

PLANNING DEPARTMENT
City of Carrollton

DEVELOPMENT NAME: Villas at Parker, Ph 2
(AKA: Trails at Arbor Hills and Parker Ranch)

RESOLUTION NUMBER _____

RESOLUTION NUMBER _____ OF THE CITY OF CARROLLTON, TEXAS
ACKNOWLEDGING A PETITION TO ANNEX THREE TRACTS OF
APPROXIMATELY 35.6 ACRES LOCATED ALONG THE SOUTH SIDE OF PARKER
ROAD (FM 544) APPROXIMATELY 1,100 FEET EAST OF PLANO PARKWAY AND
NEAR THE INTERSECTION OF DOZIER ROAD; DIRECTING THE DEVELOPMENT
OF A SERVICE PLAN FOR THE PROPOSED ANNEXATION; SETTING DATES FOR
THE REQUIRED PUBLIC HEARINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has been petitioned by the owners of three tracts of approximately 35.6 acres
of land located along the south side of Parker Road, approximately 1,100 feet east of Plano
Parkway, and near the intersection of Dozier Road;

WHEREAS, the City is authorized, pursuant to the Texas Local Government Code, Chapter 43, to
annex an area located in its extraterritorial jurisdiction;

WHEREAS, the Charter of the City of Carrollton, authorizes the annexation of property adjoining
the City of Carrollton by written petition by a majority of landowners to the City Council,

WHEREAS, pursuant to the Texas Local Government Code, section 43.065, the City Council shall
direct the planning department, or other appropriate municipal department to prepare a service plan
that provides for the extension of full municipal services to the area to be annexed; and

WHEREAS, pursuant to Texas Local Government Code, two public hearings must be conducted to
allow persons interested in the annexation an opportunity to be heard, and must be conducted on or
before the 40th day but before the 20th day before the date of the institution of the proceedings.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
CARROLLTON, TEXAS, THAT:

Section 1.

The owners of three tracts of approximately 35.6 acres of land located on the south side of Parker
Road, approximately 1,100 feet east of Plano Parkway, and near the intersection of Dozier Road,
as described in Exhibit A, and shown in Exhibit B ("Property") which are attached hereto and
incorporated herein, have submitted affidavits, attached as Exhibit C, petitioning the City of
Carrollton to annex the properties and in accordance with the City Charter and Texas state laws,
this Council will provide an opportunity to all interested persons to be heard regarding the
annexation of the properties.

Section 2.

The Planning Department shall prepare a service plan providing for the extension of full municipal services to the Property.

Section 3.

The public annexation hearings shall be held on August 2nd and August 16th 2016 in City Council Chambers of City Hall.

Section 4.

The City Manager is authorized to take those steps reasonable and necessary to comply with the intent of this resolution.

Section 5.

This resolution shall become and be effective on and after its adoption.

PASSED AND APPROVED this the Twenty-sixth day of July, 2016.

CITY OF CARROLLTON

By: _____
Matthew Marchant, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Loren Shapiro
Chief Planner

EXHIBIT A
LEGAL DESCRIPTION
Tract 1

BEING a 596,473 square foot (13.693 acre) tract of land situated in the Samuel B. Evans Survey, Abstract No. 397 and the Samuel H. Brown Survey, Abstract No. 111, Denton County, Texas, and being all of "Tract 1" and "Tract 2", and part of "Tract 3", "Tract 4", and "Tract 5", as conveyed to Janice Dianne Culpepper, Shirley Dean Shearin, Sherry Jean Luman, and William Stanley Dozier, Jr., by deed recorded AS Document No. 2004-7392 of the Official Public Records of Denton County, Texas (OPRDCT), and also being part of a called 10.00 acre tract of land described in a deed to Diane Dozier Culpepper, recorded in Volume 545, Page 478, Deed Records, Denton County, Texas (DRDCT) and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set in the south right-of-way line of Parker Road (a variable width right-of-way) at the northwest corner of said Tract 5 common to the northeast corner of a 4.994 acre tract of land conveyed to Turrentine Holdings, Inc. by deed recorded as Document No. 2004-9946 (OPRDCT), from which a 1/2" iron rod found for reference, bears North 59°14'29" East, a distance of 1.54 feet;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north line of said Tract 5, a distance of 174.03 feet to a point for corner at the beginning of a non-tangent curve to the right having a radius of 1115.59 feet and a chord which bears South 83°21'34" East, a distance of 104.80 feet, from which a 5/8" iron rod found for reference, bears South 73°14'15" East, a distance of 0.36 feet, said corner being the most western corner of various right-of-way parcels deeded to the County of Denton and designated as parcels 8-10;

THENCE in an easterly direction along the right-of-way as established by said parcels as follows: Easterly

along said curve to the right, through a central angle of 05°23'03", an arc distance of 104.84 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at the end of said curve and the beginning of a non-tangent curve to the right, having a radius of 950.00 feet and a chord which bears South 79°18'46" East a distance of 49.68 feet;

Southeasterly along said curve to the right, through a central angle of 02°59'48", an arc distance of 49.69 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set in the east line of said Tract 3 and the west line of a called 1.97 acre tract of land conveyed to Turrentine Holdings, Inc., recorded as Document no. 2014-51245 (OPRDCT);

THENCE South 00°26'56" East, along the common line of last mentioned tracts, a distance of 608.62 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at a common corner thereof;

THENCE North 88°41'29" East, along the south line of said 1.97 acre tract and a tract of land conveyed to Turrentine Holdings, Inc. by deed recorded in Volume 3119, Page 587, Deed Records of Denton County, Texas (DRDCT) and the north lines of said Tracts 1 and 2 and through the remainder of said Tract 4, a distance of 476.10 feet to a point for corner at the southeast corner of said Turrentine Holdings tract and being in the west right-of-way line of Dozier Road (80' right-of-way), said point also being in the east line of said Tract 4 from which a 1/2" iron rod found for reference, bears South 88°41'29" West, a distance of 0.39 feet;

THENCE South 30°06'43" East, along the common line of last mentioned tract and right-of-way, a distance of 291.91 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at the beginning of a non-tangent curve to the right, having a radius of 533.00 feet and a chord which bears South 26°29'34" East a distance of 65.98 feet;

THENCE Southeasterly along said curve to the right, through a central angle of 07°05'50", an arc distance of 66.02 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set at the southeast corner of said Tract 4, common to the northeast corner of a called 10.00 acre tract conveyed to Diane Dozier Culpepper by deed recorded in Volume 545, Page 478 (DRDCT);

THENCE South 89°21'07" West, along the north line of said 10.00 acre tract and the south lines of said Tracts 4, 2, and 1, respectively, a distance of 649.49 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner;

THENCE South 00°26'56" East, a distance of 328.84 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the south line of said 10.00 acre tract common to the north line of a tract of land described in a deed to Billingsley Pin Oak Partners, Ltd, (BPOP) recorded as Document No. 2013- 43151 (DRDCT);

THENCE South 89°22'04" West, along the south line of said 10.00 acre tract and a north line of said BPOP tract a distance of 358.03 feet to a point for corner in the east line of Lot 1 Block A of Austin Ranch Commercial Addition recorded as Document No. 2014-254 (OPRDCT), from which A 5/8" iron rod found for reference bears South 89°22'04" West a distance of 0.64 feet;

THENCE North 00°44'10" West, partly along the east line of said Lot 1, a distance of 328.74 feet to a point for corner in the north line of said 10 acre tract common to the south line of a 1.003 acre tract conveyed to J.C. Partnership Holdings Inc. by deed recorded as Document No. 2004-89272 (OPRDCT), from which A 1/2" iron rod with cap stamped "RLG" found for reference bears South 01°16 '03" West a distance of 4.34 feet;

THENCE North 89°21'07" East, along the common line of last mentioned tracts, a distance of 39.11 feet to a 5/8" iron rod with a yellow cap stamped "RPLS 3963", set for corner at the southeast corner of said 1.003 acre tract and the southwest corner of said Tract 5;

THENCE North 00°49'35" West, along the west line of said Tract 5 and the east lines of said 1.003 acre tract and tracts described in deeds recorded as document numbers 2006-10043, 2010-38383, and said 2004-9946 (DRDCT), respectively, a distance of 939.81 feet to the PLACE OF BEGINNING and Containing 596,473 square feet, or 13.693 acres of land.

EXHIBIT A
LEGAL DESCRIPTION
Tract 2

BEING a 433,829 square foot (9.959 acres) of land situated in the S.B. Evans Survey, Abstract No. 397, Denton County, Texas, and being all of a called 2.627 acre tract of land conveyed to Jimmy Lee Fox recorded in Volume 1018, Page 515 in Deed Records of Denton County, Texas (DRDCT), and all of a called 2.363 acre tract of land conveyed to Jimmie Lee Fox, by deed recorded in Volume 874, Page 807 (DRDCT), and all of a called 5 acre tract of land conveyed to William S. Dozier and wife Candiasie Dozier recorded in Volume 819, Page 504 (DRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a point in the south right-of-way line of Parker Road (a 126 ft. right-of-way) at the northwest corner of said 2.627 acre tract, said point also being the northeast corner of a called 8.488 acre tract of land (Tract 2) conveyed to GHB Land, Ltd. recorded as Document No. 2016-6441 (DRDCT), from which a 1/2" iron rod found for reference, bears South 03°55'15" West, a distance of 0.56 feet;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north line of said 2.627 acre tract, at a distance of 230.45 passing the northeast corner thereof, common to the northwest corner said 5 acre tract, and continuing for a total distance 460.90 feet to a point for corner at the northeast corner thereof, said point also being the northwest corner of Austin Ranch Commercial, Part 2, an addition to the City of Carrollton, recorded as Document No. 2014-526, Plat Records of Denton County, Texas (PRDCT), from which a 1/2" iron rod found for reference, bears North 64°40'13" East, a distance of 1.09 feet;

THENCE South 00°42'44" East, along the common line of last mentioned tracts, a distance of 939.99 feet to a 1/2" iron rod found for the common south corner thereof, said corner being in the north line of a tract of land described in a deed to Billingsley Pin Oak Partners, Ltd, (BPOP) recorded as Document No. 2013-43151 (OPRDCT) from which a 1/2" iron rod found for reference, bears North 37°59'19" East, a distance of 0.22 feet;

THENCE South 89°21'07" West, along the common line of said 5 acre and BPOP tracts, at a distance of 230.45 feet passing the common south corner of said 5 acre and 2.363 acre tract and continuing for a total distance of 462.06 feet to 1/2" iron rod found for corner at the southwest corner of said 2.363 acre tract and being in the east line of said 8.488 acre tract;

THENCE North 00°38'30" West, along the common line of said 8.488 acre tract and said 2.363 and 2.627 acre tracts, respectively, a distance of 940.18 feet to the PLACE OF BEGINNING and Containing 433,829 square feet, or 9.959 acres of land.

EXHIBIT A
LEGAL DESCRIPTION
Tract 3

BEING a 517,732 square foot (11.885 acres) tract of land situated in the S.B. Evans Survey, Abstract No. 397, Denton County, Texas, and being all part of a called 14.318 acre tract of land described in a deed to Segar-A, INC. recorded in Volume 1794 Page 729, Official Public Records of Denton County, Texas (OPRDCT) and also being part of a called 8.488 acre tract of land described in a deed to ULAMIR INC. recorded in Volume 1794, Page 780, (OPRDCT), and being more particularly described as follows (Bearings are based on State Plane Coordinates using City of Carrollton Monuments COC-8 and COC-12):

BEGINNING at a point in the south right-of-way line of Parker Road (a variable width right-of-way) at the northeast corner of said 8.488 acre tract common to the northwest corner of a called 2.627 acre tract of land described in a deed to Jimmie Lee Fox recorded in Volume 1018, Page 515 (DRDCT), from which a 1/2" iron rod found for reference, bears South 03°55'15" West, a distance of 0.56 feet;

THENCE South 00°38'30" East, continuing along the common line of said tracts passing the southwest corner of said Fox tract common to the northwest corner of a called 2.363 acre tract described in an earlier deed to Jimmie Lee Fox recorded in Volume 874 Page 807, (DRDCT), and continuing with the common line of last mentioned Fox tract and said 8.488 acre tract, a distance of 940.18 feet to a 1/2" iron rod found for corner at the common south corner thereof;

THENCE South 89°21'07" West, crossing said 8.488 acre tract and said 14.318 acre tract, respectively, a total distance of 560.44 feet, to point for corner in the west line of said 14.378 acre tract, from which a 1/2" iron rod found for reference at the southeast corner of Lot 2, Block A, of Parker Road Self Storage recorded in Cabinet X, Page 853, Plat Records of Denton County, Texas, (PRDCT), bears South 00°02'18" West, a distance of 0.18 feet;

THENCE North 00°02'18" East, along the common line of said 14.318 acre tract, and Lots 2 and 1 of said addition, respectively, for a total distance of 860.47 feet to a 5/8" with a yellow cap stamped RPLS 3963 set for corner;

THENCE North 89°22'31" East, a distance of 50.00 feet to a 5/8" with a yellow cap stamped RPLS 3963 set for corner;

THENCE North 00°02'18" East, along distance of 80.00 feet to a 5/8" with a yellow cap stamped RPLS 3963 set for corner in the south right-of-way of said Parker Road;

THENCE North 89°22'31" East, along the south right-of-way line of said Parker Road and the north lines of said 14.318 and 8.488 acre tracts, respectively, a distance of 499.28 feet to the PLACE OF BEGINNING and Containing 517,732 square feet or 11.885 acres of land.

EXHIBIT B LOCATION

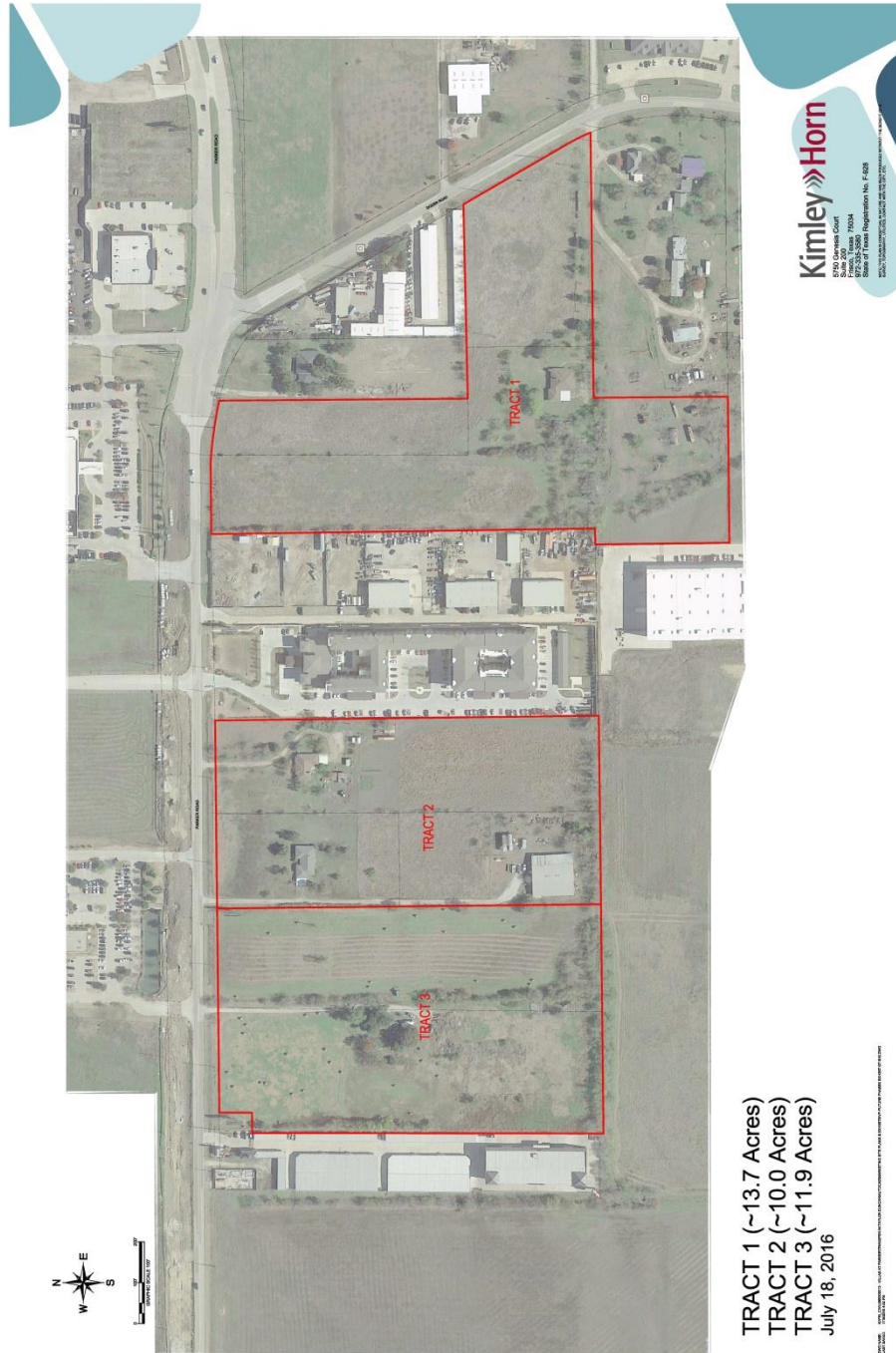


EXHIBIT C

AFFIDAVIT/PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF CARROLLTON,
TEXAS:

The undersigned owners of the hereinafter described tract of land, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Carrollton, Texas, the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes, and hereinafter known as the "Property".

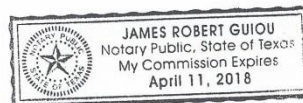
Dianne Dozier Culpepper is the legal owner of the Property, and is hereinafter referred to as the "Owner". I legally represent the Owner of the Property, and I am a duly authorized representative of the Owner with the legal authority to execute this document.

I certify the Property is contiguous and adjacent to the City of Carrollton, Texas, and the undersigned represents that the Owner of the Property desires to be annexed to and made part of the City of Carrollton, Texas, subject to all laws, rules, and regulations of said city.

There are no qualified voters in the said territory, and I certify that this affidavit is signed and acknowledged by each and every person, including any entity owning the described land or having an interest in any part thereof.

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.

Dianne Dozier Culpepper
AFFIANT, DIANNE DOZIER CULPEPPER



Subscribed and sworn to before me, this the 18th day of July, 2016.

James R. Guiou
Notary Public in and for the State of Texas

Dianne Dozier Culpepper

EXHIBIT C

AFFIDAVIT/PETITION FOR ANNEXATION

*TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF CARROLLTON,
TEXAS:*

The undersigned owners of the hereinafter described tract of land, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Carrollton, Texas, the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes, and hereinafter known as the "Property".

William Stanley Dozier, Jr., Janice Dianne Culpepper, Sherry Jean Luman and Shirley Dean Shearin are the legal owners of the Property, and is hereinafter collectively referred to as the "Owner". I legally represent the Owner of the Property, and I am a duly authorized representative of the Owner with the legal authority to execute this document.

I certify the Property is contiguous and adjacent to the City of Carrollton, Texas, and the undersigned represents that the Owner of the Property desires to be annexed to and made part of the City of Carrollton, Texas, subject to all laws, rules, and regulations of said city.

There are no qualified voters in the said territory, and I certify that this affidavit is signed and acknowledged by each and every person, including any entity owning the described land or having an interest in any part thereof.

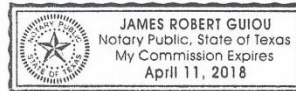
[Signature pages of Owner to follow]

Dozier Family

EXHIBIT C

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.


AFFIANT, WILLIAM STANLEY DOZIER, JR.



Subscribed and sworn to before me, this the 18th day of July, 2016.

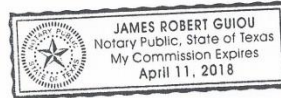

Notary Public in and for the State of Texas

Dozier Family

EXHIBIT C

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.

Janice Dianne Culpepper
AFFIANT, JANICE DIANNE CULPEPPER



Subscribed and sworn to before me, this the 18th day of July, 2016.

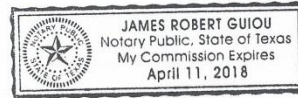
James R. Guiou
Notary Public in and for the State of Texas

Dozier Family

EXHIBIT C

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.

Sherry Jean Luman
AFFIANT, SHERRY JEAN LUMAN



Subscribed and sworn to before me, this the 18th day of July, 2016.

James R Guiou
Notary Public in and for the State of Texas

Resolution No. _____

EXHIBIT C

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AFFIDAVIT/PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF CARROLLTON, TEXAS:

The undersigned owners of the hereinafter described tract of land, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Carrollton, Texas, the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes, and hereinafter known as the "Property".

William Stanley Dozier, Jr. and Candiase Dozier are the legal owners of the Property, and is hereinafter collectively referred to as the "Owner". I legally represent the Owner of the Property, and I am a duly authorized representative of the Owner with the legal authority to execute this document.

I certify the Property is contiguous and adjacent to the City of Carrollton, Texas, and the undersigned represents that the Owner of the Property desires to be annexed to and made part of the City of Carrollton, Texas, subject to all laws, rules, and regulations of said city.

There are no qualified voters in the said territory, and I certify that this affidavit is signed and acknowledged by each and every person, including any entity owning the described land or having an interest in any part thereof.

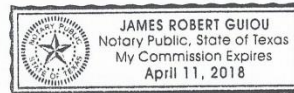
[Signature pages of Owner to follow]

William Stanley Dozier, Jr.

EXHIBIT C

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.

William Stanley Dozier, Jr.
AFFIANT, WILLIAM STANLEY DOZIER, JR.



Subscribed and sworn to before me, this the 18th day of July, 2016.

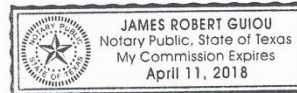
James R. Guiou
Notary Public in and for the State of Texas

William Stanley Dozier, Jr.

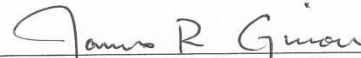
EXHIBIT C

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.


AFFIANT, CANDIASÉ DOZIER



Subscribed and sworn to before me, this the 18th day of July, 2016.


Notary Public in and for the State of Texas

William Stanley Dozier, Jr.

EXHIBIT C

AFFIDAVIT/PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF CARROLLTON,
TEXAS:

The undersigned owners of the hereinafter described tract of land, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Carrollton, Texas, the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes, and hereinafter known as the "Property".

Jimmie Lee Fox is the legal owner of the Property, and is hereinafter referred to as the "Owner". I legally represent the Owner of the Property, and I am a duly authorized representative of the Owner with the legal authority to execute this document.

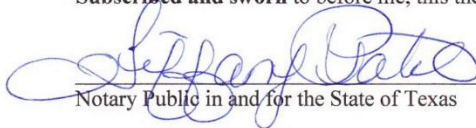
I certify the Property is contiguous and adjacent to the City of Carrollton, Texas, and the undersigned represents that the Owner of the Property desires to be annexed to and made part of the City of Carrollton, Texas, subject to all laws, rules, and regulations of said city.

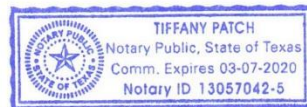
There are no qualified voters in the said territory, and I certify that this affidavit is signed and acknowledged by each and every person, including any entity owning the described land or having an interest in any part thereof.

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.


AFFIANT, JIMMIE LEE FOX

Subscribed and sworn to before me, this the 15TH day of July, 2016.


Notary Public in and for the State of Texas



Jimmie Lee Fox

EXHIBIT C

AFFIDAVIT/PETITION FOR ANNEXATION

TO THE MAYOR AND CITY COUNCIL OF THE GOVERNING BODY OF CARROLLTON, TEXAS:

The undersigned owners of the hereinafter described tract of land, hereby petition your honorable Body to extend the present city limits so as to include as part of the City of Carrollton, Texas, the territory more fully described in Exhibit A, attached hereto and incorporated herein for all intents and purposes, and hereinafter known as the "Property".

Crow-Billingsley Manderian, Ltd., The George Harlan Billingsley Trust II and GHB Land, Ltd. are the legal owners of the Property, and are hereinafter collectively referred to as the "Owner". The undersigned legally represent the Owner of the Property, and are duly authorized representatives of the Owner with the legal authority to execute this document.

The undersigned certify that the Property is contiguous and adjacent to the City of Carrollton, Texas, and the undersigned represent that the Owner of the Property desires to be annexed to and made part of the City of Carrollton, Texas, subject to all laws, rules, and regulations of said city.

There are no qualified voters in the said territory, and the undersigned certifies that this affidavit is signed and acknowledged by each and every person, including any entity owning the described land or having an interest in any part thereof.

[Signature pages of Owner to follow]

Billingsley

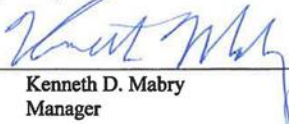
EXHIBIT C

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.

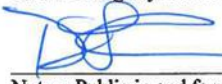
AFFIANT:

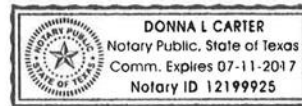
Crow-Billingsley Manderian, Ltd.,
a Texas limited partnership

By: CB Manderian G.P., L.L.C.,
a Texas limited liability company,
its general partner

By: 
Kenneth D. Mabry
Manager

Subscribed and sworn to before me, this the 19th day of July, 2016 by Kenneth D. Mabry,
Manager of CB Manderian G.P., L.L.C., a Texas limited liability company, general partner of
Crow-Billingsley Manderian, Ltd., a Texas limited partnership, on behalf of said entities.


Notary Public in and for the State of Texas



Billingsley

EXHIBIT C

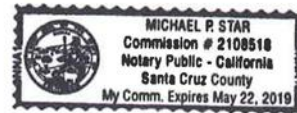
I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.

AFFIANT:

George W. Couch III
George W. Couch III, TRUSTEE
OF THE GEORGE HARLAN BILLINGSLEY TRUST II

Subscribed and sworn to before me, this the 19 day of July, 2016, by GEORGE W. COUCH III
Trustee of The George Harlan Billingsley Trust II, on behalf of said entity.

Michael P. Star
Notary Public in and for the State of CALIFORNIA



Billingsley

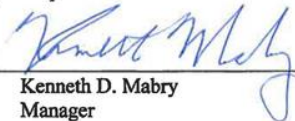
EXHIBIT C

I swear, or affirm under penalty of perjury, that the information in this affidavit is true and correct.


AFFIANT:

GHB Land, Ltd.,
a Texas limited partnership

By: Billingsley 380 North GP, L.L.C.,
a Texas limited liability company,
its general partner

By: 
Kenneth D. Mabry
Manager

Subscribed and sworn to before me, this the 19th day of July, 2016, by Kenneth D. Mabry,
Manager of Billingsley 380 North GP, L.L.C., a Texas limited liability company, general partner
of GHB Land, Ltd., a Texas limited partnership, on behalf of said entities.


Notary Public in and for the State of Texas

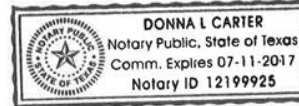


EXHIBIT C

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of MONTEREY


On JUNE 19, 2016 before me, MICHAEL P. STAR, Notary Public
(insert name and title of the officer)

personally appeared GEORGE W. COUCH III
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michael P. Star (Seal)



AFFIDAVIT/PETITION FOR ADJUDICATION