

PETITION FOR ADDITION OF CERTAIN LAND TO
FORT BEND COUNTY ASSISTANCE DISTRICT NO. 4

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

TO: THE BOARD OF DIRECTORS OF FORT BEND COUNTY ASSISTANCE
DISTRICT NO. 4:

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23, a political subdivision of the State of Texas (the "Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301, petitions this Honorable Board to add the land described in **Exhibit A**, attached hereto and incorporated herein for all purposes, to FORT BEND COUNTY ASSISTANCE DISTRICT NO. 4 (the "District"), and in support of this petition the Petitioner represents, covenants, and agrees as follows:

Section 1: The land sought to be added to the District lies entirely within Fort Bend County, Texas, and is accurately described in **Exhibit A** (the "Land").

Section 2: The Petitioner holds fee simple title to and full ownership of all the Land, as show on the appraisal rolls of the Fort Bend Central Appraisal District.

Section 3: All of the Land is within the extraterritorial jurisdiction (as such term is defined in Chapter 42, Texas Local Government Code, as amended) of the City of Houston, Texas. No part of the Land is within the limits of any incorporated city, town, or village.

Section 4: The addition of the Land to the District is feasible and practical and will be to the advantage of and a benefit to the District and the roads and other improvements of the District are sufficient or will be sufficient to supply the added Land without injuring the land already within the District.

Section 5: The Petitioner is a governmental entity and is not subject to any present or future taxes or other obligations of the District.

Section 6: The Petitioner hereby certifies that there are no qualified voters residing on the Land.

Section 7: The Petitioner hereby certifies that there are no holders of liens on the Land.

WHEREFORE, the Petitioner prays that this Petition be granted; that the Land be added to and become a part of the District; and that this Petition, if granted, be filed for record and be recorded in the Official Public Records of Fort Bend County, Texas, and filed with the Texas Commission on Environmental Quality.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED on May 22, 2025.

FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 23

By: [Signature]
Name: William Thomas
Title: President

ATTEST:

(Seal)

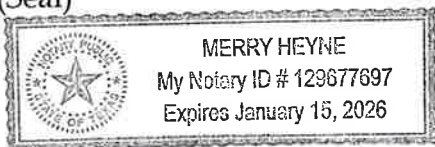
By: [Signature]
Name: Brian C. Cokes
Title: Asst. Secretary



STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me this 22 day of May, 2025, by William Thomas as President and Brian Cokes as Asst. Secretary, of FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23, a political subdivision of the State of Texas, on behalf of said political subdivision.

(Seal)



[Signature]
Notary Public, State of Texas

Attachment:

Exhibit A - Description of the Land

After recording, return to: Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas 77027, Attn: Mai Lynn Womack

EXHIBIT A

March 24, 2008
Job No. 0254-2310-128

DESCRIPTION OF
9.473 ACRES

Being 9.473 acres of land located in the Emanuel Escalera Survey, Abstract 170, Fort Bend County, Texas, more particularly being called the west half of Lots 753 and 754 of Magnolia Place, a subdivision of record in Volume 2, Page 23, of the Plat Records of said Fort Bend County (F.B.C.P.R.), and more particularly being that certain tract of land conveyed to Bette Lou Bishard Trenam by instrument of record under File Numbers 9706537, 2000105424, and 2000105426, Official Public Records, Fort Bend County, Texas (F.B.C.O.P.R.), said 9.473 acres being more particularly described by metes and bounds as follows, all bearings referenced to Teal Run Section Ten of record in Slide No. 1933A, Plat Records, Fort Bend County, Texas;

BEGINNING at a 5/8-inch iron rod with cap stamped "LJA ENG" set for the southwest corner of said Lot 753 of said Magnolia Place subdivision, same being the most northerly northwest corner of the residue of that certain called 168.0195 acre tract conveyed to Beazer Homes Texas, L.P. by instrument of record under File Number 2002059267, F.B.C.O.P.R., same being the northwest corner of Andover Farms Sec. 6, a subdivision of record under Plat Number 20070125, F.B.C.P.R., said point being in the centerline of Colorado Street (40 feet wide), as shown on said Magnolia Place subdivision, said point being on the easterly line School Road (50 feet wide) as shown on said Teal Run Section Ten, and being the northwest corner of Post Oak Blvd. (50 feet wide) as shown on said Andover Farms Sec. 6, from which a found 5/8-inch iron rod referenced in File Number 2002059267, F.B.C.O.P.R., bears South 78° 58' 57" East, 0.35 feet.

Thence, North 00° 11' 32" East, along the east line of said Teal Run Section Ten and it's extension and the centerline of Colorado Street, 653.73 feet to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the northwest corner of the herein described tract, said point being on the southerly right-of-way line of Sycamore Road (Width Varies);

EXHIBIT A

9.473 Acres

March, 24, 2008
Job No. 0254-2310-128

Thence, South 89° 39' 42" East, along the southerly line of said Sycamore Road, 633.28 feet to a 5/8-inch iron rod with cap stamped "TEAM" found for the northeast corner of the herein described tract;

Thence, South 00° 38' 38" West, along the east line of the herein described tract as monumented and occupied by a barbed wire fence, 654.86 feet to a point for the southeast corner of the herein described tract, said point being on the north line of said 168.0195 acre tract and said Andover Farms Sec. 6, from which a 3/4-inch iron rod found for reference bears South 00° 38' 38" West, 1.33 feet;

Thence, North 89° 33' 31" West, along said north line, 628.13 feet to the POINT OF BEGINNING and containing 9.473 acres of land.

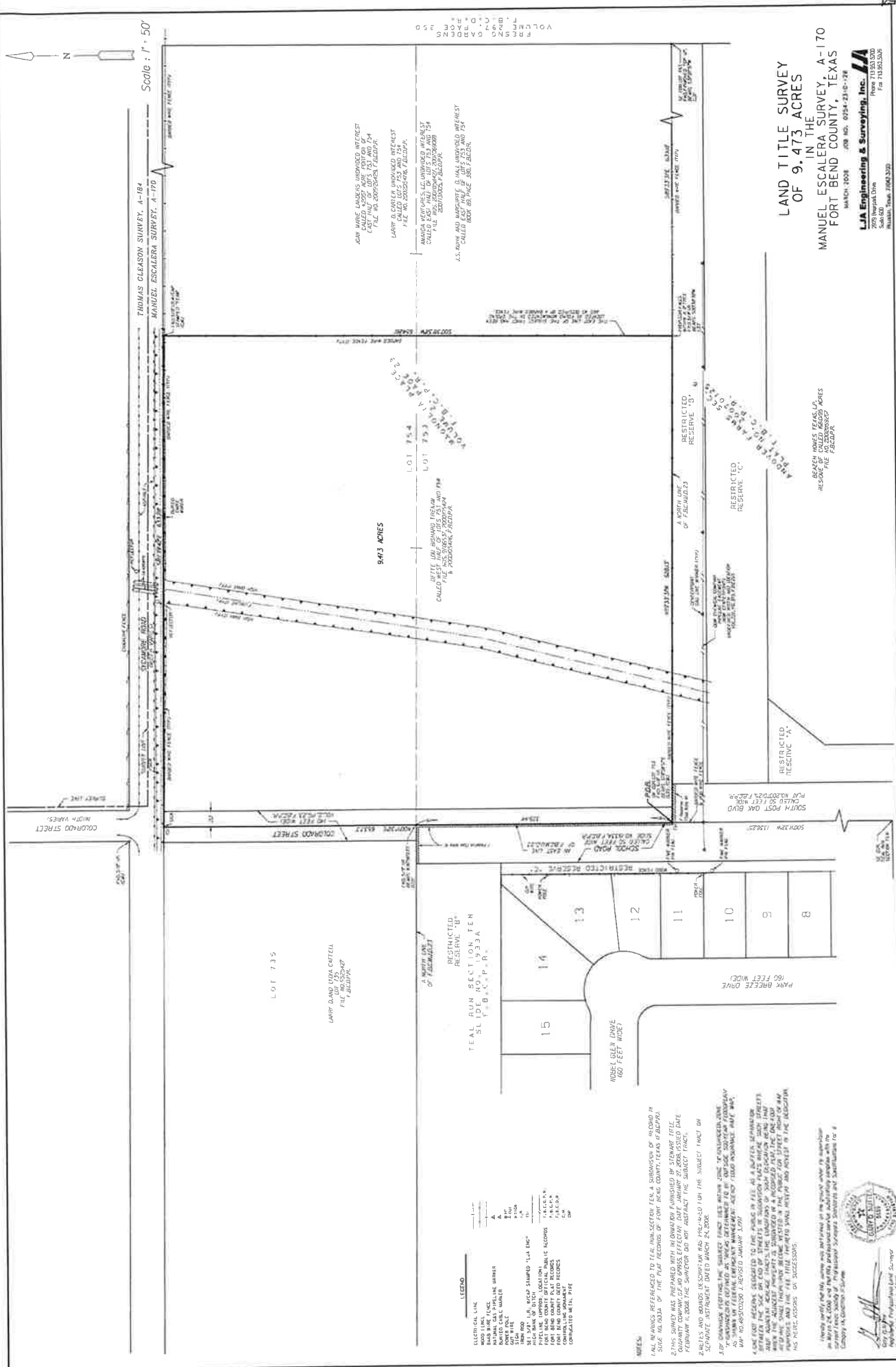
This description was prepared from a survey prepared by the undersigned dated March 24, 2008.


Gary D. Nutter
Registered Professional Land Surveyor
Texas Registration No. 5659




LJA Engineering & Surveying, Inc.

EXHIBIT A



LAND TITLE SURVEY
OF 9.473 ACRES
IN THE
MANUEL ESCALERA SURVEY, A-170
FORT BEND COUNTY, TEXAS
MARCH, 2020 JOB NO. 0254-23-10-178

LJA Engineering & Surveying, Inc. 
 7879 Bearpaw Drive Phone 713 953 5200
 Suite 600 Fax 713 953 5026
 Houston, Texas 77062-3222

BEAZEN HOMES TEXAS, LP,
RESIDUE OF CALLED 864095 ACRES
FILE NO. 200205927
FBCORP.


 Cory Glavin
 Assistant Professional Land Surveyor
 Cory Glavin
 Assistant Professional Land Surveyor

[illegible]

COUNTY CLERK'S CERTIFICATE

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, the undersigned County Clerk of Fort Bend County, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Addition of Certain Land to Fort Bend County Assistance District No. 4 that was filed with the Board of Directors of the District on _____, 2025.

WITNESS MY HAND AND SEAL on _____, 2025.

By: _____
FORT BEND COUNTY CLERK

(SEAL)