

wastewater system, drainage system, roadway system and other improvements will be sufficient to provide an adequate supply to the described land without injury to the lands of the District.

V.

Petitioner shall elect, accept and assume the proportionate part of the outstanding indebtedness which may be owed, contracted or authorized by the District to be chargeable against the described lands and all taxable property thereon on a pro rata basis. Said proportionate part of the indebtedness is ascertained by dividing the taxable value of the described property and all taxable property thereon, as determined and fixed in the tax rolls of the District, by the taxable values of the District as shown by the same tax rolls, and multiplying this resulting percentage by the amount of the outstanding indebtedness of the District.

VI.

Petitioner shall elect, accept, assume and acknowledge the District's right, power, duty and necessity to assess, levy and collect taxes on and against the described land and all taxable property thereon for the payment of any outstanding indebtedness which may be owed, contracted or authorized by the District or any taxes levied for or in anticipation of the payment of such outstanding indebtedness which may be owed, contracted or authorized by the District.

VII.

This Petition is filed acting pursuant to Section 42.0425 of the Texas Local Government Code and the applicable provisions of Chapter 49 of the Texas Water Code, each as amended, and any and all other applicable provisions of law.

* * *

WHEREFORE, Petitioner prays that this petition be heard and the City Council of the City of Fort Worth, Texas, duly pass and approve a resolution or ordinance consenting to the addition of the land described herein to the District.

RESPECTFULLY SUBMITTED this ____ day of _____, 2016.

PETITIONER:

CTMGT ALPHA RANCH, LLC, a Texas limited liability company

By: Centamtar Terras LLC, a Texas limited liability company,
its Sole Manager

By: CTMGT, LLC, a Texas Limited liability company,
its Sole Manager

By: _____
Mehrdad Moayedi
Manager

THE STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, Manager of CTMGT, LLC, Manager of Centamtar Terras LLC, Manager of CTMGT Alpha Ranch, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of such company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2016.

(Notary Seal)

Notary Public in and for the State of Texas

LIENHOLDER:

CHAMBERS BANK

By: _____
Name: _____
Title: _____

THE STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of CHAMBERS BANK, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of such corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

EXHIBIT A

Legal Description of Property

[SEE ATTACHED]

42860.6

DON W. HICKEY, RPLS, LSLS
ALAN W. HICKEY, RPLS
GAREY W. GILLEY, RPLS, LSLS
CONSULTANT

ESTABLISHED 1880
BROOKES BAKER SURVEYORS
A PROFESSIONAL CORPORATION
TITLE AND TOPOGRAPHIC SURVEYING
930 Hickey Court
Granbury, Texas 76049
817-279-0232
Fax 817-279-9694

BROOKES BAKER (1902-1955)
JOHN F. BAKER (1924-1985)
S.J. BAKER (1927-1999)
FRED M. MORRIS (1936-1999)

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Field notes for:

Parts of the JOSHUA KING SURVEY, Abstract No. 712, the THOMAS PEOPLES SURVEY, Abstract No. 677 and the WILLIAM WALLACE SURVEY, Abstract No. 1434 situated in Wise and Denton Counties, Texas; embracing a portion of the 1302-325/1000 acres tract described in the deed to Alpha Ranch, Ltd. recorded in volume 4645, page 306 of the Real Records of Denton County, Texas and a portion of the 15 acres tract described in the deed to Alpha Ranch, Ltd. recorded in volume 982, page 770 of the Official Records of Wise County, Texas and described by metes and bounds as follows:

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993). The lengths shown hereon are horizontal ground lengths. To convert horizontal ground lengths to grid lengths multiply by 0.999834271. All 5/8" capped irons set called for in this description are marked (BROOKES BAKER SURVEYORS).

Commencing at a 1/2" iron found for the northeast corner of said 1302-325/1000 acres tract and for the northeast corner of the 7-4671/10000 acres tract described in the deed to the State of Texas recorded in Document No. 2009-94264 of the said Real Records and run, along the east line of said 1302-325/1000 acres tract south 00 degrees-00 minutes-47 seconds west 1005-27/100 feet to a 5/8" capped iron set for the most easterly northeast and beginning corner of the tract being described.

Thence south 00 degrees-00 minutes-47 seconds west, continuing along the east line of said 1302-325/1000 acres tract, 1061-43 /100 feet to a 5/8" capped iron recovered on the bank of a creek.

Thence northwesterly, along the bank of said creek, the following:

north 77 degrees-17 minutes-05 seconds west 116-40 /100 feet to a 5/8" capped iron recovered;
north 32 degrees-28 minutes-35 seconds west 63-11 /100 feet to a 5/8" capped iron recovered;
north 58 degrees-45 minutes-52 seconds west 157-02 /100 feet to a 5/8" capped iron recovered;
south 89 degrees-33 minutes-37 seconds west 131-65 /100 feet to a 5/8" capped iron recovered;
south 57 degrees-15 minutes-12 seconds west 181-36 /100 feet to a 5/8" capped iron recovered;

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Field notes for:

south 82 degrees-38 minutes-29 seconds west 91-87 /100 feet to a 5/8" capped iron recovered;
south 88 degrees-03 minutes-29 seconds west 184-85 /100 feet to a 5/8" capped iron recovered;
north 84 degrees-11 minutes-04 seconds west 124-78 /100 feet to a 5/8" capped iron recovered;
south 60 degrees-09 minutes-04 seconds west 56-57 /100 feet to a 5/8" capped iron recovered;
north 76 degrees-34 minutes-24 seconds west 30-97 /100 feet to a 5/8" capped iron recovered;
north 38 degrees-19 minutes-29 seconds west 53-12 /100 feet to a 5/8" capped iron recovered;
north 55 degrees-04 minutes-31 seconds west 56-57 /100 feet to a 5/8" capped iron recovered;
north 65 degrees-39 minutes-07 seconds west 89-01 /100 feet to a 5/8" capped iron recovered;
north 83 degrees-46 minutes-32 seconds west 138-77 /100 feet to a 5/8" capped iron recovered;
north 85 degrees-50 minutes-20 seconds west 140-73 /100 feet to a 5/8" capped iron recovered;
north 68 degrees-19 minutes-49 seconds west 78-27 /100 feet to a 5/8" capped iron recovered;
north 87 degrees-33 minutes-52 seconds west 93-10 /100 feet to a 5/8" capped iron recovered;
north 87 degrees-29 minutes-07 seconds west 55-28 /100 feet to a 5/8" capped iron recovered;
south 72 degrees-16 minutes-16 seconds west 123-53 /100 feet to a 5/8" capped iron recovered;
south 12 degrees-39 minutes-52 seconds west 154-72 /100 feet to a 5/8" capped iron recovered;
south 62 degrees-03 minutes-00 seconds west 118-29 /100 feet to a 5/8" capped iron recovered;
south 62 degrees-03 minutes-15 seconds west 153-28 /100 feet to a 5/8" capped iron recovered;
north 78 degrees-58 minutes-48 seconds west 61-85 /100 feet to a 5/8" capped iron recovered;
north 59 degrees-20 minutes-46 seconds west 103-81 /100 feet to a 5/8" capped iron recovered;

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Field notes for:

north 14 degrees-47 minutes-46 seconds west 52-42 /100 feet to a 5/8" capped iron recovered;
north 24 degrees-09 minutes-46 seconds west 66-08 /100 feet to a 5/8" capped iron recovered;
north 49 degrees-38 minutes-53 seconds west 78-58 /100 feet to a 5/8" capped iron recovered;
north 53 degrees-25 minutes-50 seconds west 236-42 /100 feet to a 5/8" capped iron recovered;
north 44 degrees-59 minutes-34 seconds west 102-51 /100 feet to a 5/8" capped iron recovered;
south 88 degrees-00 minutes-28 seconds west 61-59 /100 feet to a 5/8" capped iron recovered;
north 78 degrees-03 minutes-01 seconds west 132-78 /100 feet to a 5/8" capped iron recovered;
south 62 degrees-32 minutes-28 seconds west 60-18 /100 feet to a 5/8" capped iron recovered;
north 61 degrees-37 minutes-46 seconds west 53-74 /100 feet to a 5/8" capped iron recovered;
north 54 degrees-16 minutes-34 seconds west 51-78 /100 feet to a 5/8" capped iron recovered;
north 36 degrees-04 minutes-54 seconds west 124-34 /100 feet to a 5/8" capped iron recovered;
north 82 degrees-54 minutes-56 seconds west 48-55 /100 feet to a 5/8" capped iron recovered;
south 64 degrees-28 minutes-40 seconds west 195-13 /100 feet to a 5/8" capped iron recovered;
south 44 degrees-56 minutes-38 seconds west 91-27 /100 feet to a 5/8" capped iron recovered;
south 14 degrees-46 minutes-38 seconds east 125-65 /100 feet to a 5/8" capped iron recovered;
south 18 degrees-16 minutes-01 seconds west 128-15 /100 feet to a 5/8" capped iron recovered;
south 51 degrees-50 minutes-20 seconds west 39-69 /100 feet to a 5/8" capped iron recovered;
north 87 degrees-51 minutes-24 seconds west 37-13 /100 feet to a 5/8" capped iron recovered;
north 60 degrees-08 minutes-53 seconds west 307-20 /100 feet to a 5/8" capped iron recovered;

Field notes for:

north 61 degrees-41 minutes-31 seconds west 191-39 /100 feet to a 5/8" capped iron recovered;
north 36 degrees-23 minutes-52 seconds west 126-18 /100 feet to a 5/8" capped iron recovered;
north 56 degrees-34 minutes-07 seconds west 180-86 /100 feet to a 5/8" capped iron recovered;
north 35 degrees-01 minutes-48 seconds east 71-64 /100 feet to a 5/8" capped iron recovered;
north 13 degrees-47 minutes-56 seconds east 84-67 /100 feet to a 5/8" capped iron recovered;
north 16 degrees-31 minutes-35 seconds west 119-46 /100 feet to a 5/8" capped iron recovered;
north 34 degrees-56 minutes-42 seconds west 168-71 /100 feet to a 5/8" capped iron recovered;
north 56 degrees-21 minutes-14 seconds west 171-46 /100 feet to a 5/8" capped iron recovered;
north 62 degrees-13 minutes-54 seconds west 182-24 /100 feet to a 5/8" capped iron recovered;
north 51 degrees-40 minutes-08 seconds west 80-81 /100 feet to a 5/8" capped iron recovered;
north 64 degrees-25 minutes-53 seconds west 138-15 /100 feet to a 5/8" capped iron recovered;
north 88 degrees-57 minutes-53 seconds west 106-08 /100 feet to a 5/8" capped iron recovered;
north 19 degrees-50 minutes-00 seconds west 86-11 /100 feet to a 5/8" capped iron recovered;
north 22 degrees-47 minutes-37 seconds west 114-17 /100 feet to a 5/8" capped iron recovered;
north 66 degrees-59 minutes-27 seconds west 57-25 /100 feet to a 5/8" capped iron recovered;
south 77 degrees-45 minutes-30 seconds west 86-66 /100 feet to a 5/8" capped iron recovered;
south 27 degrees-20 minutes-31 seconds west 104-93 /100 feet to a 5/8" capped iron recovered;
south 53 degrees-31 minutes-04 seconds west 125-16 /100 feet to a 5/8" capped iron recovered;
south 42 degrees-37 minutes-56 seconds west 53-92 /100 feet to a 5/8" capped iron recovered;

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Field notes for: (continued)

south 74 degrees-36 minutes-16 seconds west 79-11 /100 feet to a 5/8" capped iron recovered;
north 85 degrees-06 minutes-36 seconds west 146-87 /100 feet to a 5/8" capped iron recovered;
north 81 degrees-25 minutes-58 seconds west 62-39 /100 feet to a 5/8" capped iron recovered;
north 49 degrees-43 minutes-28 seconds west 74-13 /100 feet to a 5/8" capped iron recovered;
north 03 degrees-17 minutes-20 seconds west 94-66 /100 feet to a 5/8" capped iron recovered;
north 29 degrees-14 minutes-43 seconds west 105-31 /100 feet to a 5/8" capped iron recovered;
north 47 degrees-59 minutes-08 seconds west 57-81 /100 feet to a 5/8" capped iron recovered;
north 66 degrees-00 minutes-35 seconds west 68-47 /100 feet to a 5/8" capped iron recovered;
north 13 degrees-38 minutes-37 seconds west 80-48 /100 feet to a 5/8" capped iron recovered;
north 54 degrees-08 minutes-11 seconds east 95-61 /100 feet to a 5/8" capped iron recovered;
north 21 degrees-18 minutes-20 seconds east 83-70 /100 feet to a 5/8" capped iron recovered in a north line of said 1302-325/1000 acres tract and the south line of said 15 acres tract.

Thence north 89 degrees-55 minutes-17 seconds west, along a north line of said 1302-325/1000 acres tract and the south line of said 15 acres tract, 639-88 /100 feet to a 5/8" capped iron recovered for the southwest corner of said 15 acres tract.

Thence north 00 degrees-31 minutes-25 seconds east, along the west line of said 15 acres tract, 425-22 /100 feet to a 5/8" capped iron recovered for the southwest corner of the 3-662/1000 acres tract described in the deed to the State of Texas recorded in volume 762, page 593 of the said Real Records of Wise County, Texas.

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Field notes for: (continued)

Thence northeasterly, along the south line of said 3-662/1000 acres tract, the following:

north 89 degrees-48 minutes-08 seconds east 427-53 /100 feet to a 5/8" capped iron recovered;
north 63 degrees-14 minutes-14 seconds east 111-78 /100 feet to a 5/8" capped iron recovered;
north 89 degrees-48 minutes-48 seconds east 520-15 /100 feet to a 5/8" iron found for the northwest corner of the 30 feet by 60 feet save and except tract described in the deed to Roy L. Ryan recorded in Document No. WD 278795 of the said Real Records Wise County, Texas.

Thence south 00 degrees-10 minutes-11 seconds west, along the west line of said save and except tract, 59-97 /100 feet to a 5/8" iron found.

Thence north 89 degrees-44 minutes-09 seconds east, along the south line of said save and except tract, 30-00 /100 feet to a 5/8" iron found in the east line of said 15 acres tract.

Thence south 00 degrees-12 minutes-58 seconds west, along the east line of said 15 acres tract, 420-36 /100 feet to a 5/8" capped iron recovered for the southeast corner of said 15 acres tract in a north line of said 1302-325/1000 acres tract.

Thence south 89 degrees-55 minutes-18 seconds east, along a north line of said 1302-325/1000 acres tract, 2661-82 /100 feet to a 5/8" capped iron recovered for a re-entrant corner of said 1302-325/1000 acres tract.

Thence north 00 degrees-45 minutes-34 seconds east, along a west line of said 1302-325/1000 acres tract, 301-75 /100 feet to a 5/8" capped iron set for the southwest corner of the said 7-4671/10000 acres tract at the beginning of a curve to the left having a radius of 5849-58/100 feet.

Thence southeasterly, along the south line of said 7-4671/10000 acres tract, the following:

along said curve to the left an arc length of 767-69/100 feet to a 5/8" aluminum capped iron found at its end. The long chord of said 767-69/100 feet arc is south 85 degrees-42 minutes-53 seconds east 767-14/100 feet;

south 89 degrees-28 minutes-27 seconds east 1000-10/100 feet to a 5/8" capped iron set.

Thence south 00 degrees-00 minutes-47 seconds west 865-60 /100 feet to a 5/8" capped iron set.

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Field notes for: (continued)

Thence south 89 degrees-28 minutes-19 seconds east 650-00 /100 feet to the place of beginning and containing 171-089/1000 acres of which 90-600/1000 acres lies within said Joshua King Survey, 69-251/1000 acres lies within said Thomas Peoples Survey and 11-238/1000 acres lies within said William Wilson Survey of said 171-089/1000 acres 143-005/1000 acres lies within said Denton County and 28-084/1000 acres lies within said Wise County.

Surveyed on the ground December, 2011.

BROOKES BAKER SURVEYORS

Don W. Hickey

Don W. Hickey

