

AMENDED

ROCKWALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 6

TO: THE BOARD OF DIRECTORS OF ROCKWALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A., Government Code §551, and Chapter 312 of the Texas Tax Code that the Board of Directors of Rockwall County Municipal Utility District No. 6 (“District”) will hold a regular meeting on **Tuesday, August 23, 2022 at 6:30 p.m., at the Hampton Inn at 1549 Laguna Drive, Rockwall, Texas 75087** for the following purpose:

1. Call to order;
2. Public communications and comments;
3. Consider review and adopt Tax Abatement Agreement by and between the District and PMBS WOODCREEK LP, a Texas limited partnership (“Property Owner”) for approximately 13.996 acres of land (the “Land”) located within Tax Abatement Reinvestment Zone No. One, City of Fate, Texas, established on March 21, 2022 pursuant to Ordinance No. O-2022-003 approved by the City Council of the City of Fate, Texas, for the construction of single family rental units and other related uses in the estimated amount of \$25,000,000.00. A metes and bounds description of the Land is attached to this Notice as Exhibit “A”.
4. Review and approve Minutes of July 26, 2022 Board of Directors Meeting;
5. Consider appointment of Director; administer statement of Officer Form and Oath of Office to newly appointed Directors, and discuss government training pursuant to Chapter 551 of the Texas Government Code; review Conflict of Interest Questionnaire for local government officials;
6. Consider reorganization of the Board of Directors;
7. Conduct public hearing regarding District’s proposed 2022 tax rate;
8. Consider review and approve Order Setting Tax Rate for 2022;
9. Hear report from financial advisor and discuss Plan of Finance for next series of Bonds and take any action necessary or related thereto;
10. Review and consider approval of the Preliminary Official Statement, set the sale date, authorize publication of Notice of Sale in connection with the sale of \$2,500,0000 Unlimited Tax Road Bonds, Series 2022 (the “Series 2022 Road Bonds”), and engage auditor to perform reimbursement audit;
11. Consider and acknowledge representation letter from McCall Gibson Swedlund Barfoot PLLC;

12. Hear engineer's report, including authorization of advertisements for construction of District improvement projects, award construction contracts, approve pay estimates and/or change orders related to on-going projects, approval and acceptance of final projects and conveyances related to such projects and take any action necessary or related thereto;
13. Hear report from developer and take any action in connection with plat approval, reimbursement agreements, or assignments thereunder, or other development related items;
14. Review and approve bookkeeping and tax collection reports, and take any action on bookkeeping related matters including quarterly investment reports; investment recommendations; new account related matters; updated list of designated banks; revisions to engagement letter for bookkeeping services; and authorize release of checks as noted on report;
15. Review and approve annual renewal of insurance and bonds;
16. Consider review of audit continuance letter;
17. Discuss tentative date for next meeting; and
18. Adjournment.

Dated: August 17, 2022.



ROCKWALL COUNTY MUNICIPAL UTILITY
DISTRICT NO. 6

A handwritten signature in blue ink, appearing to read "Ross S. Martin", written over a horizontal line.

Ross S. Martin, Attorney for District

EXHIBIT "A"
Description of the Land

BEING, A 27.828 ACRE (1,212,203 SQUARE FOOT) TRACT OF LAND SITUATED IN THE MARK CRABTREE SURVEY, ABSTRACT NUMBER 61 AND THE SAMUEL B. CRABTREE SURVEY, ABSTRACT NUMBER 57, CITY OF FATE, ROCKWALL COUNTY, TEXAS; SAID TRACT BEING ALL OF A CALLED 26.829 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO PMBS WOODCREEK LP AS RECORDED IN COUNTY CLERK'S NUMBER 20210000030904 OF THE OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS; AND BEING ALL OF A CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO PMBS WOODCREEK LP AS RECORDED IN COUNTY CLERK'S NUMBER 20210000025227 OF THE OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS; WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986); SAID 27.828 ACRE TRACT BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON WITH "PETITT RPLS 4087" CAP FOUND FOR THE NORTHWEST CORNER OF SAID 26.829 ACRE TRACT; SAID CORNER BEING ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 66 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 88 DEGREES 11 MINUTES 53 SECONDS EAST, ALONG THE NORTH LINE OF SAID 26.829 ACRE TRACT, SAME BEING THE COMMON EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 66, A DISTANCE OF 30.00 FEET TO A 5/8-INCH IRON WITH "PETITT RPLS 4087" CAP FOUND FOR THE SOUTHWEST CORNER OF WOODCREEK PHASE 7A, AN ADDITION TO THE CITY OF FATE, TEXAS ACCORDING TO THE FINAL PLAT RECORDED IN CABINET H, PAGE 227 OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 66; AND ALONG THE NORTH LINE OF SAID 26.829 ACRE TRACT, SAME BEING THE COMMON SOUTH LINE OF SAID WOODCREEK PHASE 7A THE FOLLOWING COURSES AND DISTANCES:

SOUTH 83 DEGREES 08 MINUTES 41 SECONDS EAST, A DISTANCE OF 53.95 FEET TO A 5/8-INCH IRON WITH "PETITT RPLS 4087" CAP FOUND;

NORTH 84 DEGREES 07 MINUTES 27 SECONDS EAST, A DISTANCE OF 137.38 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 51 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 129.03 FEET TO A 5/8-INCH IRON WITH "PETITT RPLS 4087" CAP FOUND;

SOUTH 87 DEGREES 16 MINUTES 21 SECONDS EAST, A DISTANCE OF 156.59 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET; FROM WHICH A 5/8-INCH IRON ROD WITH "PETITT RPLS 4087" CAP FOUND FOR REFERENCE BEARS SOUTH 02 DEGREES 23 MINUTES 52 SECONDS EAST, A DISTANCE OF 39.80 FEET;

NORTH 56 DEGREES 45 MINUTES 00 SECONDS EAST, A DISTANCE OF 79.17 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 79 DEGREES 14 MINUTES 34 SECONDS EAST, A DISTANCE OF 515.73 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET; FROM WHICH A 5/8-INCH IRON ROD WITH "PETITT RPLS 4087" CAP FOUND FOR REFERENCE BEARS NORTH 10 DEGREES 35 MINUTES 48 SECONDS EAST, A DISTANCE OF 29.95 FEET;

SOUTH 46 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 210.34 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET; FROM WHICH A 5/8-INCH IRON ROD WITH "PETITT RPLS 4087" CAP FOUND BEARS SOUTH 22 DEGREES 08 MINUTES 44 SECONDS WEST, A DISTANCE OF 0.30 FEET;

SOUTH 81 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 96.44 FEET TO A 5/8-INCH IRON ROD WITH "PETITT RPLS 4087" CAP FOUND;

NORTH 82 DEGREES 05 MINUTES 45 SECONDS EAST, PASSING AT A DISTANCE OF 138.89 FEET THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID WOODCREEK PHASE 7A; SAID CORNER BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF WOODCREEK PHASE 7C AN ADDITION TO THE CITY OF FATE, TEXAS ACCORDING TO THE FINAL PLAT RECORDED IN CABINET J, PAGE 371 OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS; AND CONTINUING ALONG THE NORTH LINE OF SAID 26.829 ACRE TRACT, SAME BEING THE COMMON SOUTH LINE OF SAID WOODCREEK PHASE 7C, A TOTAL DISTANCE OF 379.64 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET;

SOUTH 43 DEGREES 52 MINUTES 54 SECONDS EAST, A DISTANCE OF 74.88 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 26.829 ACRE TRACT; SAID CORNER BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID WOODCREEK PHASE 7C; AND SAID CORNER BEING ON THE NORTH RIGHT-OF-WAY LINE OF A RAILROAD (NO RECORD FOUND); FROM WHICH A 5/8-INCH IRON ROD WITH "PETITT RPLS 4087" CAP FOUND FOR REFERENCE BEARS NORTH 86 DEGREES 45 MINUTES 14 SECONDS WEST, A DISTANCE OF 102.51 FEET;

THENCE, SOUTH 46 DEGREES 07 MINUTES 06 SECONDS WEST, ALONG A SOUTHWEST LINE OF SAID 26.829 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 1,163.58 FEET TO 5/8-INCH IRON ROD WITH "PETITT RPLS 4087" CAP FOUND FOR A SOUTHWEST CORNER OF SAID 26.829 ACRE TRACT; SAID CORNER BEING THE SOUTHEAST CORNER OF A CALLED 2.661 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO THE CITY OF FATE AS RECORDED IN VOLUME 3120, PAGE 231 OF THE OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS; AND SAID CORNER BEING ON SAID RAILROAD RIGHT-OF-WAY; FROM WHICH A 1/2-INCH IRON ROD WITH "HAT" CAP FOUND BEARS SOUTH 88 DEGREES 39 MINUTES 41 SECONDS WEST, A DISTANCE OF 0.41 FEET;

THENCE, NORTH 01 DEGREES 44 MINUTES 41 SECONDS WEST, DEPARTING SAID RAILROAD RIGHT-OF-WAY; ALONG A WEST LINE OF SAID 26.829 ACRE TRACT, SAME BEING THE COMMON EAST LINE OF SAID 2.661 ACRE TRACT, A DISTANCE OF 424.20

FEET TO A 5/8-INCH IRON ROD WITH "PETITT RPLS 4087" CAP FOUND FOR AN ELL CORNER OF SAID 26.829 ACRE TRACT; SAID CORNER BEING THE NORTHEAST CORNER OF SAID 2.661 ACRE TRACT; FROM WHICH A 1/2-INCH IRON ROD WITH "HAT" CAP FOUND BEARS SOUTH 26 DEGREES 50 MINUTES 42 SECONDS WEST, A DISTANCE OF 0.44 FEET;

THENCE, NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, ALONG A SOUTH LINE OF SAID 26.829 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF SAID 2.661 ACRE TRACT, A DISTANCE OF 220.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A POINT OF INTERSECTION OF SAID 26.829 ACRE TRACT; SAID CORNER BEING THE NORTHWEST CORNER OF SAID 2.661 ACRE TRACT; FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 22 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 0.60 FEET;

THENCE, SOUTH 35 DEGREES 52 MINUTES 53 SECONDS WEST, ALONG THE MOST WESTERLY SOUTHWEST LINE OF SAID 26.829 ACRE TRACT, A DISTANCE OF 1,037.55 TO A 5/8-INCH IRON WITH "PETITT RPLS 4087" CAP FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 26.829 ACRE TRACT; SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF THE AFOREMENTIONED STATE HIGHWAY 66; FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 19 DEGREES 46 MINUTES 50 SECONDS WEST, A DISTANCE OF 0.86 FEET;

THENCE, NORTH 01 DEGREES 48 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID 26.829 ACRE TRACT, SAME BEING THE COMMON EAST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 66; PASSING AT A DISTANCE OF 970.85 FEET THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT; FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 67 DEGREES 34 MINUTES 21 SECONDS EAST, A DISTANCE OF 0.47 FEET; PASSING AT A DISTANCE OF 1,070.85 FEET A 5/8-INCH IRON WITH "PETITT RPLS 4087" CAP FOUND FOR THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1,515.91 FEET TO THE **POINT OF BEGINNING** AND CONTAINING WITHIN THE METES AND BOUNDS RECITED 27.828 ACRES (1,212,203 SQUARE FEET) OF LAND, MORE OR LESS.

SAVE AND EXCEPT:

BEING A 12.833 ACRE TRACT OF LAND SITUATED IN THE MARK CRABTREE SURVEY, ABSTRACT NO. 61 AND THE SAMUEL CRABTREE SURVEY, ABSTRACT NO 57 IN THE CITY OF FATE, ROCKWALL COUNTY, TEXAS, AND BEING PART OF A 26.829 ACRE TRACT OF LAND CONVEYED AS "TRACT 2" TO SOUTHSTAR WOODCREEK DEVELOPER, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20130000497468, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS. SAID 12.833 ACRE TRACT, WITH BEARING BASIS BEING THE SOUTH LINE OF WOODCREEK, PHASE 7A, AN ADDITION TO THE CITY OF FATE, AS RECORDED IN CABINET H, SLIDE 227, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NORTHWEST CORNER OF A CALLED 2.661 ACRE TRACT OF LAND CONVEYED TO THE CITY OF FATE, AS RECORDED IN VOLUME 3120, PAGE 231, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, SAID POINT BEING AN INTERIOR ELL CORNER ON THE SOUTH LINE OF SAID 26.829 ACRE TRACT; THENCE, OVER AND ACROSS SAID 26.829 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 72.53 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 25 MINUTES 10 SECONDS EAST, A DISTANCE OF 472.09 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 17 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 100.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE NORTH LINE OF SAID 26.829 ACRE TRACT AND THE SOUTH LINE OF LOT 31X, BLOCK A OF AFORESAID WOODCREEK, PHASE 7A;

THENCE, ALONG THE NORTH LINE OF SAID 26.829 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 31X, BLOCK A, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 79 DEGREES 14 MINUTES 34 SECONDS EAST, A DISTANCE OF 410.60 FEET TO A POINT FOR CORNER; SOUTH 46 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 210.34 FEET TO A POINT FOR CORNER;

SOUTH 81 DEGREES 24 MINUTES 05 SECONDS EAST, A DISTANCE OF 96.44 FEET TO A POINT FOR CORNER;

NORTH 82 DEGREES 05 MINUTES 45 SECONDS EAST, PASSING AT A DISTANCE OF 138.89 FEET THE SOUTHEAST CORNER OF SAID LOT 31, BLOCK A AND THE SOUTHWEST CORNER OF LOT 31X, BLOCK A OF WOODCREEK, PHASE 7C, AN ADDITION TO THE CITY OF FATE, AS RECORDED IN CABINET J, SLIDE 371, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, CONTINUING ALONG SAID NORTH LINE OF 26.829 ACRE TRACT AND THE SOUTH LINE OF SAID LOT 31X, BLOCK A, IN ALL A TOTAL DISTANCE OF 379.64 FEET TO A POINT FOR CORNER;

THENCE, SOUTH 43 DEGREES 52 MINUTES 54 SECONDS EAST, CONTINUING ALONG SAID NORTH LINE OF 26.829 ACRE TRACT AND SAID SOUTH LINE OF LOT 31X, BLOCK A, A DISTANCE OF 74.88 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 26.829 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 31X, BLOCK A, SAID POINT BEING ON THE NORTHWEST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (A 100' RIGHT-OF-WAY);

THENCE, SOUTH 46 DEGREES 07 MINUTES 06 SECONDS WEST, ALONG THE SOUTHEAST LINE OF SAID 26.829 ACRE TRACT AND SAID NORTHWEST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A DISTANCE OF 1163.58 FEET TO A POINT FOR A SOUTHWEST CORNER OF SAID 26.829 ACRE TRACT AND THE SOUTHEAST CORNER OF AFORESAID 2.661 ACRE TRACT;

THENCE, NORTH 01 DEGREES 44 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID 26.829 ACRE TRACT AND THE EAST LINE OF SAID 2.661 ACRE TRACT, A DISTANCE OF 423.80 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 2.661 ACRE TRACT AND AN INTERIOR ELL CORNER OF SAID 26.829 ACRE TRACT;

THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE AFORESAID SOUTH LINE OF 26.829 ACRE TRACT AND THE NORTH LINE OF SAID 2.661 ACRE TRACT, A DISTANCE OF 220.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 12.833 ACRES, OR 559,024 SQUARE FEET OF LAND.