



CN606498152 Affiliation with RN112425624

Customer Information

CN Number: CN606498152 ...
Last Update Date: 04/08/2026
Name: GUADALUPE COUNTY MUNICIPAL UTILITY DISTRICT 16
Legal Name: Guadalupe County Municipal Utility District 16
Customer Type: ORGANIZATION

The Customer Name displayed may be different than the Customer Name associated to the Additional IDs related to the customer. This name may be different due to ownership changes, legal name changes, or other administrative changes.

Affiliation Information

Customer Role(s): RESPONSIBLE PARTY
Begin Date: 04/08/2026
End Date:

*Kingsbun
Estates*

Regulated Entity Information

RN Number: RN112425624 ...
Name: GUADALUPE COUNTY MUD 16
Primary Business: No primary business description on file.
Street Address: 100 CONGRESS AVE STE 1300, AUSTIN TX 78701 2744
County: GUADALUPE
Nearest City: STAPLES
State: TX
Near ZIP Code: 78655

Fm 20



Physical Location: In Guadalupe County, Texas on the north side of FM20 approximately 4 miles northeast of the intersection with SH130

Permits, Registrations, or Other Authorizations

There is **1** program and ID for this regulated entity and customer.

1-1 of 1 Records

Program	ID Type	ID Number	ID Status
DISTRICTS	REGISTRATION	D04082026011	PENDING

PETITIONER:

KINGSBURY ESTATES LLC, a Texas limited liability company

By: Ramaraju
Jami Venkata Ramaraju

By: B. Bommana
Bhaskar Bommana

By: K.P. Murapu
Padmavathi Karapurapu

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on 14th, February, 2026, by Bhaskar Bommana, the manager of Kingsbury Estates LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)

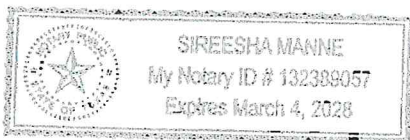


M.C.
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on 14th, February, 2026, by Jami Venkata Ramaraju, the manager of Kingsbury Estates LLC, a Texas limited liability company, on behalf of said limited liability company.

(SEAL)



M.C.
Notary Public, State of Texas

EXHIBIT "A"

Description of the Land



290 S. Castell Avenue, Ste. 100
 New Braunfels, TX 78130
 (830) 625-8555
 TBPE FIRM F-10961
 TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION
 FOR A 238.954 ACRE TRACT OF LAND
 GUADALUPE COUNTY M.U.D. NO. 16

X

Being a 238.954 acre tract of land located in the Edward Pettus Survey, Abstract No. 31, and the Robert Smith Survey, Abstract No. 286, Guadalupe County, Texas, being that same tract called 239.430 acres, recorded in Document No. 202299005540, Official Public Records, Guadalupe County, Texas, said 238.954 acre tract of land of land being more particularly described as follows:

BEGINNING at a 1/2" iron pin with cap "HMT" set in the Northwest right of way line of F.M. Highway No. 20 and in the Northwest line of a 10' wide strip for road widening, a called 0.642 of an acre dedication, recorded in Volume 255, Page 138, Deed Records, Guadalupe County, Texas, lying in the East line of a called 10.010 acre tract recorded in Document No. 202299020305, Official Public Records, Guadalupe County, Texas and being the Southwest corner of the herein described tract;

THENCE departing the Northwest right of way line of F.M. Highway No. 20 and continuing with the Northeast and Northwest lines of said 10.010 acre tract and the Southwest lines of said 239.430 acre tract, the following two (2) calls:

1. N 40°34'40" W, a distance of 1192.78 feet to a found 1/2" iron pin for a corner;
2. S 48°25'22" W, a distance of 369.33 feet to a found 1/2" iron pin with cap "CTLS" in the Northeast line of a called 101.281 acre tract recorded in Volume 418, Page 251, Official Public Records, Guadalupe County, Texas, for the West corner of said 10.010 acre tract, a Southwest corner of said 239.430 acre tract, and a corner of the herein described tract;

THENCE with the Northeast line of said 101.281 acre tract and a Southwest line of said 239.430 acre tract, the following two (2) calls:

1. N 40°17'20" W, a distance of 17.77 feet to a 2" metal fence post for a corner;
2. N 40°34'11" W, a distance of 384.55 feet to a found 1/2" iron pin with cap "R&A" for an Eastern corner of a called 137.177 acre tract, recorded in Document No. 201899013519, Official Public Records, Guadalupe County, Texas, same point being the North corner of said 101.281 acre tract, a Southwestern corner of said 239.430 acre tract, and a corner of the herein described tract;

THENCE continuing with the Southwest and West lines of said 239.430 acre tract and the Northern lines of said 137.177 acre tract, the following three (3) calls:

1. N 40°44'56" W, a distance of 1388.79 feet to a 2" metal fence post for a corner;
2. N 49°11'32" E, a distance of 657.02 feet to a 2" metal fence post for a corner;
3. N 40°40'30" W, a distance of 337.76 feet to a 2" metal fence post for the South corner of a called 183.299 acre tract recorded in Document No. 202499013213, Official Public Records, Guadalupe County, Texas, same point being a North corner of said 137.177 acre tract, a West corner of said 239.430 acre tract, and a corner of the herein described tract;

THENCE with the Southeast line of said 183.299 acre tract and the Northwest line of said 239.430 acre tract, N 48°14'06" E, a distance of 2319.55 feet to a 2" metal fence post for a South corner of a called 100.30 acre tract, "First Tract", same point being a Southeast corner of said 183.299 acre tract, a Northwest corner of said 239.430 acre tract, and a corner of the herein described tract;

THENCE continuing with the Southeast line of said 100.30 acre tract and the Northwest line of said 239.430 acre tract, N 48°27'45" E, a distance of 534.33 feet to a 2" metal fence post for the West corner of a called 84.85 acre

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tract, "Second Tract" recorded in Document No. 202399011290, Official Public Records, Guadalupe County, Texas, same point being the North corner of said 239.430 acre tract, and a corner of the herein described tract;

THENCE departing the Southeast line of said 100.30 acre tract, with the Northeast line of said 239.430 acre tract and the Southwest line of said 84.85 acre tract, continuing with the Southwest line of a called 154.78 acre tract, "Tract One", recorded in Document No. 202499003546, Official Public Records, Guadalupe County, Texas, S 41°39'44" E, a distance of 1677.24 feet to a 2" metal fence post for a corner of the herein described tract;

THENCE continuing with the Southwest line of said 154.78 acre tract and the Northeast line of said 239.430 acre tract, the following two (2) calls:

1. S 07°37'05" W, a distance of 570.73 feet to a 2" metal fence post for a corner;
2. S 45°55'12" E, a distance of 59.61 feet to a point in the centerline of Little Coltonwood Creek, the corner of the herein described tract;

THENCE continuing with the centerline of Little Coltonwood Creek, same line being the Northeast line of said 239.430 acre tract and the Southwest line of said 154.78 acre tract, "Tract One", the following seventeen (17) calls:

1. S 27°26'24" W, a distance of 31.13 feet to a point for a corner;
2. S 61°29'00" W, a distance of 32.13 feet to a point for a corner;
3. S 41°15'53" W, a distance of 26.61 feet to a point for a corner;
4. S 03°02'32" E, a distance of 42.02 feet to a point for a corner;
5. S 13°39'54" E, a distance of 97.34 feet to a point for a corner;
6. S 22°31'46" E, a distance of 87.47 feet to a point for a corner;
7. S 18°27'50" E, a distance of 42.74 feet to a point for a corner;
8. S 03°30'53" E, a distance of 22.91 feet to a point for a corner;
9. S 16°43'43" W, a distance of 76.32 feet to a point for a corner;
10. S 14°45'12" E, a distance of 132.75 feet to a point for a corner;
11. S 04°40'00" W, a distance of 30.45 feet to a point for a corner;
12. S 48°26'23" W, a distance of 75.26 feet to a point for a corner;
13. S 04°28'35" W, a distance of 13.27 feet to a point for a corner;
14. S 37°51'35" W, a distance of 24.47 feet to a point for a corner;
15. S 17°32'35" E, a distance of 23.40 feet to a point for a corner;
16. S 44°10'39" E, a distance of 72.59 feet to a point for a corner;
17. S 31°11'37" E, a distance of 16.49 feet to a found 1/2" iron pin with cap "TRI-TECH" for the West corner of a called 51.42 acre tract, recorded in Document No. 202299015825, Official Public Records, Guadalupe County, Texas, same point being the South corner of said 154.78 acre tract, and a corner of the herein described tract;

THENCE continuing with the centerline of Little Coltonwood Creek, same line being the Northeast line of said 239.430 acre tract and the Southwest line of said 51.42 acre tract, the following fourteen (14) calls:

1. S 33°49'37" E, a distance of 33.11 feet to a point for a corner;
2. S 33°52'38" E, a distance of 64.03 feet to a point for a corner;
3. S 19°57'40" E, a distance of 38.27 feet to a point for a corner;
4. S 57°33'35" E, a distance of 100.18 feet to a point for a corner;
5. N 62°02'45" E, a distance of 33.59 feet to a point for a corner;
6. S 86°47'23" E, a distance of 24.12 feet to a point for a corner;
7. S 57°34'05" E, a distance of 83.80 feet to a point for a corner;
8. S 75°30'10" E, a distance of 88.67 feet to a point for a corner;
9. N 89°02'46" E, a distance of 128.45 feet to a point for a corner;



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- 10. N 83°01'01" E, a distance of 70.74 feet to a point for a corner;
- 11. N 52°42'00" E, a distance of 51.06 feet to a point for a corner;
- 12. N 65°44'33" E, a distance of 100.26 feet to a point for a corner;
- 13. S 72°31'46" E, a distance of 84.37 feet to a point for a corner;
- 14. S 68°21'18" E, a distance of 68.08 feet to a point in the aforementioned Northwest right of way line of F.M. Highway No. 20 for the South corner of said 51.42 acre tract, the East corner of said 239.430 acre tract, and a corner of the herein described tract;



THENCE with the Northwest right of way line of F.M. Highway No. 20 and the Southeast line of said 239.430 acre tract, S 47°29'24" W, a distance of 323.23 feet to a set 1/2" iron pin with cap "HMT" for an East corner of the aforementioned 10' wide strip for road widening, a called 0.642 of an acre dedication, recorded in Volume 239, Page 138, Deed Records, Guadalupe County, Texas, and a corner of the herein described tract;



THENCE departing the Northwest right of way line of F.M. Highway No. 20, with the Northwestern lines of said 10' wide strip for road widening and the Southeastern lines of said 239.430 acre tract, the following four (4) call:

- 1. N 42°30'36" W, a distance of 10.00 feet to a set 1/2" iron pin with cap "HMT" for a corner;
- 2. S 47°29'24" W, a distance of 1417.85 feet to a set 1/2" iron pin with cap "HMT" for a corner, and the beginning of a curve;
- 3. Along the arc of a curve to the right, having a radius of 2819.95 feet, an arc length of 420.81 feet, and a chord bearing and distance of S 51°45'54" W, 420.42 feet to a set 1/2" iron pin with cap "HMT" for a corner;
- 4. S 56°02'24" W, a distance of 604.38 feet to the POINT OF BEGINNING, containing 238.954 acres of land in Guadalupe County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written January 21, 2025. Revised: 2/12/25, MUD Name change.

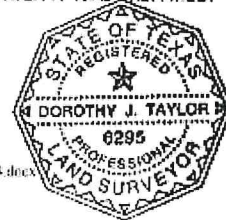
Reference survey of said 238.954 acre tract of land prepared this same date.

THIS DOCUMENT WAS PREPARED UNDER TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Dorothy J. Taylor
Registered Professional Land Surveyor No. 6295

2-12-25

S:\Projects\837 - Lamar Barnes\108 - Kingsbury Estates - Feasibility & Discharge Permit\238.954 AC. M&B.docx



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EXHIBIT "B"

CERTIFICATE OF LIENHOLDER'S CONSENT

CAPITAL FARM CREDIT, ACA, as agent/nominee, being a federally chartered instrumentality of the United States, as the lienholder on the land (the "Land") that is proposed to be included in a municipal utility district (the "District"), as described in the Petition for Creation of a Municipal Utility District (the "Petition") to which this Certificate of Lienholder's Consent is attached, hereby consents to the Petition and to the inclusion of the Land in the District.

WITNESS MY HAND effective as of the 9th day of February, 2026

CAPITAL FARM CREDIT, ACA, as agent/nominee, being a federally chartered instrumentality of the United States

By: _____

Name: Hector Martinez

Title: VP/COO

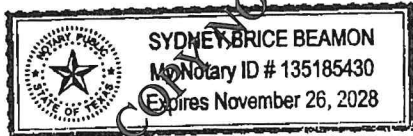
THE STATE OF Texas

COUNTY OF Travis

This instrument was executed before me on this 9th day of February, 2026, by Hector Martinez of **CAPITAL FARM CREDIT, ACA**, as agent/nominee, being a federally chartered instrumentality of the United States, behalf of said instrumentality.

Sydney Brice Beamon

Notary Public Signature



(seal)

202699008713

I certify this instrument was ELECTRONICALLY FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 04/07/2026 11:52:07 AM PAGES: 9 LEAH TERESA KIEL, COUNTY CLERK



Teresa Kiel