

DISTRICT INFORMATION FORM

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-E

November 20, 2019

THE STATE OF TEXAS

COUNTY OF DENTON

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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:

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| (1) | NAME OF DISTRICT: | DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-E |
| (2) | LEGAL DESCRIPTION OF DISTRICT BOUNDARIES: | SEE ATTACHED EXHIBIT "B" |
| (3) | MOST RECENT RATE OF TAXES ON DISTRICT PROPERTY LOCATED IN THE DISTRICT: | \$0.59 PER \$100 VALUATION |
| (4) | TOTAL AMOUNT OF DISTRICT BONDS WHICH HAVE BEEN APPROVED BY VOTERS AND WHICH MAY BE ISSUED BY THE DISTRICT: | \$28,500,000 |
| (5) | AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL OF THE DISTRICT BONDS PAYABLE IN WHOLE OR IN PART FROM TAXES WHICH HAVE BEEN ISSUED: | \$-0- |
| (6) | TOTAL AMOUNT OF CONTRACT TAX BONDS APPROVED BY THE VOTERS TO BE ISSUED BY THE CITY OF LEWISVILLE AND SUPPORTED BY TAXES FROM THE DISTRICT: | \$28,500,000 |

- (7) AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL CONTRACT TAX BONDS ISSUED BY THE CITY OF LEWISVILLE, TEXAS, AND SUPPORTED BY TAXES FROM THE DISTRICT: \$27,430,000
- (8) MONTHLY STANDBY FEE: \$-0-
- (9) DATE OF DISTRICT CREATION: A DIVISION ELECTION WAS HELD ON MAY 1, 1999 WITHIN THE BOUNDARIES OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-A WHICH WAS CANVASSED MAY 5, 1999 AT WHICH TIME DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-E 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"

SETH HIGGINS, PRESIDENT

STEVEN J. MINEAR, VICE PRESIDENT

SUSAN AUSTIN, SECRETARY

JACK WRIGLEY, TREASURER/
ASST. SECRETARY

RANDALL P. WINKLER, ASSISTANT SECRETARY

STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF DENTON

This instrument was acknowledged before me on this the 20th November, 2019 by ~~Seth Higgins, President~~, Steven J. Minear, Vice President; Susan Austin, Secretary; ~~Jack Wrigley, Treasurer/Asst. Secretary~~; and Randall P. Winkler, Assistant Secretary, as the Directors and Officers of the DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-E and as the act and deed of said District.

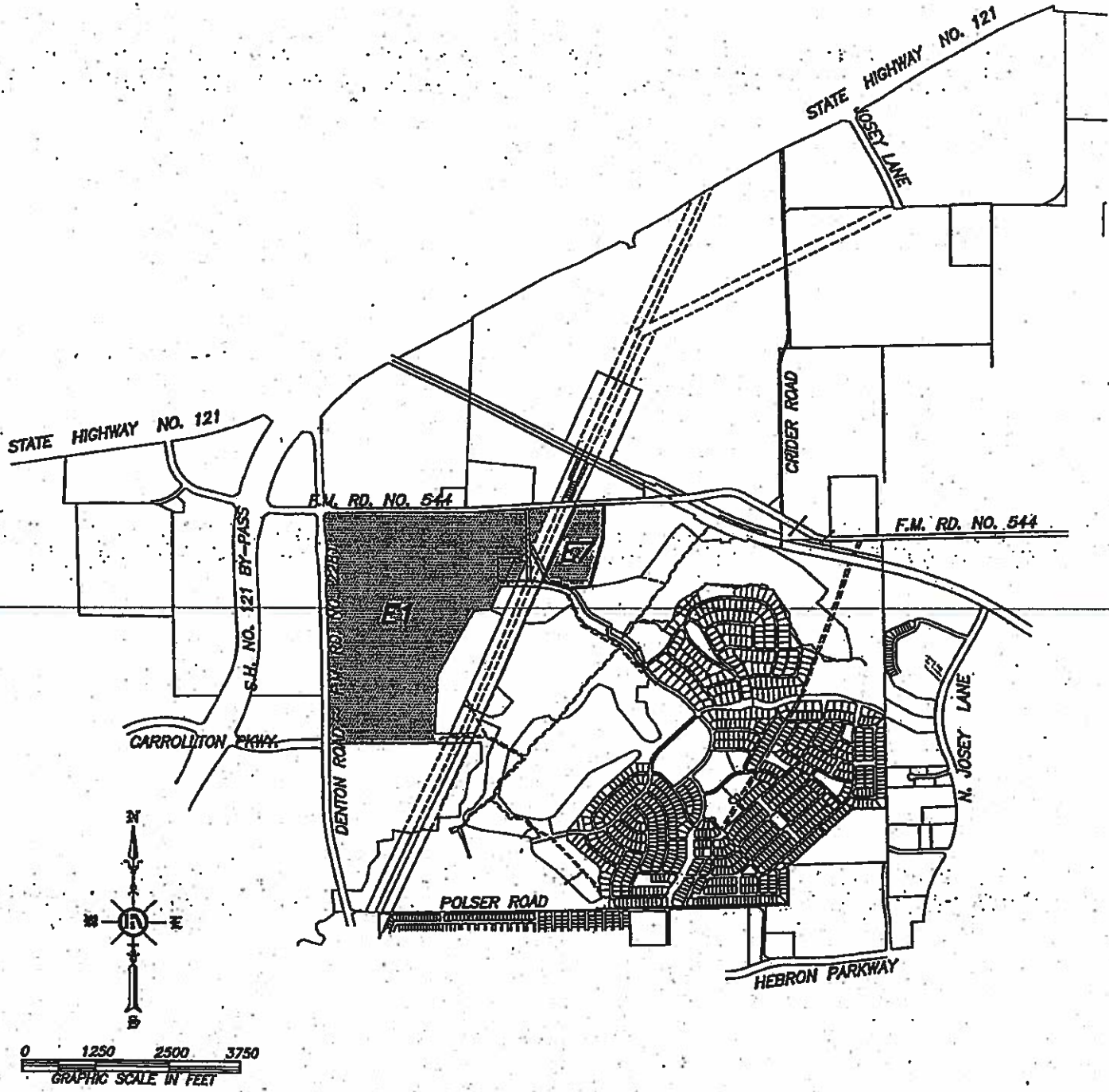


Kristina Clark

Notary Public, State of Texas

[NOTARY SEAL]

EXHIBIT "A"



D.C.F.W.S.D. NO. 1E

DESIGN BY: DRP
DRAWN BY: DRP
JOB NUMBER: L98004E
DATE: 8-29-2000

Denton County Fresh
Water Supply District 1E
Denton County, Texas



HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS/PLANNERS/SURVEYORS
DALLAS AUSTIN
214-369-9171 512-454-8716

EXHIBIT

EXHIBIT "B"

**METES AND BOUNDS DESCRIPTION
DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1E**

BEING 2 (two) tracts of land comprising 259.46 acres; said tracts being more particularly described as follows:

Tract E1

BEING a tract of land situated in the James Dooley Survey Abstract No. 343, the B.F. Draper Survey Abstract No. 367, the Amos Singleton Survey Abstract No. 1138, the P.R. Splain Survey Abstract No. 1218, the Harrison Young Survey Abstract No. 1448, and the J.T. Sherron Survey Abstract No. 1691 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 District 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 the northeast end of a corner clip at the intersection of the south line of Farm To Market Road No. 544 (FM 544) (a variable width right-of-way), with the east line of Farm To Market Road No. 2281 (FM 2281 Denton Rd.) (a variable width right-of-way);

1. THENCE North 89°21'08" East, along the south line of said FM 544, for a distance of 1210.99 feet to a point for corner at the intersection of said south line with the common line between said Young and Splain Surveys;
2. THENCE North 89°40'40" East, continuing along said south line, for a distance of 996.49 feet to a point for corner and for the beginning of a circular curve to the left;
3. THENCE continuing along said south line with said circular curve to the left having a central angle of 03°12'00", a radius of 5769.58 feet, a tangent length of 161.16 feet, and a chord of North 88°04'40" East 322.19 feet, for an arc distance of 322.23 feet to a point of tangency for corner;
4. THENCE North 86°28'40" East, continuing along said south line, for a distance of 1304.27 feet to a point for corner at the intersection of said south line with the west line of easements conveyed to Texas Power and Light Company as recorded in Volume 392 Page 622, Volume 395 Page 417, and Volume 609 Page 547 DRDCT, said point also being the northwest corner of DCFWS District No. 1D;
5. THENCE South 24°04'13" West, departing said south line, and along the common west line of said easements and the west line of DCFWS District No. 1D, passing at 937.66 feet the centerline of T.U. Line Road, passing at 1393.62 feet the north line of Lady of the Lake Blvd. (a variable width right-of-way), and continuing along said common line for a total distance of 1503.15 feet to a point for corner at the intersection of said common lines with the south line of said Lady of the Lake Blvd.;
6. THENCE West, departing the west line of said easements and departing said DCFWS District No. 1D boundary line and along the south line of said Lady of the Lake Blvd. and along a north line of DCFWS District No. 1C, for a distance of 256.39 feet to a point for corner at the northwest corner of Block A of Castle Hills Golf Course;
7. THENCE South 24°03'41" West, departing said south line and continuing along said district boundary and along the west line of said Golf Course, for a distance of 446.75 feet to a point for corner;
8. THENCE South 86°17'55" West, continuing along the common west lines of said district and said Golf Course, for a distance of 274.08 feet to a point for corner;
9. THENCE South 35°09'07" West, continuing along said common lines, for a distance of 171.55 feet to a point for corner;
10. THENCE South 29°09'03" West, continuing along said common lines, for a distance of 1093.90 feet to a point for

corner;

11. THENCE South 02°34'25" West, continuing along said common lines, for a distance of 1024.76 feet to a point for corner at the most westerly southwest corner of said Golf Course and said DCFWSD No. 1C, said point also being a northwest corner of DCFWSD No. 1D;
12. THENCE South 00°34'41" East, departing said Golf Course line and along said DCFWSD No. 1D boundary, for a distance of 161.65 feet to a point for corner on the south line of said Castle Hills Development tract at a southwest corner of said DCFWSD No. 1D, said point being on a north line of a tract conveyed to Craig B. Singer as recorded in Volume 968 Page 505 DRDCT;
13. THENCE South 89°25'19" West, departing said DCFWSD No. 1D west line, and along said south and north lines, for a distance of 1789.42 feet to a point for corner at the intersection of said south and north lines with the east line of said FM 2281 Denton Rd.;
14. THENCE North 00°05'16" West, along said east line, for a distance of 787.46 feet to a point for corner and for the beginning of a circular curve to the left;
15. THENCE continuing along said east line with said circular curve to the left having a central angle of 01°04'27", a radius of 5789.58 feet, a tangent length of 54.28 feet, and a chord of North 00°28'26" West 108.55 feet, for an arc distance of 108.55 feet to a point of tangency for corner;
16. THENCE North 01°00'40" West, continuing along said east line, for a distance of 887.35 feet to a point for corner and for the beginning of a circular curve to the left;
17. THENCE continuing along said east line with said circular curve to the left having a central angle of 00°55'38", a radius of 11,519.16 feet, a tangent length of 93.22 feet, and a chord of North 01°28'29" West 186.44 feet, for an arc distance of 186.44 feet to a point of tangency for corner;
18. THENCE North 01°56'18" West, continuing along said east line, for a distance of 1073.45 feet to a point for corner;
19. THENCE North 03°46'20" East, continuing along said east line, for a distance of 301.50 feet to a point for corner;
20. THENCE North 01°56'18" West, continuing along said east line, for a distance of 100.00 feet to a point for corner;
21. THENCE North 07°38'57" West, continuing along said east line, for a distance of 301.50 feet to a point for corner;
22. THENCE North 01°56'18" West, continuing along said east line, for a distance of 190.00 feet to a point for corner at the southwest end of a corner clip at the intersection of said east line with the south line of said FM 544;
23. THENCE North 41°16'26" East, along said corner clip, for a distance of 73.08 feet to the POINT OF BEGINNING and containing 236.59 acres (10,305,888.2 sq. ft.) of land SAVE AND ACCEPT 0.21 acres (8946.8 sq. ft.) of land in a 5 ft. wide strip as annexed to the City of Lewisville, leaving a net area of 236.38 acres (10,296,941.4 sq. ft.) of land.

Tract E7

BEING a tract of land situated in the Amos Singleton Survey Abstract No. 1138 and the Peyton R. Splain Survey Abstract No. 1218, 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 south line of Farm To Market Road No. 544 (FM 544) (a variable width right-of-way), said point being at the intersection of said south line with the east lines of easements conveyed to Texas Power and Light Company

as recorded in Volume 392 Page 622, Volume 395 Page 417, and Volume 609 Page 547 DRDCT;

THENCE North $86^{\circ}54'40''$ East, along said south line, for a distance of 492.70 feet to a point for corner at a northwest corner of DCFWSD No. 1D;

THENCE South $01^{\circ}32'17''$ West, departing said south line and along a west line of said DCFWSD No. 1D, for a distance of 582.57 feet to a point for corner;

THENCE South $15^{\circ}23'19''$ West, continuing along said west line, for a distance of 871.64 feet to a point for corner, said point being on a north line of DCFWSD No. 1C, said point also being an interior southwest corner of said DCFWSD No. 1D;

THENCE South $85^{\circ}10'43''$ West, along the north line of said DCFWSD No. 1C, for a distance of 317.44 feet to a point for corner at a northwest corner of said DCFWSD No. 1C;

THENCE South $33^{\circ}43'55''$ West, departing said corner and along a north line of Castle Hills Golf Course, for a distance of 41.28 feet to a point for corner and for the beginning of a circular curve to the left on the north line of Lady of Lake Blvd. (A variable width right-of-way);

THENCE along said north line with said circular curve to the left having a central angle of $16^{\circ}26'10''$, a radius of 450.00 feet, a tangent length of 64.99 feet, and a chord of North $64^{\circ}29'10''$ West 128.65 feet, for an arc distance of 129.09 feet to a point of compound curvature to the left for corner;

THENCE continuing along said north line with said compound curve to the left having a central angle of $09^{\circ}53'16''$, a radius of 2250.00 feet, a tangent length of 194.63 feet, and a chord of North $77^{\circ}38'53''$ West 387.81 feet, for an arc distance of 388.29 feet to a point for corner at the intersection of said north line with the east lines of said Texas Power and Light Company easements;

THENCE North $24^{\circ}04'13''$ East, along said east lines, for a distance of 1444.45 feet to the POINT OF BEGINNING and containing 23.08 acres (1,005,557 sq. ft.) of land.

SAID 2 (two) tracts of land comprising a total of 259.46 acres (11,302,498.4 sq. ft.) of land.

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-E. 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) enter into contracts with the City of Lewisville to support the issuance of public improvement district (PID) bonds in an unlimited amount and levy an unlimited tax in payment of such bonds. As of this date, the rate of taxes levied by the District on real property located in the District is \$0.59 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 \$28,500,000. The total amount of contract tax PID bonds approved by the voters and which may, at this date, be supported by the District is \$28,500,000. The total amounts of District bonds and PID bonds issued as of this date and payable or supported by property taxes are \$-0- and \$27,430,000, 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, road, 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 facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. 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:
Denton County Fresh Water Supply District No. 1-E
Attn: Judy McAngus
c/o: Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701