

EXHIBIT

"A"

**PETITION FOR CONSENT TO ANNEXATION OF LAND INTO
HIGHLANDS AT MAYFIELD RANCH MUNICIPAL UTILITY DISTRICT
(1.40 acres)**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ROUND ROCK,
TEXAS:

The undersigned (the "Petitioner"), holding title to the 1.40 acre tract located within the extraterritorial jurisdiction of the City of Round Rock, Texas (the "City"), in Williamson County, Texas, more fully described in the attached **Exhibit "A"** (the "Land"), by this petition respectfully requests that the City consent to the annexation of the Land into Highlands at Mayfield Ranch Municipal Utility District (the "District"), and in support of such request would show the following:

I.

The City previously consented to the creation of the District and, in connection with that consent, the City, Petitioner, and the District entered into a Consent Agreement dated effective December 2, 2004 (as amended and assigned, the "Consent Agreement"). The District was subsequently created by order of the Texas Commission on Environmental Quality dated July 1, 2005, and the creation of the District was confirmed at an election within the District held on May 14, 2011. The Land is a portion of the land described in the Consent Agreement, the City consented to the inclusion of the Land within the District and, at the time of the District's creation and confirmation, the Land was included within the boundaries of the District. Pursuant to Section 2.03 of the Consent Agreement, the Land was subsequently excluded from the District and dedicated by Petitioner to the City for the construction of a water storage tank.

II.

The City subsequently determined that it did not require the Land for the construction of a water storage tank and by Special Warranty Deed with Termination of Restrictions and Right of Reverter dated November 22, 2019, has reconveyed the Land to Petitioner. Petitioner intends to develop the Land for residential purposes and desires that the Land be annexed into the boundaries of the District in order to allow the Land to receive water, wastewater and drainage services from the District. As set out in the Consent Agreement, the City does not provide such services to or within the District. The land within the District receives retail water services from the City of Georgetown and retail wastewater services from the District, which, in turn receives wholesale wastewater services from the City of Cedar Park. The Land is not included within the City's certificated service areas for either water or wastewater services.

III.

The general nature of the work proposed at the present time to serve the Land is the construction, acquisition, improvement, extension, maintenance, and operation of works, improvements, facilities, plants, equipment, and appliances helpful or necessary to provide adequate water, wastewater, and drainage to the Land, and to control, abate, and amend local storm waters or other harmful excesses of waters, and such other construction, acquisition,

improvement, maintenance, and operation of such additional facilities, systems, plants, and enterprises as may be consistent with the purposes for which the District was created.

IV.

There is a necessity for the improvements described above because the Land is currently proposed to be developed for residential purposes and there is not now available within the Land adequate water, wastewater, drainage, or storm sewer systems, and the health and welfare of the present and future inhabitants of the Land, and the areas adjacent thereto, require the construction, acquisition, maintenance, and operation of such systems and other facilities and improvements to serve the Land.

V.

The proposed work and improvements to serve the Land are feasible and practicable, and the terrain of the Land is such that water, wastewater, and drainage systems can be provided at a reasonable cost. A preliminary investigation has been made to determine the cost of the facilities required to serve the Land, and it is estimated by Petitioner, from such information as it has available at this time, that the cost of the facilities will be approximately \$400,000.

VI.

Petitioner, by submission of this Petition, requests the City's consent to the annexation of the Land into the District.

WHEREFORE, the Petitioner respectfully prays that this Petition be heard and that the City Council duly pass and approve a resolution granting the City's consent to the annexation of the Land into the District and authorizing the inclusion of the Land within the District.

* * * * *

RESPECTFULLY SUBMITTED this 27th day of February, 2020.

PETITIONER:

HIGHLANDS AT MAYFIELD RANCH, LTD.,
a Texas limited partnership

By: BJM MAYFIELD RANCH GP, INC., a Texas
corporation, its General Partner

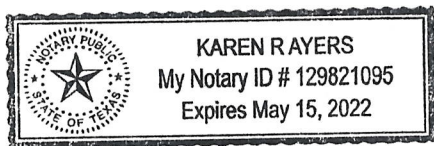
By: 
Blake J. Magee, President

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 3rd day of March, 2020, by Blake J. Magee, President of BJM Mayfield Ranch GP, Inc., a Texas corporation, General Partner of Highlands at Mayfield Ranch, Ltd., a Texas limited partnership, on behalf of said corporation and limited partnership.

(seal)




Notary Public, State of Texas

EXHIBIT "A"
Description of the Land

1.40 Acres

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE JOHN POWELL SURVEY, ABSTRACT No. 491 AND BEING A PART OF THAT 345.67 ACRE TRACT OF LAND CONVEYED TO THE HIGHLANDS AT MAYFIELD RANCH, LTD., BY DEED RECORDED IN DOCUMENT NO. 2004053926 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at a ½" iron rod found for the Southeast Corner of the said 345.67 Acre Tract and for the Southwest Corner of that 1601.61 Acre Tract of land conveyed to Texas Crushed Stone Company by deed recorded in Volume 634, Page 366 of the Deed Records of Williamson County, Texas, from which point the Northwest Corner of the plat of Preserve at Stone Oak Phase 3, Section 2, according to the plat thereof recorded in Cabinet V, Slides 268, 269 and 270 of the Plat Records of Williamson County, Texas, bears S.69°03'31"W., 59.63 feet ;

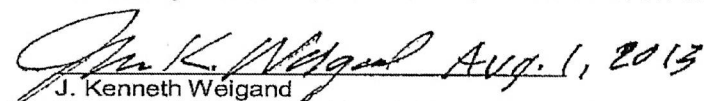
THENCE N.20°53'26"W., along the East Line of the said 345.67 Acre Tract and the West Line of the said 1601.61 Acre Tract, a distance of 50.00 feet to a line 50.00 feet north of and parallel with the South Line of the said 345.67 Acre Tract;

THENCE S.69°03'31"W. (the bearing basis), across the said 345.67 Acre Tract and along said parallel line, a distance of 118.11 feet to the Point of Beginning;

THENCE continue across the said 345.67 Acre Tract the following nine courses:

1. S.69°03'31"W., along said parallel line, a distance of 269.57 feet;
2. N.20°56'29"W. a distance of 126.72 feet to a point on a non-tangent curve to the left;
3. Northerly along the arc of said curve, a distance of 78.46 feet, said curve having a radius of 50.00 feet, a central angle of 89°54'43" and a chord bearing N.24°10'31"W., 70.66 feet to a point of reverse curvature of a curve to the right;
4. Northwesterly, along the arc of said curve a distance of 21.03 feet, said curve having a radius of 25.00 feet, a central angle of 48°11'23", and a chord bearing N.45°02'11"W., 20.41 feet;
5. N.20°56'29"W. a distance of 19.10 feet;
6. N.69°03'31"E. a distance of 244.06 feet;
7. S.38°45'59"E. a distance of 81.25 feet to a point of curvature of a curve to the right;
8. Southeasterly, along the arc of said curve to the right a distance of 84.00 feet, said curve having a radius of 270.00 feet, a central angle of 17°49'29", and a chord bearing S.29°51'14"E., 83.66 feet;
9. S.20°56'29"E. a distance of 75.00 feet to the said Point of Beginning.

Containing 1.40 acres, more or less, as shown on the sketch attached.


J. Kenneth Weigand
Registered Professional Land Surveyor No. 5741
State of Texas

RJ Surveying & Associates, Inc.
1212 East Braker Lane
Austin, Texas 78753



This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The South Line of the 345.67 Acre Tract bears S.69°03'31"W., and all bearings are relative thereto.

S:\LAND\1101-1150\1113\1113-WATER-TOWER-SITE.rtf

