

Affidavit of Publication

THE STATE OF TEXAS
COUNTY OF CALDWELL

On this the 6th day of January, 2015 personally appeared Dana Garrett, who states that he is Publisher of the Lockhart Post-Register, a newspaper of general circulation, published at Lockhart, in Caldwell County, State of Texas, and upon being duly sworn by me on oath states that the advertisement or legal notice, appearing here-with, is a true and correct copy of same as published in said newspaper on the following dates:

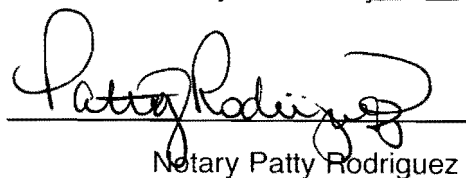
January 1, 2015

Notice to introduce a special district in the Extraterritorial Jurisdiction of the City of San Marcos, Caldwell County
Exhibit of Cotton Center



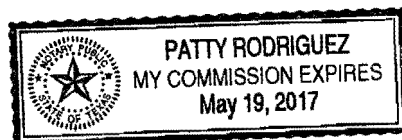
Dana Garrett, Publisher

Sworn and subscribed to before me this the 6th day of January, 2015



Notary Patty Rodriguez

My commission expires 5-19-2017



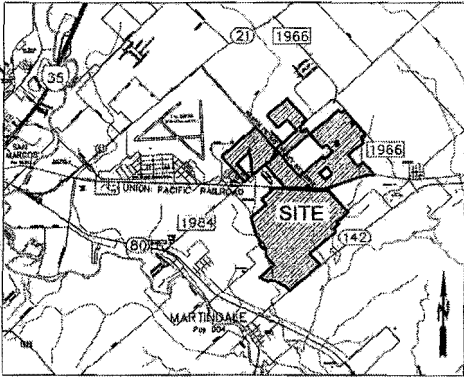
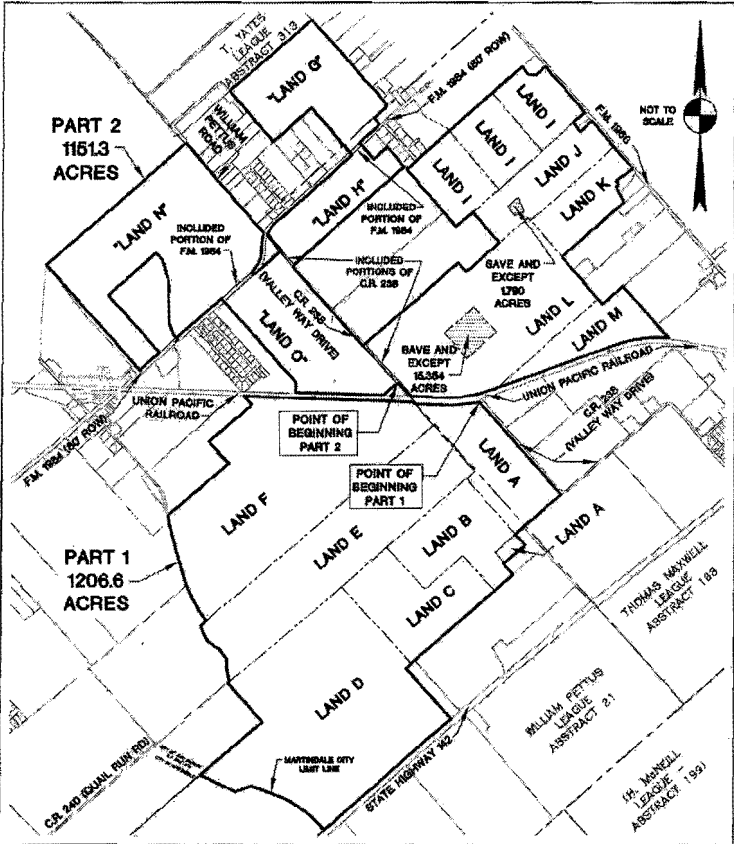
NOTICE

TEXAS A BILL CREATING AND ESTABLISHING A SPECIAL DISTRICT IN THE EXTERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS,

CALDWELL COUNTY, UNDER THE PROVISIONS OF ARTICLE XVI, SECTION 59 OF THE CONSTITUTION OF TEXAS AND PURSUANT TO THE INHERENT

POWER OF THE LEGISLATURE TO CREATE SPECIAL GOVERNMENTAL AGENCIES AND DISTRICTS, WITH POWERS INCLUDING THOSE GIVEN TO MUNICIPAL UTILITY DISTRICTS OPERATING PURSUANT TO CHAPTERS 49 AND 54, TEXAS WATER CODE, WITH ROAD POWERS PURSUANT TO ARTICLE III,

SECTION 52 OF THE CONSTITUTION OF TEXAS. THE BILL WILL PROVIDE FOR THE DISTRICT'S ADMINISTRATION, POWERS, NAME, DUTIES, OPERATION, AND FINANCING. THE PROPOSED BOUNDARIES OF THE DISTRICT WILL INCLUDE ALL OR PART OF THE FOLLOWING LAND SITUATED IN CALDWELL COUNTY, TEXAS, AS DESCRIBED BELOW.



VICINITY MAP

AREA SUMMARY

LAND A	96.6 ACRES
LAND B	87.9 ACRES
LAND C	99.8 ACRES
LAND D	358.1 ACRES
LAND E	224.8 ACRES
LAND F	339.8 ACRES
LAND G	120.7 ACRES
LAND H	68.2 ACRES
LAND I	145.9 ACRES
LAND J	70.5 ACRES
LAND K	85.7 ACRES
LAND L	239.0 ACRES
LAND M	59.8 ACRES
LAND N	262.8 ACRES
LAND O	133.8 ACRES
FARM TO MARKET ROAD 1984	2.2 ACRES
CR 238 (VALLEY WAY DRIVE)	1.9 ACRES
TOTAL ACREAGE	2357.9 ACRES

BURY

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EXHIBIT OF COTTON CENTER
MUNICIPAL UTILITY DISTRICT #1
SITUATED IN CALDWELL COUNTY, TEXAS

WALTON
TEXAS, LP

SHEET 2 OF 2

DATE: 06/12/14 FILE: H:\100932\1009-COTTON CENTER\1009320002.DWG (N14-206) DRAWN BY: NAR PROJ. No: R0103932-10030

A 2357.9 ACRE TRACT OF LAND OUT OF THE WILLIAM PETTUS LEAGUE, ABSTRACT NO. 21, THE THOMAS MAXWELL LEAGUE, ABSTRACT NO. 188, AND THE THOMAS YATES LEAGUE, ABSTRACT NO. 313, SITUATED IN CALDWELL COUNTY, TEXAS, BEING ALL OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO WALTON TEXAS, LP BY THE FOLLOWING DEEDS OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS:

A) 91.99 ACRES (PARCEL 1) AND 4.58 ACRES (PARCEL 2) OF RECORD IN VOLUME 643, PAGE 69;

B) 87.92 ACRES OF RECORD IN DOCUMENT NO. 113576;

C) 99.03 ACRES OF RECORD IN DOCUMENT NO. 122695;

D) 358.07 ACRES PORTION OF 573.85 ACRES (TRACT 1) OF RECORD IN VOLUME 524, PAGE 589;

E) 224.83 ACRES OF RECORD IN VOLUME 556, PAGE 729;

F) 339.31 ACRES OF RECORD IN VOLUME 556, PAGE 246;

G) 120.75 ACRES OF RECORD IN DOCUMENT NO. 123755;

H) 68.19 ACRES OF RECORD IN DOCUMENT NO. 132453;

I) 47.271 ACRES, 49.330 ACRES, AND 49.325 ACRES OF RECORD IN DOCUMENT NO. 126556;

J) 70.540 ACRES OF RECORD IN DOCUMENT NO. 131493;

K) 55.688 ACRES OF RECORD IN DOCUMENT NO. 131492;

L) 239.035 ACRES OF RECORD IN DOCUMENT NO. 125890;

M) 59.828 ACRES OF RECORD IN DOCUMENT NO. 126555;

N) 252.85 ACRES OF RECORD IN DOCUMENT NO. 124324;

O) 133.84 ACRES OF RECORD IN DOCUMENT NO. 132453;

SAID 2357.9 ACRES OF LAND ALSO INCLUDES AREAS WITHIN THE EXISTING RIGHTS-OF-WAY OF CALDWELL COUNTY ROAD NO. 238 (VALLEY WAY DRIVE) AND FARM TO MARKET ROAD 1884, SAVE AND EXCEPT THEREFROM THAT CERTAIN 1.790 ACRE TRACT OF LAND CONVEYED TO BARBARA KINKADE BY DEED OF RECORD IN VOLUME 206, PAGE 238 AND THAT CERTAIN 15.354 ACRE REMAINDER OF A 129 ACRE (FIRST TRACT) AND 120 ACRE (SECOND TRACT) OF LAND CONVEYED TO ROBERT W. SHANNON, KAREN S. MORELAND, DONNA S. ANDREW AND PAUL B. SHANNON BY DEEDS OF RECORD IN VOLUME 255, PAGE 169, VOLUME 256, PAGE 261, VOLUME 395, PAGE 768, AND VOLUME 371, PAGE 837, ALL OF SAID OFFICIAL PUBLIC RECORDS.