

NOTICE OF HEARING ON PETITION FOR
ANNEXATION OF PROPERTY BY THE
EMERALD BAY MUNICIPAL UTILITY DISTRICT

Notice is hereby given that the Board of Directors of the Emerald Bay Municipal Utility District has set a hearing on the Petition for Annexation of the following property:

.319 acre tract known as Well Site #1, in the Elijah J. Debard League, Abstract No. 6, Smith County Texas and being par of a called 313.609 acre tract of land described in a Deed from Luceal Cowan to Cowan Land and Cattle Company, Inc. recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas;

.131 acre tract, approximately 114 feet x 51 feet, adjoining the tract known as Well Site #1, in the Elijah J. Debard League, Abstract No. 6, Smith County Texas and being par of a called 313.609 acre tract of land described in a Deed from Luceal Cowan to Cowan Land and Cattle Company, Inc. recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas;

.228 acre tract known as Well Site #2, in the Elijah J. Debard League, Abstract No. 6, Smith County Texas and being par of a called 313.609 acre tract of land described in a Deed from Luceal Cowan to Cowan Land and Cattle Company, Inc. recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas;

.069 acre tract, 99.72 feet x 30.28 feet, adjoining the tract known as Well Site #2, in the Elijah J. Debard League, Abstract No. 6, Smith County Texas and being par of a called 313.609 acre tract of land described in a Deed from Luceal Cowan to Cowan Land and Cattle Company, Inc. recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas; and

more fully described on the attached Exhibit A, for **December 8, 2022 at 4:45 P.M.** The hearing shall be at the office of the Municipal Utility District located at **155 LaSalle Rd. Bullard, TX 75757.**

JOHN COWAN & ASSOCIATES, INC.

Registered Professional Land Surveyors

A. W. Osborn, R.P.L.S., R.L.S.
Terry D. Cowan, R.P.L.S.
Mark C. Ellis, R.P.L.S.
Philip W. Cornett, R.P.L.S.
C.H. McGaughey, Jr., R.P.L.S.

625 Chase Dr., Suite 107
Tyler, Texas 75701
(903) 581-2238 • FAX (903) 561-0600
jcowan@tyler.net

John Cowan (1914-1985)
Frank Cowan (1944-1984)

FIELD NOTES FOR EMERALD BAY MUNICIPAL UTILITY DISTRICT

Elijah J. DeBard League, Abstract No. 6
Smith County, Texas

All that certain lot, tract or parcel of land, part of the Elijah J. DeBard League, Abstract No. 6, Smith County, Texas, being part of that certain called 313.609 acre tract described in a deed from Luceal Cowan to Cowan Land and Cattle Company, Inc., filed on December 30, 1986 and recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas and being more completely described as follows, to-wit:

BEGINNING at a concrete monument (found) for the easterly Southwest corner of the above mentioned 313.609 acre tract, the Northwest corner of the Vincent Simpson 29.33 acre tract described in Volume 5594, Page 116, in the East line of the Gary Woodring 299.3164 acre tract described in Volume 3121, Page 317;

THENCE North 09 deg. 02 min. 00 sec. East with the southerly West line of said 313.609 acre tract, the East line of said 299.3164 acre tract, a distance of 124.81 ft. to a 1/2" iron rod (set) for corner;

THENCE North 89 deg. 06 min. 39 sec. East, a distance of 113.60 ft. to a 1/2" iron rod (set) for corner, in the West right-of-way of a 100.00 ft. wide easement described as 13.614 acres in a deed from John Cowan and Luceal Cowan to T. P. & L. on February 20, 1973 and recorded in Volume 1442, Page 203;

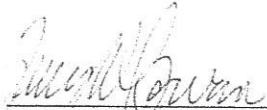
THENCE South 09 deg. 31 min. 03 sec. West with the West right-of-way of said T. P. & L. easement, a distance of 125.00 ft. to a 1/2" iron rod (set) for the Southwest corner of same, in the easterly South line of said 313.609 acre tract, the North line of said 29.33 acre tract;

THENCE South 89 deg. 06 min. 39 sec. West with the easterly South line of said 313.609 acre tract, the North line of said 29.33 acre tract, a distance of 112.53 ft. to the place of beginning, containing 0.319 of an acre of land.

Plat accompanies field notes.

I, TERRY D. COWAN, Registered Professional Land Surveyor No. 4139, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 29th day of March, 2004.



TERRY D. COWAN
Registered Professional Land Surveyor No. 4139
04-218a

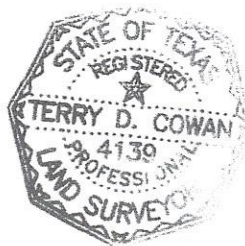


Exhibit A
Well Site #1
0.131 Acre Tract

Being a 0.131 acre tract situated in the Elijah J. DeBard League, Abstract No. 6, Smith County, Texas and being part of a called 313.609 acre tract of land described in a Deed from Luceal Cowan to Cowan Land and Cattle Company, Inc. recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas (L.R.S.C.T.), said 0.131 acre tract being more completely described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the Northeast corner of a called 0.319 acre tract described in a Correction Warranty Deed from Cowan Land and Cattle Company, Inc. to Emerald Bay Municipal Utility District recorded in Volume 7658, Page 303 of the Official Public Records of Smith County, Texas (O.P.R.S.C.T.);

Thence South 87 degrees 34 minutes 50 seconds West, a distance of 113.56 feet along the North boundary line of said 0.319 acre tract to a 1/2" iron rod found at the Northwest corner of same and being on the West boundary line of said 313.069 acre tract and the East boundary line of a called 216.028 acre tract described as Tract 2 in a General Warranty Deed from Olive Hill Properties, LLC and Zion Hill Properties to Gary H. Woodring recorded under Clerk's File No. 20200100027897 of said O.P.R.S.C.T. ;

Thence North 07 degrees 03 minutes 39 seconds East, a distance of 50.69 feet along the West boundary line of said 313.069 acre tract and the East boundary line of said 216.028 acre tract to a 1/2" iron rod set with plastic cap stamped "KLK #4687";

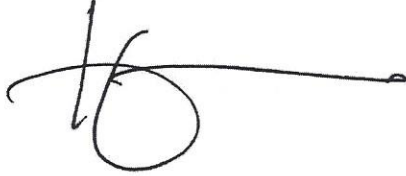
Thence North 87 degrees 34 minutes 50 seconds East, a distance of 114.39 feet along a line parallel to and 50.00 foot perpendicular distance North of the North boundary line of said 0.319 acre tract to a 1/2" iron rod set with plastic cap stamped "KLK #4687";

Thence South 07 degrees 59 minutes 09 seconds West, a distance of 50.84 feet to the **place of beginning**, containing 0.131 of an acre of land.

Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone, NAD 83, (feet), based on the 1993 adjustment of the NAD 83 System. The Control Monument is TJC1-Tyler, Leica Geosystems Smartnet of North America.

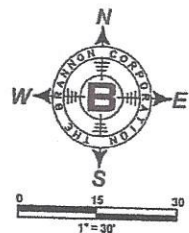
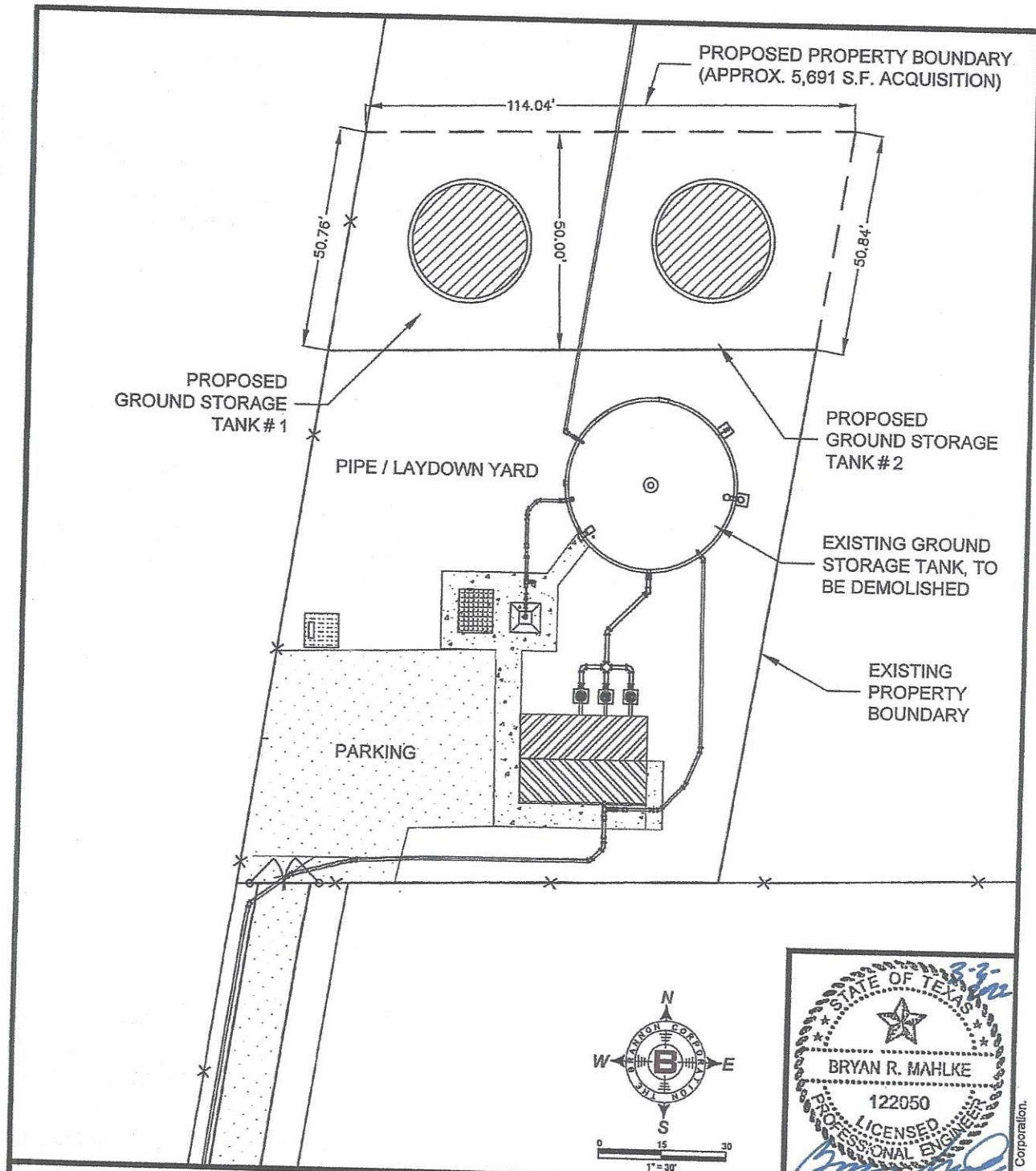
I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, Texas, do hereby certify that the above field note description was prepared from an actual on-the-ground survey made under my direction and supervision during the month of August, 2022.

GIVEN UNDER MY HAND AND SEAL, This the 11th day of August, 2022.

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line extending to the right.

Kevin L. Kilgore, R.P.L.S. 4687





EMERALD BAY M.U.D.
WELL SITE #1
 PROPOSED GROUND STORAGE TANKS
 LAND ACQUISITION EXHIBIT
 SITE PLAN

BRANNON CORP
 CIVIL ENGINEERS
 THE D.T. BRANNON CORPORATION
 1321 SOUTH BROADWAY
 TYLER, TX 75701
 (936) 597-2122

DESIGNED BY: BRM
 ISSUE DATE: 3-1-2022
 ISSUED FOR: COORDINATION
 PROJECT NO. 21-065
 SHEET NO.

EX.01

TX FIRM REGISTRATION #F-242
 WEBSITE: www.brannoncorp.com

Copyright © 2022 The C.T. Brannon Corporation.

ALB-07 2007 MAR 03 09:00 AM

JOHN COWAN & ASSOCIATES, INC.

Registered Professional Land Surveyors

Well #2

A. W. Osborn, R.P.L.S., R.L.S.
Terry D. Cowan, R.P.L.S.
Mark C. Ellis, R.P.L.S.
Philip W. Cornett, R.P.L.S.
C.H. McCaughy, Jr., R.P.L.S.

625 Chase Dr., Suite 107
Tyler, Texas 75701
(903) 581-2238 • FAX (903) 561-0600
jcowan@tyler.net

John Cowan (1914-1985)
Frank Cowan (1944-1984)

FIELD NOTES FOR EMERALD BAY MUNICIPAL UTILITY DISTRICT

Elijah J. DeBard League, Abstract No. 6
Smith County, Texas

All that certain lot, tract or parcel of land, part of the Elijah J. DeBard League, Abstract No. 6, Smith County, Texas, being part of that certain called 313.609 acre tract described in a deed from Luceal Cowan to Cowan Land and Cattle Company, Inc., filed on December 30, 1986 and recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (set) for corner in the intersection of the South right-of-way of County Road No. 1100 with the West right-of-way of a 100.00 ft. wide easement described as 13.614 acres in a deed from John Cowan and Luceal Cowan to T. P. & L. on February 20, 1973 and recorded in Volume 1442, Page 203, said point also being North 23 deg. 08 min. 30 sec. East - 1409.74 ft. from a concrete monument (found) for an inner corner in the South line of the above mentioned 313.609 acre tract and the easterly Northeast corner of the Gary Woodring 299.3164 acre tract described in Volume 3121, Page 317;

THENCE South 09 deg. 31 min. 03 sec. West with the West right-of-way of said 100.00 ft. wide T. P. & L. easement; a distance of 100.00 ft. to a 1/2" iron rod (set) for corner;

THENCE North 88 deg. 15 min. 30 sec. West; a distance of 100.00 ft. to a 1/2" iron rod (set) for corner;

THENCE North 09 deg. 31 min. 03 sec. East, a distance of 100.00 ft. to a 1/2" iron rod (set) for corner in the South right-of-way of County Road No. 1100;

THENCE South 88 deg. 15 min. 30 sec. East with the South right-of-way of County Road No. 1100, a distance of 100.00 ft. to the place of beginning, containing 0.228 of an acre of land.

Plat accompanies field notes.

I, TERRY D. COWAN, Registered Professional Land Surveyor No. 4139, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND AND SEAL, this the 29th day of March, 2004.

TERRY D. COWAN
Registered Professional Land Surveyor No. 4139
04-218b

Exhibit B
Well Site # 2
0.069 Acre Tract

Being a 0.069 acre tract situated in the Elijah J. DeBard League, Abstract No. 6, Smith County, Texas and being part of a called 313.609 acre tract of land described in a Deed from Luceal Cowan to Cowan Land and Cattle Company, Inc. recorded in Volume 2631, Page 417 of the Land Records of Smith County, Texas (L.R.S.C.T.), said 0.069 acre tract being more completely described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the Northwest corner of a called 0.228 acre tract described in a Correction Warranty Deed from Cowan Land and Cattle Company, Inc. to Emerald Bay Municipal Utility District recorded in Volume 7658, Page 303 of the Official Public Records of Smith County, Texas and being on the South line of County Road No. 1106;

Thence South 07 degrees 54 minutes 16 seconds West, a distance of 99.72 feet along the West boundary line of said 0.228 acre tract to a 1/2" iron rod found at the Southwest corner of same;

Thence North 89 degrees 50 minutes 51 seconds West, a distance of 30.28 feet to a 1/2" iron rod set with plastic cap stamped "CLK #4687";

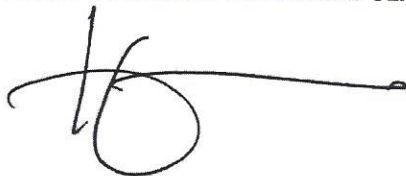
Thence North 07 degrees 54 minutes 16 seconds East, a distance of 99.72 feet along a line parallel to and 30.00 foot perpendicular distance West of the West boundary line of said 0.228 acre tract to a 1/2" iron rod set with plastic cap stamped "CLK #4687" on said South line of County Road No. 1106;

Thence South 89 degrees 50 minutes 51 seconds East, a distance of 30.28 feet along said South line of County Road No. 1106 to the **place of beginning**, containing 0.069 of an acre of land.

Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone, NAD 83, (feet), based on the 1993 adjustment of the NAD 83 System. The Control Monument is TJC1-Tyler, Leica Geosystems Smartnet of North America.

I, Kevin L. Kilgore, Registered Professional Land Surveyor No. 4687, Texas, do hereby certify that the above field note description was prepared from an actual on-the-ground survey made under my direction and supervision during the month of August, 2022.

GIVEN UNDER MY HAND AND SEAL, This the 11th day of August, 2022.



Kevin L. Kilgore, R.P.L.S. 4687



Exhibit "D"

1/2" IRON RODS SET AT CORNERS
BEARINGS ORIENTED TO WEST LINE OF 313.609 ACRES

ELIJAH J. DEBARD LEAGUE ABSTRACT NO. 6

150' RADIUS
SANITATION EASEMENT

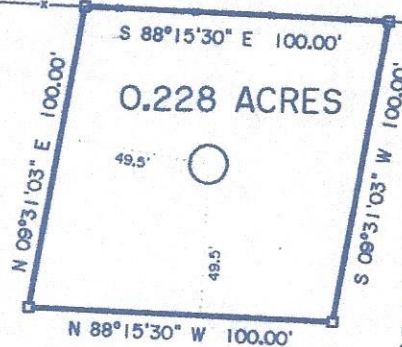
VOLUME 1442, PAGE 203

TO T.P. & L.
WIDE EASEMENT)

Well #2

COUNTY ROAD NO. 1100

(1.394 ACRES)



20 FEBRUARY 1973

JOHN COWAN & LUCEAL COWAN
(100.00 FT.)

30 DECEMBER 1986
LUCEAL COWAN TO

VOLUME 2631, PAGE 417
COWAN LAND & CATTLE CO.

313.609 ACRES

PLAT OF SURVEY FOR EMERALD BAY MUNICIPAL UTILITY DISTRICT SHOWING PART OF THE ELIJAH J. DEBARD LEAGUE ABSTRACT NO. 6, SMITH COUNTY, TEXAS

I, Terry D. Cowan, Registered Professional Land Surveyor No. 4139, do hereby certify that the plat shown hereon was prepared from an actual survey made on the ground under my direction and supervision.

GIVEN UNDER MY HAND & SEAL, this the 9th day of April 2004.

Terry D. Cowan

TERRY D. COWAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4139

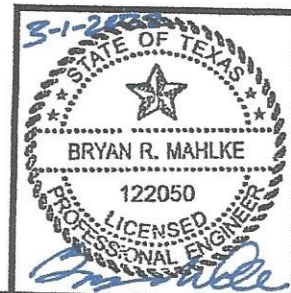
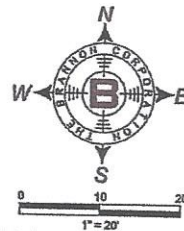
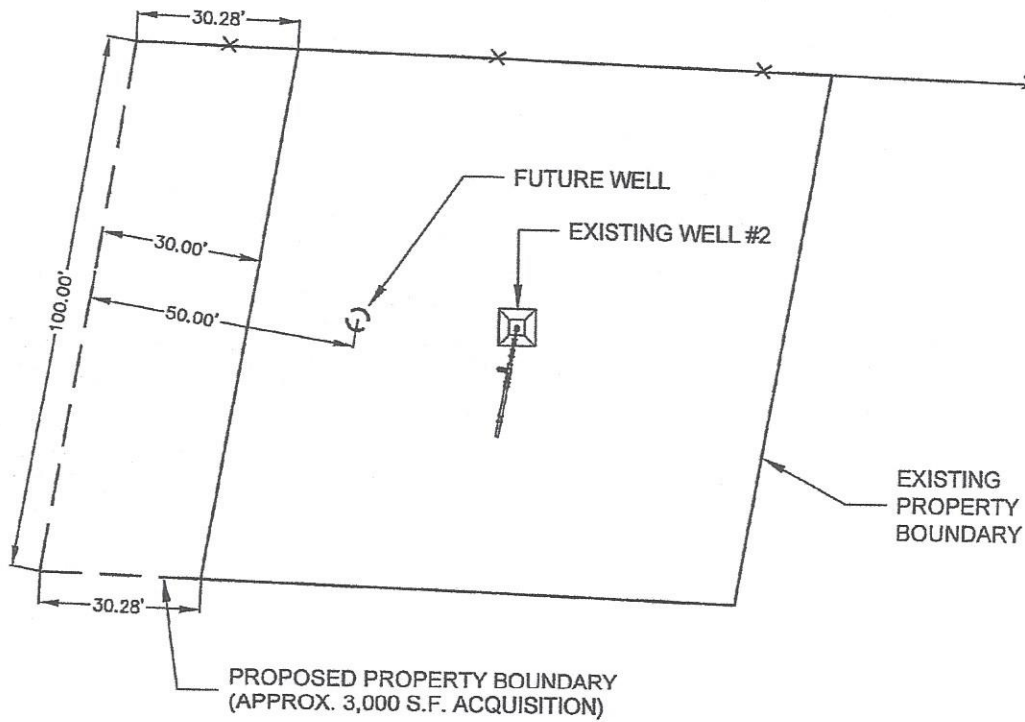


JOHN COWAN & ASSOCIATES, INC.

635 CHASE DRIVE, SUITE 107 TYLER, TEXAS 75701
TELEPHONE: (903) 581-2238 FAX: 581-0800

DRAWN BY:	CHECKED BY:
M. ELLIS	T. COWAN
DATE:	F.D. BOOK:
4/05/2004	L.L.
SCALE:	JOB NO.:
1" = 50'	04-2188

COUNTY ROAD 1106



EMERALD BAY M.U.D.

WELL SITE #2

FUTURE WELL
LAND ACQUISITION EXHIBIT

SITE PLAN



THE C.T. BRANNON CORPORATION
1321 SOUTH BROADWAY
TYLER, TX 75701
(903) 597-2122

TX FIRM REGISTRATION #F-242

WEBSITE: www.brannoncorp.com

DESIGNED BY: BRM
ISSUE DATE: 3-1-2022
ISSUED FOR: COORDINATION

PROJECT NO. 21-065

SHEET NO.

EX.02

Copyright © 2022 The C.T. Brannon Corporation.