

water, and hydroelectric power; the navigation of its coastal and inland water; the control, abatement, and change of any shortage or harmful excess of water; the protection, preservation, and restoration of the purity and sanitary condition of water within the state; and the preservation and conservation of all natural resources of the state.

The general nature of the work proposed to be done by the District is the building, acquisition, construction, completion, carrying out, maintaining, protection, and in case of necessity, the addition to and rebuilding of all works and improvements necessary or proper to conserve, transport and distribute fresh water from any source; a sanitary sewer system and storm sewer system, to the extent permitted by law; and if approved by voters in the District, the assumption of the rights, authority, privileges, and functions of a road district under Article III, Section 52(b)(3) of the Texas Constitution.

VI.

There is a necessity for the improvements above described. The territory to be included in said District will be developed for primarily residential and commercial purposes. Within the area proposed to be included in the District, there is not available an adequate waterworks system, sanitary sewer system, or storm sewer system, and the health and welfare of the present and future inhabitants of the District, and of the areas adjacent thereto, require the purchase, construction, acquisition, maintenance and operation of an adequate waterworks system, sanitary sewer system, and storm sewer system.

VII.

The estimated costs of the project, based on the information available at the time of filing of this petition, is \$28,788,300.00. The project costs will be funded by the proposed Legacy Public Improvement District and the landowners, and the improvements will be transferred to the District.

The proposed improvements are feasible and practicable. There is an ample supply of water available, and the terrain of the territory to be included in the proposed District is such that a waterworks system, sanitary sewer system, storm sewer system, and road system can be constructed at a reasonable cost.

VIII.

This Petition may be executed in any number of counterparts, each of which shall constitute one and the same instrument, and either party hereto may execute this Petition by signing any such counterparts.

IX.

The sum of one hundred (\$100) U.S. dollars has been deposited with the County Clerk of Webb County to cover expenses incident to the hearing on this Petition.

Wherefore, Petitioners pray:

- (1) this Petition be properly filed as provided by law;
- (2) that upon filing of this petition, the Honorable Commissioners Court of Webb County, Texas, if it is to be in session, and if not, then the Honorable County Judge of Webb County, Texas, order that a hearing be set on this Petition before said Commissioners Court or County Judge during the period beginning with the fifteenth (15th) day and ending with the thirtieth (30th) day after the date of such order;
- (3) that the County Clerk or County Sheriff be ordered to issue notice informing all persons concerned of the time and place of such hearing and of their right to appear at the hearing and contend for or contest the creation of the District;
- (4) that such notice be given and posted as required by law by posting notice of such hearing at the courthouse door at least fifteen (15) days before the date of the hearing, and publishing one copy in a newspaper of general circulation in the county once a week for two consecutive weeks, with the first publication to be made at least twenty (20) days before the date of the hearing;
- (5) that said hearing be held and conducted as required by law and, if upon such hearing it be found that this Petition sets forth and conforms to the requirements of law and is signed by the owner(s) of a majority of the acreage in the proposed District, that notice of the hearing was given, that the proposed improvements are desirable, feasible, and practicable and conducive to the public health, and that the District should be created, that the Commissioners Court so find and render its judgment reciting such findings and creating and establishing the District;

RESPECTFULLY SUBMITTED this _____ day of March, 2022.

PETITIONERS:

SIMEON ESCONDIDO, L.L.C.
a Texas Limited Liability Company

By: _____
James Patrick Walker, Manager

EXHIBIT A

Map Showing District Boundaries



EXHIBIT A
Metes and Bounds (1/4)
PILAS TRACT
METES AND BOUNDS DESCRIPTION
3,971.307 ACRES (172,990,131 SQUARE FEET)
WEBB COUNTY, TEXAS

Being a tract or parcel containing 3,971.307 acres (172,990,131 square feet) of land situated in Webb County, Texas and being all of a called 1,613.545 acre tract described in deed to Huisache Cattle Company, Ltd. recorded in Volume 645, Page, 72 of the Webb County Deed Records (having 9.217 acres (401,478 square feet) within the right-of-way of U.S. Highway 83 per right-of-way map of State Highway No.(4) U.S. 83, File Number SP718F – Control 37-10-1 and being combined with all of a called 2,357.64 acres described in deed to Huisache Cattle Company, Ltd. recorded in Volume 87, Page 876 of the Webb County Deed Records, said 3,971.307 acres tract being more particularly described by metes and bounds as follows: (Bearings cited herein are based on the Texas State Plane Coordinate System, South Zone, NAD 83, are surface and may be converted to grid applying a combined scale factor of 1.00003144444054)

BEGINNING at a point in the centerline of U.S. Highway 83, north line of Section 1712 and the south line of Section 1932 for the northwest corner of the herein described tract;

THENCE, North 89°57'16" East, along the north line of Section 1712 and the south line of Section 1932, at a distance of 50.21 feet passing a fence on the east right-of-way line of said U.S. Highway 83, continuing for a total distance of 1,520.63 feet to a point for corner;

THENCE, North 89°53'33" East, a distance of 10,741.46 feet to a point in the west line of Section Number 161 for the southeast corner of Section Number 1864, the northwest corner of said called 2,357.64 acre tract, the northeast corner of Section Number 1711 and said called 1,613.545 acre tract and an angle corner of the herein described tract;

THENCE, North 65°39'04" East, a distance of 30.49 feet to a point for corner;

THENCE, North 89°33'48" East, a distance of 4,238.72 feet to a found 1/2-inch iron rod marking an angle corner of the herein described tract;

THENCE, South 01°13'56" West, a distance of 218.76 feet to a point for corner;

THENCE, South 16°54'50" East, a distance of 1,161.67 feet to a found 1/2-inch iron rod marking an angle corner of the herein described tract;

THENCE, South 88°10'20" East, a distance of 5,602.88 feet to a fence corner in the west line of the Missouri Railroad right-of-way line marking the northeast corner of said called 2,357.64 acre tract and of the herein described tract;

THENCE, South 04°24'06" West, a distance of 1,545.87 feet to a point for corner;

THENCE, South 06°21'24" West, a distance of 401.86 feet to a point for corner;

THENCE, South 10°41'28" West, a distance of 415.71 feet to a point for corner;

THENCE, South 13°24'58" West, a distance of 258.75 feet to a point for corner;

THENCE, South 15°19'45" West, a distance of 8,091.98 feet to a found magnail in fence line marking the southeast corner of said called 2,357.64 acre tract and of the herein described tract;

THENCE, South 89°57'45" West, a distance of 2,483.67 feet to a 1/2-inch iron rod in the east line of Section Number 1321 marking the northwest corner of Section Number 302, the southwest corner of Section Number 301 and an angle corner of the herein described tract;

THENCE, South 00°31'20" East, along the east line of Section Number 1321 and the west line of Section Number 302, a distance of 1,202.46 feet to a fence corner marking the northeast corner of Section Number 1322, the southeast corner of Section Number 1321 and an angle corner of the herein described tract;

THENCE, South 89°32'30" West, along the north line of Section Number 1322, the south line of Section Number 1321, a distance of 4,733.14 feet to a fence corner marking the most southeasterly northeast corner of Section Number 2311, the southwest corner of Section Number 1321 and an angle corner of the herein described tract;

THENCE, North 00°15'07" West, along the east line of Section Number 2311 and the west line of Section Number 1321, a distance of 762.70 feet to a found 2-inch iron pipe marking the northeast corner of Section Number 2311, the southeast corner of Section Number 739 and an angle corner of the herein described tract;

THENCE, North 09°40'01" East, along the east line of Section Number 739 and the west line of Section Number 132,1 a distance of 5,475.68 feet to a fence corner in the south line of Section Number 162 marking the northeast corner of Section Number 739, the northwest corner of Section Number 1321 and an angle corner of the herein described tract;

THENCE, South 89°47'03" West, along the south line of Section Number 162 and the north line of Section Number 739, a distance of 1,428.41 feet to a fence corner marking the southwest corner of Section Number 162 and an angle corner of the herein described tract;

THENCE, North 00°10'20" West, a distance of 71.90 feet to a fence corner marking the southeast corner of Section Number 1711 and an angle corner of the herein described tract;

THENCE, North 80°11'08" West, along the south line of Section Numbers 1711 and 1712, along the north line of Section Numbers 739, 1711 and 430, a distance of 11,354.62 feet to a found 5/8-inch iron rod with plastic cap stamped "Howland Survey" marking the northwest corner of Section Number 430, the northeast corner of Section Number 429 and an angle corner of the herein described tract;

THENCE, North 80°01'11" West, along the north line of Section Number 429 and the south line of Section Number 1712, a distance of 693.31 feet to a point in the centerline of U.S. Highway 83 for the southwest corner of the herein described tract;

THENCE, North 05°09'04" West, along the centerline of U.S. Highway 83, a distance of 4,835.30 feet to the POINT OF BEGINNING and containing 3,971.307 acres (172,990,131 square feet) of land.

EXHIBIT A
Metes and Bounds (2/4)
COLORADOS TRACT
METES AND BOUNDS DESCRIPTON
2809.853 ACRES (122,397,204 SQUARE FEET)
WEBB COUNTY, TEXAS

Being a tract or parcel containing 2809.853 acres (122,397,204 square feet) of land situated in Webb County, Texas and being the remainder of a called 6,354.8676 acre tract described in deed to Huisache Cattle Company, Ltd. recorded in Volume 1109, Page, 632 of the Webb County Deed Records (having 7.474 acres (325,559 square feet) within the right-of-way of U.S. Highway 83 per right-of-way map of State Highway No.(4) U.S. 83, File Number SP718F – Control 37-10-1), said 2809.853 acres tract being more particularly described by metes and bounds as follows: (Bearings cited herein are based on the Texas State Plane Coordinate System, South Zone, NAD 83, are surface and may be converted to grid applying a combined scale factor of 1.00003144444054)

BEGINNING at a fence corner in the west line of Section Number 429, the northeast corner of Section Number 431, the southeast corner of Section Number 432, the southwest corner of a 60 foot wide access lane connecting with U.S. Highway 83, an angle corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 09°59'17" East, along the east line of Section Number 432 and the west line of Section Number 429, a distance of 30.00 feet to a point for corner;

THENCE, South 79°48'51" East, along the center of said 60 foot wide access lane, a distance of 5,442.91 feet to a point in the west right-of-way line of U.S. Highway 83 for the northeast corner of the herein described tract;

THENCE with the west right-of-way line of U.S. Highway 83 the following seven (7) courses and distances:

South 05°07'37" East, a distance of 130.69 feet to a point for corner;

South 84°52'23" West, a distance of 100.00 feet to a point for corner;

South 05°07'37" East, a distance of 700.00 feet to a point for corner;

North 84°52'23" East, a distance of 100.00 feet to a point for corner;

South 05°07'37" East, a distance of 300.00 feet to a point for corner;

South 84°52'23" West, a distance of 10.00 feet to a point for corner;

South 05°07'37" East, a distance of 857.39 feet to a point in the south line of Section 430 and the north line of Section Number 427 for corner;

THENCE, South 80°03'43" East, along the south line of Section 430 and the north line of Section Number 427, a distance of 113.92 feet to a point in the east right-of-way line of U.S. Highway 83 for corner;

THENCE with the east right-of-way line of U.S. Highway 83 the following five (5) courses and distances:

South 05°07'37" East, a distance of 1,213.00 feet to a point for corner;

North 84°52'23" East, a distance of 100.00 feet to a point for corner;

South 05°07'37" East, a distance of 600.00 feet to a point for corner;

South 84°52'23" West, a distance of 100.00 feet to a point for corner;

South 05°07'37" East, a distance of 509.15 feet to a point of intersection with the east line of Section Number 427 and the west line of Section Number 428 for corner;
THENCE, South 09°56'17" West, crossing U.S. Highway 83 with the east line of Section Number 427 and the west line of Section Number 428, a distance of 384.74 feet to a point in the west right-of-way line of U.S. Highway 83 for corner;
THENCE with the west right-of-way line of U.S. Highway 83 the following five (5) courses and distances:
 South 05°07'37" East, a distance of 3,709.34 feet to a point for corner;
 South 84°52'23" West, a distance of 200.00 feet to a point for corner;
 South 05°07'37" East, a distance of 20.00 feet to a point for corner;
 North 84°52'23" East, a distance of 200.00 feet to a point for corner;
 South 05°14'13" East, a distance of 1,851.67 feet to a point in the north right-of-way line of State Highway 255 (Camino Colombia Toll Road) for the southeast corner of the herein described tract;
THENCE with the north right-of-way line of State Highway 255 (Camino Colombia Toll Road) the following three (3) courses and distances:
 South 66°09'45" West, a distance of 1,170.41 feet to a point for corner;
 South 69°13'50" West, a distance of 5,500.00 feet to a point for corner;
 South 73°38'56" West, a distance of 1009.82 feet to a point in the west right-of-way line of Jefferies Road (40 foot wide) for the southwest corner of the herein described tract;
THENCE, North 21°46'40" West, along the west right-of-way line of Jefferies Road, a distance of 2,101.65 feet to a point for corner;
THENCE, North 21°46'40" West, continuing along the west right-of-way line of Jefferies Road, a distance of 5,282.14 feet to a point for corner;
THENCE, North 21°44'42" West, a distance of 39.79 feet to a point for corner;
THENCE, North 68°10'39" East, a distance of 41.03 feet to a point for corner;
THENCE, North 21°15'49" West, a distance of 5,690.77 feet to a fence corner in the west line of Section 431 and for the southeast corner of Section Number 433, the northeast corner of Section Number 437, the most southerly corner of Section Number 2148, and an angle corner of the herein described tract;
THENCE, North 10°08'29" East, along the east line of Section Number 2148 and the west line of Section Number 431, a distance of 2,654.82 feet to a point for corner;
THENCE, South 79°44'21" East, along the south line of Section Number 432 and the north line of Section Number 431, a distance of 2,670.37 feet to a point for corner;
THENCE, South 79°55'39" East, continuing along the south line of Section Number 432 and the north line of Section Number 431, a distance of 2,621.70 feet to the POINT OF BEGINNING and containing 2809.853 acres (122,397,204 square feet) of land.

EXHIBIT A
Metes and Bounds (3/4)
MARY KAY TRACT
METES AND BOUNDS DESCRIPTON
2,828.368 ACRES (123,203,717 SQUARE FEET)
WEBB COUNTY, TEXAS

Being a tract or parcel containing 2,828.368 acres (123,203,717 square feet) of land situated in Webb County, Texas and being all of a called 2,827.868 acre tract described in deed to Simeon Escondido, LLC recorded in Volume 5058, Page, 145 of the Official Public Records of Webb County (having 8.764 acres (381,751 square feet) within the right-of-way of U.S. Highway 83 per right-of-way map of State Highway No.(4) U.S. 83, File Number SP718F – Control 37-10-1), said 2,828.37 acres tract being more particularly described by metes and bounds as follows: (Bearings cited herein are based on the Texas State Plane Coordinate System, South Zone, NAD 83, are surface and may be converted to grid applying a combined scale factor of 1.00003144444054) BEGINNING at a fence corner marking the northwest corner of a called 2,079.865 acre tract described in deed to Huisache Cattle Company, Ltd. recorded in Volume 166, Page 832 of the Webb County Deed Records and the northwest corner of Section Number 365;

THENCE, North 89°46'52" East, a distance of 4,226.45 feet to a fence corner marking the northeast corner of Section Number 365;

THENCE, North 00°15'28" West, a distance of 1,766.62 feet to a found 1/2-inch iron rod marking the northwest corner of Section Number 364;

THENCE, North 89°49'03" East, a distance of 6,325.20 feet to a found 1/2-inch iron rod in the west right-of-way line of Missouri Pacific Railway and marking the northwest corner of Section Number 364 and the northeast corner of said called 2,079.865 acre tract;

THENCE along said west right-of-way line of Missouri Pacific Railway the following three (3) courses and distances:

South 15°15'10" West, a distance of 975.41 feet to a fence corner;

South 15°22'36" West, a distance of 5,850.97 feet to a fence corner;

South 15°14'37" West, a distance of 4,422.42 feet to a found 1/2-inch iron rod marking the intersection of said west right-of-way line of Missouri Pacific Railway and the north right-of-way line of Webb Road (variable width) marking the southeast corner of said called 2,079.865 acre tract;

THENCE along said north right-of-way line of Webb Road the following sixteen (16) courses and distances:

South 89°09'29" West, a distance of 1,193.75 feet to a point for corner;

North 58°07'19" West, a distance of 103.62 feet to a point for corner;

South 89°39'12" West, a distance of 2,146.38 feet to a point for corner;

North 50°14'54" West, a distance of 17.15 feet to a point for corner;

North 66°50'21" West, a distance of 190.16 feet to a point for corner;

North 61°02'47" West, a distance of 784.40 feet to a point for corner;

North 59°54'12" West, a distance of 852.49 feet to a point for corner;

North 55°19'56" West, a distance of 298.30 feet to a point for corner;

North 85°28'43" West, a distance of 130.46 feet to a point for corner;
South 82°11'14" West, a distance of 370.50 feet to a point for corner;
North 86°09'22" West, a distance of 93.50 feet to a point for corner;
North 78°36'04" West, a distance of 493.77 feet to a point for corner;
North 71°50'14" West, a distance of 76.42 feet to a point for corner;
North 61°10'29" West, a distance of 446.90 feet to a point for corner;
North 47°43'13" West, a distance of 623.92 feet to a fence corner;
North 86°18'49" West, a distance of 1,355.92 feet to a point in an east line of a called 748.003 acre tract described in deed to Huisache Cattle Company, Ltd. recorded in Volume 166, Page 832 of the Webb County Deed Records and the southwest corner of said called 2,079.865 acre tract;

THENCE, South 02°36'57" West, over and across said Webb Road, a distance of 47.72 feet to a point in the south right-of-way line of said Webb Road;

THENCE along said south right-of-way line of Webb Road the following three (3) courses and distances:

North 80°08'21" West, a distance of 1,032.58 feet;

North 80°13'29" West, a distance of 32.50 feet;

North 73°38'40" West, a distance of 3,821.11 feet to a point for the intersection of said Webb Road and the centerline of U.S. Highway 83 (variable width) for the southwest corner of said called 748.003 acre tract;

THENCE, North 05°10'00" West, along said centerline of U.S. Highway 83, a distance of 5,896.54 feet to a point for the northwest corner of said called 748.003 acre tract;

THENCE, South 80°01'13" East, a distance of 6,230.95 feet to a fence corner;

THENCE, North 08°49'51" East, a distance of 1,159.98 feet to the POINT OF BEGINNING and containing 2,828.368 acres (123,203,717 square feet) of land.

EXHIBIT A
Metes and Bounds (4/4)
WEBB TRACT
METES AND BOUNDS DESCRIPTION
1,696.848 ACRES (73,914,677 SQUARE FEET)
WEBB COUNTY, TEXAS

Being a tract or parcel containing 1,696.848 acres (73,914,677 square feet) of land situated in Webb County, Texas and being out of and a part of a called 1,822.50 acre tract described in deed to Huisache Cattle Company, Ltd. recorded in Volume 841, Page, 814 of the Webb County Deed Records, said 1,696.848 acres tract being more particularly described by metes and bounds as follows: (Bearings cited herein are based on the Texas State Plane Coordinate System, South Zone, NAD 83, are surface and may be converted to grid applying a combined scale factor of 1.00003144444054)

BEGINNING at a fence corner marking the common corners of Section Number 362, 363, 1606, 1593 and an angle corner of the herein described tract;

THENCE, North 89°25'08" West, a distance of 1,318.28 feet to a found 1/2-inch iron rod in the east right-of-way line of Interstate Highway 35 (variable width) marking the southwest corner of the herein described tract;

THENCE with said east right-of-way line of Interstate Highway 35 the following nine (9) courses and distances:

North 12°32'12" East, a distance of 1,260.55 feet to a fence post for corner and beginning of a curve to the left;

Northeasterly, along a non-tangent curve to the left, having a radius of 1,948.57 feet, with an arc length of 422.06 feet, a chord bearing and distance of North 06°18'36" East, 421.24 feet to a fence post for corner;

North 00°00'40" East, a distance of 296.40 feet to a fence post for corner;

North 66°59'21" East, a distance of 40.19 feet to a fence post for corner;

North 12°08'53" East, a distance of 70.85 feet to a fence post for corner;

North 48°56'46" West, a distance of 64.62 feet to a fence post for corner and the beginning of a curve to the right;

Northeasterly, along a non-tangent curve to the right, having a radius of 1,888.99 feet, with an arc length of 374.29 feet, a chord bearing and distance of North 09°43'00" East, 373.68 feet to a fence post for corner;

North 15°17'07" East, a distance of 610.18 feet to a fence post for corner;

North 15°18'24" East, a distance of 495.69 feet to a fence post for the northwest corner of the herein described tract;

THENCE, North 89°29'54" East, a distance of 15,726.16 feet to a fence post for the northeast corner of the herein described tract;

THENCE, South 00°32'58" East, a distance of 1,914.30 feet to a fence post for corner;

THENCE, South 89°29'51" West, a distance of 6,231.04 feet to a fence post for corner;

THENCE, South 00°12'48" East, a distance of 5,187.59 feet to a fence post for the southeast corner of Section Number 1963 and the herein described tract;

THENCE, North 89°46'59" West, a distance of 1,927.01 feet to a fence post for corner;

THENCE, South 00°26'24" East, a distance of 187.62 feet to a fence post for corner;

THENCE, North 89°57'49" West, a distance of 1,596.00 feet to a fence post for corner;

THENCE, North 69°14'50" West, a distance of 5,746.17 feet to a fence post for corner;

THENCE, North 00°05'46" East, a distance of 1,640.56 feet to the POINT OF BEGINNING and containing 1,696.848 acres (73,914,677 square feet) of land.