

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF KAUFMAN, TEXAS FOR THE GEORGETOWN PUBLIC
IMPROVEMENT DISTRICT**

This petition ("Petition") is submitted and filed with the City Secretary of the City of Kaufman, Texas ("City"), by JWS Land, Ltd., a Texas limited partnership, owner of a majority of the real property (the "Petitioner") located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the city limits of the City (the "Property"), more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Petitioner would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vii) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vii) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District is \$10,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

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Section 4. Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District, and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

Section 6. Management of the District. The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person signing this Petition requests the establishment of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board. The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s). This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED, on this the 25th day of August, 2018.

OWNER

JWS LAND, LTD., a Texas limited partnership

By: J.W. Schuler, Inc., a Texas corporation, its
General Partner

By: *Kelly Cannell*

Printed Name: Kelly Cannell

Title: Vice President

STATE OF Texas)
COUNTY OF Collin)

This instrument was acknowledged before me on the 20th day of August, 2018, by Kelly Cannell, the Vice President of J.W. Schuler, Inc., a Texas corporation, General Partner of JWS LAND, LTD., a Texas limited partnership, on behalf of said partnership.

Stephanie Crutchmer

Notary Public for the State of Texas

My Commission expires: 3-7-22

[SEAL]

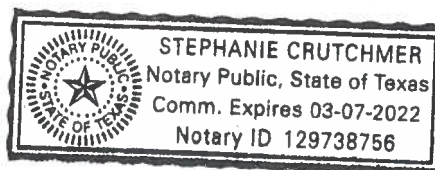


EXHIBIT A

Metes and Bounds

LEGAL DESCRIPTION

85.500 ACRES

BEING a tract of land in the DIONISION FALCON SURVEY, ABSTRACT NO. 151, City of Kaufman, Kaufman County, Texas and being part of that tract of land described as Tract 1 as conveyed in Deed to JWS Land, LTD, according to the document filed of record in Document Number 2012-0020419, Official Public Records, Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in a northerly line of said Tract 1 and the south line of that tract of land conveyed to Kaufman Forty-Five Associates, LTD., according to the document filed of record in Volume 2096, Page 0276, Deed Records, Kaufman County, Texas, same being in the east line of CR 151/Old Kemp Highway, as per EJES Horizontal Control Plan dated 07/05/2016;

THENCE N 88° 44' 11" E, with said south line, a distance of 1,131.00 feet to a 3/8 inch iron rod found;

THENCE N 88° 28' 55" E, continuing with said south line, passing at a distance of 917.65 feet, a 1/2 inch iron rod found for the southeast corner of said Kaufman Forty-Five Associates, LTD. tract, and continuing over and across said Tract 1, in all for a total distance of 1,079.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE S 30° 52' 50" E, continuing over and across said Tract 1, a distance of 1,165.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of State Highway 34, a 140' right-of-way, as recorded in Document Number 2014-0001526, Official Public Records, Kaufman County, Texas, same being at the beginning of a non-tangent curve to the right, having a central angle of 56° 58' 29", a radius of 1,590.00 feet and a chord bearing and distance of S 60° 59' 06" W, 1,516.75 feet;

THENCE With said north line and said curve to the right, an arc distance of 1,581.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE S 89° 28' 21" W, continuing with said north line, a distance of 506.92 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the southeast corner of that tract of land conveyed in Deed to Resurrection Lutheran Church of Plano, Texas, according to the document filed of record in Document Number 2013-0023091, Official Public Records, Kaufman County, Texas;

THENCE N 01° 16' 32" W, with the east line of said Resurrection Lutheran Church of Plano, Texas tract, a distance of 325.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE N 02° 35' 20" E, continuing with said east line, a distance of 29.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the northeast corner of said Resurrection Lutheran Church of Plano, Texas tract;

THENCE S 89° 28' 55" W, with the north line of said Resurrection Lutheran Church of Plano, Texas tract, a distance of 646.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the above mentioned east line of CR 151/Old Kemp Highway, same being at the beginning of a non-tangent curve to the right, having a central angle of 05° 52' 47", a radius of 661.00 feet and a chord bearing and distance of N 15° 03' 14" W, 67.80 feet;

THENCE With said east line, the following courses and distances:

With said curve to the right, an arc distance of 67.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 12° 06' 55" W, a distance of 87.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left, having a central angle of 06° 30' 52", a radius of 761.00 feet and a chord bearing and distance of N 15° 22' 21" W, 86.48 feet;

With said curve to the left, an arc distance of 86.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

N 18° 37' 47" W, a distance of 169.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

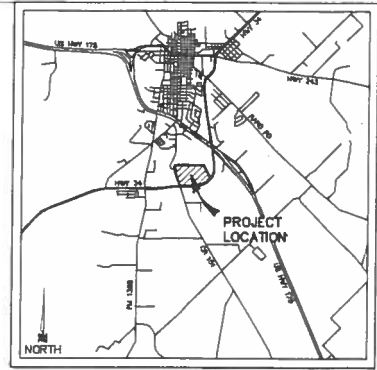
N 19° 27' 35" W, a distance of 580.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right, having a central angle of 30° 11' 40", a radius of 661.00 feet and a chord bearing and distance of N 04° 21' 45" W, 344.32 feet;

With said curve to the right, an arc distance of 348.34 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

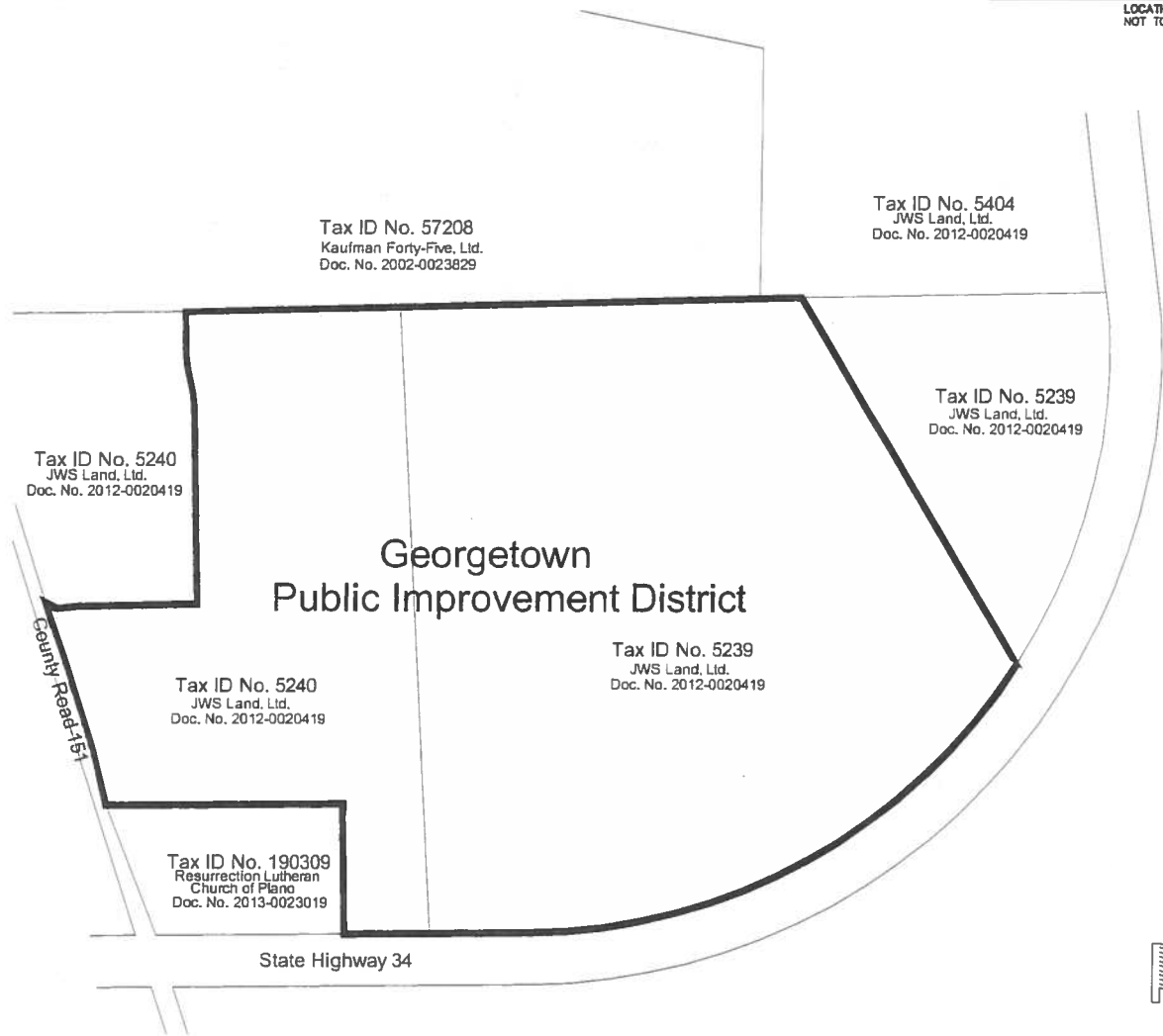
N 10° 44' 02" E, a distance of 53.90 feet to the **POINT OF BEGINNING**, and containing 85.500 acres of land, more or less.

EXHIBIT B

Property Depiction



LOCATION MAP
NOT TO SCALE



Tax ID No. 57208
Kaufman Forty-Five, Ltd.
Doc. No. 2002-0023829

Tax ID No. 5404
JWS Land, Ltd.
Doc. No. 2012-0020419

Tax ID No. 5239
JWS Land, Ltd.
Doc. No. 2012-0020419

Tax ID No. 5240
JWS Land, Ltd.
Doc. No. 2012-0020419

Tax ID No. 5240
JWS Land, Ltd.
Doc. No. 2012-0020419

Tax ID No. 5239
JWS Land, Ltd.
Doc. No. 2012-0020419

Tax ID No. 190309
Resurrection Lutheran
Church of Plano
Doc. No. 2013-0023019

Georgetown Public Improvement District

State Highway 34

County Road 151



TAX PARCEL EXHIBIT GEORGETOWN PUBLIC IMPROVEMENT DISTRICT

CITY OF KAUFMAN, KAUFMAN COUNTY, TEXAS
DIONISION FALCON SURVEY ~ ABSTRACT NO. 151
JULY 2018 Scale: 1" = 500'

OWNER
JWS LAND, LTD
5900 S. LAKE FOREST, SUITE 295
214-692-7066 MCKINNEY, TEXAS 75070-2433

 **DOWDEY, ANDERSON & ASSOCIATES, INC.**
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800