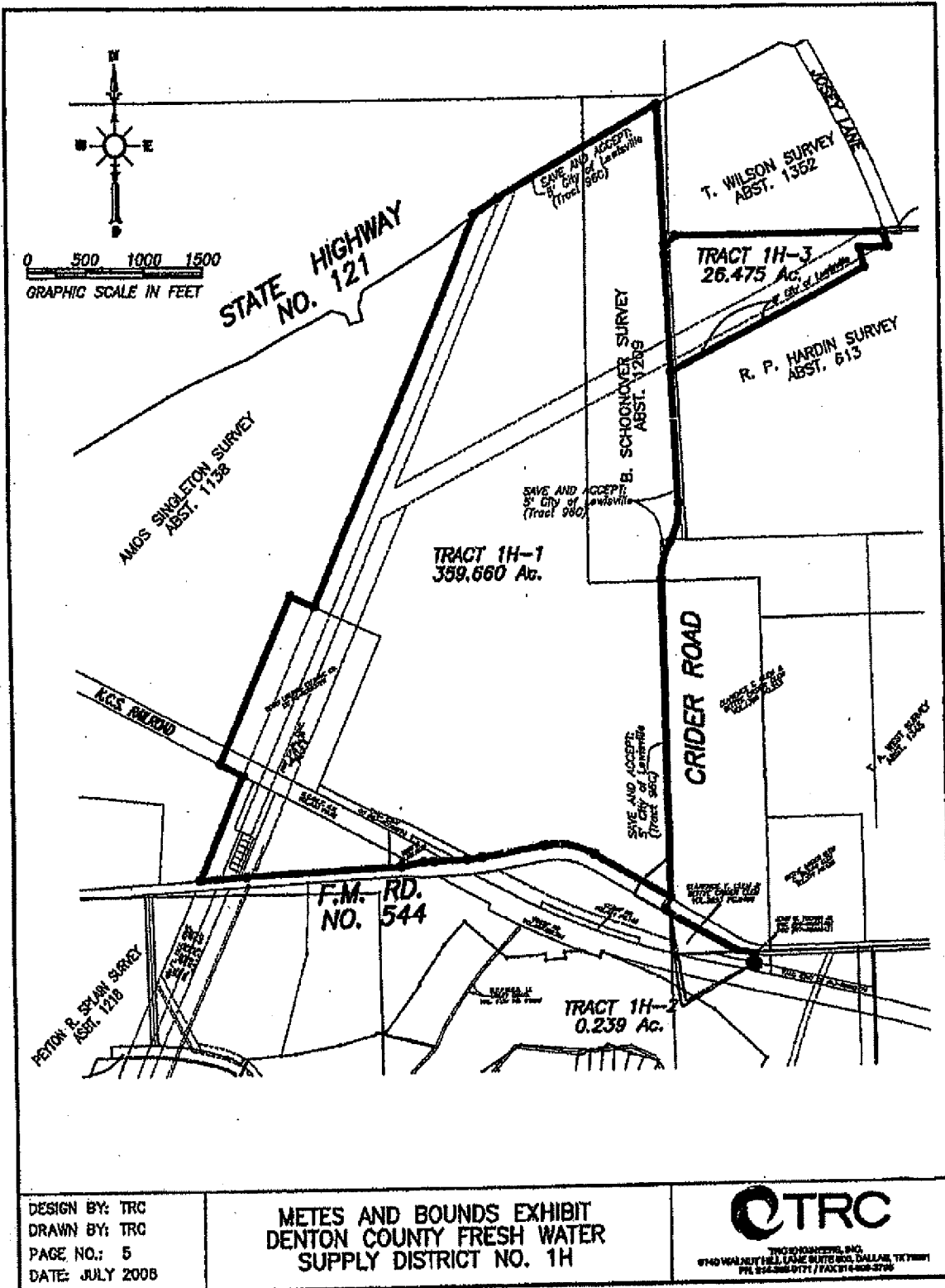


[SEAL]



Notary Public, State of Texas

EXHIBIT "A"



DESIGN BY: TRC
 DRAWN BY: TRC
 PAGE NO.: 5
 DATE: JULY 2008

METES AND BOUNDS EXHIBIT
 DENTON COUNTY FRESH WATER
 SUPPLY DISTRICT NO. 1H



TRC CONSULTANTS, INC.
 9740 WALNUT HILL LAKE STATE RD., DALLAS, TX 75241
 P.O. BOX 208817 / F.A.C. 914-808-3706

EXHIBIT "B"

**METES AND BOUNDS DESCRIPTION
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1H
Denton County, Texas
July, 2008**

TRACT 1H-1

BEING a tract of land situated in the Amos Singleton Survey Abstract No. 1138 and the B. Schooner Survey Abstract No. 1209, Denton County, Texas, said tract being a part of those certain lands conveyed to Castle Hills Development Corporation as recorded in Denton County Documents CC #97-026044 and CC #97-026045; and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFWSO No. 1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); said tract being more particularly described as follows:

BEGINNING at a point in the Southerly right-of-way line of State Highway No. 121;

1. THENCE South $01^{\circ}24'18''$ East, departing said southerly line, a distance of 1155.70 feet to a point;
2. THENCE South $88^{\circ}35'42''$ West for a distance of 20.00 feet to a point in Crider Road;
3. THENCE along the center of Old Crider Road the following:
4. South $01^{\circ}24'18''$ East for a distance of 81.49 feet to a point;
5. South $02^{\circ}40'20''$ East for a distance of 2028.40 to a point for the beginning of a circular curve to the right;
6. With said circular curve to the right having a central angle of $31^{\circ}53'38''$, a radius of 600.00 feet, a tangent length of 171.45 feet, and a chord of South $13^{\circ}16'29''$ West 329.70 feet, for an arc distance of 333.99 feet to a point of reverse curvature of a circular curve to the left;
7. With said circular curve to the left having a central angle of $29^{\circ}54'54''$, a radius of 600.00 feet, a tangent length of 160.29 feet, and a chord of South $14^{\circ}15'51''$ West 309.72 feet, for an arc distance of 313.27 feet to a point;
8. South $00^{\circ}41'36''$ East for a distance of 2583.51 feet to a point in the northerly right-of-way line of FM544, a 120 foot wide right-of-way;
9. THENCE North $80^{\circ}08'20''$ West along said northerly right-of-way for a distance of 723.11 feet to a point for the beginning of a circular curve to the left;
10. THENCE continuing along said northerly line with said circular curve to the left having a central angle of $39^{\circ}00'00''$, a radius of 632.98 feet, a tangent length of 224.14 feet, and a chord of North $79^{\circ}38'20''$ West 422.57 feet, for an arc distance of 430.84 feet to a point;
11. THENCE South $80^{\circ}51'40''$ West continuing along said northerly line for a distance of 540.50 feet to a point for the beginning of a circular curve to the right;
12. THENCE continuing along said northerly line with said circular curve to the right having a central angle of $06^{\circ}35'00''$, a radius of 1085.92 feet, a tangent length of 62.46 feet, and a chord of South $84^{\circ}09'10''$ West 124.70 feet, for an arc distance of 124.77 feet to a point;
13. THENCE South $87^{\circ}26'40''$ West continuing along said northerly line for a distance of 287.18 feet to point;
14. THENCE South $86^{\circ}54'40''$ West continuing along said northerly line for a distance of 87.98 feet to point;
15. THENCE South $81^{\circ}12'02''$ West continuing along said northerly line for a distance of 201.00 feet to point;
16. THENCE South $86^{\circ}54'40''$ West continuing along said northerly line for a distance of 1302.85 feet to point;

17. THENCE South 86°28'40" West continuing along said northerly line for a distance of 396.27 feet to point on the westerly line of a 150 foot T.P. & L. easement;
18. THENCE North 24°04'13" East, along said westerly line, a distance of 913.99 feet to a point in the southerly line of Gulf, Colorado, and Santa Fe Railroad;
19. THENCE North 63°14'28" West, along said southerly line, a distance of 215.84 feet to point;
20. THENCE North 24°04'13" East along the northwesterly line of the Texas Utilities Electric Company as evidenced by deed recorded in Denton County CC#95-R0092775; a distance of 150.17 feet passing a one-half inch iron rod found at its most westerly corner in the northerly line of said Railroad in all a distance of 1500.32 feet to a point at the most northerly corner of the Texas Utilities tract;
21. THENCE South 65°55'45" East along the northerly line of the Texas Utilities tract a distance of 215.60 feet to a point on the westerly line of a 150 foot T.P. & L. easement;
22. THENCE North 24°04'13" East, along said westerly line, a distance of 3459.70 feet to a point in the southerly right-of-way line of State Highway No. 121;
23. THENCE along the southerly right-of-way of State Highway 121 the following:
24. North 57°34'50" East a distance of 248.34 feet to a point;
25. North 60°47'30" East a distance of 1531.92 feet to to the POINT OF BEGINNING and containing 360.358 acres of land, **SAVE** and **EXCEPT** two 5 foot strips of land to the City of Lewisville containing 0.698 acres of land being a portion of Tract 96C (called 3.63 acres) leaving a net area of 359.660 acres of land.

TRACT 1H-2

BEING a tract of land situated in the Amos Singleton Survey Abstract No. 1138 and the Haynes and Bullion Survey Abstract No. 321, Denton County, Texas, said tract being a part of those certain lands conveyed to Castle Hills Development Corporation as recorded in Denton County Documents CC #97-026044 and CC #97-026045; and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFWS No.1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); said tract being more particularly described as follows:

BEGINNING at a point in the north line of said F.M. 544, said point being the intersection of the east line of said DCFWS No.1 with said north line;

THENCE South 29°51'40" West, departing said north line and crossing said F.M. 544, for a distance of 116.00 ft. to a point for corner on a line 5 ft. north of and parallel to the south line of said F.M. 544;

THENCE South 60°08'20" East, with said parallel line, for a distance of 654.59 ft. to a point for corner and for the beginning of a circular curve to the left;

THENCE continuing along said parallel line with said circular curve to the left having a central angle of 05°24'59", a radius of 627.96 ft., a tangent length of 29.70 ft., and a chord of South 62°50'49" East 59.34 ft., for an arc distance of 59.36 ft. to a point for corner;

THENCE North 89°11'40" East, continuing along said parallel line, for a distance of 50.99 ft. to a point for corner and for the beginning of a non-tangent circular curve to the left;

THENCE continuing along said parallel line with said circular curve to the left having a central angle of 08°50'45", a radius of 607.96 ft., a tangent length of 47.02 ft., and a chord of South 74°19'43" East 93.77 ft., for an arc distance of 93.86 ft. to a point for corner;

THENCE South 11°28'56" West, departing said parallel line, passing at 5.00 ft. the south line of said F.M. 544, for a total distance of 32.43 ft. to a point for corner;

THENCE South 34°49'42" East, for distance of 24.24 ft. to a point for corner;
 THENCE North 55°10'18" East, for a distance of 1.20 ft. to a point for corner;

THENCE South 34°49'42" East, for a distance of 20.00 ft. to a point for corner;
 THENCE South 55°10'18" West, for a distance of 1.20 ft. to a point for corner;
 THENCE South 34°49'42" East, for a distance of 15.00 ft. to a point for corner;
 THENCE South 55°10'18" West, for a distance of 23.40 ft. to a point for corner;
 THENCE South 34°49'42" East, for a distance of 22.70 ft. to a point for corner;
 THENCE South 55°10'18" West, for a distance of 34.00 ft. to a point for corner;
 THENCE North 34°49'42" West, for a distance of 22.70 ft. to a point for corner;
 THENCE South 55°10'18" West, for a distance of 9.70 ft. to a point for corner;
 THENCE North 34°49'42" West, for a distance of 2.00 ft. to a point for corner;
 THENCE South 55°10'18" West, for a distance of 10.60 ft. to a point for corner;
 THENCE North 34°49'42" West, for a distance of 42.80 ft. to a point for corner;
 THENCE North 55°10'18" East, for a distance of 10.50 ft. to a point for corner;
 THENCE North 34°49'42" West, for a distance of 17.80 ft. to a point for corner;
 THENCE North 55°10'18" East, for a distance of 63.38 ft. to a point for corner;
 THENCE North 11°28'56" East, for a distance of 27.86 ft. to a point on the south line of said F.M. 544 for corner and for the beginning of a circular curve to the right;
 THENCE along said south line with said circular curve to the right having a central angle of 08°17'31", a radius of 612.96 ft., a tangent length of 44.43 ft., and a chord of North 74°08'17" West 88.63 ft., for an arc distance of 88.71 ft. to a point for corner;
 THENCE South 89°11'40" West, continuing along said south line, for a distance of 51.19 ft. to a point for corner and for the beginning of a non-tangent circular curve to the right;
 THENCE continuing along said south line with said circular curve to the right having a central angle of 05°31'04", a radius of 632.96 ft., a tangent length of 30.50 ft., and a chord of North 62°53'52" West 60.93 ft., for an arc distance of 60.96 ft. to a point for corner;
 THENCE North 60°08'20" West, continuing along said south line, for a distance of 659.59 ft. to a point for corner;
 THENCE North 29°51'40" East, departing said south line and crossing said F.M. 544, for a distance of 120.00 ft. to a point for corner on the north line of said F.M. 544;
 THENCE South 60°08'20" West, along said north line, for a distance of 5.00 ft. to the POINT OF BEGINNING and containing 0.241 acres of land **SAVE and EXCEPT** area within a 5 foot strip of land to City of Lewisville containing 0.002 acres of land being a portion of Tract 96C (called 3.53 acres), leaving a total area for Tract 1H-2 of 0.239 acres of land.

TRACT 1H-3

BEING a tract of land situated in the R. P. Hardin Survey Abstract No. 613, B. Schoonover Survey Abstract No. 1209, and the T. Wilson Survey Abstract No. 1352, Town of Hebron, Denton County, Texas; part of said tract being all of that tract called 23.820 acres as described in deed to Castle Hills Property Company from Kg Legacy Capital Investments LLC, as recorded in County Clerk's Document No. 2007-47966 Deed Records Denton County, Texas (DRDCT); also being parts of tracts conveyed to Castle Hills Property Company as recorded in County Clerk's Document No. 2008-153340 DRDCT; also being a portion of Crider Road (an abandoned road); said tract being more particularly described as follows:

BEGINNING at a TxDOT aluminum marker found for corner at the intersection of the west line of Josey Lane (a variable width right-of-way), with the north line of said 23.820 acre tract, said north line also being the north line of said R.P. Hardin Survey;

THENCE South 18°36'05" East, along the west line of said Josey Lane, for a distance of 104.23 ft. to a 1/2" iron rod with yellow plastic cap marked "DAA" found for corner;

THENCE South 88°42'05" West, departing said west line, for a distance of 244.36 ft. to a 1/2" iron rod with yellow plastic cap marked "DAA" found for corner;

THENCE South 14°06'23" East, for a distance of 158.94 ft. to a 1/2" iron rod with yellow plastic cap marked "DAA" found for corner on the south line of a 70 ft. wide easement to Texas Utilities Electric Company as recorded in Volume 3241 Page 126 DRDCT;

THENCE South 63°05'05" West, along the south line of said 70 ft. easement, at 1751.99 ft, passing a 1/2" iron rod with yellow plastic cap marked "DAA" found at the southwest corner of said 23.820 acre tract, and continuing for a total distance of 1831.19 ft. to a point for corner on the centerline of said old Crider Rd. and on the east line of said Castle Hills Property Company tract;

THENCE North 02°40'20" West, continuing along said centerline and said east line, for a distance of 946.84 ft. to a point for corner;

THENCE North 01°24'18" West, continuing along said centerline and said east line, for a distance of 81.49 ft. to a point for corner;

THENCE North 88°35'42" East, departing along said centerline and said east line, and crossing said old Crider Road, for a distance of 20.00 ft., to a point for corner 20 ft. east of the centerline of said old Crider Road;

THENCE North 48°01'30" East, continuing along a southeast line of said Castle Hills Property Company tract, for a distance of 100.62 ft. to a 1/2" iron rod found for corner;

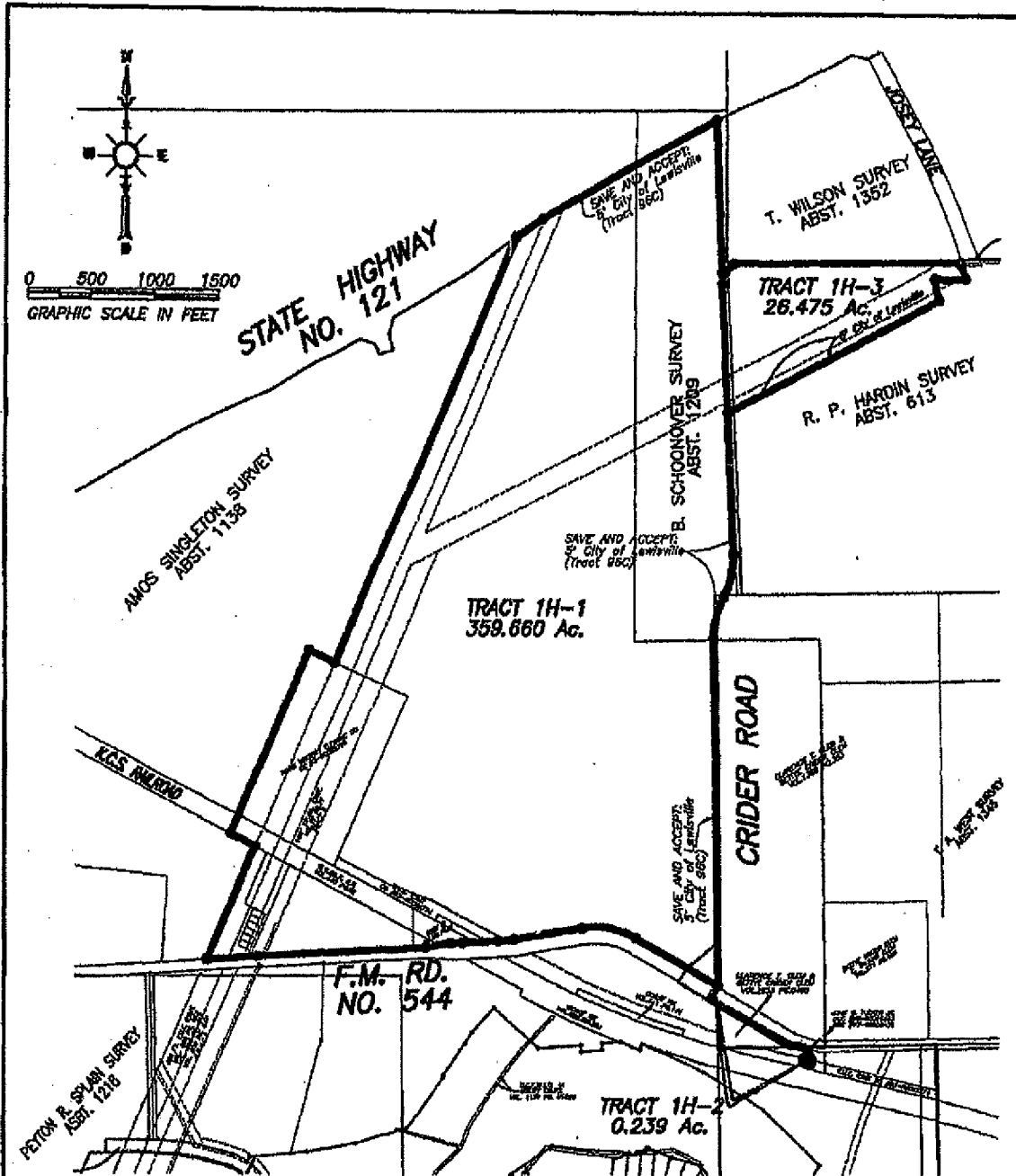
THENCE North 89°32'10" East, along a south line of said Castle Hills Property Company tract, for a distance of 1749.99 ft. to a point for corner on the west line of said Josey Lane;

THENCE South 16°48'45" East, along said west line, for a distance of 22.78 ft. to the POINT OF BEGINNING and containing 26.744 acres of land, SAVE AND ACCEPT area within a 5 foot strip of land to City of Lewisville containing 0.269 acres of land being a portion of Tract 96C (called 3.53 acres), leaving a total area for Tract 1H-3 of 26.475 acres of land.

SAID TRACTS 1H-1, 1H-2, AND 1H-3 TOGETHER CONTAINING 386.374 ACRES OF LAND.

Basis of bearing is the south line of the James Donley Survey Abstract No. 343 per deed to H.R. Bright as recorded in Volume 426 Page 326 DRDCT.

This document is not complete without the attached exhibit.



THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ATTACHED DESCRIPTION.

DESIGN BY: TRC
 DRAWN BY: TRC
 PAGE NO.: 5
 DATE: JULY 2008

**METES AND BOUNDS EXHIBIT
 DENTON COUNTY FRESH WATER
 SUPPLY DISTRICT NO. 1H**

TRC
 THE ENGINEERS, INC.
 6140 WALNUT HILL LANE WHITE OAK, DALLAS, TX 75207
 PH: 214.358-9777 | FAX: 214.358-3700

EXHIBIT "C"

NOTICE TO PURCHASERS

The real property, described below, that you are about to purchase is located in DENTON COUNTY FRESH WATER SUPPLY NO. 1-H. The District has the taxing authority separate from any other taxing authority and may, subject to voter approval, (1) issue an unlimited amount of District bonds and levy an unlimited rate of tax in payment of such bonds and (2) issue bonds pursuant to an Amended 2015 Joint Utility Contract and an Amended 2015 Joint Road Contract with the City of Lewisville to support the issuance of public improvement district (PID) and levy an unlimited tax in payment of such bonds. The most recent rate of tax to be levied by the District on real property located in the District is \$1.00 on each \$100 of assessed valuation. The total amount of District bonds approved by the voters and which may, at this date, be issued is \$199,221,000. The total amount of contract tax PID bonds approved by the voters and which may, at this date, be supported by the District is \$176,800,000. The total amount of district bonds and PID bonds issued as of this date and payable from or supported by property taxes is \$ -0- and \$31,510,000, respectively.

The District is located in whole or in part in the extraterritorial jurisdiction of the City of Lewisville. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the District or the voters of the District. When a district is annexed, the District is dissolved.

The purpose of this District is to provide water, sewer, drainage, flood control facilities, roads, streets and services within the District through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility and roadway facilities is not included in the purchase price of your property, and these utility and roadway facilities are owned or to be owned by the District or the City of Lewisville. The legal description of the property which you are acquiring is as follows:

Date

Signature of Seller

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

Date

Signature of Purchaser

**AFTER RECORDING RETURN TO:
DCFWSO NO. 1-H
c/o Winstead PC
Attn: Judy McAngus
401 Congress Avenue, Suite 2100
Austin, TX 78701**