



NOTICE OF THE

City Council - Regular Session Meeting

The City Council for the City of Simonton, Texas, will hold its City Council - Regular Session Meeting on August 6, 2024 at 7:00 PM in City Hall, 35011 FM 1093, Simonton, Texas 77476, for the purpose of considering the following:

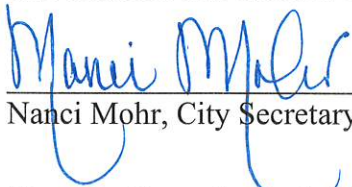
1. Call to Order
2. Invocation and Pledge
3. Public Comments  
*In accordance with Texas Open Meetings Act and Texas Government Code 551.007, City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign in prior to the meeting and is limited to 3 minutes.*
4. Consider and take action on the Consent Agenda  
*Items listed under the Consent Agenda are considered routine and are generally enacted in one motion. The exception to this rule occurs when a Council Member requests one or more items removed from the Consent Agenda for separate discussion and action.*
  - a. Draft City Council Meeting Minutes of June 25, 2024 Special Meeting.
  - b. Draft City Council Meeting Minutes of July 16, 2024 Regular Meeting.
  - c. Draft EDC A Meeting Minutes of July 16, 2024 Board Meeting.
5. New Business
  - a. Consider and take action on Resolution No. 2024-06 - A Resolution Supporting And Granting Amended And Restated Consent To Twinwood Municipal Utility District No. 1, Containing Various Provisions Relating To The Foregoing Subject; And Making Certain Findings Related Thereto.
  - b. Consider and Take action on Resolution No. 2024-07 - A Resolution Evidencing Consent To Twinwood Municipal Utility District No. 1 Annexations And Exclusions, Containing Various Provisions Relating To The Foregoing Subject; And Making Certain Findings Related Thereto.
  - c. Receive Mayor's Report on City of Simonton Status related to Hurricane Beryl.
  - d. Receive Mayor's Report on Status of ATT Service Upgrade.
6. Adjourn to Executive Session  
*Section 551.071 - Consultation with Legal Counsel*
7. Reconvene to Open Session
8. Consider and take action resulting from Executive Session:
9. Reports
  - a. *Acknowledgement and thanks to Brett Boudreaux for tree removal on the right-of-way. Brett's actions saved the City approximately \$1,500.00.*

- b. EDC A Board and EDC B Board Updates
- c. Mayor
- d. City Staff
- e. City Council

10. Next City Council Meeting

11. Adjournment

I, the undersigned, City Secretary of the City of Simonton, do hereby certify that on August 2, 2024 I posted a true and correct copy of the above and following notice of the Regular Meeting of the City of Simonton Council to be held on August 6, 2024 at 7:00 p.m. at the Simonton City Hall, which posting was done not less than seventy-two (72) hours prior to the date fixed for said meeting.



Nanci Mohr, City Secretary

The City Council may hold an Open or Closed meeting by telephone conference call if an emergency or public necessity exists within the meaning of Section 551.045 of the Open Meetings Act, and the convening at one location of a quorum of the City Council is difficult or impossible.

The City Council may convene into executive session on any matter related to any of the above agenda items for a purpose, such a closed session is allowed under Chapter 551, Texas Government Code.

*Reasonable accommodation for persons with disabilities attending this meeting will be available. Persons with disabilities in need of special assistance at the meeting should please contact the City Secretary at 281-533-9809 Agendas are posted on the City Website at <http://simontontexas.gov> .*

## **Minutes**

City Council – Special Session Meeting

CITY OF SIMONTON

June 25, 2024

This is a true and correct copy of the Minutes of the City Council – Special Session Meeting of the Simonton City Council held on June 25, 2024 at 6:31 p.m.

### **1. Call to Order**

Mayor Boudreaux called the meeting to order at 6:31 p.m.

A quorum was present with the following City Councilmembers in attendance:

Laurie Boudreaux, Courtney Cox, Burns Turner, Faith Haley, Justin Boudreau, and Kelli Matula

#### **City Staff present:**

Interim City Secretary Janie Willman

Olson and Olson Attorney Philip Boedeker

#### **Public Present:**

Daniel McJunkin

Barb Minton

Kristi Smith

Susan LaDart

### **2. Invocation and Pledge**

Mayor Boudreaux gave the invocation.

Mayor Boudreaux led the assembly in the Pledge of Allegiance.

### **3. Public Comments**

*In accordance with Texas Open Meetings Act and Texas Government Code 551.007, City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign-up prior to the meeting and is limited to 3 minutes.*

Kristi Smith informed the City Council of community happenings related to the celebration of July 4, 2024 and ways that one can participate in communicating with service members to thank active service members for their service. She reminded that the City of Simonton has a policy of ‘no fireworks.’

Susan LaDart the POA is hosting a Parade, details about refreshments and parking in celebration for the 4<sup>th</sup> of July.

### **4. Consider and take action on the Consent Agenda**

*Items listed under the Consent Agenda are considered routine and are generally enacted in one motion. The exception to this rule occurs when a Council Member requests one or more items removed from the Consent Agenda for separate discussion and action.*

- a. Draft City Council Meeting Minutes of June 4, 2024 Regular Meeting  
[06-04-24 Draft City Council Meeting Minutes](#)

Council Member Cox indicated there are problems with the Draft Meeting Minutes. The spelling of the Mr. Bill Blich's name. She indicated he introduced himself as Bill Glitch. It states that he presented the Council with documents that he did not. Also, it was not indicated that the executed documents from the City of Simonton Cultural Education Facilities Finance Corporation were requested to be provided to Council and that as such the action can be overturned.

There was some discussion about the City Council's action being able to be overturned due to some members of the Council participating in a closed meeting. City Attorney Boedeker clarified that the City of Simonton Cultural Education Facilities Finance Corporation is not subject to the Texas Open Meetings Act provisions. He further clarified that there is no legal peril unless the meeting minutes were incorrect in stating if the vote of the City Council was to approve the Bond Conduit documents when the City Council actually voted not to approve the documentation or if the minutes indicated the items were voted on and the items were not voted on, that would present an issue.

Motion by Council Member Haley to table all the meeting minutes until the recording can be reviewed and the minutes can be brought back with corrections. Second by Council Member Cox.

Ayes: Five

Noes: None

Motion carried by unanimous vote.

Present and not voting except in the event of a tie: Mayor Boudreaux

- b. City Council Financial Reports
  - Council Report, January 2024
  - Payment Report, January 2024
  - [01-2024 Council Report](#)
  - [01-2024 Payment Report](#)
  - Council Report, February 2024
  - Payment Report, February 2024
  - [02-2024 Council Report](#)
  - [02-2024 Payment Report](#)
  - Council Report, March 2024
  - Payment Report, March 2024
  - [03-2024 Council Report](#)
  - [03-2024 Payment Report](#)
  - Council Report, April 2024
  - Payment Report, April 2024
  - [04-2024 Council Report](#)
  - [04-2024 Payment Report](#)

Council Member Cox asked that corrections to be made to move the miscellaneous category items for payroll items and other changes to be reflected in the respective categories.

Council Member Haley asked for corrections to the January Report which in April and March are reflected in the miscellaneous category. There were questions regarding the charges from the consultants for the Texas First Group. There were also questions about other miscellaneous items listed in the reports.

Motion by Council Member Cox to table all the financial reports. Second was made by Council Member Haley.

Ayes: Two (Cox, Haley)

Noes: Three (Matula, Boudreau, Turner)

Motion failed.

Present and not voting except in the event of a tie: Mayor Boudreaux

Motion by Council Member Boudreau to approve the reports with the updated corrections. Second was made by Council Member Matula.

Ayes: Three (Matula, Boudreau, Turner)

Noes: One (Cox)

Abstention: One (Haley)

Motion carried.

Mayor Boudreaux indicated she is willing to provide additional reports. She asked for the City Council to provide their input as to what the City Council would like to see. The Mayor asked the City Council for the specificity of changes to be made, report by report, so that the corrections may be factored into the reports and brought back.

## 5. New Business

- a. Consider and take action on a Contract for Professional Services for Economic Development Director with Mr. Joe Esch

[Professional Services Contract - Management Consulting, Esch Development Solutions, LLC](#)

Mayor Boudreaux introduced this agenda matter. Mr. Esch addressed the City Council regarding the proposed contract. Mr. Esch approached the City Council providing answers and suggestions to the contract.

Motion by Council Member Cox to table the item. The motion died for lack of a second.

Following an exchange from the City Council, Mr. Esch stepped forward asking to have the Council remove his contract from consideration as he indicated his organization is not a good fit for the City of Simonton as he felt treated in a manner that reflected disrespect.

There was brief discussion regarding future possible actions on this agenda matter and whether the item needed to be tabled.

- b. Economic Development Corporations Presentation by Mr. Joe Esch, Esch Development Solutions, LLC. There was no action taken on this agenda matter.

- c. Consider and take action on City Hall Building Repairs and Overall Painting

[City Hall Paint Estimate](#)

[Estimate Simonton City Hall painting](#)

[5-24 Eduardo Arvizu](#)

[South East Existing Sheet Repair](#)

[Supporting Documentation for City Hall Maintenance & Repairs](#)

Motion by Council Member Boudreau to approve the City Hall Building Repairs using the second option; \$8,250.00. The second was made by Council Member Turner.

Ayes: Five  
Noes: None  
Abstention: None  
Motion carried.

Motion by Council Member Turner to approve Eduardo Arvizu to complete the Painting work in a maximum amount of \$13,370. The second was made by Council Member Boudreau.

Ayes: Five  
Noes: None  
Abstention: None  
Motion carried.

- d. Consider and take action on Economic Development Corporation (EDC) Type B Board Member Applications for appointment. There was no action taken on this item as there are two additional volunteers. This agenda matter will be brought back at a future meeting.

6. Adjourn to Executive Session.

The City Council adjourned into Executive Session at 7:55 p.m. to consider the following:

Section 551.071 - Consultation with Legal Counsel

Section 551.074 - Personnel, regarding the appointment, employment and duties of the City Administrator and City Secretary

7. Reconvene to Open Session.

The City Council reconvened into Open Session at 8:37 p.m.

8. Consider and take action resulting from Executive Session.

Motion by Council Member Turner to enter into an Employment Agreement as discussed in Executive Session with Nanci Mohr. The second was made by Council Member Boudreau.

Ayes: Five  
Noes: None  
Abstention: None  
Motion carried.

9. Reports

a. Mayor Boudreaux asked that City Council Members communicate with her their preferences for the upcoming Budget Year 2024-2025.

b. City Staff

c. City Council

10. Next City Council Meeting

11. Adjournment

The Mayor adjourned the City Council Meeting at 8:42 p.m. without objection.

**Respectfully submitted,**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Secretary



**Minutes**

Economic Development Corporation A – Regular Meeting

CITY OF SIMONTON

July 16, 2024

This is a true and correct copy of the Minutes of the EDC A – Regular Meeting held on July 16, 2024 at 6:02 p.m.

1. **Call to Order**

A quorum was present with the following City Councilmembers in attendance:  
Laurie Boudreaux, Kelli Matula, Courtney Cox, Faith Haley, Justin Boudreau, and Burns Turner

2. **Introduction of New City Secretary Nanci Mohr**

Council Member Justin Boudreau introduced new City Secretary Nanci Mohr.

3. **Bylaws Review to Allow Board to compare the current EDC A Bylaws with the Bylaws review presented by the City Attorney on June 25, 2024.**

No changes required; no conflicts with current statutes.

4. **Discuss EDC Budgets**

Discussion of funds spent versus funds in the reserves.

5. **Discuss Proposed Projects**

None at this time except those projects previously approved. Council Member/Mayor Pro Tem Cox requested clarification on whether a new Board would be seated and whether the EDCs will take part in future zoning issues.

6. **Discuss Project Reports**

None at this time.

7. Next City Council Meeting is on August 6, 2024 at 7:00 p.m.

Brief discussion regarding the need to set a date for the Annual Meeting of the EDC Boards.

8. **Adjournment**

Council Member Justin Boudreau adjourned the EDC A Regular Meeting at 6:24 p.m. without objection.

**Respectfully submitted,**

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Mayor Laurie Boudreaux

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Nanci Mohr, City Secretary





## **Minutes**

City Council – Regular City Council Meeting

CITY OF SIMONTON

July 16, 2024

This is a true and correct copy of the Minutes of the City Council – Regular Meeting of the Simonton City Council held on July 16, 2024 at 6:31 p.m.

1. **Call to Order**

A quorum was present with the following City Councilmembers in attendance:

Laurie Boudreaux, Kelli Matula, Courtney Cox, Faith Haley, Justin Boudreau, and Burns Turner

**City Staff present:**

City Secretary Nanci Mohr

Consultant, Janie Willman

Olson and Olson Attorney Philip Boedeker

**Public Present:**

Dan McJunkin

2. **Invocation and Pledge**

Mayor Boudreaux gave the invocation.

Mayor Boudreaux led the assembly in the Pledge of Allegiance.

3. **Introduction of New City Secretary Nanci Mohr**

Mayor Boudreaux introduced new City Secretary Nanci Mohr, provided a summary of Mrs. Mohr's background, and welcomed her to the City.

4. **Acknowledgement and Thanks to Simonton Volunteers; Neighbors Helping Neighbors!**

Mayor Boudreaux thanked community members for their assistance during and after Hurricane Beryl. Mayor Boudreaux thanked "Skid" for delivering water and cutting tree limbs; Bubba Mullins and Brett Boudreaux transporting water from storage to City Hall for distribution to the community; Council Member Kelli Matula, Council Member Burns Turner, and Erica Molina for water distribution assistance; Council Member Justin Boudreau for performing damage surveys, assessments and advising of road conditions; and Tracy Harless for tree limb removal before Fort Bend County Road and Bridge arrived to assist.

5. **Public Comments**

*In accordance with Texas Open Meetings Act and Texas Government Code 551.007, City Council may not discuss or take action on any item NOT listed on the Agenda. Each member of the public wishing to speak must sign-up prior to the meeting and is limited to 3 minutes.*

There were no speakers to address the City Council.

6. **Consider and take action on the Consent Agenda**

*Items listed under the Consent Agenda are considered routine and are generally enacted in one motion. The exception to this rule occurs when a Council Member requests one or more items removed from the Consent Agenda for separate discussion and action.*

- a. Draft City Council Meeting Minutes of June 25, 2024 Special Session Meeting  
Draft City Council Meeting Minutes of July 2, 2024 Regular Meeting
- b. Monthly Finance Reports for May 2024  
Council Report, May 2024  
Payment Report, May 2024
- c. Consider and take action approving the Certification of the Preliminary Tax Rolls Value for the City of Simonton from the Fort Bend County Appraisal District

Mayor Boudreaux removed items (a) and (c) from consideration because those items are not final. The City has not received all of the information from the Fort Bend County Appraisal District.

Motion by Council Member/Mayor Pro Tem Cox to table items pending revisions to the Finance Reports. Council Member Haley seconded the motion.

Ayes: Five

Noes: None

Motion was unanimously approved.

7. **New Business**

- a. Mayoral Extension of Emergency Declaration Arising from Hurricane Beryl.

A brief discussion ensued regarding whether the extension should be made to encompass it in the Fort Bend County Survey and whether the survey included items, for example, agriculture. City Attorney Boedeker spoke to why the extension was favorable, as it provides more time for outside (i.e., county) emergency response resources to the City of Simonton, as well as supporting the county in their operations and funding efforts.

Mayor Boudreaux read aloud Proposed Ordinance No. 2024-05 extending the Emergency Declaration Arising from Hurricane Beryl.

Ayes: Five

Noes: None

Motion was unanimously approved.

- b. Acknowledge Mayor's Report on City of Simonton Status related to Hurricane Beryl.

Mayor Boudreaux provided a status of the City's operations in the aftermath of Hurricane Beryl. Mayor Boudreaux stated that City Hall did not sustain damage, the power worked as expected, and we were able to support the community with bottled water needs. Mayor Boudreaux stated that Fort Bend County pick up had already started and that they will run on a longer schedule than they had originally anticipated. It is estimated that Fort Bend County will be back in two (2) weeks for another debris pick up.

- c. Receive Mayor's Report on City Hall ARPA Expansion Construction Work.

Mayor Boudreaux stated that the plumbing in the fire bay has been roughed in, and the earth inspection has been completed and passed. She stated that it is her understanding that concrete pouring will wait until the slab. Mayor Boudreaux thanked Interim City Secretary Janie Willman for her persistence in locating the appropriate AT&T technicians and personnel; LJA has been to

City Hall to assess rerouting of fiber optic cables, which has been completed and approved. Within two weeks, AT&T is expected to run a new fiber line from the road, along the west side of the driveway and through the back of the existing building. The line needs to be rerouted prior to the foundation digging and pouring for the building addition.

Mayor Boudreaux stated that the project will be five to six weeks behind schedule due to the delay in the foundation digging, but that the steel for the new building has been ordered and that schedule is on track. She stated that as soon as AT&T has completed their work and our connectivity is restored, then the project will be ready to commence.

- d. Consider and take action ratifying Service Upgrade with ATT Contract Related to Fiber Optic Cable Project required to continue with City Hall ARPA Expansion Construction Work.

Mayor Boudreaux referred Council to the proposed AT&T contract in their Council packets for review. She stated that AT&T will run a new line versus trying to splice a line at no cost to the city.

There was a brief discussion of additional communications services that the city continues to carry (i.e., T-Mobile Hotspot) and necessity of same under the Redundancy Plan, but we will look back at that at a later date. Mayor Boudreaux pointed out that the city will double its megabyte speed and port speed under AT&T's new quote. She stated that the city is upgrading to true VOIP telephone for approximately \$5 per month, versus the landline service we currently have in place.

Ayes: Five

Noes: None

Motion was unanimously approved/passed.

- e. Consider and take action on Board Appointments to Simonton Economic Development Corporation (EDC) Type A Board.

Mayor Boudreaux provided a brief introduction of this Item (e) and Item (f) below stating that Mr. Paul "Dub" Sabrsula, Jr. volunteered to be on the Economic Development Corporation (EDC) Board and that he would obtain other volunteers willing to serve on same. The list of Candidates was included in Council's packet and reviewed and read aloud. Mayor Boudreaux stated that we need to rely on the Boards to invest their time, effort and abilities to serve on the Boards, and to provide them with the support and training that they require.

Motion made by Council Member/Mayor Pro Tem Cox to table this item until the volunteers could be representative of themselves and to get EDC A "under our feet as it was just two months ago reestablished." Council Member/Mayor Pro Tem Cox stated that the Bylaws state that it is Council's responsibility, not Mr. Sabrsula's, to govern the EDC. Mayor Boudreaux requested City Attorney Boedeker to clarify the Bylaws with respect to Council's governance of the Boards.

City Attorney Boedeker reiterated that City Council is not required to serve as the EDC Board. Mayor Boudreaux reiterated that all Board volunteers either live in Simonton or have businesses in Simonton and that they are willing to serve.

Motion to table acknowledged. Motion died for lack of a second.

Motion to Pass by Council Member Matula; seconded by Council Member Burns.

Ayes: Three.

Noes: Two. Motion Passed.

- f. Consider and take action on Board Appointments to Simonton Economic Development Corporation (EDC) Type B Board.

Mayor Boudreaux read aloud the list of Possible EDC Board B Candidates and provided a summary of their ties to the community. Council Member/Mayor Pro Tem Cox questioned whether EDC B had active Articles of Incorporation; City Attorney Boedeker confirmed same.

Motion to Pass by Council Member Matula; seconded by Council Member Boudreau.

Ayes: Five

Noes: None

Motion unanimously passed.

- g. Consider and take action acknowledging return of the Planning Calendar provided by Fort Bend County for the adoption of the Tax Rate for the 2024-2025 Fiscal Year.

Mayor Boudreaux explained that the County provides the calendar and that the City completes the green highlighted boxes by working backwards when the budget is completed.

No formal action required. Receipt acknowledged for administrative purposes.

- h. Consider and take action acknowledging receipt of the Planning Calendar for the adoption of the City of Simonton's 2024-2025 Budget.

Review of proposed calendars. There was brief discussion of meeting dates. No formal action required. Receipt acknowledged.

- i. Receive City Council Meeting Schedule Update through September 30, 2024.

Mayor Boudreaux stated that a separate schedule was not prepared and therefore this Agenda Item (i) could be skipped.

- j. Receive Texas Pride Service Update, agenda item requested by Council Member Faith

Mayor Boudreaux explained the issues with the postal service affecting delivery of trash stickers. Council Member/Mayor Pro Tem Cox requested a new bid (RFP) or, in the alternative, that this issue be placed on a future agenda.

## 8. Adjourn to Executive Session

Executive Session Pursuant to Chapter 551 of the Texas Government Code for purposes of Consultation with Legal Counsel (551.071) regarding Personnel (Section 551.074) regarding the Appointment, Employment, and Duties of the City Administrator and City Secretary.

The City Council adjourned into Executive Session at 7:18 p.m.

9. Reconvene to Open Session

The City Council reconvened into Open Session at 7:43 p.m.

10. Consider and take action resulting from Executive Session

The City Council may take any action resulting from Executive Session related to Personnel (Section 551.074) regarding the Appointment, Employment, and Duties of the City Administrator and City Secretary.

It was announced that there was no action to be taken arising from the Executive Session at this time.

9. Reports

*a. Mayor*

*a.1. Update on Election Cost*

*a.2. TML 2024 Conference Registration, <https://tmlconference.org>*

*a.3. Miscellaneous*

*b. City Staff*

*c. City Council*

10. Next City Council Meeting is on August 6, 2024 at 7:00 p.m.

11. Adjournment

The Mayor adjourned the City Council Meeting at 7:47 p.m. without objection.

**Respectfully submitted,**

\_\_\_\_\_  
Mayor Laurie Boudreaux

\_\_\_\_\_  
Nanci Mohr, City Secretary



RESOLUTION NO. 2024-06

A RESOLUTION SUPPORTING AND GRANTING AMENDED AND RESTATED CONSENT TO TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1, CONTAINING VARIOUS PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, Twinwood Municipal Utility District No. 1 described on Exhibit "A" (the "District"), has been created on approximately 809.219-acres, more or less, described on the attached Exhibit "B" (the "Property"); and

WHEREAS, a portion of the Property is located within the extraterritorial jurisdiction of the City of Simonton, Texas (the "City"), and the City desires to grant an amended and restated consent to the creation of the District in accordance with that certain Extraterritorial Jurisdiction Development Agreement between the landowner, Twinwood US, Inc., and the City, dated February 26, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this Resolution are true and correct.

Section 2. The City Council of the City of Simonton, Texas, gives its written consent to the creation of the District.

Section 3. The City Council of the City of Simonton, Texas, hereby specifically imposes the conditions set forth in Exhibit "C" attached hereto and made a part hereof for all purposes.

Section 4. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED the \_\_\_ day of \_\_\_\_\_, 202\_\_.

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Mayor

ATTEST:

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City Secretary

*Exhibit A*

Twinwood Municipal Utility District No. 1



***Exhibit B***

*(Property description)*

Exhibit A

August 15, 2018

Job No. LJAS001-7777-1000TD

TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1  
DESCRIPTION OF 890.219 ACRES OF LAND

Being 890.219 acres of land located in the Andrew Roberts League, Abstract Number 78, and the Thomas Westall League, Abstract Number 92, Fort Bend County, Texas, being all of that certain called 200.343 acre tract described in the deed to Twinwood Corporation, N.V., by an instrument of record in Volume 1065, Page 67 of the Fort Bend County Deed Records (F.B.C.D.R.), all of that certain called 16.986 acre tract described in the deed to Twinwood (U.S.), Inc., by instruments of record under File No. 2007046885, Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), and Volume 1198, Page 446, F.B.C.D.R., all of that certain called 73.1522 acre tract described in the deed to Twinwood Corporation, N.V., by an instrument of record in Volume 1964, Page 258, F.B.C.D.R., a portion of that certain called 592.494 acre tract described in the deed to Twinwood Corporation, N.V., by an instrument of record in Volume 1010, Page 353, F.B.C.D.R., and a portion of that certain called 34.892 acre tract described in the deed to Twinwood Corporation, N.V., by an instrument of record in Volume 1198, Page 442, F.B.C.D.R., said 890.219 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

BEGINNING at a 1/2-inch iron pipe found for the southeast corner of that certain called 1.9847 acre tract described in the deed to Carlyn Ann Fitch, Life Estate by an instrument of record under File No. 2012022620, F.B.C.O.P.R., common to the most easterly northeast corner of said 16.986 acre tract, in the west right-of-way line of F.M. 1489 (width varies-as monumented);

Thence, South 06° 43' 50" East, along the east line of said 16.986 acre tract, common to the west line of said F.M. 1489, 586.49 feet to a 5/8-inch iron rod with aluminum cap stamped "2055" found for the northeast corner of that certain called 9.502 acre tract described in the deed to Twinwood (U.S.), Inc., by an instrument of record under File No. 1999062096, F.B.C.O.P.R., common to southeast corner of said 16.986 acre tract;

Thence, along the northerly, westerly and southerly lines of said 9.502 acre tract, the following five (5) courses:

1. North 69° 08' 56" West, 1,040.45 feet to a 1/2-inch iron pipe found for the northwest corner of said 9.502 acre tract;
2. South 20° 53' 46" West, 396.01 feet to a 1/2-inch iron pipe found for the southwest corner of said 9.502 acre tract, common to a southerly corner of the aforesaid 16.986 acre tract;
3. South 70° 23' 05" East, 298.15 feet to a 1/2-inch iron pipe found for a southerly corner of said 9.502 acre tract;
4. North 26° 46' 03" East, 35.74 feet to a 1/2-inch iron pipe found for a southerly corner of said 9.502 acre tract;
5. South 69° 01' 17" East, 925.01 feet a 5/8-inch iron rod with aluminum cap (illegible) found for the southeast corner of the aforesaid 9.502 acre tract, in the east line of the aforesaid 592.494 acre tract common with the west line of the aforesaid F.M. 1489;

Thence, South 06° 43' 50" East, along the east line of the aforesaid 592.494 acre tract, common with the west line of said F.M. 1489, 59.66 feet to a point for corner;

Thence, South 01° 48' 27" East, along said common line, 1,143.23 feet to a 1-inch iron pipe found for the northeast corner of that certain called 23.91 acre tract described in the deed to Twinwood (U.S.), Inc., by an instrument of record under File No. 2013104821, F.B.C.O.P.R., in the south line of the aforesaid 34.892 acre tract;

Thence, South  $87^{\circ} 43' 49''$  West, departing said common line, along the south line of said 34.892 acre tract, common to the north line of said 23.91 acre tract, 1,589.95 feet to a 2-inch iron pipe found for the southwest corner of said 34.892 acre tract, common to the northwest corner of said 23.91 acre tract, in the east line of the aforesaid 592.494 acre tract;

Thence, South  $02^{\circ} 32' 17''$  East, along the west line of said 23.91 acre tract, common to the east line of the said 592.494 acre tract, 996.25 feet to a 2-inch iron pipe found for the southwest corner of said 23.91 acre tract, common to the northwest corner of the aforesaid 73.1522 acre tract;

Thence, North  $87^{\circ} 58' 59''$  East, departing the east line of said 592.494 acre tract, along the north line of said 73.1522 acre tract, the south line of said 23.91 acre tract and the south line of that certain called 12.4259 acre tract described in the deed to Twinwood (U.S.), Inc., by an instrument of record under File No. 2000105214, F.B.C.O.P.R., 1,577.21 feet to a concrete TXDOT monument (4-inch X 4-inch) found for the northeast corner of said 73.1522 acre tract, common to the southeast corner of said 12.4259 acre tract, in the west right-of-way line of the aforesaid F.M. 1489;

Thence, South  $01^{\circ} 48' 27''$  East, along the east line of said 73.1522 acre tract, common to the west line of said F.M. 1489, 2,036.64 feet to a concrete TXDOT monument (4-inch X 4-inch) found for the southeast corner of said 73.1522 acre tract, common to the northeast corner of that certain called 34.8399 acre tract described in the deed to Twinwood (U.S.), Inc., by an instrument of record in Volume 2330, Page 1283, F.B.C.O.P.R.;

Thence, South  $87^{\circ} 58' 07''$  West, along the south line of said 73.1522 acre tract, common to the north line of said 34.8399 acre tract, 1,551.25 feet to the southwest corner of said 73.1522 acre tract, common to the northwest corner of said 34.8399 acre tract, in the east line of the aforesaid 592.494 acre tract;

Thence, South 02° 32' 17" East, along the west line of said 34.8399 acre tract, common to the east line of said 592.494 acre tract, 397.34 feet to the northeast corner of that certain called 100.236 acre tract described in the deed to Twinwood (U.S.), Inc., by an instrument of record in Volume 2614, Page 551, F.B.C.O.P.R., common to the southeast corner of said 592.494 acre tract;

Thence, South 87° 56' 38" West, departing the west line of said 34.8399 acre tract, along the north line of said 100.236 acre tract, common to the south line of said 592.494 acre tract, 4,058.62 feet to a 1/2-inch iron pipe found for the northwest corner of said 100.236 acre tract, common to the southwest corner of said 592.494 acre tract, in the east line of the aforesaid 200.343 acre tract;

Thence, South 02° 24' 21" East, along the east line of said 200.343 acre tract, common to the west line of said 100.236 acre tract, 954.69 feet to a 1/2-inch iron rod found for the southeast corner of said 200.343 acre tract, common to the northeast corner of that certain called 46.8483 acre tract described in the deed to David B. Foshee and wife, Janet Foshee by an instrument of record under File No. 2009034379. F.B.C.O.P.R.;

Thence, South 87° 27' 14" West, along the north line of said 46.8483 acre tract, common to the south line of said 200.343 acre tract, passing at a distance of 2,903.45 feet a 1-inch iron pipe, found in the east right-of-way line Guylar Road (called 60' wide), continuing for a total distance of 2924.36 feet to the southwest corner of said 200.343 acre tract, common to the northwest corner of said 46.8483 acre tract;

Thence, North 02° 23' 22" West, along the west line of said 200.343 acre tract, 2972.41 feet to the northwest corner of said 200.343 acre tract, common to the southwest corner of that certain called 56.718 acre tract described in the deed to William J. Head and Mary Jane Head, by an instrument of record under File No. 2000105533, F.B.C.O.P.R.;

Thence, North 87° 09' 28" East, along the north line of said 200.343 acre tract, common to the south line of said 56.718 acre tract passing at a distance of 35.47 feet a 3/4-inch iron pipe found in the east line of said Guyler Road, continuing for a total distance of 2,927.32 feet to a 3/4-inch iron pipe found for the northeast corner of said 200.343 acre tract, common to the southeast corner of said 56.718 acre tract, in the west line of the aforesaid 592.494 acre tract;

Thence, North 02° 35' 49" West, along the west line of said 592.494 acre tract, the east line of said 56.718 acre tract and the east line of that certain called 162.7229 acre tract described in the deed to Twinwood (U.S.), Inc., by an instrument of record under File Number 2014106562, F.B.C.O.P.R., passing at a distance of 844.24 feet a 3/4-inch iron pipe marking the northeast corner of said 56.718 acre tract, common to the southeast corner of said 162.7229 acre tract, continuing a total distance of 2,171.45 feet to a 3/4-inch iron pipe found for corner;

Thence, North 02° 56' 13" West, along the west line of said 592.494 acre tract, the east line of said 162.7229 acre tract and the east line of that certain called 27.95 acre tract described in the deed to FM 1093 & Guyler Road Farms, Inc, by an instrument of record under File Number 2006083773, F.B.C.O.P.R., 1596.22 feet to the northwest corner of the aforesaid 592.494 acre tract, common to the southwest corner of that certain called 124.940 acre tract described in the deed to DDD Ranch Incorporated by an instrument of record under File No. 2006083773, F.B.C.O.P.R.;

Thence, North 87° 31' 35" East, along the north line of said 592.494 acre tract, the south line of said 124.940 acre tract, and the south line of that certain called 5.000 acre tract described in the deed to DDD Ranch Incorporated, by an instrument of record under File No. 2006116135, F.B.C.O.P.R., passing at a distance of 3.76 feet, a 1/2"-inch iron pipe found, passing at a distance of 2,649.09 feet, a 1/2"- inch iron rod found for the southeast corner of said 5.000 acre tract, continuing for a total distance of 3,941.44 feet to a 1 1/2-inch iron axle found for the southeast corner of said 124.940 acre tract, common to the southwest corner of that certain called 5.00 acre tract described in the deed to Frank B. Turner Jr. and Evelyn Laraine Turner, by an instrument of record under File No. 2009078788, F.B.C.O.P.R.;

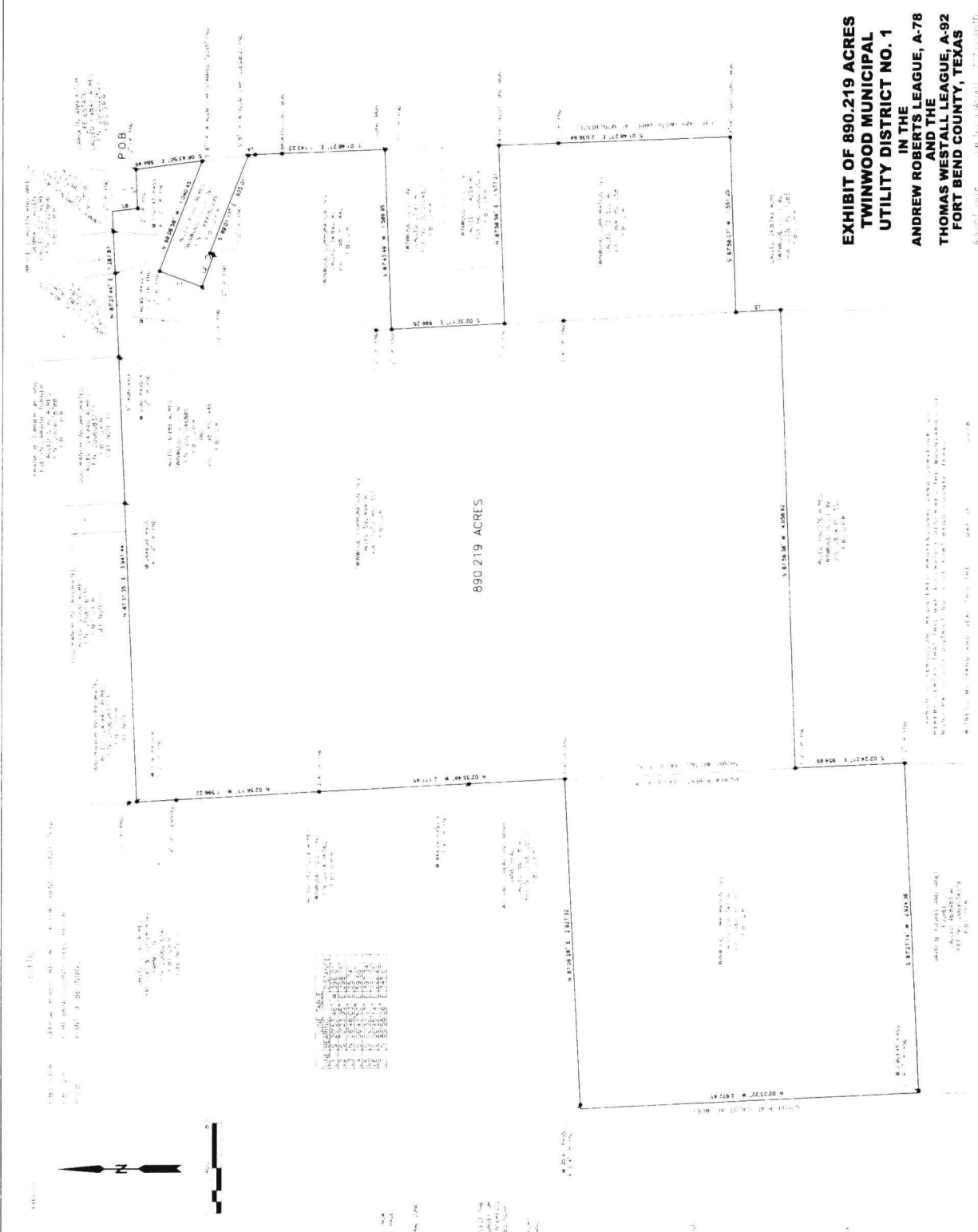
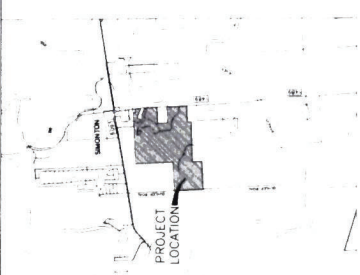
Thence, North 87° 27' 44" East, along the south line of said 5.00 acre tract, the south line of that certain called 5.282 acre tract described in the deed to Janelle Floyd Werlein, by an instrument of record under File No. 2013062770, F.B.C.O.P.R., the south line of that certain called 3.27 acre tract described in the deed to Bruce J. Allen and wife, Debra L. Allen, by an instrument of record under File No. 2011021606, the south line of that certain called 5.0 acre tract described in the deed to Jimmie Florence Wootten by an instrument of record under File Number 9652319, F.B.C.O.P.R., common with the north line of said 592.494 acre tract and the aforesaid 16.986 acre tract, passing at a distance of 2.00 feet a 1/2-inch iron rod found for the common south corner of said 5.00 acre tract and said 5.282 acre tract, passing at a distance of 740.95 feet a 1/2-inch iron rod found for the southeast corner of said 5.282 acre tract, common to the southwest corner of said 3.27 acre tract, passing at distance of 1,107.93 feet a 1/2-inch iron pipe found for the southeast corner of said 3.27 acre tract, common to the southwest corner of said 5.0 acre tract, continuing for a total distance of 1,287.87 feet to the most northerly northeast corner of said 16.986 acre tract, common to the north west corner of the aforesaid 1.9847 acre tract;

Thence, South 06° 45' 14" East, along a northeasterly line of said 16.986 acre tract, common with the west line of said 1.9847 acre tract, 222.25 feet to a 1/2-inch iron pipe found for an interior northeast corner of said 16.986 acre tract, common to a southwest corner of said 1.9847 acre tract;

Thence, North 86° 58' 06" East, along a northerly line of said 16.986 acre tract, common with the south line of said 1.9847 acre tract, 345.67 feet to the POINT OF BEGINNING and containing 890.219 acres of land.

Note: This document was prepared under 22 TAC § 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.

LJA Surveying, Inc.



**EXHIBIT OF 890.219 ACRES  
TWINWOOD MUNICIPAL  
UTILITY DISTRICT NO. 1  
IN THE  
ANDREW ROBERTS LEAGUE, A-78  
THOMAS WESTALL LEAGUE, A-92  
FORT BEND COUNTY, TEXAS**

LJA Surveying, Inc.  
2698 Blairpark Drive  
Suite 175  
Houston, Texas 77042  
Phone 713.853.5200  
Fax 713.853.5026  
TBLPLS Form No. 10794DE

\*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT\*

DATE	DESCRIPTION
11/15/01	FIELD SURVEY
11/16/01	FIELD SURVEY
11/17/01	FIELD SURVEY
11/18/01	FIELD SURVEY
11/19/01	FIELD SURVEY
11/20/01	FIELD SURVEY
11/21/01	FIELD SURVEY
11/22/01	FIELD SURVEY
11/23/01	FIELD SURVEY
11/24/01	FIELD SURVEY
11/25/01	FIELD SURVEY
11/26/01	FIELD SURVEY
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12/24/01	FIELD SURVEY
12/25/01	FIELD SURVEY
12/26/01	FIELD SURVEY
12/27/01	FIELD SURVEY
12/28/01	FIELD SURVEY
12/29/01	FIELD SURVEY
12/30/01	FIELD SURVEY
12/31/01	FIELD SURVEY

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1909 AND THE SURVEYING ACT OF 1933. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF FORT BEND COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OF THIS TRACT OF LAND.

THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF FORT BEND COUNTY, TEXAS, AND HAS FOUND NO OTHER SURVEYS OF THIS TRACT OF LAND.

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### *Exhibit C*

The District may issue bonds for any purpose authorized by law. Such bonds will expressly provide that the District reserves the right to redeem the bonds on any interest-payment date subsequent to the fifteenth (15th) anniversary of the date of issuance without premium and will be sold only after the taking of public bids therefor, and none of such bonds, other than refunding bonds, will be sold for less than 95% of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent (2%) above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than forty-five (45) days after notice of sale of the bonds is given.

Exhibit C  
ANNEXATIONS AND EXCLUSIONS RESOLUTION

RESOLUTION NO. 2024-07

A RESOLUTION EVIDENCING CONSENT TO TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1 ANNEXATIONS AND EXCLUSIONS, CONTAINING VARIOUS PROVISIONS RELATING TO THE FOREGOING SUBJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO

WHEREAS, Twinwood Municipal Utility District No. 1 (the "District") has been created on approximately 809.219-acres (the "Property"); and

WHEREAS, a portion of the Property is located within the extraterritorial jurisdiction of the City of Simonton, Texas (the "City"), and the City desires to evidence its consent to certain proposed annexations and exclusions of land in accordance with that certain Extraterritorial Jurisdiction Development Agreement between the landowner, Twinwood US, Inc., and the City, dated February 26, 2015.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIMONTON, TEXAS, as follows:

Section 1. The facts and opinions in the preamble of this Resolution are true and correct.

Section 2. The City Council of the City of Simonton, Texas, affirms and hereby provides evidence of its written consent to (i) the annexations of land into the boundaries of the District set forth on Exhibit A and (ii) the exclusions from the current boundaries of the District, as set forth on Exhibit B.

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

PASSED AND APPROVED the \_\_\_ day of \_\_\_\_\_, 202\_\_.

---

Mayor

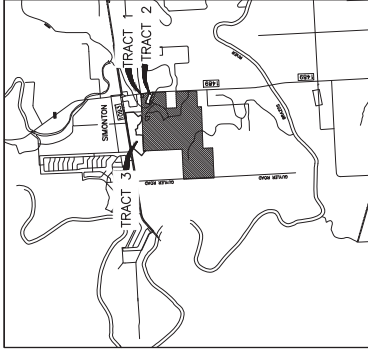
ATTEST:

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City Secretary

**EXHIBIT A**  
ANNEXATION TRACTS

## ANNEXATIONS MAP



VICINITY MAP  
(NOT TO SCALE)

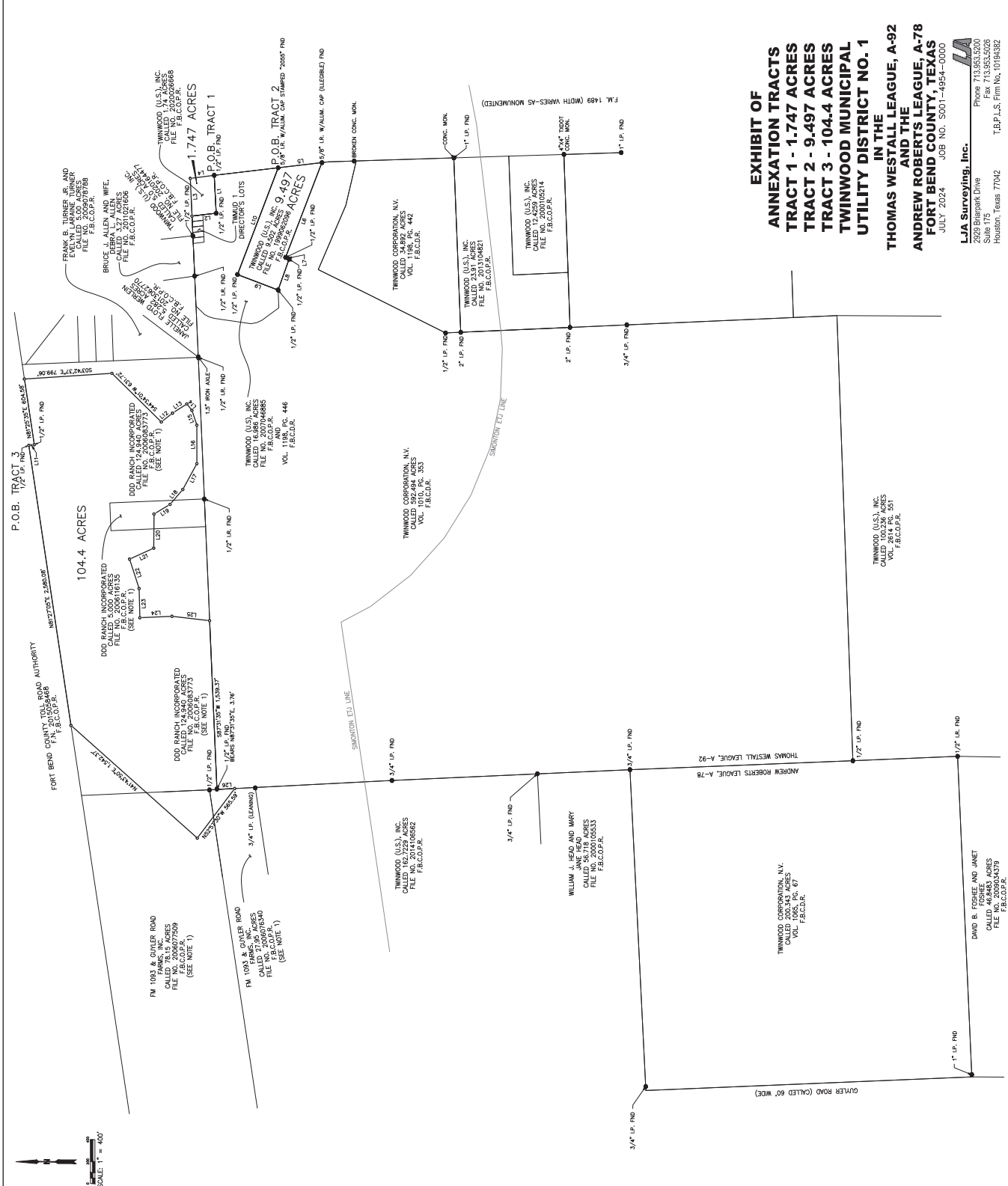
Line #	Direction	Length
L1	S09°20'30"W	202.57
L2	N00°00'00"W	202.57
L3	N00°00'00"W	202.57
L4	N00°00'00"W	202.57
L5	S09°20'30"W	202.57
L6	S09°20'30"W	202.57
L7	S09°20'30"W	202.57
L8	S09°20'30"W	202.57
L9	S09°20'30"W	202.57
L10	S09°20'30"W	202.57
L11	S09°20'30"W	202.57
L12	S09°20'30"W	202.57
L13	S09°20'30"W	202.57
L14	S09°20'30"W	202.57
L15	S09°20'30"W	202.57
L16	S09°20'30"W	202.57
L17	S09°20'30"W	202.57
L18	S09°20'30"W	202.57
L19	S09°20'30"W	202.57
L20	S09°20'30"W	202.57
L21	S09°20'30"W	202.57
L22	S09°20'30"W	202.57
L23	S09°20'30"W	202.57
L24	S09°20'30"W	202.57
L25	S09°20'30"W	202.57
L26	S09°20'30"W	202.57

LEGEND

- CONC. CONCRETE
- F.B.C.O.P.R. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
- FND FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- MON. MONUMENT
- P.O.B. POINT OF BEGINNING

NOTES:

- 1) FM 1003 & GUTLER ROAD PARTNERS, INC. AND DDD RANCH INCORPORATED, NOW KNOWN AS TWINWOOD (U.S.), INC. BY AN INSTRUMENT OF RECORD IN VOLUME 1336, PAGE 240, W.C.O.P.R. AND FILE NUMBER 202121465, F.B.C.O.P.R.
- 2) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2011 ADJUSTMENT.
- 3) THIS DOCUMENT WAS PREPARED UNDER 22 TAC § 62.171, DOES NOT REFLECT THE EXISTING RECORDS OF THE PUBLIC RECORDS OFFICE, FORT BEND COUNTY, TEXAS. THESE INSTRUMENTS ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR OTHERWISE ESTABLISHED BY THE CREATION OR RECONSTRUCTION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



**EXHIBIT OF ANNEXATION TRACTS**  
**TRACT 1 - 1.747 ACRES**  
**TRACT 2 - 9.497 ACRES**  
**TRACT 3 - 104.4 ACRES**  
**TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1**  
**IN THE**  
**THOMAS WESTALL LEAGUE, A-92**  
**AND THE**  
**ANDREW ROBERTS LEAGUE, A-78**  
**FORT BEND COUNTY, TEXAS**  
 JULY 2024  
 JOB NO. S001-4954-0000

**LJA Surveying, Inc.**  
 Phone 713.953.3000  
 2929 Blairpark Drive  
 Suite 170  
 Houston, Texas 77042  
 T.B.P.L.S. Firm No. 10194382

ANNEXATION TRACT 1  
(1.747 ACRES)



TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1  
ANNEXATION TRACT NUMBER 1  
1.747 ACRES

Being 1.747 acres of land located in the Thomas Westall League, Abstract Number 92, Fort Bend County, Texas, being all of that certain called 1.74 acres described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2020026668 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 1.747 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at 1/2-inch iron pipe found for the common east corner of said 1.74 acre tract and that certain called 16.986 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2007046885, F.B.C.O.P.R., in the west right-of-way line of Farm to Market (F.M.) 1489 (width varies – as monumented);

Thence, South 86° 58' 06" West, departing said west right-of-way line, along the south line of said 1.74 acre tract, common to a northerly line of said 16.986 acre tract, 345.67 feet to 1/2-inch iron pipe found for the southwest corner of said 1.74 acre tract, common to a northerly corner of said 16.986 acre tract;

Thence, North 06° 45' 14" West, along the west line of said 1.74 acre tract, common to a northeasterly line of said 16.986 acre tract, 222.25 feet to the common north corner of said 1.74 acre tract and said 16.986 acre tract, lying in the south line of that certain called 5.0 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2020164477, F.B.C.O.P.R.;

Thence, North 87° 19' 40" East, along the north line of said 1.74 acre tract, common to the south line of said 5.0 acre tract, 344.16 feet to the common east corner of said 1.74 acre tract and said 5.0 acre tract, lying in aforementioned west right-of-way line of F.M. 1489;

Thence, South 07° 11' 01" East, along the east line of said 1.74 acre tract, common to said west right-of-way line, 220.20 feet to the POINT OF BEGINNING and containing 1.747 acres of land.

Corner monuments were not set at the client's request.

Note: This document was prepared under 22 TAC § 138.95, 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.



*A.G.F.* 7/25/24

LJA Surveying, Inc.

ANNEXATION TRACT 2  
(9.497 ACRES)

TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1  
ANNEXATION TRACT NUMBER 2  
9.497 ACRES

Being 9.497 acres of land located in the Thomas Westall League, Abstract Number 92, Fort Bend County, Texas, being all of that certain called 9.502 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 1999062096 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), said 9.497 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at 5/8-inch iron rod with aluminum cap stamped "2055" found for the common east corner said 9.502 acre tract and that certain called 16.986 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2007046885, F.B.C.O.P.R., in the west right-of-way line of Farm to Market (F.M.) 1489 (width varies – as monumented);

Thence, South 06° 43' 50" East, along the east line of said 9.502 acre tract, common to said west right-of-way line, 401.75 feet to a 5/8-inch iron rod with aluminum cap (illegible) found for the common east corner of said 9.502 acre tract and that certain called 592.494 acre tract described in the deed to Twinwood Corporation N.V. by an instrument of record in Volume 1010, Page 353 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, North 69° 01' 17" West, departing said west right-of-way line, along a southerly line of said 9.502 acre tract, common to a northeasterly line of said 592.494 acre tract, 925.01 feet to a 1/2-inch iron pipe found for corner;

Thence, South 26° 46' 03" West, continuing along said common line, 35.74 feet to a 1/2-inch iron pipe found for corner;

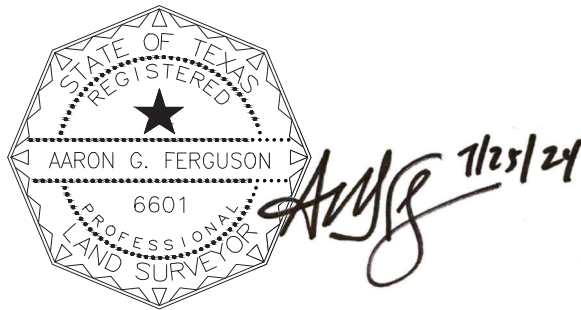
Thence, North 70° 23' 05" West, continuing along said common line, 298.15 feet to a 1/2-inch iron pipe found for the southwest corner of said 9.502 acre tract, common to a southerly corner of the aforementioned 16.986 acre tract;

Thence, North 20° 53' 46" East, along the west line of said 9.502 acre tract, common to a southerly line of said 16.986 acre tract, 396.01 feet to a 1/2-inch iron pipe found for the northwest corner of said 9.502 acre tract, common to a southerly corner of said 16.986 acre tract;

Thence, South 69° 08' 56" East, along the north line of said 9.502 acre tract, common to a southerly line of said 16.986 acre tract, 1,040.45 feet to the POINT OF BEGINNING and containing 9.497 acres of land.

Corner monuments were not set at the client's request.

Note: This document was prepared under 22 TAC § 138.95, 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.



LJA Surveying, Inc.

ANNEXATION TRACT  
3 (104.4 ACRES)

TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1  
ANNEXATION TRACT NUMBER 3  
104.4 ACRES

Being 104.4 acres of land located in the Thomas Westall League, Abstract Number 92, and the Andrew Roberts League, Abstract Number 78, Fort Bend County, Texas, being a portion of that certain called 124.940 acre tract described in the deed to DDD Ranch Incorporated by an instrument of record in File Number 2006083773 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), a portion of that certain called 5.000 acre tract described in the deed to DDD Ranch Incorporated by an instrument of record in File Number 2006116135, F.B.C.O.P.R., a portion of that certain called 78.15 acre tract described in the deed to FM 1093 & Guylar Road Farms, Inc. by an instrument of record in File Number 2006077509, F.B.C.O.P.R., and a portion of that certain called 27.95 acre tract described in the deed to FM 1093 & Guylar Road Farms, Inc. by an instrument of record in File Number 2006076340, F.B.C.O.P.R. said 104.4 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 1/2-inch iron pipe found for a north corner of said 124.940 acre tract, common to a southerly corner of that certain strip of land described in the deed to Fort Bend County Toll Road Authority (FBCTRA), by an instrument of record under File Number 2015058468, F.B.C.O.P.R.;

Thence, South 08° 20' 48" East, along a northerly line of said 124.940 acre tract, common to a south line of said FBCTRA Tract, 49.87 feet to a 1/2-inch iron pipe found for corner in said common line;

Thence, North 81° 25' 35" East, continuing along said common line, 604.58 feet to a point for corner;

Thence, South 03° 42' 37" East, departing said common line, 799.06 feet to a point for corner;

Thence, South 44° 34' 01" West, 631.72 feet to a point for corner;

Thence, South 38° 16' 47" East, 130.51 feet to a point for corner;

Thence, South 32° 32' 49" East, 155.03 feet to a point for corner;

Thence, South 52° 04' 13" West, 73.96 feet to a point for corner;

Thence, South 71° 21' 22" West, 142.28 feet to a point for corner;

Thence, South 89° 58' 16" West, 350.89 feet to a point for corner;

Thence, North 61° 22' 31" West, 267.15 feet to a point for corner;

Thence, North 49° 29' 18" West, 179.29 feet to a point for corner;

Thence, North 31° 02' 19" West, 169.85 feet to a point for corner;

Thence, North 89° 21' 40" West, 311.08 feet to a point for corner;

Thence, North 24° 26' 06" West, 242.02 feet to a point for corner;

Thence, South 71° 59' 25" West, 282.60 feet to a point for corner;

Thence, South 88° 24' 50" West, 265.68 feet to a point for corner;

Thence, South 02° 37' 04" East, 292.41 feet to a point for corner;

Thence, South 06° 40' 18" West, 345.34 feet to a point for corner in the south line of the aforementioned 124.940 acre tract, common to the north line of that certain called 592.494 acre



tract of land described in the deed to Twinwood Corporation, N.V. by an instrument of record in Volume 1010, Page 353 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.);

Thence, South 87° 31' 35" West, along said common line, 1,539.37 feet to the southwest corner of said 124.940 acre tract, common to the northwest corner of said 592.494 acre tract, and lying in the east line of the aforementioned 27.95 acre tract, from which a found 1/2-inch iron pipe bears North 87° 31' 35" East, 3.76 feet;

Thence, South 02° 56' 13" East, along the east line of said 27.95 acre tract, common to the west line of said 592.494 acre tract, 162.10 feet to a point for corner;

Thence, North 52° 57' 30" West, departing said common line, 565.59 feet to a point for corner;

Thence, North 41° 43' 50" East, 1,542.37 feet to a point for corner in the north line of the aforementioned 124.940 acre tract, common to the south line of the aforementioned FBCTRA tract;

Thence, North 81° 27' 05" East, along said common line, 2,580.08 feet to the POINT OF BEGINNING and containing 104.4 acres of land.

Corner monuments were not set at the client's request.

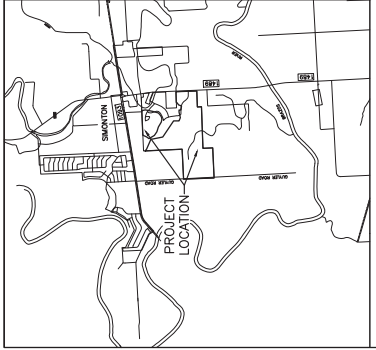
Note: This document was prepared under 22 TAC § 138.95, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



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**EXHIBIT B**  
EXCLUSION TRACTS

## EXCLUSION MAP



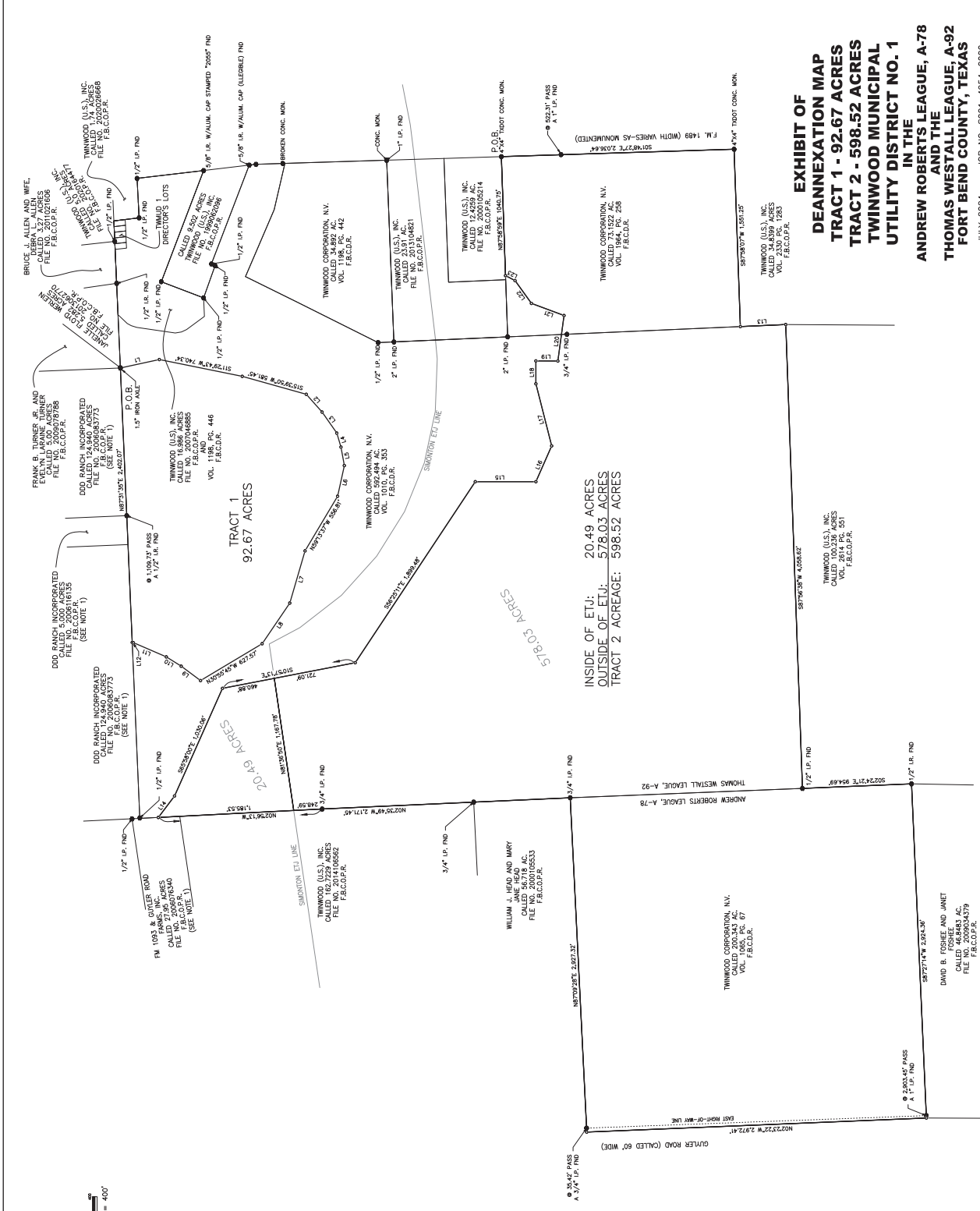
VICINITY MAP  
(NOT TO SCALE)

Line Type	Description	Length
L1	317'18.25L	348.73
L2	548'18.65W	207.31
L3	305'02.73W	291.69
L4	233'74.67W	127.10
L5	107'58.40W	294.02
L6	107'58.40W	44.73
L7	107'58.40W	44.73
L8	107'58.40W	44.73
L9	107'58.40W	44.73
L10	107'58.40W	44.73
L11	107'58.40W	44.73
L12	107'58.40W	44.73
L13	107'58.40W	44.73
L14	107'58.40W	44.73
L15	107'58.40W	44.73
L16	107'58.40W	44.73
L17	107'58.40W	44.73
L18	107'58.40W	44.73
L19	107'58.40W	44.73
L20	107'58.40W	44.73
L21	107'58.40W	44.73
L22	107'58.40W	44.73
L23	107'58.40W	44.73

**LEGEND**

- CONC. OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
- F.B.C.O.P.R. FORT BEND COUNTY DEED RECORDS
- FND FOUND
- IP IRON PIPE
- IR IRON ROD
- MON MONUMENT
- P.O.B. POINT OF BEGINNING

- NOTES:**
- 1) FM 1093 & GUYLER ROAD FARMS, INC. AND DDD RANCH INCORPORATED, VOL. 100, PAGE 240, W.C.O.P.R. AND FILE NUMBER 2012121483, F.B.C.O.P.R. 1350, PAGE 240, W.C.O.P.R. AND FILE NUMBER 2012121483, F.B.C.O.P.R.
  - 2) ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83, 2011 ADJUSTMENT.
  - 3) THIS DOCUMENT WAS PREPARED UNDER 22 TAC § 663.21. DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR OBTAINING NECESSARY RIGHTS AND 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.



**EXHIBIT OF DEANNEXATION MAP**  
**TRACT 1 - 92.67 ACRES**  
**TRACT 2 - 578.03 ACRES**  
**TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1**  
**IN THE ANDREW ROBERTS LEAGUE, A-78 AND THE THOMAS WESTALL LEAGUE, A-92 FORT BEND COUNTY, TEXAS**

JULY 2024 JOB NO. 5001-4954-0000

**LJA Surveying, Inc.**  
 Phone 713.953.3300  
 2929 Briarpark Drive  
 Suite 177  
 Houston, Texas 77042  
 T.E.P.L.S. Firm No. 10194382

EXCLUSION TRACT 1  
(92.67 ACRES)

TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1  
DESCRIPTION OF 92.67 ACRES  
EXCLUSION TRACT 1

Being 92.67 acres of land located in the Thomas Westall League, Abstract Number 92, Fort Bend County, Texas, being a portion of that certain called 592.494 acre tract described in the deed to Twinwood Corporation, N.V., by an instrument of record in Volume 1010, Page 353, of the Fort Bend County Deed Records (F.B.C.D.R.), said 92.67 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

BEGINNING at a 1.5-inch iron axle found for the southeast corner of that certain called 124.940 acre tract described in the deed to DDD Ranch Incorporated by an instrument of record in File Number 2006083773 of the Official Public Records of said Fort Bend County, Texas (F.B.C.O.P.R.), common to the southwest corner of that certain called 5.00 acre tract described in the deed to Frank B. Turner Jr. and Evelyn Laraine Turner by an instrument of record in File Number 2009078788. F.B.C.O.P.R., said point lying in the north line of said 592.494 acre tract;

Thence, South 12° 18' 25" East, departing said north line, 348.73 feet to a point for corner;

Thence, South 11° 29' 43" West, 740.34 feet to a point for corner;

Thence, South 15° 39' 50" West, 581.45 feet to a point for corner;

Thence, South 48° 18' 50" West, 207.31 feet to a point for corner;

Thence, South 55° 02' 31" West, 224.50 feet to a point for corner;

Thence, South 73° 14' 29" West, 127.10 feet to a point for corner;

Thence, South 79° 38' 38" West, 164.45 feet to a point for corner;

Thence, North 77° 36' 54" West, 274.70 feet to a point for corner;

92.67 Acres

July 25, 2024  
Job No. LJAS001-4954-0000

Thence, North 59° 13' 37" West, 556.81 feet to a point for corner;

Thence, North 73° 42' 44" West, 474.75 feet to a point for corner;

Thence, North 55° 43' 51" West, 430.16 feet to a point for corner;

Thence, North 30° 55' 45" West, 627.57 feet to a point for corner;

Thence, North 36° 38' 50" East, 211.22 feet to a point for corner;

Thence, North 31° 59' 12" East, 153.31 feet to a point for corner;

Thence, North 23° 21' 15" East, 314.72 feet to a point for corner;

Thence, North 06° 40' 18" East, 9.24 feet to a point for corner lying in the north line of the aforementioned 592.494 acre tract, common to the south line of the aforementioned 124.940 acre tract;

Thence, North 87° 31' 35" East, along the north line of the aforementioned 592.494 acre tract, common to the south lines of said 124.940 acre tract and that certain called 5.000 acre tract described in the deed to DDD Ranch Incorporated by an instrument of record in File Number 2006116135, F.B.C.O.P.R., at 1,109.73 feet pass a 1/2-inch iron rod found for the southeast corner of said 5.000 acre tract, common to a southerly corner of said 124.940 acre tract, and continuing along the south line of said 124.940 acre tract, common to the north line of said 592.494 acre tract for a total distance of 2,402.07 feet to the POINT OF BEGINNING and containing 92.67 acres of land.

Corner monuments were not set at the client's request.

Note: This document was prepared under 22 TAC § 138.95, 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.

LJA Surveying, Inc.



EXCLUSION TRACT 2  
(20.49 ACRES)



TWINWOOD MUNICIPAL UTILITY DISTRICT NO. 1  
DESCRIPTION OF 20.49 ACRES  
EXCLUSION TRACT 2  
PORTION LYING INSIDE OF SIMONTON ETJ

Being 20.49 acres of land located in the Thomas Westall League, Abstract Number 92, Fort Bend County, Texas, being a portion of that certain called 592.494 acre tract described in the deed to Twinwood Corporation, N.V., by an instrument of record in Volume 1010, Page 353 of the Deed Records of said Fort Bend County, Texas (F.B.C.D.R.), said 20.49 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Commencing for reference at the common east corner of that certain called 200.343 acre tract described in the deed to Twinwood Corporation, N.V. by an instrument of record in Volume 1065, Page 67, F.B.C.D.R. and that certain called 56.718 acre tract described in the deed to William J. Head and Mary Jane Head by an instrument of record in File Number 2000105533 of the Fort Bend County Official Public Records (F.B.C.O.P.R.), in the west line of said 592.494 acre tract;

Thence, North 02° 35' 49" West, along the east lines of said 56.718 acre tract and that certain called 162.7229 acre tract described in the deed to Twinwood (U.S.), Inc. by an instrument of record in File Number 2014106562, F.B.C.O.P.R., common to the west line of said 592.494 acre tract, 2,171.45 feet to a 3/4-inch iron pipe found in the east line of said 162.7229 acre tract, common to the west line of said 592.494 acre tract;

Thence, North 02° 56' 13" West, continuing along said common line, 248.59 feet to the POINT OF BEGINNING and southwest corner of the herein described tract, said point lying on the ETJ Line of Simonton;

Thence, North 02° 56' 13" West, along the west line of said 592.494 acre tract, common to the east lines of said 162.7229 acre tract and that certain called 27.95 acre tract described in

the deed to FM 1093 & Guyler Road Farms, Inc. by an instrument of record in File Number 2006076340, F.B.C.O.P.R., 1,185.53 feet to a point for corner;

Thence, South 52° 57' 30" East, departing the east line of said 27.95 acre tract, common to the west line of said 592.494 acre tract, 235.16 feet to a point for corner;

Thence, South 65° 58' 00" East, 1,030.06 feet to a point for corner;

Thence, South 10° 57' 13" East, 460.88 feet to a point for corner on the ETJ Line of Simonton;

Thence, South 81° 36' 50" West, along said ETJ Line 1,167.78 feet to the POINT OF BEGINNING and containing 20.49 acres of land.

Corner monuments were not set at the client's request.

Note: This document was prepared under 22 TAC § 138.95, 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.



LJA Surveying, Inc.