

# NOTICE TO PURCHASER OF SPECIAL TAXING OR ASSESSMENT DISTRICT

The real property, that you are about to purchase is located in the CRESSON CROSSROADS MUNICIPAL UTILITY DISTRICT NO. 2 and may be subject to district taxes or assessments. The district may, subject to voter approval, impose taxes and issue bonds. The district may impose an unlimited rate of tax in payment of such bonds. The current rate of the district property tax is \$0.85 on each \$100 of assessed valuation. The total amounts of bonds payable wholly or partly from property taxes approved by the voters, excluding refunding bonds that are separately approved by the voters, are \$49,200,000 for water, sewer, and drainage facilities; and \$41,500,000 for road facilities. The aggregate initial principal amounts of all such bonds issued are \$-0- for water, sewer, and drainage facilities; and \$-0- for road facilities.

The district sought and obtained approval of the Texas Commission on Environmental Quality to adopt and impose a standby fee. The amount of the standby fee is \$-0-. An unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition and is secured by a lien on the property. Any person may request a certificate from the district stating the amount, if any, of unpaid standby fees on a tract of property in the district.

In addition to the foregoing, the Board of Directors of the District has designated Defined Area #1, Defined Area #2, and Defined Area #3, which are identified on the attached. The voters within Defined Area #1 have approved the issuance of bonds in the total aggregate principal amount of \$131,220,000 payable from property taxes within the Defined Area and authorized the levy an unlimited rate of tax in payment of the Defined Area bonds. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities that serve the Defined Area of the District and payable in whole or in part from property taxes levied on taxable property within the Defined area is \$-0-. The voters within Defined Area #2 have approved the issuance of bonds in the total aggregate principal amount of \$92,115,000 payable from property taxes within the Defined Area and authorized the levy an unlimited rate of tax in payment of the Defined Area bonds. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities that serve the Defined Area of the District and payable in whole or in part from property taxes levied on taxable property within the Defined area is \$-0-. The voters within Defined Area #3 have approved the issuance of bonds in the total aggregate principal amount of \$-0- payable from property taxes within the Defined Area and authorized the levy an unlimited rate of tax in payment of the Defined Area bonds. The aggregate initial principal amounts of all bonds issued for one or more of the specified facilities that serve the Defined Area of the District and payable in whole or in part from property taxes levied on taxable property within the Defined area is \$-0-.

The District is located in whole or in part within the corporate boundaries of the City of Cresson. Texas law governs the ability of a municipality to annex property in the municipality's extraterritorial jurisdiction and whether a district that is annexed by the municipality is dissolved.

The purpose of this District is to provide water, sewer, drainage, flood facilities, road, streets, or other type of facilities or services. The cost of district facilities is not included in the purchase price of your property. The legal description of the property which you are acquiring is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Seller

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
\_\_\_\_\_, Seller.

(Notary Seal)

\_\_\_\_\_  
Notary in and for the State of Texas

My Commission Expires:

\_\_\_\_\_

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before 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.

Signature of Purchaser

COUNTY OF \_\_\_\_\_ §

(Notary Seal)

My Commission Expires:

**Exhibit “A-1”**

**Defined Area 1**







All that certain tract or parcel of land situated in Hood County, Texas, and also being out of and a portion of Block Nine (09) of the Gulf, Colorado and Santa Fe Railway Company Addition, an addition to the Town of Cresson, Texas as platted in Volume 47, Page 54 of the Deed Records of Hood County, Texas and being further described as being out of and a portion of the residual of that certain tract described as "Tract One" and all of that certain tract described as "Tract Two", both being described in Volume 1602, Page 480, et seq. of the Real Records of Hood County, Texas, and being more fully described by metes and follows, to-wit:

BEGINNING at a 5/8 inch iron rod found at the base of a 3" steel fence corner post in the West line of Braddock Street. Said point being the Southeast corner of a tract described in Volume 1620, Page 369, et seq. of the Real Records of Hood County, Texas as containing 0.995 acres of land and also being the apparent Northeast corner of said "Tract Two" for the Northeast corner hereof;

THENCE South 26 deg. 35' 20" West, along line, same being the East line of said tracts One and Two, a distance of 193.29 feet to a 1/2 inch iron rod found in said line, said point being the apparent Northeast corner of a tract described as containing 0.305 acres of land in Volume 1602, Page 477, et seq. of the Real Records of Hood County, Texas, which is out of and a portion of the above described "Tract One" for the Southeast corner hereof;

THENCE North 60 deg. 28' 48" West, severing said "Tract One" along and with the apparent North line of said called 0.305 acre tract, a distance of 102.31 feet to a 1/2 inch iron rod found in the fenced and occupied West line of said "Tract One" at the apparent Northwest corner of said called 0.305 acre tract for the Southwest corner hereof;

THENCE North 27 deg. 42' 43" East, along said fenced and occupied line, a distance of 190.54 feet to a 1/2 inch iron rod set at the base of a 6 inch steel fence corner post found in the apparent occupied South line of the above described called 0.995 acre tract, said point being the apparent occupied Northwest corner of the aforementioned "Tract Two" for the Northwest corner hereof;

THENCE South 61 deg. 59' 22" East, along and with said fenced and occupied South line, a distance of 98.47 feet to the POINT OR PLACE OF BEGINNING and containing 0.442 acres of land, more or less.



TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

..., Registered Professional Land Surveyor, do declare that an actual survey was made on the ground under my supervision, of the following described property located at 9512 BRADDOCK STREET, CRESSON, TEXAS 76035;

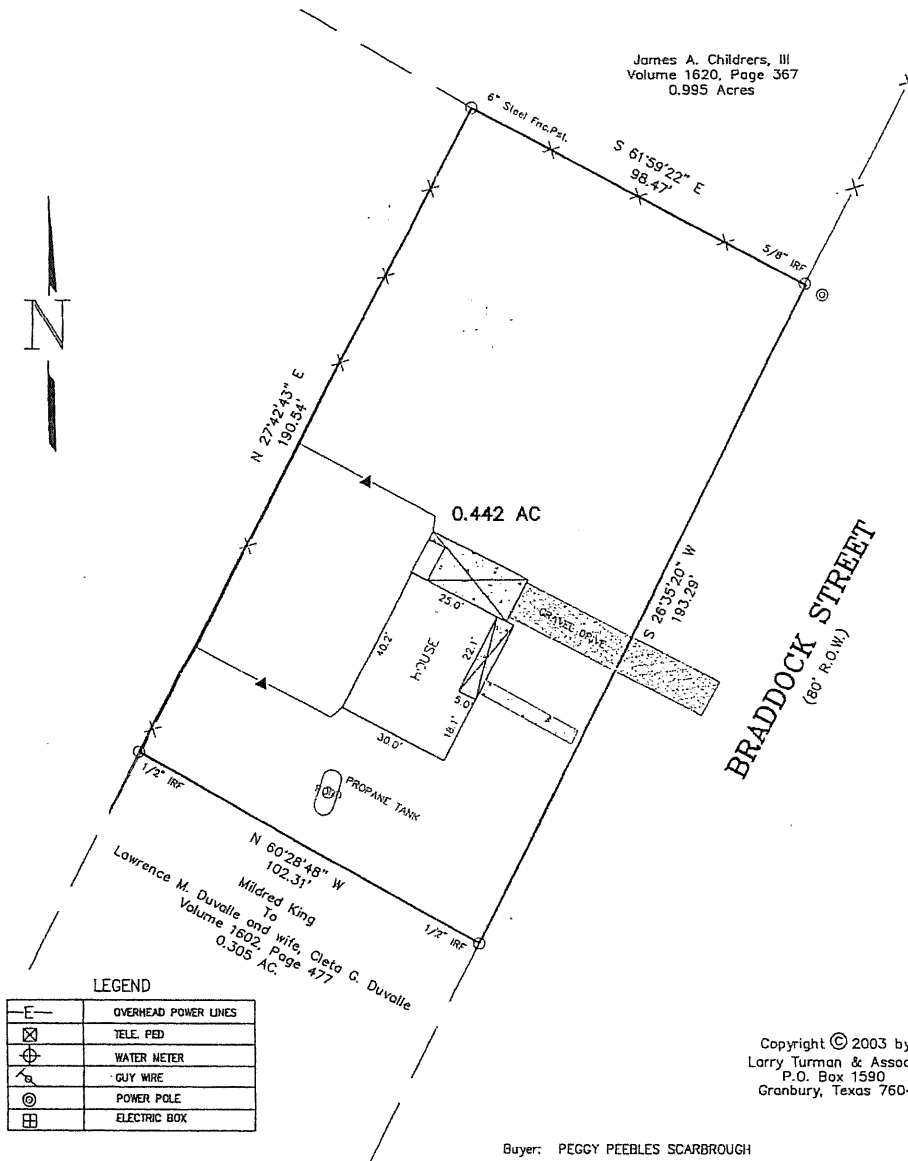
TRACT ONE: BEING 168 feet off the south end of Block 9 of the SANTA FE ADDITION to the Town of Cresson, Hood County, Texas according to the Plat thereof recorded in Volume 47, Page 54 of the Deed Records, Hood County, Texas.

TRACT TWO: BEING a portion of Block 9 of the SANTA FE ADDITION to the Town of Cresson, Hood County, Texas according to the Plat thereof recorded in Volume 47, Page 54 of the Deed Records, Hood County, Texas.

BUILDING RESTRICTIONS  
Volume 47, Page 54

EASEMENTS  
Volume 47, Page 54

This tract is subject to easements, restrictive covenants, subdivision restrictions and planning & zoning regulations of record, if any, and as an accurate and current title search may disclose.



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Larry Turman & Associates  
P.O. Box 1590  
Granbury, Texas 76048

Buyer: PEGGY PEEBLES SCARBROUGH


Seller: LAWRENCE M. DUVALLE AND WIFE, CLETA G. DUVALLE

NOTE: BEARINGS ARE BASED ON PLAT CALLS.

To the Lien holder and/or owners of the premises surveyed and to CENTRAL TEXAS TITLE.

The undersigned does hereby declare that this survey was this day made on the ground of the property legally described hereon and that there are no conflicts, discrepancies, boundary line conflicts, overlapping of improvements, visible easements or rights of way except as shown hereon, and that said property has access to and from a dedicated road except as shown hereon.

FLOOD NOTE: I hereby declare that the property described herein is not within a special flood hazard area as identified by the Federal Insurance Administration, Department of Housing and Urban Development, according to the Federal Insurance Administration Flood Hazard Boundary Map effective on 10/18/1988 for the Panel No. 480356 0075 B. All Flood lines are estimated or scaled from FEMA maps unless otherwise stated.

By:   
Larry Turman & Assoc.  
P.O. Box 1590  
Granbury, Texas 76048-1590  
OFFICE 817/578-8854 FAX 817/579-5850



SCALE: 1" = 30'  
DATE: 08/14/2003  
GF. No.: 00340625

JOB NO. 230609  
DRAFTED BY: PM/LH



**Exhibit “A-2”**

**Defined Area 2**

Exhibit "A"

TRACT ONE:

BEING A 198.532 ACRES TRACT OF LAND OUT OF THE U. MENDOZA SURVEY, ABSTRACT NO. 542, JOHNSON COUNTY, TEXAS: BEING A PORTION OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN VOLUME 1884, P.198, OFFICIAL RECORDS, JOHNSON COUNTY, TEXAS: BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 100D NAIL AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1884, P.190, O.R.J.C.T. AND IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED IN V. 3807, P. 752, O.R.J.C.T., FOR THE NORTHWEST AND BEGINNING CORNER OF THIS TRACT. WHENCE THE WESTERNMOST NORTHWEST CORNER OF SAID SURVEY IS CALCULATED TO BEAR S 89°48'21" W 4201.64 FEET.

THENCE N 89°36'36" E 1468.93 FEET ALONG SAID V. 3807, P. 752 TO A 3" STEEL POST, AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V.1478, P. 57, O.R.J.C.T., FOR A CORNER OF THIS TRACT.

THENCE N 89°37'49" E 1367.40 FEET ALONG SAID V. 1478, P. 57 TO A FOUND 5/8" IRON ROD, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 4208, P. 264, O.R.J.C.T., FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE ALONG SAID V. 4208, P. 264 THE FOLLOWING COURSES AND DISTANCES:

S 00°23'31" E 1541.60 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

N 89°29'21" E 1463.91 FEET TO A 4" STEEL POST, IN THE WEST LINE OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 977, P. 536, O.R.P.C.T., FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°14'06" E AT 1062.39 FEET PASSING A FOUND 1/2"x 2" STEEL BAR AND IN ALL 1080.61 FEET ALONG SAID V. 977, P. 536 TO A POINT IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 1000, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE N 89°52'32" W 434.06 FEET ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 1000 TO A POINT, AT THE SOUTHERNMOST SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 4130, P. 514, O.R.J.C.T., FOR A CORNER OF THIS TRACT.

THENCE ALONG SAID V. 4130, P. 514 THE FOLLOWING COURSES AND DISTANCES:

N 00°12'25" W 306.99 FEET TO A POINT, FOR A CORNER OF THIS TRACT,

S 78°52'05" E 398.07 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT,

N 00°13'12" W 500.06 FEET TO A FOUND 1/2" IRON ROD, FOR A CORNER OF THIS TRACT.

N 78°58'26" W 499.43 FEET TO A 4" STEEL POST, FOR A CORNER OF THIS TRACT,

S 00°12'39" E 825.47 FEET TO A POINT, IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 1000, FOR A CORNER OF THIS TRACT.

THENCE N 89°51'13" W 3765.57 FEET TO A POINT, AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND AS DESCRIBED IN V. 1884, P. 190, O.R.J.C.T., FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 00°21'08" W AT 16.85 FEET PASSING A FOUND 5/8" IRON ROD AND IN ALL 2579.53 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

FIELD NOTES of a 176.08 acre tract of land being a part of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the NEBL of an A.T. & S.F. R.R. right-of-way, said point being N 89 deg. 41 min. 50 sec. E, 551.09 ft. from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542;

THENCE with the general line of a fence, the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pint in the NBL of Johnson County Road No. 1000 at 2559.53 ft. and continuing, a total distance of 25793.53 feet to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for corner;

THENCE N 89 deg. 04 min. W, passing a set 1/2" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1403.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

N 62 deg. 56 min. E, 10.0 ft. to a point;

N 27 deg. 04 min. W, 400.00 ft. to a point;

N 62 deg. 56 min. W, 10.0 ft. to a point;

N 27 deg. 04 min. W, 705.37 ft. to a point for corner; said point being the PC of a Curve to the Left;

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads.

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**Property Exhibit**

Surveyed Exhibit 1 - September 20, 2014

| CDIST | AMAZZ  | AMZ   | OSLO  | OSLO  |
|-------|--------|-------|-------|-------|
| 0     | 200.00 | 00.00 | 00.00 | 00.00 |
| 1     | 200.00 | 00.00 | 00.00 | 00.00 |
| 2     | 200.00 | 00.00 | 00.00 | 00.00 |
| 3     | 200.00 | 00.00 | 00.00 | 00.00 |
| 4     | 200.00 | 00.00 | 00.00 | 00.00 |
| 5     | 200.00 | 00.00 | 00.00 | 00.00 |
| 6     | 200.00 | 00.00 | 00.00 | 00.00 |
| 7     | 200.00 | 00.00 | 00.00 | 00.00 |
| 8     | 200.00 | 00.00 | 00.00 | 00.00 |
| 9     | 200.00 | 00.00 | 00.00 | 00.00 |

1. This is a plat of land situated in the County of Tarrant, State of Texas, and is subject to the following conditions:

2. The land is being surveyed for the purpose of subdividing the same into lots for sale or lease.

3. The survey is being made in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code.

4. The survey is being made by a duly licensed surveyor, and the results of the survey are being presented to the public for their information.

5. The survey is being made for the purpose of subdividing the land into lots for sale or lease, and the results of the survey are being presented to the public for their information.

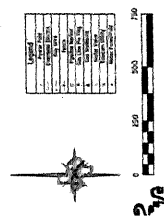
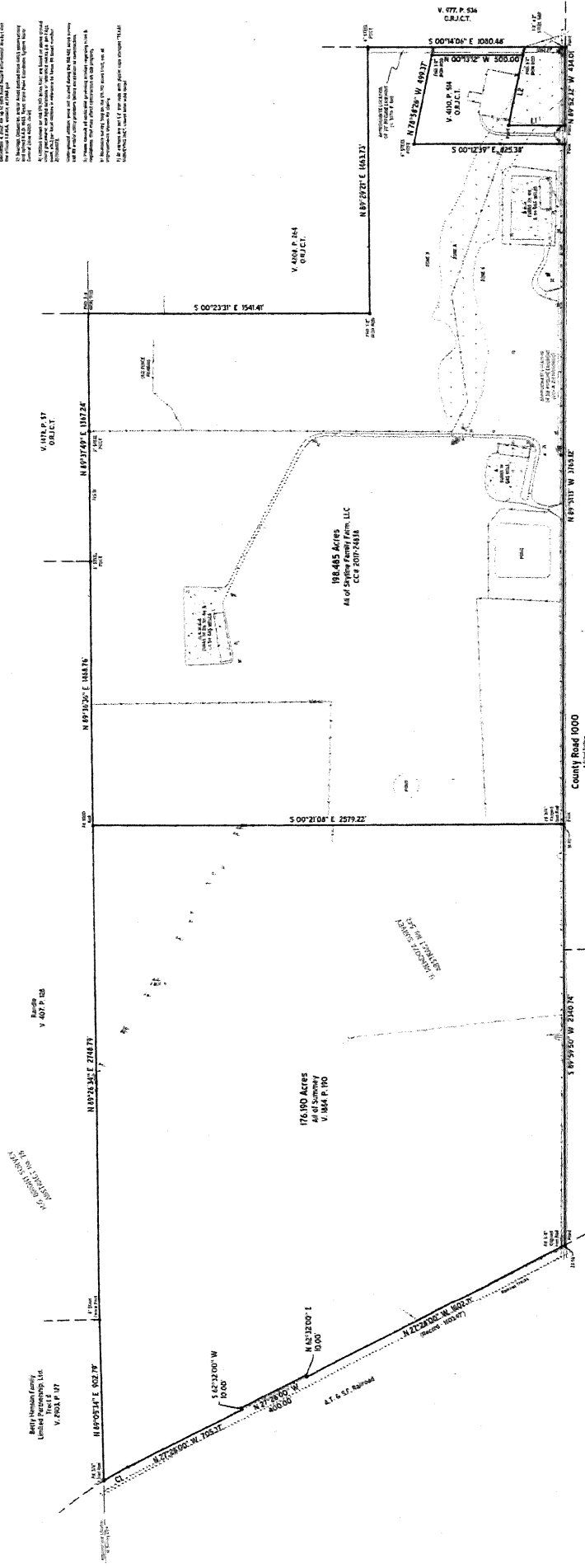
6. The survey is being made for the purpose of subdividing the land into lots for sale or lease, and the results of the survey are being presented to the public for their information.

7. The survey is being made for the purpose of subdividing the land into lots for sale or lease, and the results of the survey are being presented to the public for their information.

8. The survey is being made for the purpose of subdividing the land into lots for sale or lease, and the results of the survey are being presented to the public for their information.

9. The survey is being made for the purpose of subdividing the land into lots for sale or lease, and the results of the survey are being presented to the public for their information.

10. The survey is being made for the purpose of subdividing the land into lots for sale or lease, and the results of the survey are being presented to the public for their information.



**Exhibit “A-3”**

**Defined Area 3**

