

AMENDED DISTRICT INFORMATION FORM

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-F

November 23, 2020

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-F |
| (2) LEGAL DESCRIPTION OF DISTRICT BOUNDARIES: | SEE ATTACHED EXHIBIT "B" |
| (3) MOST RECENT RATE OF TAXES ON DISTRICT PROPERTY LOCATED IN THE DISTRICT: | \$0.46 PER \$100 VALUATION |
| (4) TOTAL AMOUNT OF BONDS WHICH HAVE BEEN APPROVED BY VOTERS AND WHICH MAY BE ISSUED BY THE DISTRICT: | \$50,750,000 |
| (5) AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL OF THE DISTRICT BONDS PAYABLE IN WHOLE OR IN PART FROM TAXES WHICH HAVE BEEN ISSUE; | \$-0- |
| (6) TOTAL AMOUNT OF CONTRACT TAX BONDS APPROVED BY THE VOTERS AND WHICH MAY BE ISSUED BY THE CITY OF LEWISVILLE AND SUPPORTED BY TAXES FROM THE DISTRICT: | \$35,000,000 |
| 7) AGGREGATE INITIAL PRINCIPAL AMOUNT OF ALL CONTRACT TAX BONDS ISSUED BY THE CITY OF LEWISVILLE, TEXAS, AND SUPPORTED BY TAXES FROM THE DISTRICT: | \$35,000,000 |

- (8) MONTHLY STANDBY FEE: \$-0-
- (9) DATE OF DISTRICT CREATION: A DIVISION ELECTION WAS HELD ON NOVEMBER 5, 2002 WITHIN THE BOUNDARIES OF DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-A WHICH WAS CANVASSED NOVEMBER 12, 2002 AT WHICH TIME DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-F 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"

APPROVED BY THE BOARD OF DIRECTORS OF Denton County Fresh Water Supply District No. 1-F, on November 23, 2020, which Board hereby authorizes and directs J. Philip Brosseau, General Manager for Denton County Fresh Water Supply District No. 1-A, which district is the General Manager for the District pursuant to an Operating Agreement by and between Denton County Fresh Water Supply District No. 1-A and the District, to execute this Amended District Information Form on behalf of the officers and directors of the District in order that such document may be promptly recorded with the Denton County Clerk's Office as required by law.

DENTON COUNTY FRESH WATER SUPPLY
DISTRICT NO. 1-F



J. Philip Brosseau, General Manager of Denton County Fresh Water Supply District No. 1-A, General Manager of the District

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this the 23RD day of November, 2020 by J. Philip Brosseau, General Manager of Denton County Fresh Water Supply District No. 1-A on behalf of Denton County Fresh Water Supply District No. 1-F, in the capacity herein stated.

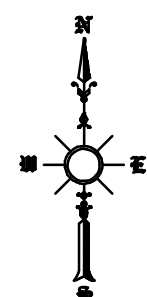
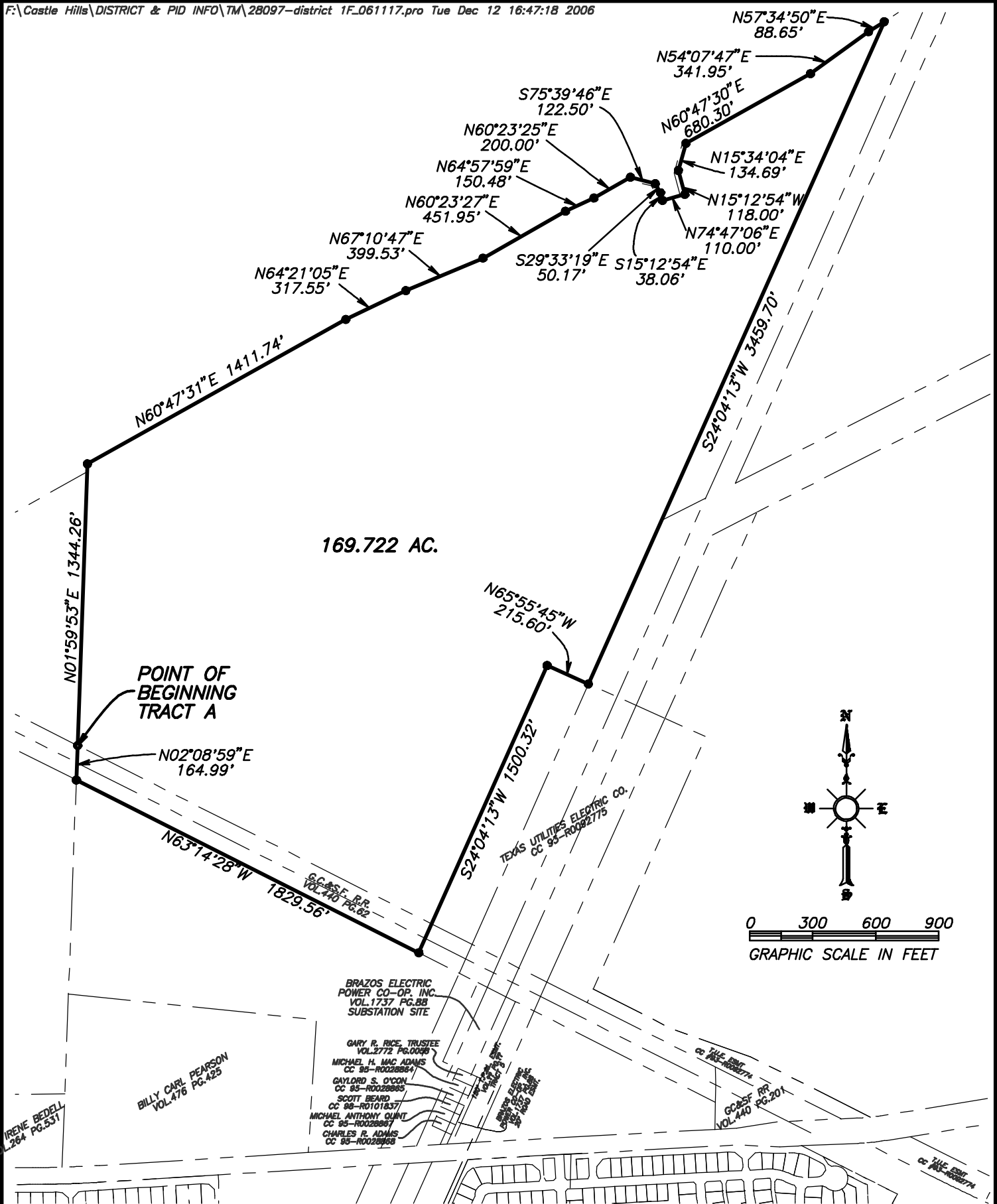


Kristina Clark

Notary Public, State of Texas

(NOTARY SEAL)

EXHIBIT "A"
(Plat to be attached)

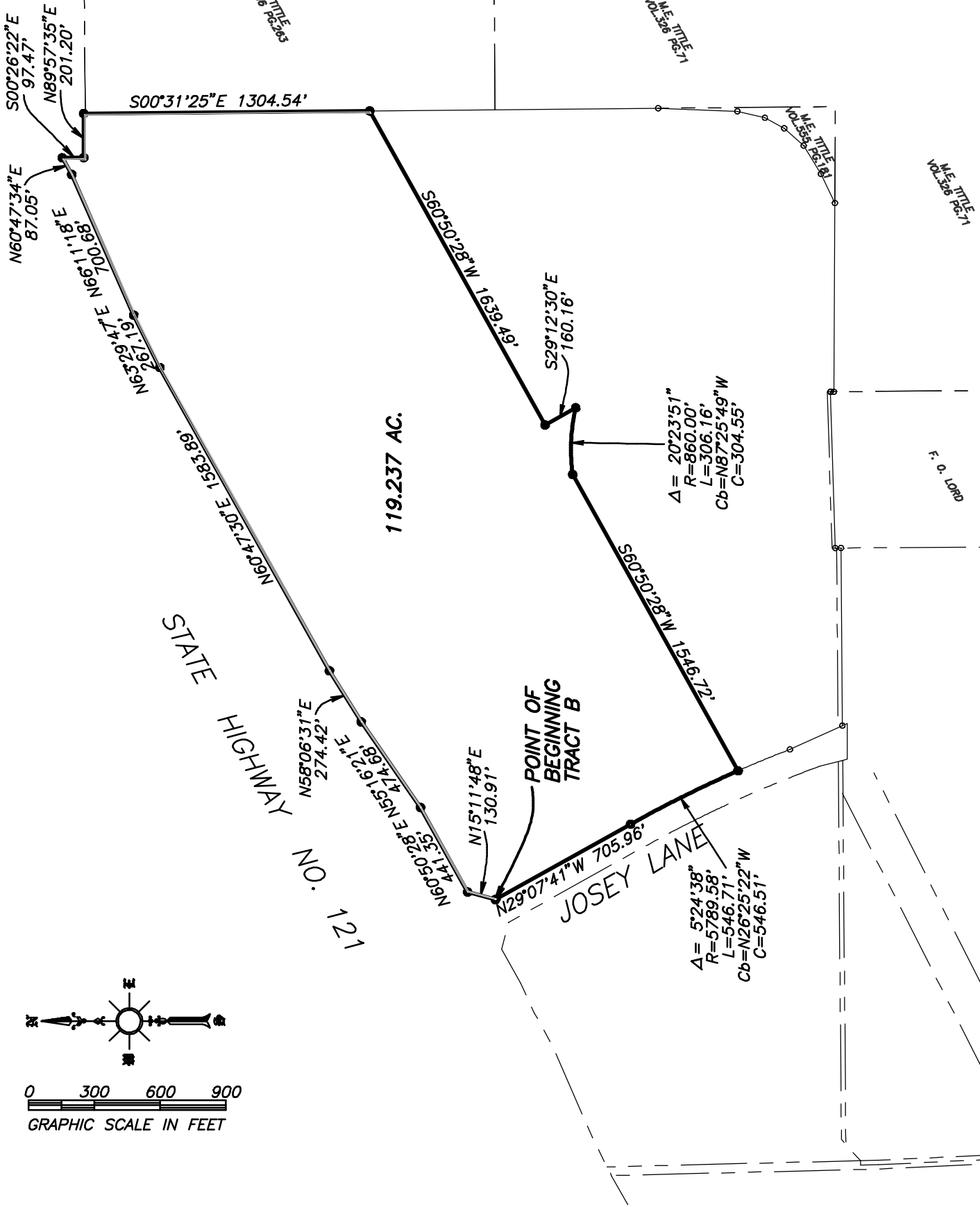


0 300 600 900
GRAPHIC SCALE IN FEET

DESIGN BY: TRC
DRAWN BY: TRC
JOB NUMBER: 43817
DATE: 12-2006

TRACT "A"
PROPOSED CITY OF LEWISVILLE
CASTLE HILLS PUBLIC IMPROVEMENT
DISTRICT NO. 4

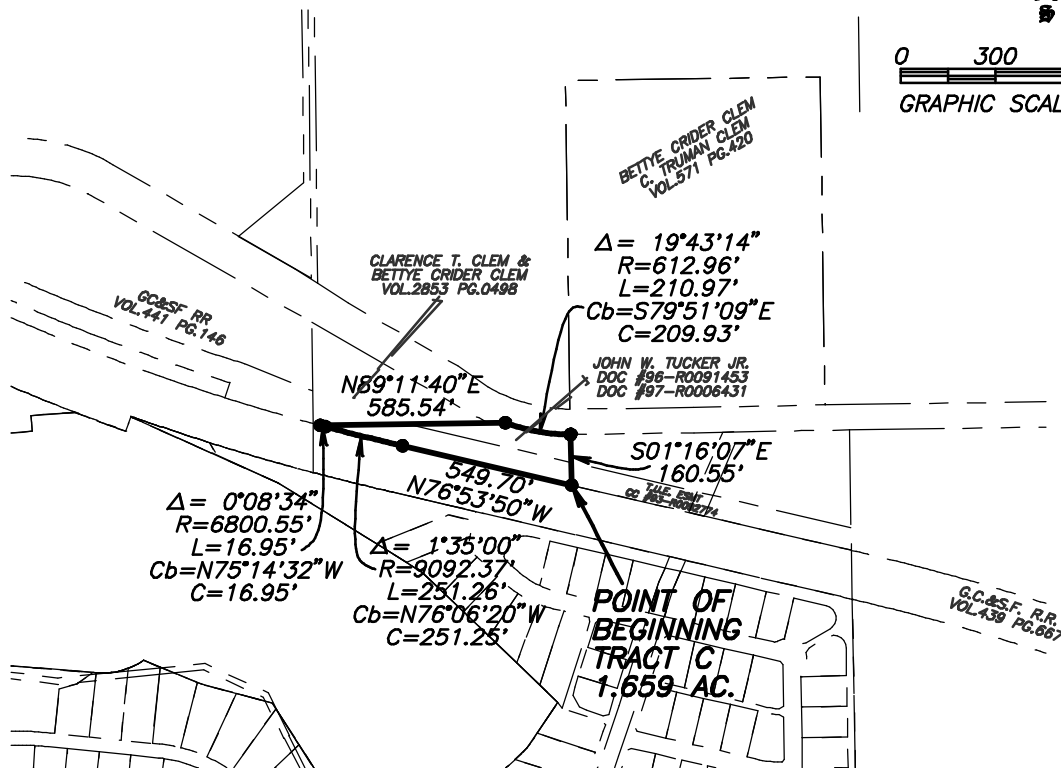
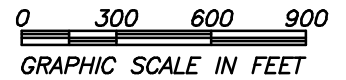
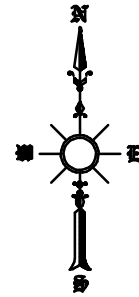
TRC **TEXAS INFRASTRUCTURE**
Customer-Focused Solutions (a division of TRC Engineers, Inc.)
DALLAS • FORT WORTH • FRISCO • AUSTIN • HOUSTON



DESIGN BY: TRC
 DRAWN BY: TRC
 JOB NUMBER: 43817
 DATE: 12-2006

TRACT "B"
 PROPOSED CITY OF LEWISVILLE
 CASTLE HILLS PUBLIC IMPROVEMENT
 DISTRICT NO. 4

TRC TEXAS INFRASTRUCTURE
 Customer-Focused Solutions (a division of TRC Engineers, Inc.)
 DALLAS • FORT WORTH • FRISCO • AUSTIN • HOUSTON



DESIGN BY: TRC
 DRAWN BY: TRC
 JOB NUMBER: 43817
 DATE: 12-2006

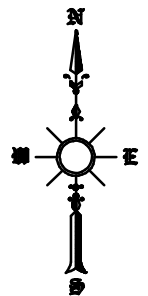
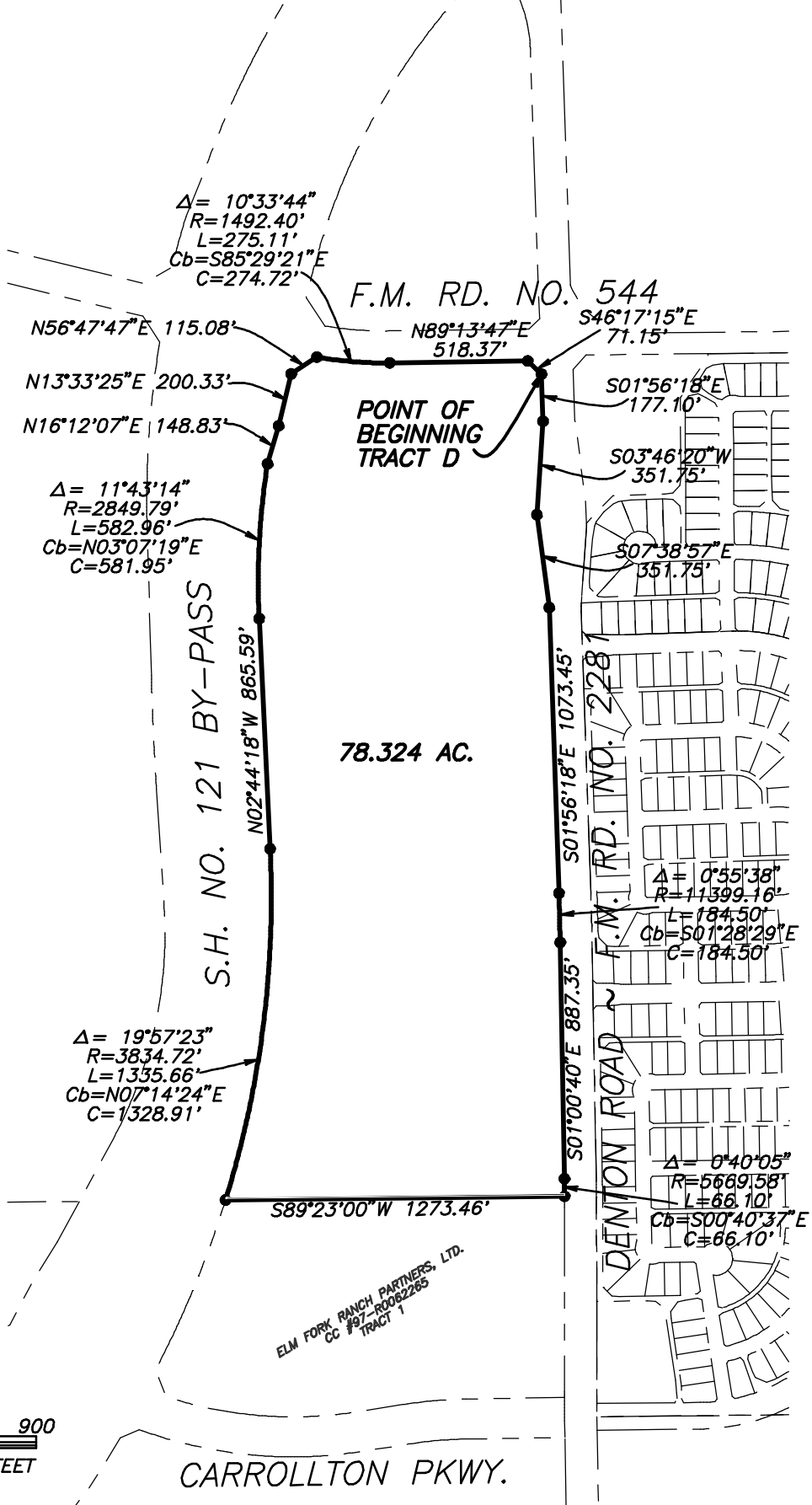
TRACT "C"
 PROPOSED CITY OF LEWISVILLE
 CASTLE HILLS PUBLIC IMPROVEMENT
 DISTRICT NO. 4



TEXAS INFRASTRUCTURE

(a division of TRC Engineers, Inc.)

DALLAS • FORT WORTH • FRISCO • AUSTIN • HOUSTON



DESIGN BY: TRC
 DRAWN BY: TRC
 JOB NUMBER: 43817
 DATE: 12-2006

TRACT "D"
PROPOSED CITY OF LEWISVILLE
CASTLE HILLS PUBLIC IMPROVEMENT
DISTRICT NO. 4

TRC **TEXAS INFRASTRUCTURE**
 Customer-Focused Solutions (a division of TRC Engineers, Inc.)
 DALLAS • FORT WORTH • FRISCO • AUSTIN • HOUSTON

EXHIBIT "B"
(Legal Description to be attached)

EXHIBIT "B"
METES AND BOUNDS DESCRIPTION
PROPOSED CITY OF LEWISVILLE
CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT NO. 4
December, 2006

BEING 368.942 acres of land situated in the Amos Singleton Survey Abstract No. 1138, the B. Schoonover Survey Abstract No. 1209, David Cook Survey Abstract No. 234, the Haynes & Bullion Survey Abstract No. 621, the J.B. Shipp Survey Abstract No. 1227, the R.P. Hardin Survey Abstract No. 613, the T. Wilson Survey Abstract No. 1352, and the Harrison Young Survey Abstract No. 1148, Denton County, Texas; said land being a part of those certain lands conveyed to H.R. Bright as evidenced by deeds recorded in Volume 397, Page 372; Volume 426, Page 236; Volume 476, Page 207; Volume 503, Page 240; Volume 549, Page 41; and Volume 549, Page 45 all of the Deed Records of Denton County, Texas; and being a portion of a 2628 acre tract known as Denton County Fresh Water Supply District No. 1 (DCFWS D No.1) as recorded in Volume 1191 Page 111 Deed Records Denton County, Texas (DRDCT); said total tract of land being more particularly described in four tracts as follows:

TRACT A (169.722 acres)

BEGINNING at a point in the northeasterly right-of-way line of the Gulf, Colorado, and Santa Fe Railroad at the most southerly corner of that tract of land conveyed to E-Systems, Inc. Pool Trust as Tract II as evidenced by deed recorded in Volume 1067, Page 962 DRDCT;

1. THENCE North 01°59'53" East, along the east line of said Tract II, for a distance of 1344.26 feet to a point in the southerly right-of-way line State Highway No. 121, a variable width right-of-way;
2. THENCE along the southerly right-of-way of State Highway 121 the following: North 60°47'31" East for a distance of 1411.74 feet, and continuing along said southerly line as follows:
 3. North 64°21'05" East for a distance of 317.55 feet;
 4. North 67°10'47" East for a distance of 399.53 feet;
 5. North 60°23'27" East for a distance of 451.95 feet;
 6. North 64°57'59" East for a distance of 150.48 feet;
 7. North 60°23'25" East for a distance of 200.00 feet;
 8. South 75°39'46" East for a distance of 122.50 feet;
 9. South 29°33'19" East for a distance of 50.17 feet;
 10. South 15°12'54" East for a distance of 38.06 feet;
 11. North 74°47'06" East for a distance of 110.00 feet;
 12. North 15°12'54" West for a distance of 118.00 feet;
 13. North 15°34'04" East for a distance of 134.69 feet;
 14. North 60°47'30" East for a distance of 680.30 feet;
 15. North 54°07'47" East for a distance of 341.95 feet;
 16. North 57°34'50" East a distance of 88.65 feet to a point on the westerly line of a 150 foot T.P. & L. easement;
 17. THENCE South 24°04'13" West a distance of 3459.70 feet to a point in the northeasterly line of that tract of land conveyed to Texas Utilities Electric Company as evidenced by deed recorded in Denton County CC#95-R0092775;

18. THENCE North 65°55'45" West along the northeasterly line of the Texas Utilities tract for a distance of 215.60 feet to a point at its most northerly corner;
19. THENCE South 24°04'13" West along the northwesterly line of the Texas Utilities tract a distance of 1350.15 feet passing a one-half inch iron rod found at its most westerly corner in the northeasterly line of said Railroad in all a distance of 1500.32 feet to a point in the southerly line of said Railroad, said line also being the north line of a tract conveyed to the Lewisville Independent School District (L.I.S.D.);
20. THENCE North 63°14'28" West, along the south line of said Railroad and the north line of said L.I.S.D. tract, for a distance of 1829.56 feet to a point in the east line of that tract of land conveyed to E-Systems, Inc. Pool Trust as Tract III as evidenced by deed recorded in Volume 1067, Page 962, DRDCT at the northwest corner of the L.I.S.D. tract;
21. THENCE North 02°08'59" East, crossing said Railroad, for a distance of 164.99 feet, to the POINT OF BEGINNING and containing 170.220 acres of land.

SAVE and EXCEPT:

5 foot strip of land to City of Lewisville containing 0.498 acres of land being a portion of Tract 96C (called 3.53 acres) leaving a total area for Tract A of 169.722 acres of land.

TRACT B (119.237 acres)

BEGINNING at the south end of a corner clip at the intersection of the south line of State Highway 121 (SH121), with the east line of Josey Lane, a 120 foot wide right-of-way;

1. THENCE North 15°11'48" East along said corner clip for a distance of 130.91 feet to the south line of SH121;
2. THENCE North 60°50'28" East for a distance of 441.35 feet, and continuing along the south line of SH121 as follows;
3. North 55°16'21" East for a distance of 474.68 feet;
4. North 58°06'31" East for a distance of 274.42 feet;
5. North 60°47'30" East for a distance of 1583.89 feet;
6. North 63°29'47" East for a distance of 267.19 feet;
7. North 66°11'18" East for a distance of 700.68 feet;
8. North 60°47'34" East for a distance of 87.05 feet to a point;
9. THENCE South 00°26'22" East, departing SH121, for a distance of 97.47 feet to point;
10. THENCE North 89°57'35" East for a distance of 201.20 feet to a point at the northwest corner of that tract of land conveyed to M.E. Tittle as evidenced by deed recorded in Volume 296, Page 263 DRDCT;
11. THENCE South 00°31'25" East along the west line of the aforementioned Tittle tract for a distance of 1304.54 feet;
12. THENCE South 60°50'28" West, departing said west line, for a distance of 1639.49 feet to a point;
13. THENCE South 29°12'30" East, for a distance of 160.16 ft. to a point on the centerline of proposed Windhaven Parkway for the beginning of a circular curve to the left;
14. THENCE along said centerline with said circular curve to the left having a central angle of 20°23'51", a radius of 860.00 ft. feet, a chord of North 87°25'49" West 304.55 feet, and an arc distance of 306.16 feet to a point of tangency;
15. THENCE South 60°50'28" West, continuing along said centerline, for a distance of 1546.72 feet, to the intersection of said projected centerline with the east line of Josey Lane (a variable width right-of-way), and for the beginning of a circular curve to the left;
16. THENCE along said east line with said circular curve to the left having a central angle of 05°24'38", a radius of 5789.58 feet, a chord of North 26°25'22" West 546.51 feet, for an arc distance of 546.71 feet to a point of tangency; THENCE North 29°07'41" West, continuing along the east line of said Josey Lane, for a distance of 705.96 feet to the POINT OF BEGINNING and containing 119.874 acres of land.

SAVE AND ACCEPT

a 5 foot strip of land to the City of Lewisville containing 0.637 acres of land being a portion of Tract 96C (called 3.53 acres), leaving a net total area for Tract B of 119.237 acres of land.

TRACT C (1.659 acres)

COMMENCING at the intersection of the south line of the Gulf Colorado and Santa Fe Railroad as recorded in Volume 440 Page 201 and Volume 441 Page 146 DRDCT, with the east line of said 130 acre tract; Thence North $01^{\circ}03'52''$ West, along said east line, for a distance of 154.71 feet to a point on the north line of said Railroad, at said north line's intersection with the east line of said 130 Acre tract; Thence North $76^{\circ}53'50''$ West, along said north line, for a distance of 908.94 feet to the POINT OF BEGINNING;

1. THENCE, North $76^{\circ}53'50''$ West, continuing along said north line, for a distance of 549.70 feet to a point for the beginning of a circular curve to the right;
2. THENCE continuing along said north line with said circular curve to the right having a central angle of $01^{\circ}35'00''$, a radius of 9092.37 ft., and a chord of North $76^{\circ}06'20''$ West 251.25 ft., for an arc length of 251.26 ft. to a point for the beginning of a compound circular curve to the right;
3. THENCE continuing along said north line with said circular curve to right having a central angle of $00^{\circ}08'34''$, a radius of 6800.55 ft., and a chord of North $75^{\circ}14'32''$ West 16.95 ft., for an arc length of 16.95 ft. to a point;
4. THENCE North $89^{\circ}11'40''$ East, departing said north line, for a distance of 585.54 ft. to a point on the southwest line of Farm To Market Road No. 544 (a variable width right of way);
5. THENCE along said southwest line with a circular curve to the left having a central angle of $19^{\circ}43'14''$, a radius of 612.96 ft., and a chord of South $79^{\circ}51'09''$ East 209.93 ft., for an arc length of 210.97 ft. to a point;
6. THENCE South $01^{\circ}16'07''$ East, departing said southwest line, for a distance of 160.55 ft. to the POINT OF BEGINNING and containing 1.726 acres of land.

SAVE and EXCEPT:

5 foot strip of land to City of Lewisville containing 0.067 acres of land being a portion of Tract 96C (called 3.53 acres), leaving a total area for Tract C of 1.659 acres of land.

Tract D (78.324 acres)

BEING a tract of land situated in the Harrison Young Survey Abstract No. 1448 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 the southeast 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 west line of Farm To Market Road No. 2281 (FM 2281 Denton Rd.) (a variable width right-of-way);

1. THENCE South 01°56'18" East, along said west line, for a distance of 177.10 feet to a point;
2. THENCE South 03°46'20" West, continuing along said west line, for a distance of 351.75 feet to a point;
3. THENCE South 07°38'57" East, continuing along said west line, for a distance of 351.75 feet to a point;
4. THENCE South 01°56'18" East, continuing along said west line, for a distance of 1073.45 feet to a point for the beginning of a circular curve to the right;
5. THENCE continuing along said west line with said circular curve to the right having a central angle of 00°55'38", a radius of 11,399.16 feet, a tangent length of 92.25 feet, and a chord of South 01°28'29" East 184.50 feet, for an arc distance of 184.50 feet to a point of tangency;
6. THENCE South 01°00'40" East, continuing along said west line, for a distance of 887.35 feet to a point for the beginning of a circular curve to the right;
7. THENCE continuing along said west line with said circular curve to the right having a central angle of 00°40'05", a radius of 5669.58 feet, a tangent length of 33.05 feet, and a chord of South 00°40'37" East 66.10 feet, for an arc distance of 66.10 feet to a point at the intersection of said west line with the south line of said Castle Hills Development tract, said south line also being common with the south line of said DCFWS No. 1;
8. THENCE South 89°23'00" West, departing said west line and along said common south line, for a distance of 1273.46 feet to a point for the beginning of a non-tangent circular curve to the left on the east line of State Highway No. 121 By-Pass;
9. THENCE departing said common south lines and along said east line with said circular curve to the left having a central angle of 19°57'23", a radius of 3834.72 feet, a tangent length of 674.66 feet, and a chord of North 07°14'24" East 1328.91, for an arc distance of 1335.66 feet to a point of tangency;
10. THENCE North 02°44'18" West, continuing along said east line, for a distance of 865.59 feet to a point for the beginning of a circular curve to the right;
11. THENCE continuing along said east line with said circular curve to the right having a central angle of 11°43'14", a radius of 2849.79 feet, a tangent length of 292.50 feet, and a chord of North 03°07'19" East 581.95 feet, for an arc distance of 582.96 feet to a point;
12. THENCE North 16°12'07" East, continuing along said east line, for a distance of 148.83 feet to a point;
13. THENCE North 13°33'25" East, continuing along said east line, for a distance of 200.33 feet to a point at the southwest end of a corner clip at the intersection of said east line with the south line of said FM 544;
14. THENCE North 56°47'47" East, along said corner clip, for a distance of 115.08 feet to a point for the beginning of a non-tangent circular curve to the left at the northeast end of said corner clip and on said south line;
15. THENCE along said south line with said circular curve to the left having a central angle of 10°33'44", a radius of 1492.40 feet, a tangent length of 137.95 feet, and a chord of South 85°29'21" East 274.72 feet, for an arc distance of 275.11 feet to a point of tangency;

16. THENCE North 89°13'47" East, continuing along said south line, for a distance of 518.37 feet to a point at the northwest end of said corner clip at the intersection of said south line with the west line of said FM 2281 Denton Rd.;
17. THENCE South 46°17'15" East, along said corner clip, for a distance of 71.15 feet to the POINT OF BEGINNING and containing 78.470 acres of land.

SAVE and EXCEPT:

5 foot strip of land to City of Lewisville containing 0.146 acres of land being a portion of Tract 96C (called 3.53 acres), leaving a total area for Tract D of 78.324 acres of land.

SAID TRACT A, TRACT B, TRACT C, and TRACT D COMBINED TOTALING 368.942 ACRES OF LAND.

This description is not complete without the attached exhibits.

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-F. 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 a Joint Utility Contract with the City of Lewisville to support the issuance of public improvement district (PID) bonds 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 \$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 \$50,750,000. The total amount of contract tax PID bonds approved by the voters and, at this date, issued by the District is \$32,000,000. The total amounts of District bonds and PID bonds issued as of this date and payable or supported by property taxes are \$-0- and \$32,000,000, 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. 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 - F
Attn: Rebecca Daniels
c/o: Kelly Hart & Hallman LLP
201 Main Street, Suite 2500
Fort Worth, Texas 76102