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Austin, Texas 78701

Vicki Hahn
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April 22, 2026

VIA FEDERAL EXPRESS - 3806 9226 1240

Ms. Vicinta Stafford
County Clerk for Burnet County
220 S. Pierce
Burnet, Texas 78611

RE: Kingsland Commons Municipal Utility District ("District")

Dear Ms. Stafford:

Enclosed please find a copy of the Petition to the TCEQ for the creation of the above District for Burnet County's records.

Should you have any questions, please feel free to contact me or the District's Attorney Matt McPhail at 512/370-2811. Thank you for your attention to this matter.

Sincerely,



Vicki Hahn
Paralegal

Enclosures

**PETITION FOR THE CREATION OF
KINGSLAND COMMONS MUNICIPAL UTILITY DISTRICT**

THE STATE OF TEXAS

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COUNTY OF BURNET

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TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned petitioner, (herein the "Petitioner", whether one or more), being a majority of the landowners who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of said area described by metes and bounds in Exhibit "A" attached hereto (the "Land"), respectfully petitions the Texas Commission on Environmental Quality ("TCEQ") for the creation of a municipal utility district in Burnet County, Texas, pursuant to the provisions of Texas Local Government code Sec. 42.042 and Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

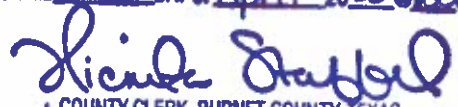
The name of the proposed district shall be "Kingsland Commons Municipal Utility District" (the "**District**"). There is no other conservation or reclamation district in Burnet County, Texas with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 48.674 acres of land, situated within Burnet County, Texas, described by metes and bounds in Exhibit A, which is attached hereto and made a part hereof for all purposes. The described property is not located within the corporate limits or extraterritorial jurisdiction of any city or town. The District is located in Burnet County.

FILED THIS 24 DAY OF April 2020 

COUNTY CLERK, BURNET COUNTY, TEXAS
BY  DEPUTY

IV.

Petitioner is the record owner of the described land, as evidenced by the execution of this Petition. Petitioner represents that there is one lienholder, Legacy Bank. Lienholder's Consent to Petition for Creation of the District is set forth in Exhibit B, which is attached hereto and made a part hereof for all purposes.

V.

The District shall be created for all of the purposes set forth in Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law.

VI.

The general nature of the work proposed to be done by the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

VII.

There is a necessity for the improvements described above for the following reasons: The area of the District is urban in nature and is in close proximity to populous and developed sections of Burnet County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid

thereof, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, storm sewer and roadway system can be constructed at a reasonable cost, currently estimated at \$7,309,880 (\$3,638,268 for Utility and \$3,671,612 for Road), with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code.

IX.

The following named persons are (i) all over eighteen (18) years of age, (ii) resident citizens of the State of Texas, (iii) reside in Burnet County, an adjacent county or a county in the same metropolitan statistical area as Burnet County, (iv) owners of land subject to taxation within the District, and (v) are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Britt Stephenson
2. Brad Baccus
3. Tara McAlister
4. Rick Hansen
5. Jerry Carrizales

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein and in accordance with Section 54.0161, Texas Water Code; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal utility district be organized; that the five (5) persons named herein be appointed to serve as temporary directors until their successors are duly elected and qualified; and for such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purpose of creating and organizing the District.

[SIGNATURE PAGE FOLLOWS]

RESPECTFULLY SUBMITTED, this 21st day of April 2026.

PETITIONER:

KINGSLAND LAG, LLC, an Oklahoma
Limited Liability Company



Gregg Miller
Member

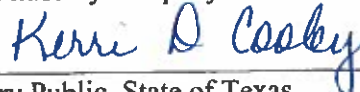
Owner of approximately 48.71 acres

THE STATE OF TEXAS

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COUNTY OF Uano

This instrument was acknowledged before me on this the 21st day of April 2026, by Greg Miller, Manager of Kingsland LAG, LLC, an Oklahoma limited liability company on behalf of said limited liability company.



Notary Public, State of Texas

(SEAL)

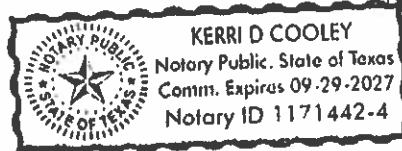


EXHIBIT "A"



P.O. BOX 992 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
IBPELS FIRM #10044200

FIELDNOTE DESCRIPTION 48.674 ACRES

BEING A 48.674 ACRE TRACT SITUATED IN THE WILLIAMS SIMMONS SURVEY NUMBER 121, ABSTRACT NO 777, IN BURNET COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 47.82 ACRE TRACT, CONVEYED TO KINGSLAND LAG, LLC, VIA DOCUMENT NUMBER 202111150, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS; BEING A PORTION OF LOT 13, KINGSLAND COMMONS LOT 13 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 202506652 IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; AND THE REMAINDER OF A CALLED 2.38 ACRE TRACT, CONVEYED TO KINGSLAND LAG, LLC, VIA DOCUMENT NUMBER 202111122 IN SAID RECORDS, 48.674 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2 INCH IRON ROD IN THE NORTH RIGHT OF WAY LINE OF FM 1431, (GRID COORDINATES: N:10207435.83, E:3896092.67), BEING THE WEST CORNER OF SAID LOT 13, AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, N 59° 03' 03" W A DISTANCE OF 414.32 FEET TO A FOUND 1/2 INCH IRON ROD, BEING A WEST CORNER OF THE CALLED 47.82 ACRE TRACT, THE SOUTH CORNER OF A CALLED 1.50 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 200313091, IN SAID RECORDS, BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 31° 30' 46" E, A DISTANCE OF 243.17 FEET TO A FOUND 1/2 INCH IRON ROD, BEING THE EAST CORNER OF SAID 1.50 ACRES, SAME BEING THE SOUTH CORNER OF A CALLED 2.00 ACRES CONVEYED TO APHC SWEIDTEX01, LLC VIA DOCUMENT NUMBER 201902194 OF SAID RECORDS;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID 2.00 ACRES, COMMON WITH THE WEST LINE OF SAID 47.82 ACRES, THE FOLLOWING BEARINGS AND DISTANCES:

N 39° 05' 38" E, A DISTANCE OF 330.56 FEET TO A FOUND 1/2 INCH IRON ROD;

N 50° 55' 02" W, A DISTANCE OF 193.10 FEET TO A FOUND 1/2 INCH IRON ROD;

N 30° 36' 27" E, A DISTANCE OF 113.71 FEET TO A FOUND 1/2 INCH IRON ROD;

N 54° 02' 00" W, A DISTANCE OF 60.03 FEET TO A FOUND 1/2 INCH IRON ROD, BEING A POINT IN THE EAST RIGHT OF WAY LINE OF FM 3342, THE



NORTH CORNER OF SAID 2.90 ACRES, AND THE NORTHWEST MOST CORNER OF SAID 47.82 ACRES;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, COMMON WITH THE WEST LINE OF SAID 47.82 ACRES, N 36° 50' 38" E, A DISTANCE OF 893.31 FEET TO A FOUND 1/2 INCH IRON ROD WITH A RED CAP, THE WEST CORNER OF A CALLED 230.035 ACRE TRACT CONVEYED TO JERRY LACY, RECORDED IN VOLUME 1052, PAGES 254-259 OF SAID RECORDS, BEING THE NORTH CORNER OF SAID 47.82 ACRE TRACT, AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID RIGHT OF WAY LINE, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 230.035 ACRES, COMMON WITH THE NORTHEAST LINE OF SAID 47.82 ACRES, THE FOLLOWING BEARINGS AND DISTANCES:

S 51° 22' 52" E, A DISTANCE OF 1515.07 FEET TO A FOUND 1/2 INCH IRON ROD (BUSTED);

N 36° 42' 13" E, A DISTANCE OF 50.82 FEET TO A FOUND 1/2 INCH IRON ROD MARKED FLT 1739;

S 51° 19' 17" E, A DISTANCE OF 327.71 FEET TO A FOUND 1/2 INCH IRON ROD (BUSTED);

S 76° 00' 45" W, A DISTANCE OF 50.91 FEET TO A FOUND 1/2 INCH IRON ROD BLAND SURVEY, A WESTERN CORNER OF SAID 230.035 ACRES, A POINT IN MOUNTAIN VIEW DRIVE, BEING THE SOUTHEAST MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID 47.82 ACRES, COMMON WITH THE WEST LINE OF LOTS 61-79 OF THE KINGSLAND COVE, UNIT NO. 1 SUBDIVISION, RECORDED IN VOLUME 1, PAGE 60 OF SAID RECORDS, THE FOLLOWING COURSES AND DISTANCES:

N 51° 19' 43" W, A DISTANCE OF 268.65 FEET TO A FOUND 1/2 INCH IRON ROD MARKED FLT 1739;

S 39° 26' 57" W, A DISTANCE OF 1490.48 FEET TO A FOUND COTTON SPINDLE, A POINT IN THE NORTH RIGHT OF WAY LINE OF FM 1431, BEING THE SOUTH CORNER OF SAID 47.82 ACRES, THE WEST CORNER OF LOT 79 OF SAID KINGSLAND COVE SUBDIVISION, AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;



THENCE, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, AN ARC LENGTH OF 337.56 FEET, A CHORD BEARING OF N 53° 56' 06" W, AND A DISTANCE OF 327.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED DIRKSEN 6260, BEING THE SOUTH CORNER OF KINGSLAND DOLLAR GENERAL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 202303856, SAID RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID KINGSLAND DOLLAR GENERAL SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

N 30° 56' 48" E, A DISTANCE OF 130.05 FEET TO A FOUND 1/2 INCH IRON ROD "LSI SURVEY";

S 59° 04' 57" E, A DISTANCE OF 50.60 FEET TO A FOUND 1/2 INCH IRON ROD WITH BLUE CAP;

N 30° 58' 25" E, A DISTANCE OF 171.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH BLUE CAP;

N 59° 32' 45" W, A DISTANCE OF 260.03 FEET TO A FOUND 1/2 INCH IRON ROD "DIRKSEN 6260";

S 30° 57' 35" W, A DISTANCE OF 291.66 FEET TO A FOUND 1/2 INCH IRON ROD "DIRKSEN 6260", A POINT IN THE NORTH RIGHT OF WAY LINE OF FM 1431, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, AN ARC LENGTH OF 98.96 FEET, A CHORD BEARING OF N 58° 32' 15" W, AND A DISTANCE OF 98.96 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE, CONTINUING IN A CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, AN ARC LENGTH OF 31.23 FEET, A CHORD BEARING OF N 58° 30' 27" W, AND A DISTANCE OF 31.23 FEET TO FOUND 1/2 INCH IRON ROD, BEING THE SOUTH CORNER OF A 3.934 ACRE TXDOT RIGHT OF WAY DEDICATION, NOT YET OF RECORD;

THENCE, LEAVING SAID RIGHT OF WAY LINE, ALONG SAID TXDOT DEDICATION TRACT, NOT YET OF RECORD, N 30° 15' 01" E, A DISTANCE OF 3.78 FEET TO A SET 1/2 INCH IRON ROD;

THENCE, N 56° 44' 51" W, A DISTANCE OF 194.41 FEET TO A SET 1/2 INCH IRON ROD;



THENCE, S 30° 41' 10" W, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 49.674 ACRES, MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

RICHARD A. GOODWIN DATE: 3-25-16
R.P.L.S. #4069 STATE OF TEXAS
PROJECT NO. 22INK001 PH 7



EXHIBIT "B"
Lienholder Consent

LIENHOLDER'S CONSENT TO PETITION FOR CREATION

The undersigned, being a lienholder on all or a portion of the property described in the foregoing Petition for the Creation of the Kingsland Commons Municipal Utility District (the "Petition"), hereby consents to and ratifies the inclusion of the property in the Kingsland Commons Municipal Utility District (the "District"), which is more particularly described in said Petition, reference to which is hereby made for all purposes.

LIENHOLDER:

LEGACY BANK

By: Thad Key
Name: Brad Ramsey
Title: President

Oklahoma
THE STATE OF ~~TEXAS~~ §
§
COUNTY OF Stephens §

BEFORE ME, the undersigned and duly commissioned Notary Public in and for the State of Oklahoma, on this day personally appeared Brad Ramsey who is known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same as the act of Legacy Bank, a ~~Texas~~ Oklahoma corporation, as its President, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of April, 2026.

Sara Stubblefield
NOTARY PUBLIC IN AND FOR
THE STATE OF Oklahoma



[SEAL]