

**AUDIT COMMITTEE MEETING
TUESDAY, APRIL 11, 2017
1:00 P.M.
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS**

**INFRASTRUCTURE AND TRANSPORTATION COMMITTEE MEETING
TUESDAY, APRIL 11, 2017
2:00 P.M.
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS**

**CITY COUNCIL WORK SESSION
TUESDAY, APRIL 11, 2017
3:00 P.M.
CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290
200 TEXAS STREET, FORT WORTH, TEXAS**

1. Report of the City Manager - **David Cooke, City Manager**
 - a. Changes to the City Council Agenda
 - b. Upcoming and Recent Events
 - c. Organizational Updates and Employee Recognition(s)
 - d. Informal Reports
 - [IR 10001](#): FY18 Budget Communications Plan
2. Current Agenda Items - **City Council Members**
3. Responses to Items Continued from a Previous Week
 - a. [ZC-17-035](#) - (COUNCIL DISTRICT 3 - Zim Zimmerman) - Chi Song LLC, 3632 Longvue Avenue; From: "CF" Community Facilities To: "E" Neighborhood Commercial (Applicant Request), "PD/CF" for all uses in "CF" Community Facilities plus event center (Zoning Commission recommendation): site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/CF plus event center; site plan waiver)
(Continued from April 4, 2017 by Council Member Jordan on behalf of Council Member Zimmerman)
4. Briefing on 2018 Bond Program - **David Cooke and Jay Chapa, City Manager's Office and Michelle Gutt, Communications and Public Engagement**
5. Progress Report on Economic Development Strategic Plan - **Robert Sturns, Economic Development and John Karras, TIP Strategies, Inc.**
6. Briefing on Senior Service Community Assessment - **Sonia Singleton, Neighborhood Services**
7. City Council Requests for Future Agenda Items and/or Reports
8. Executive Session (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290) - **SEE ATTACHMENT A**
[Attachment\(s\)](#):

CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290, is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ATTACHMENT A
EXECUTIVE SESSION
CITY COUNCIL CONFERENCE ROOM
CITY HALL, ROOM 290
Tuesday, April 11, 2017

- A. The City Council will conduct a closed meeting in order to discuss matters permitted by the following sections of Chapter 551 of the Texas Government Code:

CITY ATTORNEY

1. Section 551.071, CONSULTATION WITH ATTORNEY

To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:

- a. Legal issues concerning Railroad Commission Docket No. 09-0303267 with Bluestone Natural Resources II, LLC; and
- b. Legal issues concerning any item listed on today's City Council meeting agendas.

CITY MANAGER

1. Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY

Deliberate the purchase, sale, lease or value of real property where deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party.

2. Section 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Deliberate the commercial or financial information or the offer of a financial or other incentive to a business prospect.

- B. The City Council may reconvene in open session in the City Council Conference Room and act on any item listed on the Executive Session Agenda in accordance with Chapter 551 of the Texas Government Code.

**CITY COUNCIL AGENDA
FOR THE MEETING AT 7:00 P.M. TUESDAY, APRIL 11, 2017
CITY COUNCIL CHAMBER, CITY HALL
200 TEXAS STREET, FORT WORTH, TEXAS**

- I. CALL TO ORDER**
- II. INVOCATION** - Pastor Sherryl Matlock, Allen Chapel AME
- III. PLEDGES OF ALLEGIANCE TO THE UNITED STATES AND THE STATE OF TEXAS**
(State of Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.")
- IV. CONSIDERATION OF MINUTES OF THE CITY COUNCIL WORK SESSION AND REGULAR MEETING OF APRIL 4, 2017**
- V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA**
- VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF**
- VII. CONSENT AGENDA**

Items on the Consent Agenda require little or no deliberation by the City Council. Approval of the Consent Agenda authorizes the City Manager, or his designee, to implement each item in accordance with staff recommendations.

A. General - Consent Items

- 1. [M&C G-18981](#) - Authorize Transfer of \$500,000.00 in Previously Appropriated Gas Related Revenues to the General Gas Lease Capital Projects Fund for Street Related Community Facilities Agreement Projects and Adopt Ordinance Appropriating Funds and Delegating Authority to Effect Transfers Up to the Budgeted Total (ALL COUNCIL DISTRICTS)
- 2. [M&C G-18982](#) - Adopt Resolution Authorizing Employment of Jason T. Musick as Outside Counsel for Legal Services Related to a Certain Workers' Compensation Claim and Authorizing Payment of Counsel Fees in an Amount Not to Exceed \$6,500.00 (ALL COUNCIL DISTRICTS)
- 3. [M&C G-18983](#) - Adopt Ordinance Suspending Effective Date of Rate Increase Proposed by Oncor Electric Delivery Company LLC and Authorizing Retention of Consultants to Evaluate the Proposed Rates (ALL COUNCIL DISTRICTS)
- 4. [M&C G-18984](#) - Adopt Appropriation Ordinance in the Amount of \$8,194.00 for Increased Project Management and Inspection Costs for the Walsh Ranch Pump Station Project, Located at 8000 E. Interstate 20 (COUNCIL DISTRICT 3)

B. Purchase of Equipment, Materials, and Services - Consent Items

1. [M&C P-12022](#) - Authorize Execution of Contracts with CBRE, Inc., and TIG Real Estate Services to Provide Marketing and Leasing Services, and Property Management Services for the Houston Street Garage First Floor Building Restaurant and Retail Spaces for the Property Management and Transportation and Public Works Departments (COUNCIL DISTRICT 2)
2. [M&C P-12023](#) - Authorize Purchase Agreement for Installation and Design of a Ross Virtual Set System and Other Related Camera Equipment from Digital Resources, Inc., Using a Cooperative Contract for a Total Amount Up to \$1,000,000.00 for the City Manager's Office (ALL COUNCIL DISTRICTS)
3. [M&C P-12024](#) - Authorize Purchase Agreement for Pavement Leveling Services with Nortex Concrete Lift and Stabilization, Inc., Using a Cooperative Contract for an Annual Amount Up to \$250,000.00 for the Transportation and Public Works Department (ALL COUNCIL DISTRICTS)
4. [M&C P-12025](#) - Authorize Non-Exclusive Purchase Agreement for Public Safety Supplies and Equipment, Using a Cooperative Contract in the Combined Annual Amount Up To \$5,005,000.00 for City Departments (ALL COUNCIL DISTRICTS)

C. Land - Consent Items

1. [M&C L-16022](#) - Authorize Conveyance of an Easement to Oncor Electric Delivery Company, LLC, for Electrical Equipment and Appurtenances for a Total of 0.57 Acres of Land for Fort Worth Spinks Airport (COUNCIL DISTRICT 6)
2. [M&C L-16023](#) - Authorize Direct Sale of Tax-Foreclosed Property Located at 5213 Turner Street to Monica Lopez Perez for a Total Cost of \$4,400.00, in Accordance with Section 34.05 of the Texas Property Tax Code (COUNCIL DISTRICT 5)
3. [M&C L-16024](#) - Authorize Sale of Fifty-Two Tax-Foreclosed Properties to Various Purchasers in the Aggregate Amount of \$648,182.78, in Accordance with Section 272.001 of the Texas Local Government Code and Section 34.05 of the Texas Tax Code (COUNCIL DISTRICTS 2, 3, 5, 8 and 9)

D. Planning & Zoning - Consent Items - None

E. Award of Contract - Consent Items

1. [M&C C-28172](#) - Authorize Execution of a Final Design and Commission Agreement with Nonstop Inc., in an Amount of \$50,000.00 for Final Design, Fabrication, Installation and Contingencies for Artwork in Rockwood Park and Adopt Appropriation Ordinance (COUNCIL DISTRICT 2)

2. [M&C C-28173](#) - Authorize Execution of a Joint Election Agreement and Contract with the Tarrant County Elections Administrator for Election Services for the General Election to be Held on May 6, 2017, for the Purpose of Electing a Mayor and Council Members for City Council Districts 2, 3, 4, 5, 6, 7, 8, and 9 in the Estimated Amount of \$200,445.00, Authorize Payment of a Seventy-Five Percent Deposit of the Estimated Cost in the Amount of \$150,400.00, and Authorize Payment of the Final Invoice, Including a Fifteen Percent Contingency, in an Amount Not to Exceed \$80,114.00 (ALL COUNCIL DISTRICTS)
3. [M&C C-28174](#) - Authorize Execution of a Lease Agreement with Dressman & Mitchek Real Estate Holdings, LLC, for Approximately 708 Square Feet of Space Located at 6737 Brentwood Stair Road, Suite 212, Fort Worth, Texas, 76112 to be Used by the Police Department for Office Space (COUNCIL DISTRICT 5)
4. [M&C C-28175](#) - Approve Continuation of Memorandum of Understanding with the United States Marshals Service for the Police Department's Participation in the Violent Offender Task Force for Fiscal Year 2017 and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)
5. [M&C C-28176](#) - Authorize Execution of an Air Show Agreement with Alliance Air Productions for a Term of Five Years with Two Options to Extend the Agreement for an Additional One Year at Fort Worth Alliance Airport (COUNCIL DISTRICT 7)
6. [M&C C-28177](#) - Authorize Execution of Amendment No. 2 to City Secretary Contract No. 29732, an Unimproved Ground Lease Agreement with WTW Properties, Inc., at Fort Worth Meacham International Airport (COUNCIL DISTRICT 2)
7. [M&C C-28178](#) - Authorize Execution of Amendment No. 1 to City Secretary Contract No. 37288, an Unimproved Ground Lease Agreement with WTW Properties, Inc., at Fort Worth Meacham International Airport (COUNCIL DISTRICT 2)
8. [M&C C-28179](#) - Adopt Two Appropriation Ordinances in the Collective Amount of \$235,380.00 for Increased Engineering Services, Project Management and Inspection Costs for the Water and Sanitary Sewer Replacement Contract 2011, WSM-F Project (COUNCIL DISTRICT 2)
9. [M&C C-28180](#) - Authorize Execution of the Second Renewal of City Secretary Contract No. 42503 with James DeOtte Engineering, Inc., in the Amount of \$150,000.00 for Water and Sewer Design Services, Contract 2011 and Adopt Appropriation Ordinances (ALL COUNCIL DISTRICTS)
10. [M&C C-28181](#) - Authorize Execution of a Contract with Flow-Line Construction, Inc., in the Amount of \$1,950,988.00 for Sanitary Sewer Rehabilitation Contract 71, Part 2, Located

Near the Greenway Neighborhood, Provide for Additional Project Cost for a Project Total in the Amount of \$2,337,088.00 and Adopt Appropriation Ordinances (COUNCIL DISTRICTS 8 and 9)

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. Notice of Claims for Alleged Damages and/or Injuries

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. Presentation of Certificate of Recognition for the Fort Worth Zoo

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events
2. Recognition of Citizens
3. Approval of Ceremonial Travel

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

XIII. RESOLUTION

1. A Resolution of the City of Fort Worth, Texas Determining the Costs of Certain Public Improvements to be Financed by the Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley); Accepting a Preliminary Service and Assessment Plan, Including a Proposed Assessment Roll; Directing the Filing of the Proposed Assessment Roll with the City Secretary to Make Available for Public Inspection; Calling a Public Hearing on May 2, 2017 to Consider an Ordinance Levying Assessments on Property Located Within Improvement Area No. 1 of the District; Directing City Staff to Publish and Mail Notice of Said Public Hearing; and Resolving Other Matters Incident and Related Thereto

XIV. REPORT OF THE CITY MANAGER

A. Benefit Hearing - None

B. General

1. [M&C G-18985](#) - Authorize Acceptance of a Donation of 60 MacBook Pro Laptops for a Total Estimated Value of \$101,190.00 from the Facebook Corporation to Provide Technology for the City of Fort Worth's Community Centers (ALL COUNCIL DISTRICTS)
2. [M&C G-18986](#) - Conduct a Public Hearing, Adopt Resolution Re-Establishing and Revising the Boundary and the Name of the Ridglea Village/Como Area Neighborhood Empowerment Zone to the Como/Sunset Heights Area Neighborhood Empowerment Zone and Adopt Ordinance Re-Establishing and Revising the Boundary and the Name of the Ridglea Village/Como Area

as the Como/Sunset Heights Area and Fort Worth Neighborhood Empowerment Reinvestment Zone No. 2 (COUNCIL DISTRICTS 3 and 9) **(PUBLIC HEARING)**

- a. Report of City Staff
- b. Citizen Presentations
- c. Council Action

C. Purchase of Equipment, Materials, and Services

- 1. [M&C P-12026](#) - Authorize Amendment to Existing Commercial Card Agreement with JPMorgan Chase, N.A. for Purchasing Card Services to Increase the Maximum Total Transaction Amount to \$9,000,000.00 for City-Wide Use for a Total Five-Year Contract Amount Up to \$64,000,000.00 (ALL COUNCIL DISTRICTS)

D. Land

- 1. [M&C L-16025](#) - Approve Joint Ordinance and Boundary Agreement for 238.8 Acres of Land with the Town of Lakeside to Adjust the Boundaries Between the City of Fort Worth and the Town of Lakeside (COUNCIL DISTRICT 7, EXTRATERRITORIAL JURISDICTION/TARRANT COUNTY)
- 2. [M&C L-16026](#) - Consider Institution and Adoption of Ordinance for Owner-Initiated Annexation of Approximately 13.865 Acres of Land in Denton County, Located in the Far North Planning Sector, East of FM 156, North of Intermodal Parkway and South of Highway 114 (FUTURE COUNCIL DISTRICT 7)

E. Planning & Zoning - None

F. Award of Contract

- 1. [M&C C-28182](#) - Authorize Execution of a Five-Year Tax Abatement Agreement with Rock Life Holdings, L.P., for the Construction of a Commercial Building for Use as a Veterinary Hospital and Clinic Located at 4801 West Freeway in the Como/Sunset Heights Neighborhood Empowerment Zone (COUNCIL DISTRICT 9)
- 2. [M&C C-28183](#) - Authorize Execution of a Five-Year Tax Abatement Agreement with Victor Martinez and Jocelyn G. Navarro for the Rehabilitation and Addition to a Single-Family Dwelling Located at 5416 Fletcher Avenue in the Como/Sunset Heights Neighborhood Empowerment Zone (COUNCIL DISTRICT 3)
- 3. [M&C C-28184](#) - Authorize Execution of an Engineering Services Agreement with Kimley-Horn and Associates, Inc., in an Amount Not to Exceed \$1,800,000.00 for the Design of Harmon Road from

US 81/287 to Golden Triangle Boulevard (COUNCIL DISTRICT 7)

4. [M&C C-28185](#) - Authorize Execution of an Interlocal Agreement Between Tarrant County College District, Fort Worth Independent School District, and the City of Fort Worth for a Fire Science and Emergency Medical Services Education Initiative (COUNCIL DISTRICTS 4 and 7)
5. [M&C C-28186](#) - Authorize Application for and Acceptance of a Grant, if Awarded, from the Federal Aviation Administration in an Amount Up to \$1,000,000.00 for Various Projects at Fort Worth Alliance Airport, Authorize Use of Land Credits for Match, and Adopt Appropriation Ordinance (COUNCIL DISTRICT 7)

XV. ZONING HEARING

1. [ZC-17-035](#) - (CD 3) - Chi Song LLC, 3632 Longvue Avenue; From: "CF" Community Facilities To: "E" Neighborhood Commercial (Applicant Request), "PD/CF" for all uses in "CF" Community Facilities plus event center (Zoning Commission recommendation); site plan waiver recommended. **(Recommended for Approval as Amended by the Zoning Commission to PD/CF plus event center; site plan waiver)(Continued from a Previous Meeting)**

XVI. CITIZEN PRESENTATIONS

**XVII. EXECUTIVE SESSION (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290)
- SEE ATTACHMENT B**

XVIII. ADJOURNMENT

According to the City Council Rules of Procedures, individual citizen presentations shall be limited to three minutes, and group presentations shall be limited to ten minutes. At the Mayor's discretion, time limits may be reasonably extended.

Fort Worth Council Chamber, is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ATTACHMENT B
EXECUTIVE SESSION
CITY COUNCIL CONFERENCE ROOM
CITY HALL, ROOM 290
Tuesday, April 11, 2017

- A. The City Council will conduct a closed meeting in order to discuss matters permitted by the following sections of Chapter 551 of the Texas Government Code:

CITY ATTORNEY

1. Section 551.071, CONSULTATION WITH ATTORNEY

To seek the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]:

- a. Legal issues concerning Railroad Commission Docket No. 09-0303267 with Bluestone Natural Resources II, LLC; and
- b. Legal issues concerning any item listed on today's City Council meeting agendas.

CITY MANAGER

1. Section 551.072, DELIBERATIONS REGARDING REAL PROPERTY

Deliberate the purchase, sale, lease or value of real property where deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party.

2. Section 551.087, DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

Deliberate the commercial or financial information or the offer of a financial or other incentive to a business prospect.

- B. The City Council may reconvene in open session in the City Council Conference Room and act on any item listed on the Executive Session Agenda in accordance with Chapter 551 of the Texas Government Code.



AUDIT COMMITTEE

Tuesday, April 11, 2017

1:00 pm

City Council Conference Room, City Hall, Room 290

200 Texas Street

Fort Worth, Texas 76102

Committee Members

Council Member Jungus Jordan, Chair
Council Member Zim Zimmerman, Vice Chair

Council Member Cary Moon
Council Member Dennis Shingleton

City Staff

Patrice Randle, City Auditor
Terry Holderman, Assistant City Auditor
Denis McElroy, Sr. Assistant City Attorney
Joanna Ramirez, Sr. Administrative Assistant

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of January 31, 2017 meeting minutes

III. BRIEFINGS

- A. Overview of the Accounts Receivable / Point of Sale System Implementation – Aaron Bovos, Chief Financial Officer

I. EXECUTIVE SESSION

- A. The Audit Committee will conduct a closed meeting, as necessary, to seek advice of its attorneys regarding the following matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, as authorized by Section 551.071 of the Texas Government Code: (1) Legal issues concerning any current agenda items.

II. FUTURE AGENDA ITEMS

- A. Requests for future agenda items
- B. The next meeting is scheduled for May 9, 2017, 1:00 PM

III. ADJOURN

Please Note: Additional members of the Fort Worth City Council may be attending the meeting for information-gathering purposes. Any members of the Council who are not on the Committee will not be deliberating or voting on any Committee agenda items.

City Hall and the City Council Conference Room are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**CITY OF FORT WORTH, TEXAS
AUDIT COMMITTEE MEETING MINUTES
JANUARY 31, 2017**

Committee Members Present:

Council Member Jungus Jordan, Chair
Council Member Zim Zimmerman, Vice Chair
Council Member Dennis Shingleton

Committee Member Absent:

Council Member Cary Moon

City Staff Present:

Patrice Randle, City Auditor
Terry Holderman, Assistant City Auditor
Denis McElroy, Sr. Assistant City Attorney
Joanna Ramirez, Administrative Assistant

I. CALL TO ORDER

With a quorum of the Audit Committee Members present, Councilmember Jordan called the regular session of the Audit Committee to order at 1:00 p.m. on Tuesday, January 31, 2017, in the City Council Conference Room, City Hall, Room 290, 200 Texas Street, Fort Worth, Texas 76102.

II. ACTION ITEMS

A. Approval of October 11, 2016 meeting minutes

Motion: Councilmember Shingleton made a motion, seconded by Councilmember Zimmerman that the minutes of the Regular meeting of October 11, 2016, be approved. The motion carried unanimously 4 ayes to 0 nays.

III. BRIEFINGS

A. Update on FY2016 External Audit – Aaron Bovos, Chief Financial Officer

Mr. Aaron Bovos presented to the Audit Committee, an update of the FY2016 External Audit, which was the first year of the audit engagement with Weaver. Weaver and staff report favorable results of the audit. However, a recap from the previous nine years (from a historical perspective) shows the control of accounting and financial reporting activity. Mr. Bovos mentioned that a final Trial Balance will be completed in the middle of February, and the first draft of the CAFR for review on March 3rd. Mr. Bovos continued to say that there are small challenges with capital assets and capital projects, specifically the recording of Capital Projects and what we call Construction in Progress. The challenge is with long term capital projects. For example, we hypothetically build a new park, that park has a land acquisition component, a design component, a development component and an installation of playground equipment component. In this hypothetical illustration, each component of that particular asset gets capitalized in what we call a Construction in Progress account until it is finished. It moves to the appropriate balance sheet asset account.

When the audit kicked off, we realized substantial challenges in Construction in Progress and the team has gone back and rebalanced the entire year's worth of activity associated with Construction in Progress.

Mr. Bovos referenced internal controls, noting that there were a couple of deficiencies identified by Weaver, but none that were substantial. Financial Management Services (FMS) is tightening the review of employees with respect to job separation and their access to specific technology systems. It is really important to know these two specific areas. Weaver's observation is to improve the unlimited access and delete access to those employees who may have separated from employment in a timelier manner, in which FMS is working through.

In reference to the Single Audit, Mr. Bovos stated that Weaver selected seven (7) major programs for review this year -- two federal and one state that had multiple components which totaled to seven (7) reviews. There were three (3) challenges;

- Home Investment Program - the calculation of rental rates for specific units. However, this issue was resolved and no material weakness or significant deficiency was noted.
- Airport Improvement Program - land evaluation and the City's contribution to match that specific program. This issue has been resolved.
- Texas Department of Transportation Highway 121 subaccount project - still continues to be in review. There are some questions related to the segregation of cash and compliance associated with reporting of the cash to that specific grant. The challenge with Texas Department of Transportation Highway 121 project, it is being reviewed and worked through with Weaver.

Mr. Bovos concluded that on March 21st, the Audit Committee is scheduled to hear from Weaver regarding the report on internal controls. Significant deficiencies and material weaknesses will be presented. On March 28th, the Mayor & Council will review the CAFR and the final report will be transmitted.

Councilmember Jordan asked if there was money left from the 121 project and in what amount. In addition, Councilmember Jordan commented on the nine year history chart that was presented and thanked Mr. Bovos for explaining the difference in terminology in capital improvement projects. Councilmember Jordan's concern is the repeat finding of Capital Assets. Mr. Bovos agreed to work on the repeat finding, as well as to take control of the issue.

Mr. Bovos thanked the Committee for their support, as well as the Mayor and Council in providing the resources to be able to implement PeopleSoft - a system that makes the job much easier.

Councilmember Jordan presented Ms. Patrice Randle for the next item on the agenda. However, before she started, he thanked her and the Internal Audit Department for the Auto Pound Audit results and in finding ways to making it better.

B. Update on FY2017 Annual Audit Plan-- Patrice Randle, City Auditor

Ms. Patrice Randle presented, to the Audit Committee, an update of the FY2017 Annual Audit Plan in which the McLeland Tennis Center Audit exit conference had been conducted and the audit recommendations had been submitted to management. Upon receipt of management's responses to the McLeland Tennis Center audit recommendations, that report will be issued. The Tuition Reimbursement Audit was noted as being substantially complete and eight (8) audits are either in

the preliminary testing or detailed fieldwork phase. In reference to the McLeland Tennis Center, once the report is released, you will see that we identified inadequate monitoring of the prior contract and identified opportunities to improve the current contract. During our preliminary testing phase, opportunities for cost recoveries were identified.

In addition to audits, Ms. Randle stated that the Internal Audit Department is conducting data analysis in which duplicate payments, procurement card transactions and utility billings were reviewed. In reviewing the utility billings, there was a comparison of service addresses to City facility addresses. Also, activity for the top 25 vendors and new vendors were reviewed. We also compared vendor addresses to employee addresses.

Ms. Randle also presented an update on the Enterprise Risk Management project in which the Code Compliance Department has been selected as the pilot department. Internal Audit selected Code Compliance because of the public safety aspect, the number of complaints that are received and the fact that Brandon Bennett, Code Compliance Director, volunteered to serve as our pilot department. The kick-off with Code Compliance will be in the third quarter of this fiscal year. In addition, there will be a presentation of the Enterprise Risk Management project at the next city-wide manager's forum on March 3, 2017, in which we will discuss internal controls.

C. Review of Internal Audit Process – Patrice Randle, City Auditor

Ms. Patrice Randle presented, to the Audit Committee, the review of Internal Audit Process. The Internal Audit process had been presented before; however, another review of the processes was considered necessary. Ms. Randle began with the start of the internal audit process where an entrance conference is conducted with the auditee. At the entrance conference, introductions are made. The audit scope, methodology and objectives are explained, as well as the audit process. During the entrance conference, Internal Audit provides an opportunity for the auditee to provide or request any additional areas they would like included in or considered during the audit.

After the entrance conference, the preliminary testing phase begins, during which we assess risk. If there is a high risk area, Internal Audit moves on to audit fieldwork. During audit fieldwork, there is more statistical sampling and more detailed fieldwork, which is documented in the audit work papers. Once the audit work papers are prepared, that information is transferred to the draft audit report. After the draft report is created, the audit management team reviews the report and then the exit conference is scheduled.

Mr. Randle continued with the process of the exit conference, where the same employees and/or the same auditees that came to the entrance conference are invited. In addition, we allow the auditee to invite other employees they feel should attend. At the exit conference, there could be an Assistant City Manager, Department Head, manager and/or supervisor. During the exit conference, Internal Audit presents the entire audit report draft to all attendees. Internal Audit goes through the report, page by page. Any errors and/or clarifications that need to be made are noted at that time. Additionally, Internal Audit allows the auditee the opportunity to provide any revisions that are necessary. As the report is finalized, Internal Audit takes into consideration, comments received during the exit conference. Once the audit report is finalized, it is then released to the Mayor and Council, with the auditee copied. The report is also released to the public.

Councilmember Jordan thanked Ms. Randle for a very proactive effort in presenting the audit process to the Audit Committee. Councilmember Jordan went on to comment about a recent statement in the media, by one of the recipients of an audit. That recipient indicated that the audit

was conducted outside of the audit scope. From previous experience, the auditee and management has the opportunity to provide input on findings that are presented to them. In addition, Councilmember Jordan stated that it was his understanding that if there is a problem noticed within the review of the audit, the audit scope can widen when you find problems within the audit. Ms. Randle agreed with those comments and added that it was required by the standards. Ms. Randle added, for clarification, that the Background section of the report will often go beyond the audit scope. The reason for that is to provide a perspective to the reader regarding how significant the findings are within the report. For example, if there is a revenue audit being conducted for FY2014 & FY2015, you may see a five-year revenue trend, so you can see the progression of revenue over an extended period of time. Councilmember Jordan thanked Ms. Randle and said she had the full support of the Audit Committee for the outstanding work.

IV. EXECUTIVE SESSION

None

V. FUTURE AGENDA ITEMS

A. Requests for future agenda items

None

B. The next meeting is scheduled for February 21, 2017, 1:00 PM

II. ADJOURN

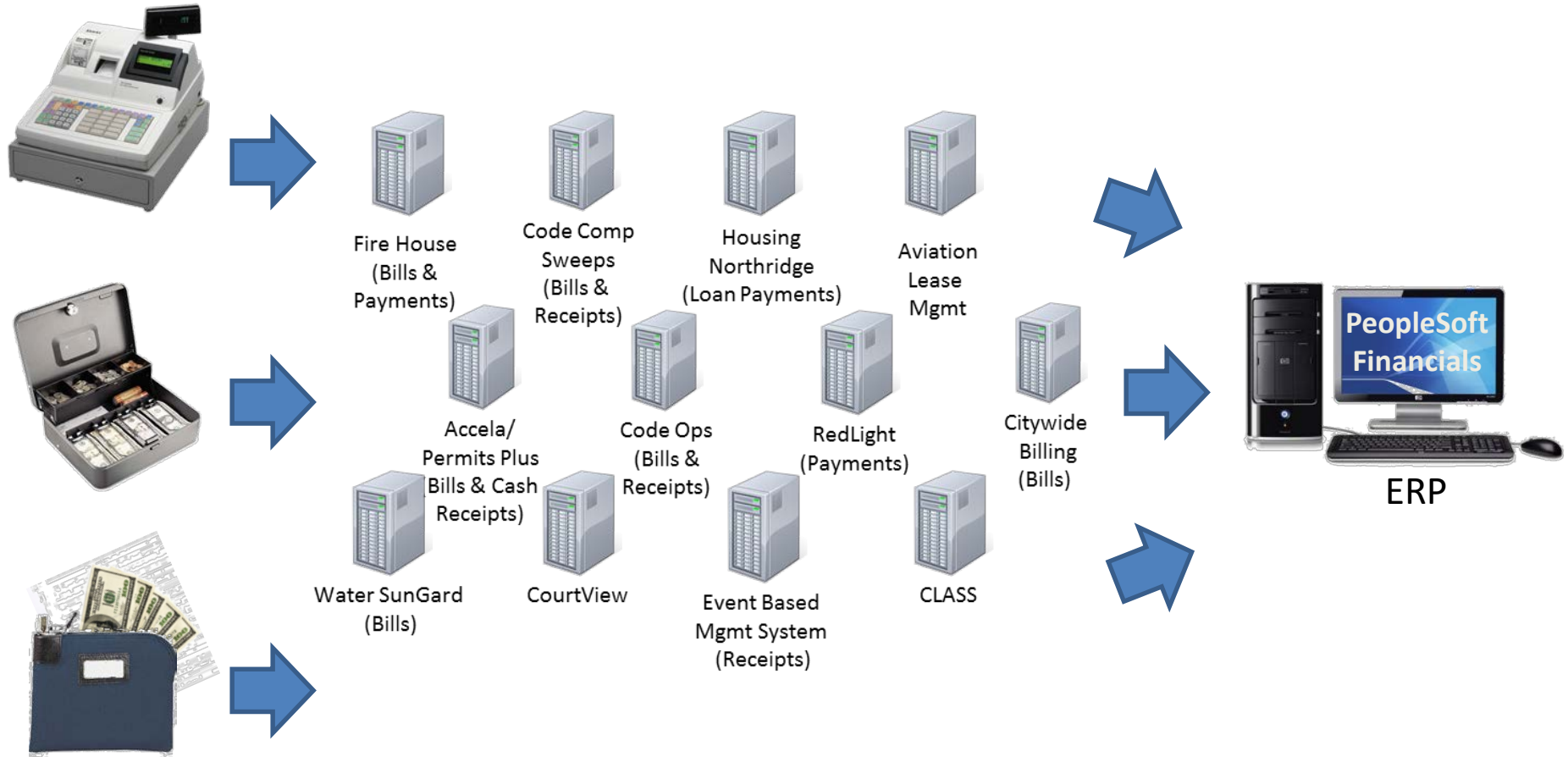
There being no further business, Councilmember Jordan adjourned the meeting at 1:20 pm.



Accounts Receivable Expansion Project Phase 1: AR-POS

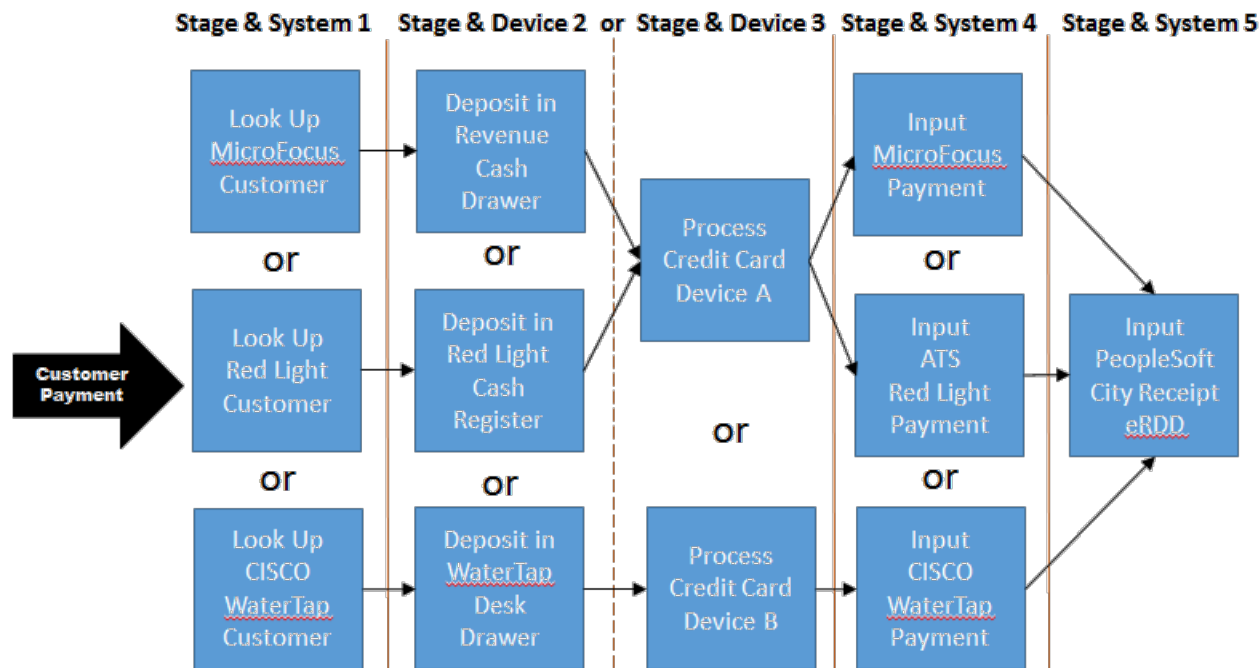
Audit Committee Meeting

April 11, 2017



Financial Management Services

- Current process is inefficient and risky due to the different handling of transactions, different processing systems, different cash drawers and different credit card systems in place to support different departments.
- Different department customer systems rely on disparate customer databases which makes processing inefficient and makes it difficult to determine a Customer's full debts to the City



• Current Disadvantages:

- No standardized process for controlling the receipt of funds or enterprise-wide POS system in place to centrally record when funds are received
- No automated reconciliation of a cashier's activities to deposits
- No enterprise-wide AR system to establish a standard Customer identifier across Departments
- No comprehensive city-wide view into real receivables, aging, and forecasting

• Current Advantage:

- ✓ As part of the ERP implementation, the City has implemented Automated reconciliation of deposits to ledger at a summary level

• Major AR-POS Improvements:

- ✓ Expanded payment options for customers, i.e. ICL, and later IVR
- ✓ Standardized process for controlling the receipt of funds and immediate systemic recordation of funds received by cashiers
- ✓ System-based visibility into the timeliness of handling funds from receipt to deposit
- ✓ System-based reconciliation of cash drawers to deposits and deposits to ledger
- ✓ Data to manage AR aging and produce forecasting

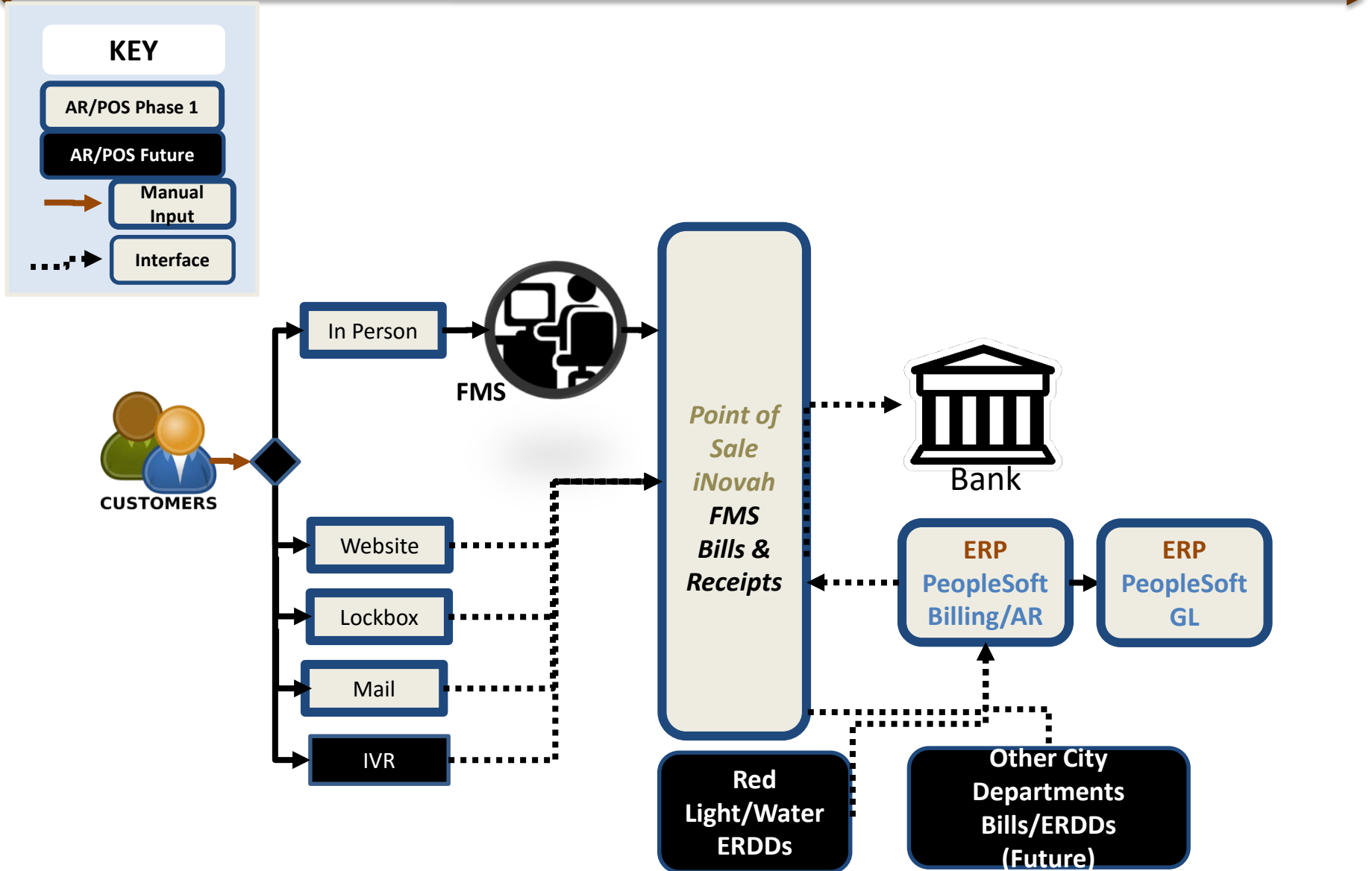
Project Goals

- Improve efficiency and speed of processing payments by check and realizing deposits by adopting ICL technology
- Streamline the current cash/credit card receipt business process by standardizing steps and reducing the number of systems and devices used
- Use the ERP to record more of the amounts owed to the City by Customers of FMS and other departments
- To implement a robust, efficient, customer & user friendly AR-POS solution that will standardize cash handling procedures and can be adopted by other City Departments



Streamlined Process

AR/POS



- Current Status: On schedule
 - City has engaged implementation services for PeopleSoft (AR/Billing) and iNovah (Point of Sale) modules
 - Phase 1 (FMS only) was kicked-off in December and planned to be completed in June
 - Initial prototype of AR/Billing module is complete
 - Initial prototype of POS module underway
 - Integration of AR/Billing and GIS underway
- Next Steps
 - Complete initial prototype of POS
 - Integrate AR/Billing and POS modules
 - Develop end to end test plan
 - Develop training materials



Comments / Questions / Discussion



INFRASTRUCTURE AND TRANSPORTATION COMMITTEE

Tuesday, April 11, 2017

2:00 pm

City Council Conference Room, City Hall, Room 290

200 Texas Street

Fort Worth, Texas 76102

Committee Members

Council Member Sal Espino, Chair
Council Member Jungus Jordan, Vice Chair

Council Member Ann Zadeh
Council Member Zim Zimmerman

City Staff

Jay Chapa, Staff Liaison
Leann Guzman, Sr. Assistant City Attorney
Leticia Azocar, Coordinator

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of February 14, 2017 meeting minutes

III. BRIEFINGS

- A. Briefing on Excavations in the Public Way– Fort Worth’s Utility Construction Policy
Doug Wiersig, Director, Transportation & Public Works Department , Richard Martinez, Assistant Director, Transportation & Public Works Department, Mark Stefanik, Construction Superintendent, Transportation & Public Works Department

IV. FUTURE AGENDA ITEMS

- A. Requests for future agenda items
- B. The next meeting is scheduled for May 9, 2017, 2:00 PM

V. ADJOURN

Please Note: Additional members of the Fort Worth City Council may be attending the meeting for information-gathering purposes. Any members of the Council who are not on the Board will not be deliberating or voting on any Board agenda items.

City Hall and the City Council Conference Room are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City’s ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.



**CITY OF FORT WORTH
INFRASTRUCTURE AND TRANSPORTATION COMMITTEE
Meeting Minutes of February 14, 2017**

Committee Members Present:

Sal Espino, Council Member and Chairman
Jungus Jordan, Council Member and Committee Vice-Chair
Zim Zimmerman, Council Member
Ann Zadeh, Council Member

Members Absent:

None

City Staff Present:

Jay Chapa, Assistant City Manager
Leann Guzman, Senior Assistant City Attorney
Leticia Azocar, ITC Coordinator, Transportation and Public Works Department
Chris Harder, Assistant Director, Water Department

Agenda Item I: Call to Order:

Committee Chair, Council Member Espino, called the meeting to order at 2:30 p.m.

Agenda Item II: Approval of Minutes:

The first order of business was approving the minutes from the October 11, 2016 meeting. Council Member Jordan made a motion for approval and Council Member Zimmerman seconded the motion. Committee members voted to approve the minutes as written.

Agenda Item III: Update on Village Creek Improvements and Capital Projects

The Water Department Capital Improvement Plan from 2017 to 2021 includes \$955 million of itemized programs and projects. \$600 million is devoted to pipeline rehabilitation, replacement and capacity improvements. The 2017 Capital Plan includes \$169 million in projects. Approximately \$52 million is devoted to construction of large diameter wastewater collection mains. It includes collector main projects in Big Fossil, Marine Creek, West Fork, and Sycamore Creek basins. And significant effort to increase capacity with the Village Creek Basin and reduce wet weather overflows.

Mr. Harder presented information on Sanitary Sewer Overflows such as the EPA Administrative Order (1993-2000) which the city was able to complete 2 years early. The total estimated cost of the Wet Weather Program was approximately \$215.7 million dollars. We are currently in a voluntary program,

TCEQ Sanitary Sewer Overflow Initiative (2007-current) with an anticipated completion date of 2017. It is anticipated that the city will participate in the plan once again after the completion of the current plan. The city also participates in the EPA Region SSO Mitigation Project-2016 and 2017.

Mr. Harder gave examples of EPA/DOJ enforcement actions/violations of the Clean Water Act that other cities have received in recent years and the penalties levied against them. The list included Fort Smith, AR, San Antonio, TX, Shreveport, LA, Houston, TX and Corpus Christi, TX.

Mr. Harder presented a chart of sanitary sewer overflow history through 2015 which shows a decline in overflows from 1998 through 2015. Mr. Harder presented a maps of the Village Creek collection system and gave a brief history on the construction of the sewer system, including the lower, middle and upper Village Creek Systems.

Mr. Harder said the city is working with the City of Crowley and the City of Burleson to accommodate new construction and future growth. He also presented VC Basin construction costs at an estimated \$82 million dollars with a construction schedule from 2017 to 2020.

Mr. Harder presented a 12 month outlook for large CIP projects with construction cost estimates and the bidding schedule for each project.

Comments

Mr. Chapa asked the Water Department to give this presentation to inform the committee so that they are aware of the projects that will be coming forward. It is not planned to take the presentation in front of full council at this time but if there are any questions or concerns regarding projects an informal report may be requested.

Councilman Zimmerman asked about the waste water treatment plant on the Westside of town that was approved by council. Mr. Harder explained that they did receive approval for the permitting and design phase for that plant and those phases are included in the 5 year CIP plan but permitting and design would not be complete until approximately 2023 and that it would be another 3 years for the construction phase with an anticipated operational date of 2025.

Councilman Espino commented on the significant investment the city will be taking in the coming years of \$955 million and agreed with Mr. Chapa that the council should be presented with informal reports on the projects and the progress that the Water Department is making.

Councilwoman Zadeh asked about the wet weather overflows and asked Mr. Harder if the department was aware of a manhole issue on University Drive in front of a restaurant. Mr. Harder said they are aware of it and a couple others.

Councilman Espino asked Mr. Harder for a brief explanation of what a sanitary sewer overflow is. Mr. Harder said that it is when waste water leaves the pipeline and goes onto the ground. It can be caused by different reasons including, wet weather overflow, capacity issues, grease, there are numerous reasons why they may happen.

Request for Future Agenda Items:

Councilwomen Zadeh asked for an update on parking pilot program and citywide parking.

Councilman Espino asked for a briefing to full council on the North Central Texas Council of Governments Jacksboro Highway Master Plan.

Councilman Jordan asked that the items that were discussed in Friday's workshop also be addressed by the committee.

Date of Next Meeting:

May 9, 2017

Adjournment:

With no further presentations or discussions, Chairman Espino adjourned the regular meeting of the Infrastructure and Transportation Committee at 2:55 P.M., Tuesday, February 14, 2017.

•—————•

These minutes approved by the Infrastructure and Transportation Committee on the 11th day of April 2017.

APPROVED:

Sal Espino, Chairman

Minutes Prepared by and Attested:

Leticia Azocar, Senior Administrative Assistant



Updated April 5, 2017

***City of Fort Worth
City Council Work Session Agenda Calendar***

April 11, 2017

***1:00 p.m. Audit Committee
2:00 p.m. Infrastructure & Transportation Committee
3:00 p.m. City Council Work Session***

Continued Items:

- **ZC-17-035 - (COUNCIL DISTRICT 3 – Zim Zimmerman) – Chi Song LLC, 3632 Longvue Avenue; From: "CF" Community Facilities To: "E" Neighborhood Commercial (Applicant Request), "PD/CF" for all uses in "CF" Community Facilities plus event center (Zoning Commission recommendation): site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to PD/CF plus event center; site plan waiver) (Continued from April 4, 2017 by Council Member Jordan on behalf of Council Member Zimmerman)**
- o Briefing on 2018 Bond Program *[David Cooke and Jay Chapa, City Manager's Office and Michelle Gutt, Communications and Public Engagement]*
- o Progress Report on Economic Development Strategic Plan *[Robert Sturns, Economic Development and John Karras, Senior Consultant, TIP Strategies, Inc.]*
- o Briefing on Senior Service Community Assessment *[Sonia Singleton, Neighborhood Services]*

April 18, 2017

City Council Work Session (cancelled)

April 25, 2017

City Council Work Session (cancelled)



Updated April 5, 2017

***City of Fort Worth
City Council Work Session Agenda Calendar***

May 2, 2017 **Monthly Zoning Meeting**

1:00 p.m. Legislative and Intergovernmental Affairs Committee

2:00 p.m. Housing and Neighborhood Services Committee

3:00 p.m. City Council Work Session

Continued Items:

- **ZC-17-026** - (COUNCIL DISTRICT 9 – Council Member Zadeh) - JoAnna Kleinschmidt, 3040 Lipscomb Street; From: "A-5" One-Family To: Add HC "Historic and Cultural" Overlay (Recommended for Approval by the Zoning Commission) (**Continued from March 7, 2017 by Council Member Zadeh**)
- **ZC-17-037** - (COUNCIL DISTRICT 7 – Dennis Shingleton) – 5001 Camp Bowie Partners LLC, 5001 Camp Bowie; From: "F" General Commercial To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use with no waiver request; site plan included (Recommended for Approval by the Zoning Commission) (**Continued from April 4, 2017 by Mayor Pro-Tem Shingleton**)
- **ZC-17-043** - (COUNCIL DISTRICT 8 – Kelly Ann Gray) – Fourth & Sylvania LLC, 2400 4th St., 306-320 (evens), 400, 401, 405, 406, 408 Raynor, 2501, 2507-2519, 2525-2529, 2506-2514, 2520-2528 Lawnwood, 2509-2525 (odds) Fisher; From: "A-5" One-Family, "B" Two-Family, "F" General Commercial and "J" Medium Industrial To: "MU-1" Low Intensity Mixed-Use and "UR" Urban Residential (Recommended for Approval by the Zoning Commission) (**Continued from April 4, 2017 by Council Member Allen Gray**)
- **ZC-17-046** - (COUNCIL DISTRICT – ALL) – City of Fort Worth Planning & Development Department: Text Amendment: Amend Urban Residential "UR" District Standards; An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix "A" of the Code of the City of Fort Worth, by amending Section 4.713, Urban Residential "UR" District of Article 7 "Residential Districts", of Chapter 4, "District Regulations" to:
 - Revise in their entirety the development standards for the district

To review the proposed amendment: <http://fortworthtexas.gov/zoning/cases> (Recommended for Approval by the Zoning Commission) (**Continued from April 4, 2017 by Council Member Zadeh**)



Updated April 5, 2017

***City of Fort Worth
City Council Work Session Agenda Calendar***

May 2, 2017 *(continued)*

- **ZC-17-047** - (COUNCIL DISTRICT – All) – City of Fort Worth Planning & Development Department: Text Amendment: Amend Mixed Use "MU-1" and "MU-2" District Standards and Repeal "MU-1G" and "MU-2G"; An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix "A" of the Code of the City of Fort Worth, by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to:
 - Amend Sections 4.1300 'Low Intensity Mixed-Use ("MU-1") District' and 4.1302 High Intensity Mixed-Use ("MU-2") District in their entirety, revising development standards;
 - Repeal Sections 4.1301 Low Intensity Greenfield Mixed-Use ("MU-1G") District and 4.1303 High Intensity Greenfield Mixed-Use ("MU-2G") District in their entirety and reserving the section number;
 - Amend Section 4.1200 "Form Based Districts Code Use Table" to revise certain uses for "MU-1" and "MU-2" and to delete the columns for "MU-1G" and "MU-2G";
 - Amend Section 4.100 "Districts Established" to remove "MU-1G" and "MU-2G";
 - Amend Chapter 5, Article I to add Section 5.147 "Bars and Taverns";
 - Amend Chapter 9, "Definitions" to add definition for "cottage industry"; and
 - Amend Section 6.300, "Bufferyard and Supplemental Building Setback" of Chapter 6 "Development Standards" to reflect applicable standards for the revised "MU-1" and "MU-2" Districts

To review the proposed amendments: <http://fortworthtexas.gov/zoning/cases> (Recommended for Approval by the Zoning Commission) (**Continued from April 4, 2017 by Council Member Zadeh**)

- o Overview of Significant Zoning Cases [[Dana Burghdoff, Planning and Development](#)]
- o Briefing on Fire Department Master Plan [[Mark Rauscher, Fire](#)]
- o Briefing on International Building Codes [[Randle Harwood, Planning and Development and Chief Rudy Jackson, Fire](#)]

May 6, 2017

City Council Election



Updated April 5, 2017

***City of Fort Worth
City Council Work Session Agenda Calendar***

May 9, 2017

***1:00 p.m. Audit Committee
2:00 p.m. Infrastructure & Transportation Committee
3:00 p.m. City Council Work Session***

- o Presentation on SH 199 Corridor Study Update ***[Sandy Wesch, North Central Texas Council of Governments]***
- o Update on the Fort Worth Literacy Partnership ***[Gleniece A. Robinson, Library and Kristin Sullivan, Executive Director, Fort Worth Literacy Partnership]***
- o Briefing on Investigation of Lead in Water ***[Carman, Water]***
- o Briefing on Neighborhood Empowerment Zone Program ***[Aubrey Thagard, Neighborhood Services]***
- o Update on Coleman Report ***[Chief Joel Fitzgerald, Police]***
- o Briefing on Human Trafficking ***[Chief Joel Fitzgerald, Police]***

May 16, 2017

3:00 p.m. City Council Work Session

- o Briefing on Tourism Public Improvement District ***[Bob Jameson, Convention and Visitors Bureau]***
- o Briefing on Alleyway Maintenance Program ***[Aubrey Thagard, Neighborhood Services]***

May 18, 2017 *(Thursday)*

***5:30 p.m. Fort Worth Crime Control and Prevention District
Board of Directors Meeting***

May 23, 2017

3:00 p.m. City Council Work Session (cancelled)



Updated April 5, 2017

***City of Fort Worth
City Council Work Session Agenda Calendar***

May 29, 2017

City Hall Closed – Memorial Holiday

May 30, 2017

3:00 p.m. City Council Work Session (cancelled)

June 6, 2017 ***Monthly Zoning Meeting***

1:00 p.m. Legislative and Intergovernmental Affairs Committee

2:00 p.m. Housing and Neighborhood Services Committee

3:00 p.m. City Council Work Session

Continued Items:

- **ZC-16-185** - (COUNCIL DISTRICT 7 – Mayor Pro-Tem Shingleton) - CADG WS44 LLC, 4621 Keller Hicks Road; From: "A-5" One-Family and "I" Light Industrial To: "A-5" One-Family (Recommended for Denial by the Zoning Commission) (**Continued from March 7, 2017 by Mayor Pro-Tem Shingleton**)
 - o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
 - o Briefing on Fort Worth High Speed Rail Station Site Selection [*Randle Harwood, Planning and Development and Scott Polikov, Gateway Planning*]
 - o Briefing on Multipurpose Arena [*Susan Alanis, City Manager's Office*]

June 13, 2017

1:00 p.m. Audit Committee

2:00 p.m. Infrastructure & Transportation Committee

3:00 p.m. City Council Work Session

- o Presentation of the Final Draft *Fort Worth Public Art Master Plan Update* [*Barbara Goldstein and Jessica Cusick, Project Consultants*]



Updated April 5, 2017

***City of Fort Worth
City Council Work Session Agenda Calendar***

June 20, 2017 Monthly Zoning Meeting

3:00 p.m. City Council Work Session

- o Overview of Significant Zoning Cases [*\[Dana Burghdoff, Planning and Development\]*](#)

June 27, 2017

3:00 p.m. City Council Work Session (cancelled)



City Council Meeting of April 4, 2017
Staff Action Tracking

Item #1	Traffic Signal Timing	
Due Date:	May 2, 2017	Council District: 6
Staff Action:	Staff to prepare an IR on traffic signal timing.	
Responsibility:	Douglas Wiersig (Transportation and Public Works)	

Item #2	Short Term Rentals	
Due Date:	May 2, 2017	Council District: 7
Staff Action:	Staff to provide a briefing on short term rentals.	
Responsibility:	Randle Harwood (Planning and Development) and Sarah Fullenwider (Law)	

Item #3	Sidewalks	
Due Date:	June 3, 2017	Council District: 7
Staff Action:	Staff to schedule an ITC briefing on the City's sidewalk installation policy and provide recommendations to Council at an upcoming Council Work Session.	
Responsibility:	Randle Harwood (Planning and Development) and Douglas Wiersig (Transportation and Public Works)	

Item #4	Theft of Handguns	
Due Date:	May 2, 2017	Council District: 4
Staff Action:	Staff to prepare an IR regarding theft of handguns in unlock vehicles and how the public can be educated on this issue.	
Responsibility:	Chief Joel Fitzgerald (Police), Valerie Washington (City Manager's Office) and Sarah Fullenwider (Law)	



***City Council Meeting of April 4, 2017
Staff Action Tracking***

Item #5 Boards/Commissions

Due Date: May 2, 2017 Council District: 4

Staff Action: Staff to prepare an IR explaining the functions of the Board of
Adjustments, Zoning Commission and City Plan Commission.

Responsibility: Randle Harwood (Planning and Development)

**CITY OF FORT WORTH, TEXAS
CITY COUNCIL WORK SESSION
APRIL 4, 2017**

Present:

Mayor Betsy Price
Mayor Pro tem Dennis Shingleton, District 7
Council Member Salvador Espino, District 2
Council Member Cary Moon, District 4
Council Member Gyna Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Kelly Allen Gray, District 8
Council Member Ann Zadeh, District 9

Absent:

Council Member W.B. “Zim” Zimmerman, District 3

Staff Present:

David Cooke, City Manager
Sarah Fullenwider, City Attorney
Ronald P. Gonzales, Assistant City Secretary

With a quorum of the City Council Members present, Mayor Price called the Fort Worth City Council Work Session to order at 3:01 p.m. on Tuesday, April 4, 2017, in City Council Conference Room 290 of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

1. Report of the City Manager - David Cooke, City Manager

a. Changes to the City Council Agenda

There were no changes to the City Council Agenda.

b. Upcoming and Recent Events

There were no upcoming and recent events.

c. Organizational Updates and Employee Recognition(s)

Mr. Doug Wiersig, Transportation and Public Works Director, introduced Mr. Sam Werschky as the new Assistant Director of the Traffic Management Division.

Mayor Price stated that she had received kudos pertaining to Police Sergeant Anthony Martino, West Division NPO, from Bob and Joni Benda for his exemplary efforts and commitment to the community on Spring Break weekend. The Benda's organized an impromptu Tejas Trails neighborhood litter clean up and Sergeant Martino assisted with traffic all day Saturday on his day off.

d. **Informal Reports**

1. **IR 10000: Oncor Application for Rate Increase**

2. Current Agenda Items - City Council Members

Council Member Jordan requested the meeting be closed in memory of Mr. Bernie Appel from RadioShack.

3. Responses to Items Continued from a Previous Week

- a. **ZC-16-204 - (COUNCIL DISTRICT 7 - Mayor Pro-Tem Shingleton) - BOA SORTE Limited Partnership, et al., 9000-9900 blocks Park Drive, 8900-9300 Boat Club Road, 10101, 10125, 10151, 10159 Saginaw Boulevard; From: "AG" Agricultural, "E" Neighborhood Commercial and "I" Light Industrial To: "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission) (Continued from March 7, 2017 by Mayor Pro-Tem Shingleton)**

Council Member Shingleton stated that he was ready to take action at the Council meeting.

4. Overview of Significant Zoning Cases - Dana Burghdoff, Planning and Development

- ZC-17-019: Recommended for denial
- ZC-17-037: Applicant has requested continuance to May 2, 2017
- ZC-17-043: Speakers in support and opposition of the zoning change
- ZC-17-046: Text Amendment – staff requested one month delay (May 2, 2017)
- ZC-17-047: Text Amendment – staff requested one month delay (May 2, 2017)

5. Presentation on the 2017 Debt Financing Plan, Aaron Bovos, Finance

6. Briefing on PerformancesSTAT Initiative – Fire Data – Lynda Johnson, Performance and Budget, and Chief Rudy Jackson and Mark Rauscher, Fire

Mayor Price requested staff provide comparison of the City's response time compared to other cities.

7. City Council Requests for Future Agenda Items and/or Reports

- Council Member Jordan requested information on traffic signal timing.
- Council Member Shingleton requested briefings on short-term rental properties and a briefing on the City's sidewalk installation policy.
- Council Member Bivens requested information on Council District boundaries.
- Council Member Moon requested information on theft of handguns in unlocked vehicles and how to educate the public. He also requested information explaining the functions of the Board of Adjustment (Residential and Commercial), Zoning Commission and City Plan Commission.

8. Executive Session (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290)

There being no further business, Mayor Price adjourned the City Council Work Session at 4:02 p.m.

**CITY OF FORT WORTH, TEXAS
REGULAR CITY COUNCIL MEETING
APRIL 4, 2017**

Present:

Mayor Betsy Price
Mayor Pro tem Dennis Shingleton, District 7
Council Member Salvador Espino, District 2
Council Member Cary Moon, District 4
Council Member Gyna Bivens, District 5
Council Member Jungus Jordan, District 6
Council Member Kelly Allen Gray, District 8
Council Member Ann Zadeh, District 9

Absent:

Council Member W.B. "Zim" Zimmerman, District 3

Staff Present:

David Cooke, City Manager
Sarah Fullenwider, City Attorney
Ronald P. Gonzales, Assistant City Secretary

I. CALL TO ORDER

With a quorum of the City Council Members present, Mayor Price called the regular session of the Fort Worth City Council to order at 7:04 p.m. on Tuesday, April 4, 2017, in the City Council Chamber of the Fort Worth City Hall, 200 Texas Street, Fort Worth, Texas.

II. INVOCATION – Pastor Denny Gorena, Sagamore Hill Baptist Church

The invocation was provided by Pastor Denny Gorena, Sagamore Hill Baptist Church.

III. PLEDGES OF ALLEGIANCE TO THE UNITED STATES AND THE STATE OF TEXAS

The Pledges of Allegiance to the United States of America and the State of Texas were recited.

IV. CONSIDERATION OF MINUTES OF THE CITY COUNCIL WORK SESSION AND THE REGULAR MEETING OF MARCH 28, 2017

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Shingleton, that the minutes of the City Council Work Session and the Regular meeting of March 28, 2017, be approved. Motion passed 8-0, Council Member Zimmerman absent.

V. ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

There were no items to be withdrawn from the Consent Agenda.

VI. ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

There were no items to be continued or withdrawn by staff.

VII. CONSENT AGENDA

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Shingleton, that the Consent Agenda be approved. Motion passed 8-0, Council Member Zimmerman absent.

A. General - Consent Items

1. **M&C G-18979 - Adopt Ordinance No. 22650-04-2017 Revising Chapter 4, "Alcoholic Beverages," of the Code of the City of Fort Worth, Texas by Repealing Sections 4-1 and 4-2 Specifying Local Fees for Certain Alcoholic Beverage Permits and Licenses and Enacting a New Section 4-1 Levying Local Fees in Accordance with State Law (ALL COUNCIL DISTRICTS)**

B. Purchase of Equipment, Materials, and Services - Consent Items

1. **M&C P-12019 - Authorize Purchase Agreement with Keystone Turbine Services LLC., for the Police Department for Turbine Engine and Repairs for Helicopters in an Amount Up to \$200,000.00 (ALL COUNCIL DISTRICTS)**
2. **M&C P-12020 - Authorize Purchase Agreement with National Security & Protective Services, Inc., for a Total Amount Up to \$300,000.00 for the First Year for Security Guard Services for the Police Department (ALL COUNCIL DISTRICTS)**

C. Land - Consent Items

1. **M&C L-16020 - Consider Adoption of a Proposed Amendment and Waiver to the Master Thoroughfare Plan, MT-17-001, to Reduce the Width of a Segment of Bonds Ranch Road from Wagley Robertson Road to Harmon Road (COUNCIL DISTRICT 7, ETJ TARRANT COUNTY)**

2. **M&C L-16021 - Authorize Acquisition of a Fee Simple Interest in 5.316 Acres of Land for Right-of-Way, 0.046 Acres for a Permanent Drainage Facility Easement and 0.684 Acres of Land for Temporary Construction Easements Described as Abstract No. 1209, Thomas Peck Survey, and Abstract No. 999, W. McCowen Survey, Located at 8463 Old Denton Road from Basswood 35 Land, LLC, for the North Riverside Drive, North Tarrant Parkway to Old Denton Road, in the Amount of \$834,882.00 and Pay Estimated Closing Costs in the Amount of \$10,000.00 for a Total Cost of \$844,882.00 (2014 BOND PROGRAM) (COUNCIL DISTRICT 4)**

E. Award of Contract - Consent Items

1. **M&C C-28166 - Authorize Execution of a Contract with C. Green Scaping, LP, in the Amount of \$337,685.00 for Brick Pavement Rehabilitation 2017 at Five Locations and Provide for Project Costs and Contingencies for a Total Project Amount of \$368,400.00 (COUNCIL DISTRICTS 2, 3, 4, 7 and 9)**
2. **M&C C-28167 - Adopt Resolution No. 4765-04-2017 Authorizing Execution of Amendment No. 1 to the Funding Agreement with the Texas Department of Transportation, City Secretary Contract No. 47636, in the Amount of \$1,000,000.00 for Construction, Installation and Maintenance of a Continuous Lighting System in the IH-35W Corridor from Downtown to Denton County Line and Authorize Payment to the Texas Department of Transportation in the Amount of \$1,000,000.00 (COUNCIL DISTRICTS 2, 4, 7, 8 and 9)**
3. **M&C C-28168 - Authorize Execution of a Contract with Intermountain Slurry Seal, Inc., in the Amount of \$967,270.00 for Micro-Surfacing 2017 at Various Locations and Provide for Project Costs and Contingencies for a Total Project Amount of \$1,100,000.00 (COUNCIL DISTRICTS 5 and 6)**
4. **M&C C-28169 - Authorize Amendment No. 1 to the Professional Services Agreement with Halff Associates, Inc., in an Amount Not to Exceed \$110,000.00 to Perform Additional Engineering Services Associated with the FEMA Fiscal Year 2014 Cooperating Technical Partners Program Mapping Services Grant Funds Awarded in 2014 and Adopt Appropriation Ordinance No. 22651-04-2017 (ALL COUNCIL DISTRICTS)**
5. **M&C C-28170 - Authorize Execution of a Memorandum of Understanding and Cost Reimbursement Agreement with the Federal Bureau of Investigation to Participate in the Financial Crimes Task Force, Authorize Acceptance of Reimbursement Funds in the Amount of \$17,753.00 and Adopt Appropriation Ordinance No. 22652-04-2017 (ALL COUNCIL DISTRICTS)**

- 6. M&C C-28171 - Authorize Execution of Amendment No. 1 to City Secretary No. 45595, an Engineering Agreement with Carollo Engineers, Inc., in the Amount of \$700,000.00 for Design Service of Enclosure of Gaseous Chlorine and Sulfur Dioxide Storage Facilities Project at the Village Creek Water Reclamation Facility for a Revised Contract Amount of \$849,000.00, Adopt Reimbursement Resolution No. 4766-04-2017 Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt and Adopt Appropriation Ordinance No. 22653-04-2017 (COUNCIL DISTRICT 5)**

VIII. PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

- 1. Notice of Claims for Alleged Damages and/or Injuries**

End of Consent Agenda.

IX. SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

- 1. Presentation of Certificate of Recognition for Ryan Almusawi, 2017 Prudential Spirit of Community Award Winner**

Mayor Price presented a Certificate of Recognition to Mr. Ryan Almusawi, 2017 Spirit of Community Award winner.

- 2. Presentation of Certificate of Recognition for Harmony Science School of Innovation**

Council Member Jordan presented a Certificate of Recognition to Ms. Tara Holt, Harmony Science School of Innovation, and recognized the following students for their excellence in STEM education:

<u>Name</u>	<u>Category</u>
Margaret Cordero	Biomedical & Health Sciences
Isabella Solis, Gerrell Haynes	Earth & Environmental Sciences
Aleena Teresa, Kritisha Sharma	Physics & Astronomy
Guangshun Chen	Environmental Engineering
Nolan Cox	Behavioral & Social Sciences
Michael Clark	Materials Science
Thomas Holt	Systems Software
Ruhani Ahluwalia	Cellular & Molecular Biology
Ashar Khazi-Syed	Earth & Environmental Services
Afeefah Khazi-Syed	Microbiology

Rajveer Sagoo	Engineering Mechanics
Amar Sharma	Biochemistry
Irene Strzhemechny	Mathematics
Itay Rekhelis	Chemistry
Thomas Maina, Sean Lee	Animal Sciences
Johann Elano	Environmental Engineering
Brandon Saucedo	Energy Physical
Shrasta Timalisina, Anela Gabeljic	Microbiology
Dave Hernandez	Plant Sciences

X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events

Mayor Price, Mayor Pro tem Shingleton, and Council Members Moon, Bivens, Allen Gray, and Zadeh announced upcoming and recent events within the City and various Council districts.

2. Recognition of Citizens

Mayor Price presented a Certificate of Recognition to Ms. Laura Hopkins and Ms. Becky Redman, Lockheed Martin, and Ms. Judy McDonald and Ms. Renee Parker, Workforce Solutions of Tarrant County, for Lockheed Martin Corporation Day.

3. Approval of Ceremonial Travel

There was no approval of ceremonial travel.

XI. PRESENTATIONS BY THE CITY COUNCIL

1. Changes in Membership on Boards and Commissions

There were no changes in membership on boards and commissions.

XII. PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS, COMMISSIONS AND/OR CITY COUNCIL COMMITTEES

There were no presentations and/or communications from boards, commissions and/or City Council committees.

XIII. ZONING HEARING

The City Council, at its meeting of March 7, 2017, continued Zoning Docket ZC-16-204:

1. **ZC-16-204 - (CD 7) - BOA SORTE Limited Partnership, et al., 9000-9900 blocks Park Drive, 8900-9300 Boat Club Road, 10101, 10125, 10151, 10159 Saginaw Boulevard; From: "AG" Agricultural, "E" Neighborhood Commercial and "I" Light Industrial To: "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)**

The following individuals appeared before Council in support of Zoning Docket ZC-16-204:

Mr. Justin Bono, 9219 Arbor Trail Drive, Dallas, Texas
Mr. Brent Murphree, 5750 Genesis Court, Frisco, Texas

The following individuals appeared before Council in opposition to Zoning Docket ZC-16-204:

Mr. Jeff Longspaugh, 7617 Skylake Drive
Mr. Stephen Sandfort, 7808 Driftwood Court

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-16-204 be denied without prejudice. Motion passed 8-0, Council Member Zimmerman absent.

The Notice of Special Hearing set today as the date for the hearing in connection with recommended changes and amendments to Zoning Ordinance No. 13896 and that notice of the hearing had been given by publication in the *Fort Worth Star-Telegram*, the official newspaper of the City of Fort Worth, on March 19, 2017.

Mayor Price opened the public hearing.

2. **ZC-17-016 - (CD 5) - Tarrant Acquisitions, LTD/Kenneth Newell, 9501 Trammel Davis Road; From: "O-1" Floodplain To: "PD/SU" Planned Development/Specific Use for concrete recycling with crusher (Recommended for Approval by the Zoning Commission with site plan required)**

Mr. Dennis Hopkins, 2131 North Collins Street, Arlington, Texas, appeared before Council in support of Zoning Docket ZC-17-016.

Motion: Council Member Bivens made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-17-016 be approved with the removal of the site plan requirement. Motion passed 8-0, Council Member Zimmerman absent.

3. **ZC-17-019 - (CD 5) - Robin and Dale Sommerfeld, 8200 & 8300 Randol Mill Road; From: PD 539 "PD/SU" Planned Development/Specific Use for all uses in "A-5" One-Family plus golf driving range; site plan required To: Amend PD 539 to remove golf range use and add RV Park; site plan included. (Recommended for Denial by the Zoning Commission)**

Mr. Dale Sommerfeld, 8300 Randol Mill Road, appeared before Council in support of Zoning Docket ZC-17-019.

Motion: Council Member Bivens made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-17-019 be denied. Motion passed 8-0, Council Member Zimmerman absent.

Council Member Bivens requested that Mr. Sommerfeld meet with Ms. Jocelyn Murphy, Planning and Development Department, after the meeting.

4. **ZC-17-035 - (CD 3) - Chi Song LLC, 3632 Longvue Avenue; From: "CF" Community Facilities To: "E" Neighborhood Commercial (Applicant Request), "PD/CF" for all uses in "CF" Community Facilities plus event center (Zoning Commission recommendation): site plan waiver recommended. (Recommended for Approval as Amended by the Zoning Commission to "PD/CF" plus event center; site plan waiver)**

Ms. Abbey Sunmonu, 112 Diamond Rose Drive, completed a speaker card in support of Zoning Docket ZC-17-035 and was recognized by Mayor Price but did not wish to address Council.

Ms. Cindi Creswell, 3663 Brookland Avenue, completed a comment card in support of Zoning Docket ZC-17-035.

Motion: Council Member Jordan made a motion, seconded by Council Member Zadeh, that Zoning Docket ZC-17-035 be continued to the April 11, 2017, Council meeting. Motion passed 8-0, Council Member Zimmerman absent.

5. **ZC-17-036 - (CD 2) - Alejandro Orozco, 2423 Refugio Avenue; From: "A-5" One-Family To: "PD/A-5" Planned Development for all uses in "A-5" One-Family plus four residential units; site plan included (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Espino made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-17-036 be approved. Motion passed 8-0, Council Member Zimmerman absent.

- 6. ZC-17-037 - (CD 7) - 5001 Camp Bowie Partners LLC, 5001 Camp Bowie; From: "F" General Commercial To: "PD/MU-1" Planned Development for all uses in "MU-1" Low Intensity Mixed-Use with no waiver request; site plan included (Recommended for Approval by the Zoning Commission)**

Ms. Brenda Helmer, 4900 Birchman Avenue, appeared before Council in opposition to Zoning Docket ZC-17-037.

The following individuals completed comment cards in opposition to Zoning Docket ZC-17-036:

Ms. Cheryl Sherwood, 4927 Birchman Avenue
Ms. Patsy Berry, 4924 Pershing Avenue
Ms. Ann Costa, 5632 El Campo Avenue
Ms. Karen Berning, 3612 Washburn Avenue
Mr. David Berning, 3612 Washburn Avenue
Ms. Beth Kaufman, 777 Main Street, Suite 1150
Ms. Lisa Bashore, 4728 Pershing Avenue
Ms. Melissa Wade Hunter, P.O. Box 470243
Ms. Christina Patoski, P.O. Box 471321

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-17-037 be continued to the May 2, 2017, Council meeting. Motion passed 8-0, Council Member Zimmerman absent.

- 7. SP-17-003 - (CD 6) - Propstone LLC, 5560 Mesa Springs Drive; From: PD 655 Planned Development/Specific Use for all uses in "F" General Commercial; exclude the following: Sexually Oriented Business; Tattoo Parlor; Pool Hall; Bar, Tavern, Cocktail Lounge unless associated with a restaurant. No detached pole sign. No wooden wall or fence to be constructed adjacent to residential property. Site Plan required. PD 656 Planned Development/Specific Use, for all uses in "I" Light Industrial; exclude the following: Correctional Facility; Wastewater (Sewage) treatment Facility, Water Supply, Treatment or Storage; Bar, Tavern, Cocktail Lounge, Club, Private or Teen, Tattoo Parlor, Pool Hall, Sexually Oriented Business, Stables, Commercial, Riding, Boarding or Rodeo Arena, Theater, Drive-in, Mini Warehouse, Mobile Home or Manufactured Housing Sales, Vehicle Junkyard, Storage Yard, Assaying, Blacksmithing or Wagon Shop, Bottling Works, Milk or Soft Drinks, Chicken Battery or Brooder, Coal, Coke or Coal Yard, Crematorium, Food Processing (No Slaughtering), Manufacture of Aluminum, Brass or other Metals or from Bone, Paper, Rubber, Leather, Railroad Roadhouse or Railroad Car Repair Shop. Site Plan Required. To: Amend site plan to increase the building footprint and relocate surface parking (Recommended for Approval by the Zoning Commission)**

Mr. Trace Strevey, 6300 Ridglea Place, appeared before Council in support of Site Plan SP-17-003.

Motion: Council Member Jordan made a motion, seconded by Council Member Espino, that Site Plan SP-17-003 be approved. Motion passed 8-0, Council Member Zimmerman absent.

8. ZC-17-040 - (CD 2) - Eagle Mountain-Saginaw ISD, 5400 Block of Marine Creek Parkway; From: "AG" Agricultural To: "CF" Community Facilities (Recommended for Approval by the Zoning Commission)

Mr. Mike Wilson, 5237 North Riverside, Suite 100, completed a speaker card in support of Zoning Docket ZC-17-040 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Espino made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-17-040 be approved. Motion passed 8-0, Council Member Zimmerman absent.

9. ZC-17-043 - (CD 8) - Fourth & Sylvania LLC, 2400 4th St., 306-320 (evens), 400, 401, 405, 406, 408 Raynor, 2501, 2507-2519, 2525-2529, 2506-2514, 2520-2528 Lawnwood, 2509-2525 (odds) Fisher; From: "A-5" One-Family, "B" Two-Family, "F" General Commercial and "J" Medium Industrial To: "MU-1" Low Intensity Mixed-Use and "UR" Urban Residential (Recommended for Approval by the Zoning Commission)

Mr. Ray Oujesky, 201 Main Street, Suite 2500, appeared before Council in support of Zoning Docket ZC-17-043 and requested that the "UR" Urban Residential zoning change be changed to "R-2" Townhouse/Cluster zoning instead.

Ms. Opal Lee, 417 South Judkins, appeared before Council in support of Zoning Docket ZC-17-043.

The following individuals completed speaker cards in support of Zoning Docket ZC-17-043 and were recognized by Mayor Price but did not wish to address Council:

Mr. Cory Session, 2817 East 4th Street
Mr. Don Marshall, 2817 East 4th Street

Ms. Phyllis Allen, 2707 Ennis Avenue, appeared before Council in opposition to Zoning Docket ZC-17-043.

The following individuals completed comment cards in support of Zoning Docket ZC-17-043:

Mr. Mark Presswood, 502 Grand Avenue
Mr. Darrin Nickerson, 407 South Sylvania
Mr. Donnie Watson, 112 Baurline Street
Mr. William Tabor, 400 South Sylvania Avenue
Ms. Lisa Tabor, 2704 La Salle Street
Mr. Shawn Shack, 3917 Owlet Drive
Ms. Gwen Clayton, 2612 East First Street
Mr. Theodore Morgan, 2624 East First Street
Mr. Alan Cook, 1317 Wayne Street
Ms. Audrey Morgan, 2624 East First Street #B
Ms. Dianna Johnson, 2909 Ennis Avenue
Mr. Bobby Anderson, 2909 Ennis Avenue
Mr. Michael McDaniel, 2813 Lawnwood Street
Ms. Shawana Washington, 5644 Conroy Street
Mr. Greg Roberts, 408 South Sylvania
Mr. James McClinton, 5644 Conroy Street
Ms. Karen McDaniel, 2813 Lawnwood Street
Ms. Rebeca Ornelas, 860 McCulley Street

Motion: Council Member Allen Gray made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-17-043 be approved for “MU-1” and denied for the proposed “R-2” zoning change.

After discussion between Council members and Mr. Oujesky, Council Member Allen Gray amended her motion.

Motion: Council Member Allen Gray amended the motion, seconded by Council Member Espino, that Zoning Docket ZC-17-043 be continued to the May 2, 2017, Council meeting. Motion passed 8-0, Council Member Zimmerman absent.

(Council Member Espino stepped away from the dais.)

- 10. ZC-17-046 - (CD-ALL) - City of Fort Worth Planning & Development Department: Text Amendment: Amend Urban Residential "UR" District Standards; An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix "A" of the Code of the City of Fort Worth, by amending Section 4.713, Urban Residential "UR" District of Article 7 "Residential Districts", of Chapter 4, "District Regulations" to: Revise in their entirety the development standards for the district (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Zadeh made a motion, seconded by Council Member Bivens, that Zoning Docket ZC-17-046 be continued to the May 2, 2017, Council meeting. Motion passed 7-0, Council Members Espino and Zimmerman absent.

(Council Member Espino returned to his place at the dais.)

11. **ZC-17-047 - (CD-ALL) - City of Fort Worth Planning & Development Department: Text Amendment: Amend Mixed Use "MU-1" and "MU-2" District Standards and Repeal "MU-1G" and "MU-2G"; An Ordinance Amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as Amended, Codified as Appendix "A" of the Code of the City of Fort Worth, by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to: Amend Sections 4.1300 'Low Intensity Mixed-Use ("MU-1") District' and 4.1302 High Intensity Mixed-Use ("MU-2") District in their entirety, revising development standards; Repeal Sections 4.1301 Low Intensity Greenfield Mixed-Use ("MU-1G") District and 4.1303 High Intensity Greenfield Mixed-Use ("MU-2G") District in their entirety and reserving the section number; Amend Section 4.1200 "Form Based Districts Code Use Table" to revise certain uses for "MU-1" and "MU-2" and to delete the columns for "MU-1G" and "MU-2G"; Amend Section 4.100 "Districts Established" to remove "MU-1G" and "MU-2G"; Amend Chapter 5, Article I to add Section 5.147 "Bars and Taverns"; Amend Chapter 9, "Definitions" to add definition for "cottage industry"; and Amend Section 6.300, "Bufferyard and Supplemental Building Setback" of Chapter 6 "Development Standards" to reflect applicable standards for the revised "MU-1" and "MU-2" Districts (Recommended for Approval by the Zoning Commission)**

Motion: Council Member Zadeh made a motion, seconded by Council Member Espino, that Zoning Docket ZC-17-047 be continued to the May 2, 2017, Council meeting. Motion passed 8-0, Council Member Zimmerman absent.

There being no one else present desiring to be heard in connection with the recommended changes and amendments pertaining Zoning Ordinance No. 13896 for the above-listed cases, Council Member Zadeh made a motion, seconded by Council Member Espino, that the hearing be closed and Ordinance No. 22654-04-2017 be adopted. Motion passed 9-0.

XIV. REPORT OF THE CITY MANAGER

B. General

- 1. M&C G-18980 - Adopt Twenty-Ninth Supplemental Ordinance Authorizing Issuance and Sale of City of Fort Worth Texas Water and Sewer System Revenue Bonds, Series 2017, in the Aggregate Principal Amount of \$16,045,000.00, and Approving Sale of the Bonds to the Texas Water Development Board, Waive Provisions of the Financial Management Policy Statements, Authorize Transfers to Fund the Required Reserve and Debt Payments, and Adopt Appropriation Ordinances (ALL COUNCIL DISTRICTS)**

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Bivens, that Mayor and Council Communication G-18980 be approved and Twenty-Ninth Supplemental Ordinance No. 22655-04-2017 and Appropriation Ordinance Nos. 22656-04-2017, 22657-04-2017, 22658-04-2017 and 22659-04-2017 be adopted. Motion passed 9-0.

C. Purchase of Equipment, Materials, and Services

- 1. M&C P-12021 - Authorize Purchase Agreement with GTS Technology Solutions Inc., Using a Cooperative Contract in the Total Amount Up to \$912,515.00 for the First Year for Mobile Surveillance Cameras and Equipment for the Police Department (ALL COUNCIL DISTRICTS)**

Motion: Mayor Pro tem Shingleton made a motion, seconded by Council Member Jordan, that Mayor and Council Communication P-12021 be approved. Motion passed 8-0, Council Member Zimmerman absent.

XV. CITIZEN PRESENTATIONS

Mr. Nicholas St. John, 5016 Lincoln Oaks Drive #713, appeared before Council relative to red light cameras.

The following individuals appeared before Council relative to community relations:

Bishop Mark Kirkland, representing Greater St. Mark Church, 1732 Liberty Street
Mr. Michael Bell, 1900 Berry Street

The following individuals appeared before Council relative to crime and shootings in the Burchill neighborhood:

Mr. Angelo Pena, 14317 Centreport Landing Circle #1011
Ms. Rosa Gomez, 2817 Burchill Road North
Ms. Marie Contreras, 2813 Burchill Road North
Ms. Doria Gambino, 3537 Ryan Avenue

Ms. Celia Rangel, 2836 Burchill Road North, completed a Citizen Presentation card relative to crime and shootings in the Burchill neighborhood and was recognized by Mayor Price but did not wish to address Council:

The following individuals completed Citizen Presentation cards relative to crime and shootings in the Burchill neighborhood and were recognized by Mayor Price but were not present in the Council Chamber:

Ms. Ashley Pena, 2840 Burchill Road North
Ms. Amy Fabila, 2840 Burchill Road North
Mr. Gregory Pena, 2804 Burchill Road North
Ms. Stella Gonzales Soto, 2667 Quinn Street

Mayor Price requested that the citizens of the Burchill neighborhood meet with Police Chief Fitzgerald after the Council meeting.

Mr. Syed Hamza, 2932 Woodbridge Drive, Bedford, Texas, appeared before Council relative to Jacqueline Craig and community relations.

XVI. EXECUTIVE SESSION (CITY COUNCIL CONFERENCE ROOM, CITY HALL, ROOM 290)

XVII. ADJOURNMENT

There being no further business, Mayor Price adjourned the Regular meeting at 9:15 p.m., in memory of “Mr. RadioShack,” Bernie Appel, who passed away on Sunday, April 2, 2017, Officer Michael and Mrs. Mary Ann Valdez, who passed away on Friday, March 31, 2017, and Alex and Isaiah Lopez, who passed away on Wednesday, March 29, 2017.

No Documents for this Section



To the Mayor and Members of the City Council

April 11, 2017

Page 1 of 2

SUBJECT: FY18 BUDGET COMMUNICATIONS PLAN

The City of Fort Worth has a comprehensive communications plan for the FY18 Budget. The plan includes communications strategies for our internal (employees, elected officials) and external (stakeholders, Fort Worth residents).

The objectives of the plan are to:

- Educate the public on the budget process
- Encourage the public to provide input
- Educate the public on the current budget
- Educate the public on next steps

We are using a variety of outreach efforts to accomplish the plan objectives. These include:

Internal Audiences (City of Fort Worth employees and elected officials)

- A series of articles in Roundup (employee newsletter) on the budget
- Lunch & Learn sessions

External Audiences (Budget Stakeholders Group, Fort Worth Residents)

Budget Stakeholders Group

- Provide support and information for the group
- Use group to develop Q and A information for website

Social Media and Email newsletters

- Place information on Nextdoor, facebook and twitter about the budget
- Promote public hearings
- Include information in the Community Engagement Weekly Bulletin

Video

- Produce a video on the current budget and the upcoming budget process. Post on:
 - YouTube
 - City Website and Cable Channel
 - Meeting in a Box

Public Meetings

- Attend all scheduled town halls and public meetings
- Provide information at neighborhood association and HOA meetings as requested
- Provide a Meeting in a Box to neighborhood groups and other organizations who request additional information

Speakers

- Provide speakers for community groups and neighborhoods

Website

- Create a Budget page on the city's website
- Launch a feedback tool to allow residents to provide input online

**To the Mayor and Members of the City Council****April 11, 2017**

Page 2 of 2

SUBJECT: FY18 BUDGET COMMUNICATIONS PLAN**Collateral Material**

- Include information in the FW Connection insert in the FW Star-Telegram, La Vida and La Estrella
- Provide copies of insert and handout to all city facilities for distribution

Media Relations

- Provide media releases on the budget process
- Respond to media inquiries

Organization Outreach

- Create special messaging and information for community and business organizations to include in communications to their members
 - Chambers
 - Rotary
 - Realtors
 - AARP
 - Political organizations

The following chart outlines the timeline for each outreach effort.

Communications Tool	May	June	July	Aug
Roundup Articles	X	X	X	X
Video complete	X			
Meeting in a Box		X		
Public Meetings	X	X	X	X
Speakers	X	X	X	X
Website page and updates	X	X	X	X
Insert in the FW Star Telegram		X		
Copies of Insert to FW offices		X	X	X
Social Media	X	X	X	X
Community Engagement Weekly Bulletin	X	X	X	X
City News story on election	X	X	X	X

If you would like for us to schedule a meeting in your district to specifically discuss the FY18 Budget, please contact Michelle Gutt and her staff will assist.

Questions about the communications plan should be directed to Michelle Gutt, Communications & Public Engagement Director at 817-392-6248 or michelle.gutt@fortworthtexas.gov.

David Cooke
City Manager

No Documents for this Section

A Resolution

NO. _____

A RESOLUTION OF THE CITY OF FORT WORTH, TEXAS DETERMINING THE COSTS OF CERTAIN PUBLIC IMPROVEMENTS TO BE FINANCED BY THE FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 16 (WALSH RANCH/QUAIL VALLEY); ACCEPTING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING ON MAY 2, 2017 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #1 OF THE DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, Chapter 372, Texas Local Government Code (the “**Act**”) authorizes the governing body (the “**City Council**”) of the City of Fort Worth, Texas (the “**City**”), to create a public improvement district within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on September 20, 2016, the City Council conducted a public hearing to consider a petition received by the City on August 1, 2016 (the “**Petition**”) requesting the creation of the Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) (the “**District**”) to undertake the construction of certain public improvements described in the Petition (the “**Authorized Improvements**”); and

WHEREAS, on September 27, 2016, the City Council adopted Resolution No. 4686-09-2016 (the “**Authorization Resolution**”), authorizing, establishing and creating the District; and

WHEREAS, only a portion of the property within the District, consisting of approximately 251.01 acres (“**Improvement Area #1**”), will be developed initially; and

WHEREAS, the Act requires that the City Council determine the total cost of the Authorized Improvements that benefit Improvement Area #1 and which are to be funded by assessments levied in Improvement Area #1 of the District (the “**Improvement Area #1 Funded Improvements**”); and

WHEREAS, on March 7, 2017, the City Council adopted Resolution No. 4758-03-2017 (the “**Prior Resolution**”) determining the total estimated costs of the Authorized Improvements in Improvement Area #1 of the District, directing the filing of a proposed assessment roll, directing the mailing and publication of notice of a public hearing to be held on March 28, 2017 to consider the levying of the special assessments against the property within Improvement Area #1 of the District, and directing related actions; and

WHEREAS, the City Council, pursuant to the Prior Resolution and Sections 372.016(b) and (c) of the PID Act, published notice on March 9, 2017 in the Fort Worth Star Telegram of a public hearing to be held on March 28, 2017 to consider the proposed special assessments to be levied against property located in



Improvement Area #1 of the District and mailed copies of such notice to the last known address of the owners of the property liable for the special assessments; and

WHEREAS, the hearing originally to be held on March 28, 2017 has been postponed, and, as a result of such delay, the City Council has determined to adopt this Resolution with the intent of superseding the Prior Resolution in its entirety; and

WHEREAS, the City Council and the City staff have been presented with a Preliminary Service and Assessment Plan for the District, focusing primarily on Improvement Area #1 and including the proposed assessment roll attached thereto (the “**Proposed Assessment Roll**”) (collectively, the “**Preliminary SAP**”), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of the Improvement Area #1 Funded Improvements and the Proposed Assessment Roll states the special assessment to be levied against each parcel of land in Improvement Area #1 as determined by the assessment methodology chosen by the City Council; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the “**City Secretary**”) and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the “**Assessment Hearing**”) be called to consider the proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing and be mailed to property owners liable for assessment and; and

WHEREAS, after all objections have been heard and passed on at the Assessment Hearing, the City Council may levy special assessments against the property in Improvement Area #1 to pay for the Improvement Area #1 Funded Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1. THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. THAT Resolution No. 4758-03-2017 is superseded in its entirety by this Resolution.

SECTION 3. THAT the City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 4. THAT the City Council hereby determines that the estimated total costs of the Improvement Area #1 Funded Improvements (as defined in the Preliminary SAP) to be financed by the District are \$6,350,000, as set forth in the Preliminary SAP.



SECTION 5. THAT the City Council's final determination and approval of the costs of the Improvement Area #1 Funded Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 6. THAT the City Council will defer the levy of assessments against property within future improvement areas for phase-specific improvements that will benefit only the property within each such future improvement area until such time as the costs of such phase-specific improvements can be determined with certainty.

SECTION 7. THAT the City Council hereby authorizes and directs the filing of the Preliminary SAP with the City Secretary and the same shall be available for public inspection.

SECTION 8. THAT the City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing as defined above) to be held on May 2, 2017 at 7:00 p.m. at City Council Chamber, City Hall, 200 Texas Street, Fort Worth, Texas, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance or resolution levying the assessments as special assessments on the property within Improvement Area #1 of the District (which ordinance or resolution shall specify the method of payment of the assessments).

SECTION 9. THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in a newspaper of general circulation in the City, on or before April 21, 2017, as required by Section 372.016(b) of the Act.

SECTION 10. THAT when the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before April 21, 2017, to mail to owners of property liable for assessment notice of the Assessment Hearing as required by Section 372.016(c) of the Act.

SECTION 11. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the Assessment Hearing on the agenda for the May 2, 2017 meeting of the City Council.

SECTION 12. THAT this Resolution shall become effective from and after its date of passage in accordance with law.

Adopted this _____day of April 2017.

ATTEST:

By: _____

Mary Kayser, City Secretary



EXHIBIT A
PRELIMINARY SERVICE AND ASSESSMENT PLAN

EXHIBIT B

NOTICE OF PUBLIC HEARING

CITY OF FORT WORTH, TEXAS NOTICE OF PUBLIC HEARING TO CONSIDER THE LEVY OF ASSESSMENTS AGAINST PROPERTY WITHIN FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 16 (WALSH RANCH/QUAIL VALLEY)

Pursuant to Chapter 372, Texas Local Government Code (the “Act”), notice is hereby given that the City Council of the City of Fort Worth, Texas (the “City”) will hold a public hearing (the “Public Hearing”) to consider the levy of assessments against property within Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) (the “District”) to pay for certain improvements therein.

Date, Time and Place of Public Hearing. The Public Hearing will take place on May 2, 2017, at 7:00 p.m., at the City Council Chamber, City Hall, 200 Texas Street, Fort Worth, Texas.

General Nature of the Improvements. The general nature of the proposed public improvements, including the improvements to be reimbursed through the levy of special assessments in the District, includes: (i) earthwork and erosion control improvements, (ii) storm drainage improvements, (iii) water distribution improvements, (iv) wastewater improvements, (v) road improvements, (vi) landscaping improvements, and (vii) costs related to the creation and administration of the District.

The property within the District is expected to be developed in multiple phases (each phase being an “Improvement Area”). Improvements that will benefit and serve only property within Improvement Area #1 are to be installed and constructed in the first phase of improvements, and special assessments will be levied within Improvement Area #1 for the Improvement Area #1 Funded Improvements. For each subsequent phase within the District, special assessments will be levied within the future Improvement Areas to pay the costs of public improvement projects that confer a special benefit on the property within such Improvement Areas.

Cost of the Improvements. The estimated total cost of the public improvements in Improvement Area #1 to be funded through the special assessments levied therein, including financing costs, is \$ 6,350,000.

Proposed Assessment Roll. The proposed assessment roll providing for the costs of said improvements to be assessed, levied and apportioned against the property within Improvement Area #1, and the real and true owner or owners thereof, is on file at the office of the City Secretary at City Hall, 200 Texas Street, Fort Worth, Texas.

Boundaries of the District. The boundaries of the District, which encompasses approximately 1,704 acres, are: north of the intersection of Interstate Highway 20 and Interstate Highway 30, east of Farm to Market Road 1187, south of Old Weatherford Road, and west of the Parker County – Tarrant County boundary line, as more particularly described by a metes and bounds description available at the Fort Worth City Hall and available for public inspection.

Objections Considered. All written or oral objections will be considered at the Public Hearing.

Prior Notice. This notice supersedes the prior noticed published on March 9, 2017 and mailed to property owners within Improvement Area #1 on or about the same date concerning the matters described above.

Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley)

Preliminary Service and Assessment Plan

April 11, 2017

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Section I

PLAN DESCRIPTION AND DEFINED TERMS

A. Introduction

1. On September 27, 2016, the City Council (the "**City Council**") of the City of Fort Worth, Texas (the "**City**") approved Resolution 4686-09-2016, which authorized the creation of the Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) (the "**PID**") to finance a portion of the Actual Costs of the Authorized Improvements for the benefit of certain property in the PID, all of which is located within the city limits or ETJ of the City.
2. Chapter 372 of the Texas Local Government Code (as amended, the "**PID Act**"), governs the creation and operation of public improvement districts within the State of Texas. This Service and Assessment Plan (this "**SAP**") was prepared pursuant to the PID Act. The PID Act requires that a service plan "cover a period of at least five years and must also define the annual indebtedness and the projected costs for improvements." The PID Act also requires a service plan "be reviewed and updated annually for the purpose of determining the annual budget for improvements." The service plan for the PID is described in more detail in **Section V**.
3. It is anticipated that the PID will finance the Actual Costs of only a portion of the Authorized Improvements being constructed for the Property. The Property is expected to be developed in seven phases. For each phase developed, the City will levy and collect Assessments for the benefitted Property pursuant to an Assessment Ordinance specific to that phase.
4. The Assessment Rolls for the PID are attached as **Appendix A-1** and are addressed in **Section VII**. The Assessments shown on the Assessment Rolls are based on the method for establishing and levying the Assessments described in **Sections IV** and **VI**.
5. Unless otherwise specified, references in this SAP to a "Section," a "Table," or an "Appendix" shall mean a Section of, Table in, or Appendix to this SAP for all purposes.

B. Definitions

As used in this SAP, capitalized terms shall have the meanings ascribed to them as follows:

1. "**Actual Costs**" means, with respect to, Authorized Improvements, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements. Actual Costs may include (i) the costs incurred for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements, (ii) the costs incurred in preparing the construction plans for such Authorized Improvements, (iii) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvements, (iv) the costs incurred for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural

landscapers, appraisals, legal, accounting and similar professional services, taxes (property and franchise) related to the Authorized Improvements, (v) costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the Authorized Improvements, and (vi) all related permitting, zoning and authorized approval expenses; architectural, engineering, legal and consulting fees; financing charges; taxes; governmental fees and charges; insurance premiums; and miscellaneous expenses associated with the Authorized Improvements. ***For the avoidance of doubt, not all of the Authorized Improvements and the Actual Costs thereof are being funded through the PID. Only certain Authorized Improvements described herein, and the PID-Funded Actual Costs thereof, as defined below, are being funded through the PID.***

2. “Additional Interest” means the 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the PID Act to fund the Prepayment Reserve and the Delinquency Reserve pursuant to **Sections IV.G, IV.H and Section IV.I.**

3. “Administrative Expenses” means the administrative, organizational, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) creating and organizing the PID and preparing the Assessment Rolls, (iii) computing, levying, collecting and transmitting the Assessments or the Annual Installments thereof, (iv) maintaining the record of Assessments, including payments, reallocations and/or cancellations of the Assessments or Annual Installments thereof, (v) investing or depositing the Assessments or other monies, (vi) complying with the PID Act with respect to the PID, (vii) paying the paying agent/registrar’s and trustee’s fees and expenses (including the fees and expenses of their respective legal counsel) related to the PID Bonds, and (viii) City costs of creating and administering the PID and administering the construction of that portion of the Authorized Improvements to be funded through the PID. Administrative Expenses shall also mean the administrative costs and expenses of issuing, making debt service payments on, and redeeming the PID Bonds, provided, however, that for the avoidance of doubt, Administrative Expenses do not include the amounts for payment of the actual principal of, redemption premium, if any, and interest on the PID Bonds. Annual Administrative Expenses collected and not expended shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid over collection.

4. “Administrator” means an officer or employee of the City or third party designee of the City who is not an officer or employee thereof, who shall have the responsibilities provided for herein, in an Indenture relating to the PID Bonds or in any other agreement approved by the City Council relating to the PID.

5. “Annual Installment” means, with respect to the Assessed Property, each annual payment of: (i) the Assessment (including the principal of and interest thereon) as shown on the Assessment Rolls as updated each year by the Annual Service Plan Update in accordance with this SAP and calculated as provided in **Section VI**, (ii) Administrative Expenses as updated each year by the Annual Service Plan Update, and (iii) the Additional Interest. The Annual

Installment is subject to update and adjustment from time to time, including upon the issuance of PID Bonds, if any.

6. “**Annual Service Plan Update**” is defined in **Section V.2**.

7. “**Assessed Property**” or “**Assessed Properties**” means property within the PID that benefits from the Authorized Improvements and on which Assessments have been levied as shown on the Assessment Rolls and which currently includes all Parcels other than Non-Benefited Property.

8. “**Assessment**” means the assessment levied against a Parcel pursuant to an Assessment Ordinance and the provisions of this SAP, as shown on any Assessment Roll, subject to reallocation upon the subdivision or reduction of such Parcel according to this SAP and the PID Act.

9. “**Assessment Ordinance**” means each ordinance adopted by the City Council approving this SAP (including amendments or supplements) and levying the Assessments.

10. “**Assessment Roll**” means, as applicable, the Improvement Area #1 Assessment Roll included as **Appendix A-1** as may be updated, modified or amended from time to time in accordance with the procedures set forth in this SAP and in the PID Act, including updates prepared in connection with any future issuance of PID Bonds or in connection with any Annual Service Plan Update.

11. “**Authorized Improvements**” means those improvements, including those listed in **Section III.A** and described in **Section III.B**, authorized by Section 372.003 of the PID Act, regardless of whether such improvements are actually funded through the PID. *Only a portion of the Authorized Improvements constructed within the PID will be funded through the PID, and such improvements will be acquired, constructed or installed in accordance with this SAP, and any future updates and/or amendments.*

12. “**City**” means the City of Fort Worth, Texas.

13. “**City Council**” means the duly elected governing body of the City.

14. “**County**” means either Parker County, Texas or Tarrant County, Texas.

15. “**Delinquency Reserve**” has the meaning set forth in **Section IV.I**.

16. “**Delinquent Collection Costs**” means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment, or an Annual Installment thereof, in accordance with the PID Act which includes the costs related to pursuing collection of such delinquent Assessment, or an Annual Installment thereof, and the costs related to foreclosing the lien against the Assessed Property, including attorney’s fees to the extent permitted by the PID Act

17. **“Developer”** means QUAIL VALLEY DEVCO I, LLC, a Texas limited liability company, and WALSH RANCHES LIMITED PARTNERSHIP, a Texas limited partnership, and their respective successors and assigns.
18. **“ETJ”** means the extraterritorial jurisdiction of the City.
19. **“Future Improvement Areas”** means those Future Improvement Areas to be defined and developed after Improvement Area #1 within the boundaries of the PID on that portion of the Property shown on **Table II-D** and described in **Appendix B**.
20. **“Future Improvement Areas Assessed Property”** means, for any year, all Parcels within the Future Improvement Areas and listed on the Future Improvement Areas Assessment Roll, other than Non-Benefited Property.
21. **“Future Improvement Areas Assessment Roll”** means, as applicable, the Future Improvement Areas Assessment Roll as may be updated, modified or amended from time to time in accordance with the procedures set forth in this SAP and in the PID Act, including updates prepared in connection with any future issuance of PID Bonds or in connection with any Annual Service Plan Update.
22. **“Future Improvement Areas Improvements”** means those Authorized Improvements which confer a special benefit on Future Improvement Areas and the costs of which are to be PID-Funded Actual Costs.
23. **“Future Improvement Area Reimbursement Agreement”** means any PID Reimbursement Agreement entered into with respect to any Future Improvement Area, by and between the City and the Developer, pursuant to which the Developer agrees to fund the Actual Costs of all Authorized Improvement in the applicable Future Improvement Area of the District, and the City agrees to reimburse the Developer for the PID-Funded Actual Costs of the corresponding Future Improvement Area Improvements, with interest, as permitted by the PID Act.
24. **“Improvement Area #1”** means that portion of the Property shown on **Table II-B**, and described in **Appendix B**.
25. **“Improvement Area #1 Assessed Property”** means, for any year, all Parcels within Improvement Area #1 and listed on the Improvement Area #1 Assessment Roll, other than Non-Benefited Property.
26. **“Improvement Area #1 Assessment Roll”** means the Assessment Roll included as **Appendix A-1**.
27. **“Improvement Area #1 Funded Improvements”** means those Authorized Improvements which confer a special benefit on Improvement Area #1 and the costs of which are to be PID-Funded Actual Costs.

28. **“Improvement Area #1 Reimbursement Agreement”** means that certain Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley) Reimbursement Agreement, dated May 2, 2017, by and between the City and the Developer pursuant to which the Developer agrees to fund the Actual Costs of all Authorized Improvements in Improvement Area #1 of the District and the City agrees to reimburse the Developer for the PID-Funded Actual Costs of the Improvement Area #1 Funded Improvements, with interest, as permitted by the PID Act.
29. **“Indenture”** means an indenture of trust, trust agreement, ordinance or similar document between the City and the Trustee, authorizing the issuance of, and setting forth the terms and other provisions relating to the collection of annual installments for repayment of, any PID Bonds as such indenture or document may be modified, amended, and/or supplemented from time to time.
30. **“Lot”** means (i) for any portion of the Property for which a subdivision plat has been recorded in the official public records of a County, a tract of land described by "Lot" and "Block" in such subdivision plat, and (ii) for any portion of the Property for which a subdivision plat has not been recorded in the official public records of a County, a tract of land anticipated to be described by "Lot" and "Block" in a final recorded subdivision plat.
31. **“Lot Type”** means a classification of final building Lots with similar characteristics (e.g., commercial, light industrial, multifamily residential, single family residential or other uses), as determined or approved by the Administrator and confirmed by the City Council. Single family residential Lots shall be further classified based on the front footage of the Lot as determined or approved by the Administrator and confirmed by the City Council. Improvement Area #1 will have five residential lot types classified as 35 foot, 50 foot, 60 foot, 70 foot and Custom lots.
32. **“Mandatory Prepayment”** shall have the meaning set forth in Section VI.C.
33. **“Master Reimbursement Agreement”** means the Master Reimbursement Agreement entered into by and between the City and the Developer, pursuant to which the Developer agrees to fund the Actual Costs of all Authorized Improvements and the City agrees to reimburse the Developer for the PID-Funded Actual Costs, related to a portion of the Authorized Improvements, with interest, as permitted by the PID Act.
34. **“Maximum Assessment per Unit”** means, for each Lot Type, the Assessment per unit amounts shown in **Section IV.D.2 (Table IV-B)** of the SAP.

- 35. “Non-Benefited Property”** means Parcels that accrue no special benefit from the Authorized Improvements being funded through the PID, including Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in **Section VI.C**.
- 36. “Notice of PID Assessment Termination”** is defined in **Section VI.E.1**.
- 37. “Parcel”** means property within the PID that is identified by (1) a tax map identification number assigned by the Parker County Appraisal District or the Tarrant Appraisal District, as the case may be, for real property tax purposes, (2) a metes and bounds description, (3) lot and block number in a final subdivision plat recorded in the official public records of a County, (4) for any portion of the Property for which a subdivision plat has not been recorded in the official public records of a County, a tract of land anticipated to be described by "Lot" and "Block" in a final recorded subdivision plat or (5) any other means determined by the City Council.
- 38. “PID”** is defined in Section I.A.2.
- 39. “PID Act”** is defined in Section I.A.2.
- 40. “PID Bonds”** mean bonds which may be issued by the City from time to time to finance a portion of the PID-Funded Actual Costs of a portion of the Authorized Improvements.
- 41. “PID-Funded Actual Costs”** means the Actual Costs to be paid through the PID of a specified portion of the Authorized Improvements, as described in **Section III.B.2** and as shown on Table III-A. PID-Funded Actual Costs includes all payments for Administrative Expenses.
- 42. “PID Reimbursement Agreement”** means collectively or as applicable, the Improvement Area #1 Reimbursement Agreement and/or any Future Improvement Area Reimbursement Agreement.
- 43. “Prepayment Costs”** means interest to the date of prepayment of any Assessment, plus expenses related to the prepayment that are allowed by the PID Act and reasonably expected to be incurred by or imposed upon the City as a result of the prepayment.
- 44. “Prepayment Reserve”** has the meaning set forth in **Section IV.H** of this SAP.
- 45. “Property”** is defined in Section II.A.
- 46. “Public Property”** means real property, right of way and easements located within the PID owned by or irrevocably offered and accepted for dedication to the federal government, the State of Texas, the applicable County, the City, a school district, a public utility provider or any other political subdivision or public agency, whether in fee simple, through an easement, by plat or otherwise.

47. “**SAP**” is defined in Section I.A.2. The concept shall include updates, modifications, and amendments of the SAP as approved by the City Council from time to time in accordance with the procedures set forth in this SAP and in the PID Act, including updates prepared in connection with the future issuance of PID Bonds, if any, and in connection with any Annual Service Plan Update, and in connection with the approval by the City Council of each Assessment Ordinance.

48. “**Trustee**” means the trustee specified in an Indenture and any successor permitted by the Indenture.

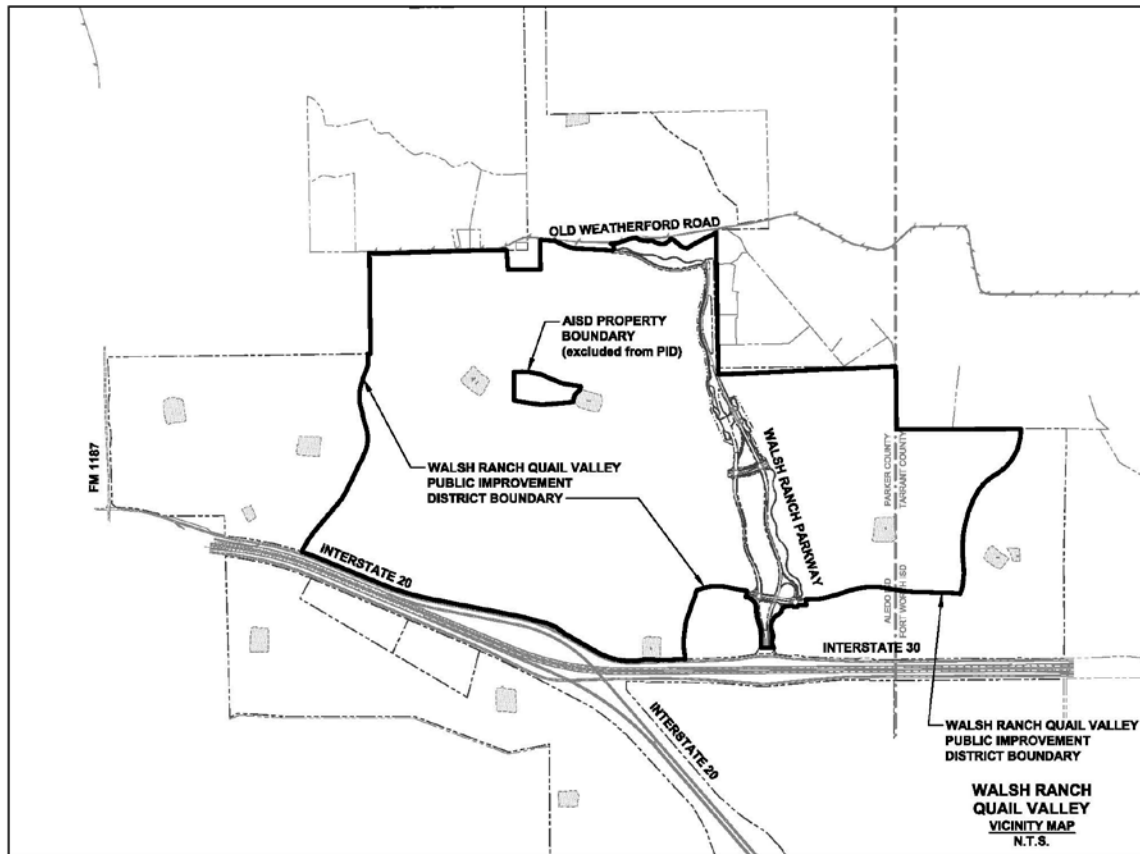
Section II

PROPERTY INCLUDED IN THE PID

A. Property Included in the PID

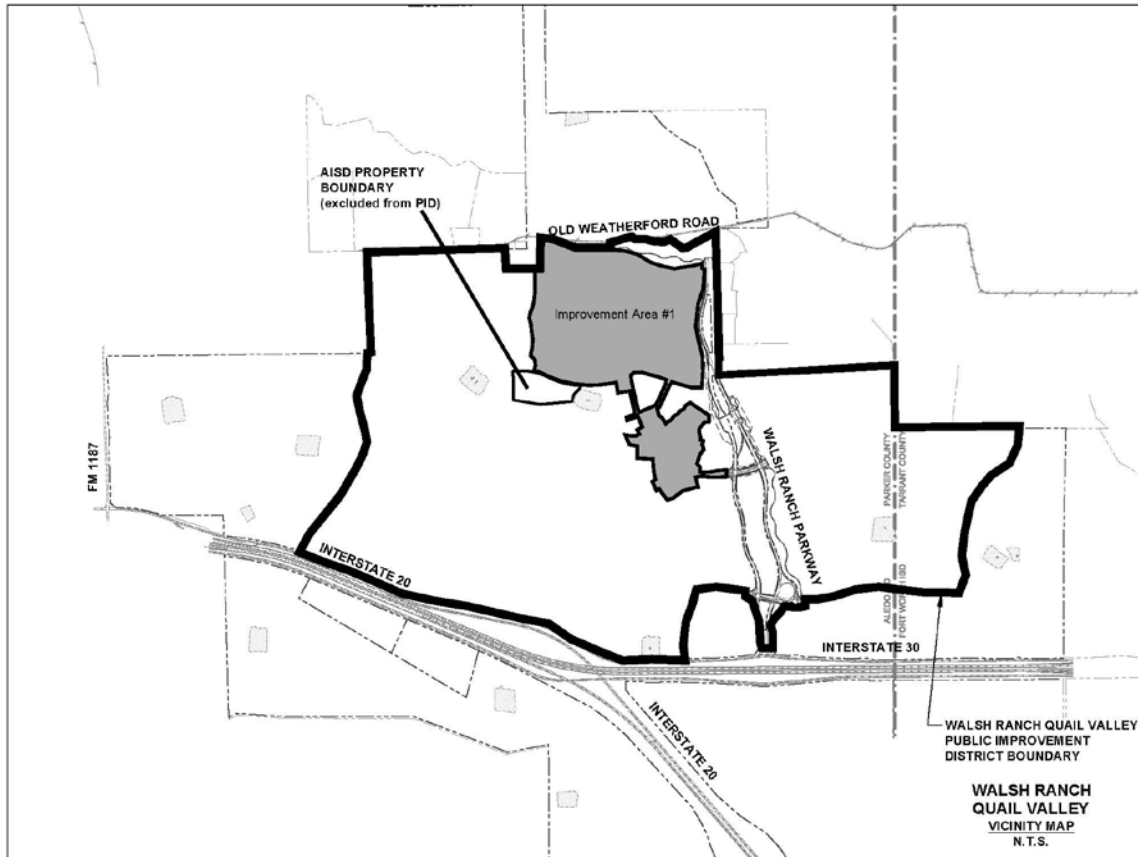
The PID is comprised of the Property shown in **Table II-A**. Legal descriptions for all Parcels within the PID are included in **Appendix B**. The PID, encompassing approximately 1,703.5682 acres, is located within the corporate limits and ETJ of the City. It is anticipated that the Property will be developed in seven phases containing approximately 3,317 single family homes. Improvement Area #1, consisting of approximately 251.01 acres, is depicted on **Table II-B** and will include 587 single family residential lots. **Table II-C** presents the breakdown of the single family residential lots by Lot Type within Improvement Area #1 and the lot layout for Improvement Area #1 is presented in **Table II-D**. The Future Improvement Areas are depicted on **Table II-E** and will include approximately 2,730 single family residential lots.

TABLE II-A
Public Improvement District Boundaries



Note: Total acreage for the PID boundaries outlined herein is approximately 1,703.5682 acres.

TABLE II-B
Improvement Area #1 Map



Note: Total acreage for the Improvement Area #1 boundaries outlined herein is approximately 251.01 acres.

**Table II-C
Improvement Area #1
Lot Breakdown by Type**

Lot Type	# of Lots
35	28
50	239
60	182
70	98
100	40
Total	587

Source: Quail Valley Devco I, LLC and Walsh Ranches Limited Partnership

TABLE II-D
Improvement Area #1 Lot Layout

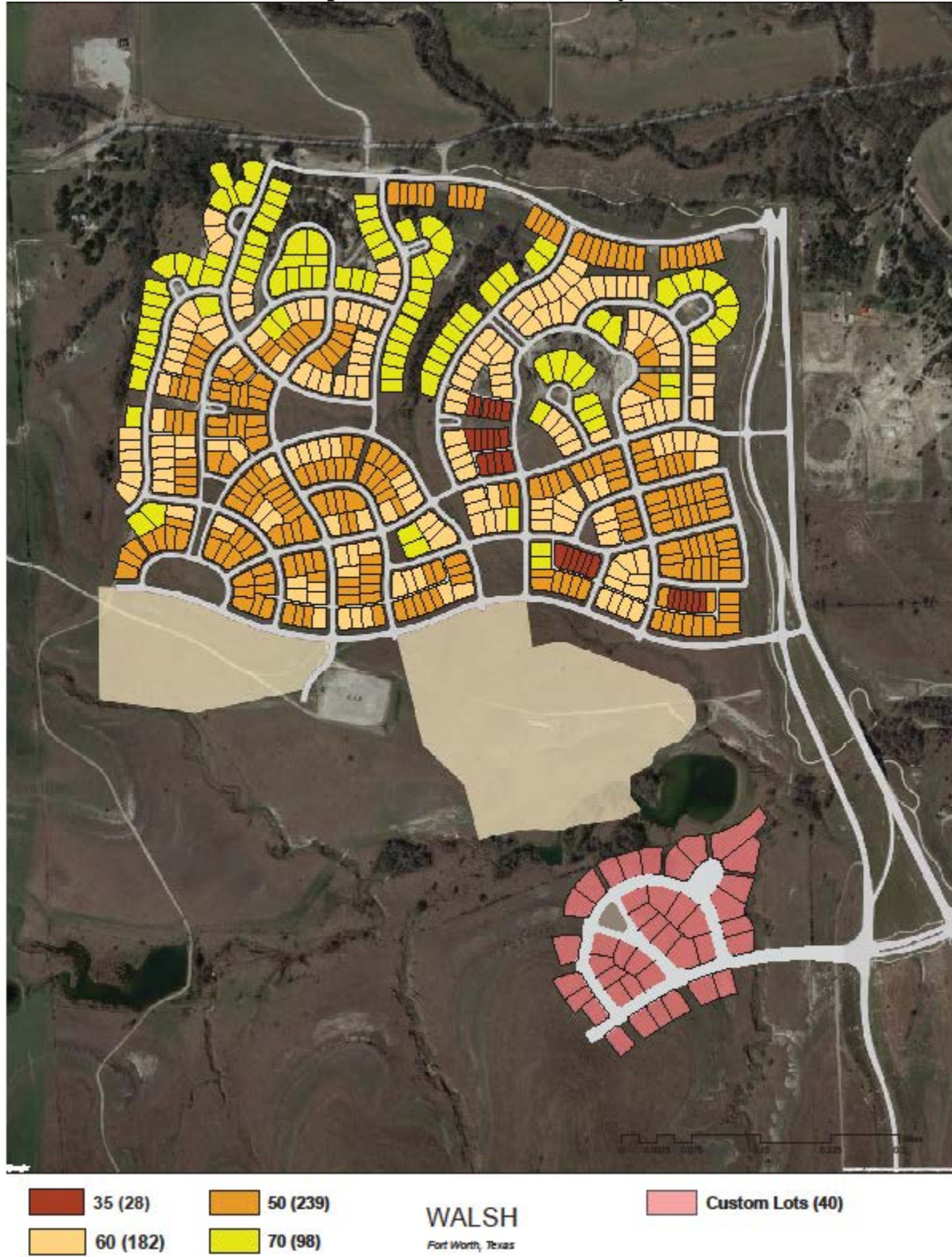
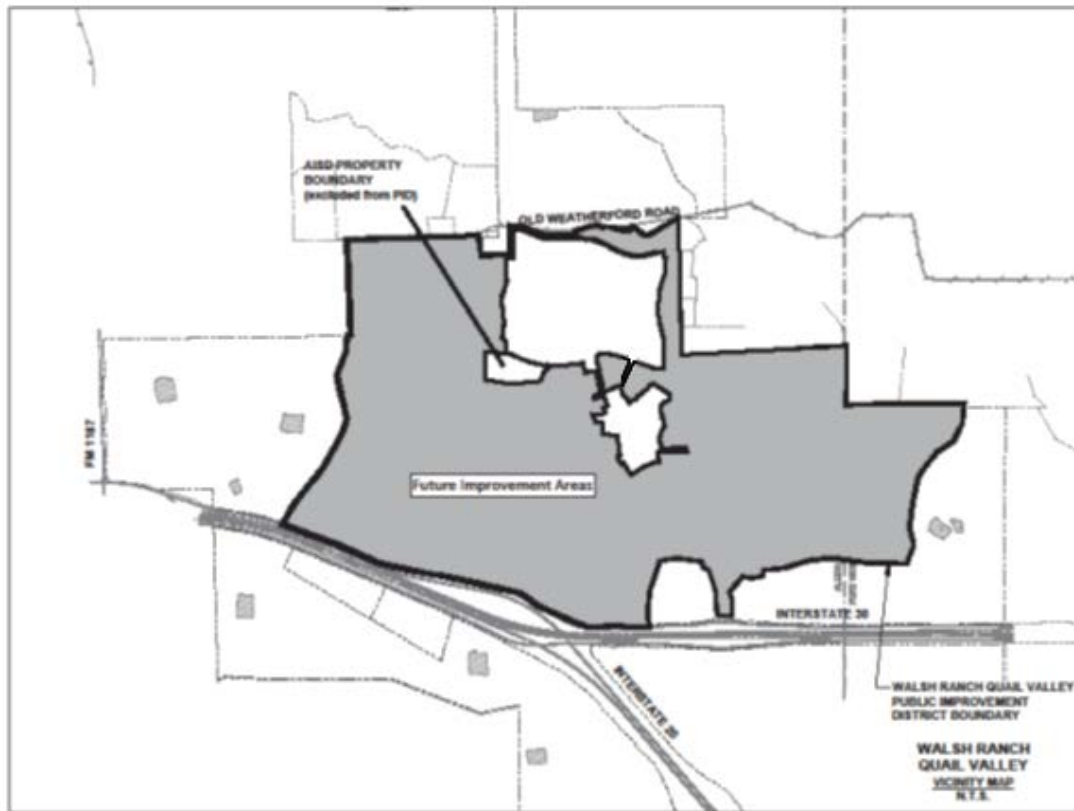


TABLE II-E
Future Improvement Areas Map



Section III

DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. Authorized Improvements Overview

1. Section 372.003 of the PID Act authorizes a City to undertake the following improvements:

- (i) landscaping;
- (ii) erection of fountains, distinctive lighting, and signs;
- (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;
- (iv) construction or improvement of pedestrian malls;
- (v) acquisition and installment of pieces of art;
- (vi) acquisition, construction or improvement of libraries;
- (vii) acquisition, construction or improvement of off-street parking facilities;
- (viii) acquisition, construction, improvement or rerouting of mass transportation facilities;
- (ix) acquisition, construction or improvement of water, wastewater, or drainage facilities or improvements;
- (x) the establishment or improvement of parks;
- (xi) projects similar to those listed in Subdivisions (i)-(x);
- (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;
- (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation and cultural enhancement;
- (xiv) payment of expenses incurred in the establishment, administration and operation of the district; and
- (xv) the development, rehabilitation, or expansion of affordable housing.

2. The City has determined to undertake a portion of the Authorized Improvements described in **Section III.B** and **Section III.C**. Any change to the Authorized Improvements will require the approval of the City.

B. Descriptions and Costs of Improvement Area #1 Funded Improvements

1. The Improvement Area #1 Funded Improvements are that portion of the Authorized Improvements that confer a special benefit solely on Improvement Area #1 and the costs of which are PID-Funded Actual Costs that will be financed from Assessments levied against Improvement Area #1 Assessed Property and from the proceeds of PID Bonds, if any, secured by such Assessments. For the avoidance of doubt, not all Authorized Improvements benefitting Improvement Area #1 are Improvement Area #1 Funded Improvements.

2. **Table III-A** shows the Actual Costs of all Authorized Improvement in Improvement Area #1, including the PID-Funded Actual Costs of the Improvement Area #1 Funded Improvements. The costs shown in **Table III-A** may be revised in Annual Service Plan Updates. The PID-Funded Actual Costs of the Improvement Area #1 Funded Improvements are to be funded from: (i) the principal portion of the Annual Installments collected from Assessments levied against Improvement Area #1 Assessed Property in accordance with the Improvement Area #1 Reimbursement Agreement; (ii) the proceeds of PID Bonds, if any, secured by Assessments levied against Improvement Area #1 Assessed Property and issued in one or more series; and (iii) at the sole discretion of the City, funds from any other lawfully available and unencumbered source.

3. The Authorized Improvements being constructed in Improvement Area #1 and the Actual Costs thereof are described in **Sections 3.1** through **3.6** below. The Improvement Area #1 Funded Improvements and the PID-Funded Actual Costs thereof are described in **Section 3.5** below. The PID-Funded Actual Costs of the Improvement Area #1 Funded Improvements are also shown on **Table III-A** below.

3.1 *Earthwork & Erosion Control* - The Erosion and Sedimentation Control Measures of the improvements will include stabilized construction entrances, silt fence located downstream of all disturbed area, rock berms, inlet protection, and protection of mature trees and vegetation. The Actual Costs of the Earthwork and Erosion Control improvements are \$3,514,622.

3.2 *Storm Drainage* - The storm drainage improvements (the “**Storm Drainage Improvements**”) consist of the construction and installation of pipes, inlets, manholes, detention facilities, easements, encasements, and appurtenances necessary to provide storm drainage for streets and surrounding development in Improvement Area #1. The storm drain improvements will be constructed according to City standards, determined in the City’s sole discretion. The Actual Costs of the Storm Drain Improvements are \$3,442,755.

3.3 *Water* - The water improvements (the “**Water Improvements**”) consist of the construction and installation of pipes, valves, blow-off and air release valves, easements, encasements, and appurtenances necessary to provide a water distribution system for Improvement Area #1. The water improvements will be constructed according to City standards, determined in the City’s sole discretion. The Actual Costs of the Water Improvements are \$2,448,956.

3.4 *Waste Water* - The wastewater improvements (the “**Wastewater Improvements**”) consist of the construction and installation of pipes, service lines, manholes, force mains, lift stations, easements encasements, and appurtenances necessary to provide sanitary service for Improvement Area #1. The wastewater improvements will be constructed according to the City standards, determined in the City’s sole discretion. The Actual Costs of the Wastewater Improvements are \$2,626,023.

- 3.5 *Paving* - The roadway improvements (the “**Roadway Improvements**”) consist of the construction of road and thoroughfare improvements, including related earthwork, retaining walls to support the roadways, signage, traffic signals and traffic control devices for Improvement Area #1. The road improvements will be constructed according to City standards, determined in the City’s sole discretion. The Actual Costs of the Roadway Improvements are \$5,712,973. The Improvement Area #1 Funded Improvements will include Roadway Improvements and the PID-Funded Actual Costs of such improvements are \$5,712,973.
- 3.6 *Landscaping* - The open space and trail improvements (the “**Open Space and Trail Improvements**”) consist of the construction of park facilities, playground equipment, restrooms, landscape, irrigation, and 10’ hike/bike trails to serve Improvement Area #1. The open space and trail system improvements will be constructed according to City standards, determined in the City’s sole discretion. The Actual Costs of the Open Space and Trail Improvements are \$2,330,585. The Improvement Area #1 Funded Improvements will include a portion of the Open Space and Trail Improvements and the PID-Funded Actual Costs of such improvements are \$637,027.

**Table III-A
Improvement Area #1
Authorized Improvements**

Description		Actual Costs Reimbursed by Assessments (1)	Actual Costs Funded by Developer
<i>Authorized Improvements</i>			
Bonds & Mobilization	\$ 1,054,976	\$ -	\$ 1,054,976
Earthwork & Erosion Control	3,514,622	-	3,514,622
Storm Drainage	3,442,755	-	3,442,755
Water	2,448,956	-	2,448,956
Waste Water	2,626,023	-	2,626,023
Paving (2)	5,712,973	5,712,973	-
Landscaping (2)	2,330,585	637,027	1,693,558
Project Contingency	2,773,202	-	2,773,202
Engineering	2,719,068	-	2,719,068
City Inspection & Fees	1,318,095	-	1,318,095
Professional Fees	45,266	-	45,266
Construction Fees	1,532,073	-	1,532,073
Total Authorized Improvements	\$ 29,518,594	\$ 6,350,000	\$ 23,168,594

Note: Costs provided by Huitt-Zollars Engineers. The figures shown in Table III-A may be revised in Annual Service Plan Updates but such revisions shall not increase the principal amount of the Assessments.

(1) i.e.; the PID-Funded Actual Costs of the Improvement Area #1 Funded Improvements.

(2) The Improvement Area #1 Funded Improvements consist of the Paving Improvements and a portion of the Landscaping Improvements (see Sections III.B.3.5 and 3.6 above).

C. Descriptions and Costs of Future Improvement Area Improvements

As Future Improvement Areas are developed and Future Improvement Area Assessments are levied, this SAP will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the property inside each Future Improvement Area (e.g. **Table III-B** will be updated to reflect the costs for the specific Future Improvement Area Improvements financed within the specific Future Improvement Area being developed.)

Table III-B Future Improvement Areas Authorized Improvements and Lot Count							
<i>Authorized Improvements ^(a)</i>	Total	Area #2	Area #3	Area #4	Area #5	Area #6	Area #7
<i># of Lots</i>	2,729	335	598	363	553	403	477
Bonds & Mobilization	\$ 5,473,689	\$ 592,426	\$ 561,845	\$ 1,055,327	\$ 1,080,501	\$ 939,939	\$ 1,243,651
Earthwork & Erosion Control	18,235,440	1,973,651	1,871,770	3,515,792	3,599,657	3,131,380	4,143,190
Storm Drainage	17,862,561	1,933,294	1,833,496	3,443,901	3,526,052	3,067,349	4,058,469
Water	12,706,286	1,375,222	1,304,232	2,449,771	2,508,208	2,181,917	2,886,936
Waste Water	13,624,988	1,474,654	1,398,532	2,626,897	2,689,559	2,339,676	3,095,670
Paving	29,641,474	3,208,144	3,042,538	5,714,875	5,851,197	5,090,018	6,734,702
Landscaping	12,092,123	1,308,750	1,241,191	2,331,361	2,386,973	2,076,453	2,747,395
Project Contingency	14,415,802	1,559,584	1,479,573	2,780,183	2,847,053	2,472,820	3,276,589
Engineering	14,107,747	1,526,904	1,448,084	2,719,973	2,784,855	2,422,575	3,205,356
City Inspection & Fees	6,838,870	740,182	701,973	1,318,534	1,349,986	1,174,367	1,553,828
Professional Fees	506,680	48,221	50,689	105,860	113,900	60,466	127,544
Construction Fees	7,949,084	860,342	815,931	1,532,583	1,569,141	1,365,012	1,806,075
	\$ 153,457,473	\$ 16,601,709	\$ 15,750,452	\$ 29,595,420	\$ 30,307,635	\$ 26,322,375	\$ 34,879,882
Estimated Year to Levy Assessments		2021	2024	2027	2030	2033	2036
Estimated Year to Issue PID Bonds		2023	2026	2029	2032	2035	2038
Estimated Costs Reimbursed by PID	\$ 34,005,000	\$ 4,905,000	\$ 6,340,000	\$ 4,150,000	\$ 6,780,000	\$ 5,230,000	\$ 6,600,000

(a) Sources: Huitt Zollar Engineers and Quail Valley Devco I, LLC.

Section IV

ASSESSMENT PLAN

A. Introduction

1. The PID Act requires the City Council to apportion the PID-Funded Actual Costs of the Authorized Improvements to be funded through the PID based on the special benefits conferred on each Parcel from the Authorized Improvements. The PID Act provides that the PID-Funded Actual Costs may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the City Council may establish the methods of assessing the special benefits for various classes of improvements.

2. **Table IV-A** details the allocation of PID-Funded Actual Costs of the Improvement Area #1 Funded Improvements to the Improvement Area #1 Assessed Property.

3. This **Section IV** is intended to: (1) describe the special benefit conferred upon each Parcel within Improvement Area #1 as a result of the Improvement Area #1 Funded Improvements; (2) provide the basis and justification for the determination by the City Council that these special benefits exceed the amount of the Assessments levied; and (3) explain the methodologies by which the City Council allocates and reallocates the special benefits of the Improvement Area #1 Funded Improvements to Parcels so that equal shares of the PID-Funded Actual Costs being apportioned to Parcels that are similarly benefited. The determination by the City Council of the assessment methodologies set forth in this Section IV is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers, consistent with the PID Act, and is conclusive and binding on the Developer and all future owners and developers of any Assessed Property.

B. Special Benefit

1. The Assessed Property must receive a direct and special benefit from the Authorized Improvements being funded through the PID that is equal to or greater than the amount of the Assessments. The Improvement Area #1 Funded Improvements are provided solely for the benefit of the Improvement Area #1 Assessed Property, and the benefit received from such Improvement Area #1 Funded Improvements must be equal to or greater than the Assessments levied against the Improvement Area #1 Assessed Property.

2. At the time of approval of this preliminary SAP, the Developer, Drees Custom Homes, L.P., Highland Homes-Dallas, LLC, Weekley Homes, LLC, Village Homes, LP and Toll Brothers owned 100% of the Improvement Area #1 Assessed Property (collectively with the Developer, the “Owners”). The final SAP will be updated to reflect any additional owners as of the date of approval of the final SAP. The Owners have acknowledged that their property lies within the boundaries of the PID and have consented to the levy of Assessments to finance the Improvement Area #1 Funded Improvements.

3. If Lots are not platted in accordance with the approved entitlements, the Assessments for each affected Lot will be allocated in an equitable manner, but in no event will such new allocation increase the Maximum Assessment per Unit for each Parcel as identified in **Table IV-B**. If the Assessment for the Assessed Property prior to subdivision exceeds the sum of the Assessments for all newly divided Assessed Properties after such reallocation, the excess amount shall be prepaid as a Mandatory Prepayment as provided under **Section VI.C** herein.

4. The City Council determined that funding the PID-Funded Actual Costs through the PID is beneficial to the City and confers a special benefit on the Improvement Area #1 Assessed Property. The City Council has also determined that the special benefit from Improvement Area #1 Funded Improvements exceeds the amount of the Assessments levied against Improvement Area #1 Assessed Property. This conclusion is supported by the evidence, information, and testimony provided to the City Council.

C. Allocation of Actual Costs of Improvement Area #1 Funded Improvements

The Improvement Area #1 Funded Improvements will provide a special benefit to that portion of the Property, other than the Non-Benefited Property, in Improvement Area #1. The PID-Funded Actual Costs of the Improvement Area #1 Funded Improvements are, therefore, allocated entirely to the Improvement Area #1 Assessed Property as shown in **Table IV-A**. The costs detailed in **Table IV-A** are subject to revision through the Annual Service Plan Updates, but may not result in increased Assessments except as authorized by this SAP and the PID Act.

**Table IV-A
Improvement Area #1
Cost Allocation**

Authorized Improvement	Total Cost (a)	Improvement Area #1		
		% Allocation (b)	Share of Costs	PID Funded Costs
Bonds & Mobilization	\$ 1,054,976	0%	\$ -	\$ -
Earthwork & Erosion Control	3,514,622	0%	-	-
Storm Drainage	3,442,755	0%	-	-
Water	2,448,956	0%	-	-
Waste Water	2,626,023	0%	-	-
Paving (2)	5,712,973	100.0000%	5,712,973	5,712,973
Landscaping (2)	2,330,585	27.3334%	637,027	637,027
Project Contingency	2,773,202	0%	-	-
Engineering	2,719,068	0%	-	-
City Inspection & Fees	1,318,095	0%	-	-
Professional Fees	45,266	0%	-	-
Construction Fees	1,532,073	0%	-	-
Total Authorized Improvements	\$ 29,518,594		\$ 6,350,000	\$ 6,350,000

(a) See Table III-A for details.

(b) The % Allocation represents PID-Funded Costs.

D. Assessment Methodology

1. The City Council may assess the PID-Funded Actual Costs against Assessed Property so long as the special benefit conferred upon the Assessed Property by the corresponding Authorized Improvements equals or exceeds the amount of the Assessments. The PID-Funded Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the PID-Funded Actual Costs on Assessed Property similarly benefited.

2. *Assessment Methodology for Improvement Area #1*

2.1 For purposes of this SAP, the City Council has determined that the PID-Funded Actual Costs of the portion of the Improvement Area #1 Funded Improvements shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment across all Lots of Assessed Property within Improvement Area #1 based on the ratio of the estimated build out value of each Lot to the total build out value for all Parcels within Improvement Area #1. The assessment methodology described in this Section 2.1 is summarized in **Table IV-B**. **Table IV-B** also summarizes for each Lot Type of Assessed Property within Improvement Area #1: (1) the Assessment for each Lot Type; (2) the Annual Installment for each Lot Type; and (3) the equivalent tax rate for each Lot Type based on estimated finished lot value and estimated completed home price. This assessment methodology is anticipated to be used for each Future Improvement Area, subject to the approval of the City Council. **Table IV-C** also summarizes for each Lot Type of Assessed Property within Improvement Area #1: (1) the estimated finished lot to Assessment ratio and (2) the estimated completed home price to Assessment ratio.

2.2 Based on the PID-Funded Actual Costs for the Improvement Area #1 Funded Improvements, the City Council has determined that the benefit to the Improvement Area #1 Assessed Property from the Improvement Area #1 Funded Improvements is at least equal to the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property.

2.3 The Assessments and Annual Installments for each Lot of Assessed Property located in Improvement Area #1 are shown on the Improvement Area #1 Assessment Roll attached as **Appendix A-1**, and no Assessment shall be changed except as authorized by this SAP and the PID Act. **Table IV-B** and **Table IV-C** summarizes the initial allocation of the Assessment for the Improvement Area #1 Assessed Property at the time the initial Assessment Ordinance relating to the Improvement Area #1 Funded Improvements was adopted by the City Council. The information in **Table IV-B** and **Table IV-C** may be modified in a Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the PID.

Table IV-B Improvement Area #1 Assessment Allocation											
		Estimated Completed				Initial Year		Maximum	Initial Year	Equivalent	Equivalent
		Estimated	Home	Estimated	Total	Annual	Assessment	Annual	Annual	Tax Rate (per	Tax Rate (per
Lot Width	Units	Finished Lot Value	Value	Build Out Value	Assessment	Installment	Per Unit	Installment	Per Unit	Finished Lot Value	Completed Home Value
35	28	\$ 53,410	\$ 286,900	\$ 8,033,200	\$ 192,408	\$ 14,466	\$ 6,872	\$ 517	\$	0.97	\$ 0.18
50	239	\$ 72,856	\$ 356,700	\$ 85,251,300	\$ 2,041,909	\$ 153,516	\$ 8,544	\$ 642	\$	0.88	\$ 0.18
60	182	\$ 89,479	\$ 439,000	\$ 79,898,000	\$ 1,913,688	\$ 143,876	\$ 10,515	\$ 791	\$	0.88	\$ 0.18
70	98	\$ 113,861	\$ 559,500	\$ 54,831,000	\$ 1,313,293	\$ 98,737	\$ 13,401	\$ 1,008	\$	0.88	\$ 0.18
Custom	40	\$ 170,000	\$ 927,600	\$ 37,104,000	\$ 888,702	\$ 66,815	\$ 22,218	\$ 1,670	\$	0.98	\$ 0.18
Total	587			\$ 265,117,500	\$ 6,350,000	\$ 477,409					

Note: Estimates based on information available as of 2/22/17. The above estimate assumes an average 6.0% interest rate for the initial two years, a 5.0% interest rate for the remaining 28 years, a 30 year term for the collection of the PID assessments, and an annual administrative expense of \$45,000 increasing at 2.0% per year. This information may be modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the PID.

Table IV-C Improvement Area #1 Estimated Value to Assessment Ratios											
			Estimated Completed			Initial Year	Maximum	Initial Year	Finished Lot	Completed	
Lot Width	Units	Estimated Finished Lot Value	Home Value	Estimated Build Out Value	Total Assessment	Annual Installment	Assessment Per Unit	Annual Installment Per Unit	to Assessment Leverage	Home to Assessment Leverage	
35	28	\$ 53,410	\$ 286,900	\$ 8,033,200	\$ 192,408	\$ 14,466	\$ 6,872	\$ 517	7.77	41.75	
50	239	\$ 72,856	\$ 356,700	\$ 85,251,300	\$ 2,041,909	\$ 153,516	\$ 8,544	\$ 642	8.53	41.75	
60	182	\$ 89,479	\$ 439,000	\$ 79,898,000	\$ 1,913,688	\$ 143,876	\$ 10,515	\$ 791	8.51	41.75	
70	98	\$ 113,861	\$ 559,500	\$ 54,831,000	\$ 1,313,293	\$ 98,737	\$ 13,401	\$ 1,008	8.50	41.75	
Custom	40	\$ 170,000	\$ 927,600	\$ 37,104,000	\$ 888,702	\$ 66,815	\$ 22,218	\$ 1,670	7.65	41.75	
Total	587			\$ 265,117,500	\$ 6,350,000	\$ 477,409					

Note: Estimates based on information available as of 2/22/17. The above estimate assumes an average 6.0% interest rate for the initial two years, a 5.0% interest rate for the remaining 28 years, a 30 year term for the collection of the PID assessments, and an annual administrative expense of \$45,000 increasing at 2.0% per year. This information may be modified in a Annual Service Plan Update approved by the City Council, subject to the terms of this SAP, the PID Act, and any other documents associated with the PID.

E. Assessment and Annual Installments

1. The Assessments for the Improvement Area #1 Funded Improvements will be levied on each Lot of Improvement Area #1 Assessed Property according to the Improvement Area #1 Assessment Roll. The Improvement Area #1 Annual Installments will be delinquent after January 31 of each year after the commencement of collection pursuant to **Section V.4** and will be due in the amounts shown on the Improvement Area #1 Assessment Roll, subject to any revisions made during an Annual Service Plan Update.

F. Administrative Expenses

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel or Lot within the PID based on the amount of the outstanding Assessment remaining on such Parcel or Lot. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Rolls.

G. Additional Interest Rate

Pursuant to the PID Act, if PID Bonds are issued, the interest rate for Assessments may exceed the actual interest rate per annum paid on bonds issued by a PID by no more than one half of one percent (0.50%) per annum, (the "Additional Interest Rate"). Forty percent (40.0%) of the funds generated by the Additional Interest Rate (i.e. 0.20%) per annum will be dedicated to fund the Prepayment Reserve as described in **Section IV.H** below. The remaining sixty percent (60.0%) balance of the funds generated by the Additional Interest Rate (i.e. 0.30%) per annum is dedicated to the Delinquency Reserve as described in **Section IV.I** below.

H. Prepayment Reserve

As described in **Section IV.G** above, if PID Bonds are issued, a portion of the funds generated by the Additional Interest Rate will be allocated to fund the associated interest charged between the date of prepayment of an Assessment and the date on which related PID Bonds are actually redeemed (the "**Prepayment Reserve**"). If PID Bonds are issued, a Prepayment Reserve shall be funded each year until it reaches 1.5% of the par amount of the related PID Bonds, but in no event will the annual collections be more than 0.20% per annum higher than the actual interest rate paid on the related PID Bonds. If the PID Act is subsequently amended to allow a prepayment of an Assessment to include all applicable interest from the date of prepayment through and including the date of the regularly scheduled PID Bond payments to be charged upon the prepayment of the Assessment, the 0.20% per annum allocated to fund the associated interest charged between the date of prepayment of the Assessment and the date on which PID Bonds are actually prepaid may be eliminated at the election of the City. If the Prepayment Reserve requirement is so eliminated or in a given year the additional reserve is fully funded at 1.5% of the par amount of the PID Bonds, the City can allocate the Prepayment Reserve component of the Additional Interest Rate collected during that year to the Delinquency Reserve or to pay Administrative Expenses as set forth in the applicable Indenture.

I. Delinquency Reserve

As described in **Section IV.G** above, if PID Bonds are issued, a portion of the funds generated by the Additional Interest Rate will be allocated to offset any possible delinquent payments. This additional reserve (the “**Delinquency Reserve**”) shall be funded each year up to 4.0% of the par amount of the related PID Bonds, but in no event will the annual collection of the Delinquency Reserve be more than 0.30% per annum higher than the actual interest rate paid on the related PID Bonds. If in a given year the additional reserve is fully funded at 4.0% of the par amount of the related PID Bonds, the City can allocate the Delinquency Reserve component of the Additional Interest Rate collected during that year to the Prepayment Reserve, or to pay Administrative Expenses or to redeem PID Bonds as set forth in the applicable Indenture.

J. Levy of Assessments in Future Improvement Areas

Assessments for each Future Improvement Area of the PID will be levied on a date mutually agreed upon by the City and the Developer and will be collected as described in **Section V**.

Section V

SERVICE PLAN

1. The PID Act requires that a service plan (i) cover a period of at least five years, and (ii) define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. It is anticipated that it will take approximately 12 months for the Improvement Area #1 Funded Improvements to be constructed. The timetable for Future Improvement Areas Improvements will be determined and included in future updates to this SAP.

2. The Actual Costs and PID-Funded Actual Costs for the Improvement Area #1 Authorized Improvements and payment of expenses incurred in the establishment, administration and operation of the PID are shown in **Table V-A**. The Service Plan shall be reviewed and updated at least annually for purposes of determining the annual budget for Administrative Expenses, updating the estimated costs of the Authorized Improvements, and updating the Assessment Rolls (“**Annual Service Plan Update**”).

3. **Table V-A** summarizes the sources and uses of funds required to construct the Authorized Improvements and establish the PID. The amounts shown in **Table V-A** shall be updated each year in the Annual Service Plan Update to reflect any revisions to the Actual Costs.

4. The City and the Developer acknowledge and agree that phasing of the development is necessary to respond to market conditions and demand but also acknowledge that it is the goal of the City for full development of the PID to occur as rapidly as possible. Therefore, the levy of assessments for the final phase of development must occur within twenty-five (25) years after the date on which assessments are levied for the first phase of development (the “Assessment Deadline”). To the extent any portion of the Maximum Reimbursement, as defined in the Master Reimbursement Agreement, has not been allocated to an Assessment levied on or before the Assessment Deadline, the Developer shall not be entitled to reimbursement for that portion, and the City shall not be obligated to make an Assessment for the unrecovered portion. Collection of Assessments for each Future Improvement Area may not commence until the date on which (a) all Authorized Improvements for that Future Improvement Area have been completed and accepted by the City, and (b) such Assessments can be collected in the same manner by which the City’s ad valorem taxes are collected.

5. At the request of the Developer, the City may, in its discretion, issue PID Bonds to accelerate and monetize some or all of the amounts payable under an applicable PID Reimbursement Agreement; provided, however, that (a) PID Bonds shall have a maturity of no more than twenty (20) years from the date of their initial issuance, and (b) the issuance of PID Bonds for a Future Improvement Area shall be conditioned on full compliance with all of the following: (i) the Developer has filed a written notice of its request that the City issue PID Bonds for that Future Improvement Area prior to the date on which an assessment ordinance for that Future Improvement Area is first adopted; (ii) the Developer has completed all Authorized Improvements required to file final plats for the entirety of that Future Improvement Area; (iii) final plats for the entire subsequent Future Improvement Area are approved filed with and approved, if necessary, by the City, (iv) the filing of such final plats is made within five (5) years from the date on which Assessments are initially collected in the Future Improvement Area for which PID Bonds are to be issued; and (v) the Developer is in full compliance with the terms of all of its Continuing Disclosure Agreements entered into with respect to any outstanding PID Bonds. Notwithstanding clauses (iii) and (iv) above, PID Bonds associated with the final Future Improvement Area may be issued as soon as collection of Assessments for that Future Improvement Area has commenced, as discussed in **Section V.4** above. The same basic process outlined above shall apply to issuance of PID Bonds for Improvement Area # 1, provided, however, that no written notice of Developer's request for bonds shall be required. In the event of any conflict between the terms of **Section V.4** or **V.5** and the Master Reimbursement Agreement or any PID Reimbursement Agreement, the terms of the Master Reimbursement Agreement or applicable PID Reimbursement Agreement shall control.

Table V-A
Improvement Area #1
Sources and Uses of Funds

Description	Costs	Costs Reimbursed by Assessments	Costs Funded by Developer
Sources:			
PID Reimbursement Agreement Improvement Area #1	\$ 6,350,000	\$ 6,350,000	\$ -
Developer Cash Contribution	23,168,594	-	23,168,594
Total Sources	\$ 29,518,594	\$ 6,350,000	\$ 23,168,594
Uses:			
<i>Authorized Improvements</i>			
Bonds & Mobilization	\$ 1,054,976	\$ -	\$ 1,054,976
Earthwork & Erosion Control	3,514,622	-	3,514,622
Storm Drainage	3,442,755	-	3,442,755
Water	2,448,956	-	2,448,956
Waste Water	2,626,023	-	2,626,023
Paving	5,712,973	5,712,973	-
Landscaping	2,330,585	637,027	1,693,558
Project Contingency	2,773,202	-	2,773,202
Engineering	2,719,068	-	2,719,068
City Inspection & Fees	1,318,095	-	1,318,095
Professional Fees	45,266	-	45,266
Construction Fees	1,532,073	-	1,532,073
Total Uses:	\$ 29,518,594	\$ 6,350,000	\$ 23,168,594

(a) See Table III-A and IV-A for details.

6. **Table V-B** summarizes the sources and uses of funds assuming the completion of the planned future issuance of PID Bonds. The amounts shown in **Table V-B** shall be updated each year in the Annual Service Plan Update to reflect any revisions.

Table V-B Sources and Uses	
Sources of Funds	Improvement Area #1
Bond par amount	\$ 5,015,000
Remainder balance - Reimbursement Agreement	\$ 1,335,000
<i>Total Bonds and Reimbursement Agreement</i>	\$ 6,350,000
Developer Cash Contribution - Authorized Improvements (a)	\$ 24,075,094
Total Sources for Authorized Improvements	\$ 30,425,094
Use of Funds	
Bonds & Mobilization	\$ 1,054,976
Earthwork & Erosion Control	\$ 3,514,622
Storm Drainage	\$ 3,442,755
Water	\$ 2,448,956
Waste Water	\$ 2,626,023
Paving	\$ 5,712,973
Landscaping	\$ 2,330,585
Project Contingency	\$ 2,773,202
Engineering	\$ 2,719,068
City Inspection & Fees	\$ 1,318,095
Costs of issuance	
Capitalized Interest (c)	\$ -
Reserve fund (b)	\$ 405,000
PID establishment/operation and other costs of issuance (d)	\$ 351,050
Underwriter's discount/Underwriter's Counsel (e)	\$ 150,450
<i>Subtotal</i>	\$ 906,500
Total Uses	\$ 30,425,094
<p>(a) Owner will initially fund all costs. Owner will be reimbursed from the Assessments in accordance with the Improvement Area #1 Reimbursement Agreement and the planned issuance of PID Bonds.</p> <p>(b) The planned PID Bonds will include a debt service reserve fund equal to the Reserve Account Requirement as defined in the Indenture.</p> <p>(c) The planned Improvement Area #1 PID Bonds are expected to include zero months of capitalized interest. The actual amounts of capitalized interest will be adjusted at the time of the planned issuance of the PID Bonds.</p> <p>(d) The estimates presented here will be adjusted to the actual costs at the time of the planned issuance of PID Bonds.</p> <p>(e) The planned PID Bonds assume a 3.0% Underwriter Discount/Underwriter Counsel Fee.</p>	

7. The projected Improvement Area #1 Annual Installments for the first six years after the approval of this SAP, assuming the issuance of PID Bonds two years after levying of the Assessments, for the PID are presented in **Table V-C**. The projected Annual Installments for Future Improvement Areas will be included in subsequent SAPs at the time Assessments for the Future Improvement Areas are paid in accordance with the applicable Future Improvement Area Reimbursement Agreement. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any change expected for each year.

**Table V-C
Improvement Area #1
Annual Installments**

Year Ending September 30,	Principal Payments	Interest Expense	Administrative Expenses	Annual PID Installments
2018	\$ -	\$ -	\$ -	\$ -
2019	51,409	381,000	45,000	477,409
2020	53,593	377,915	45,900	477,409
2021	118,341	312,250	46,818	477,409
2022	123,322	306,333	47,754	477,409
2023	128,533	300,167	48,709	477,409
Total	\$ 423,789	\$ 1,296,665	\$ 189,182	\$ 1,909,635

Note: The projected Annual Installments are the expenditures associated with the formation of the PID, interest expense, and the administration of the PID. The reimbursements are based on a 30 year term for the PID, a 6.00% interest rate for the initial two years and a 5.0% interest rate for the remaining 28 years.

Section VI

TERMS OF THE ASSESSMENTS

A. **Amount of Assessments and Annual Installments for Parcels Located Within Improvement Area #1**

The Assessments and Annual Installments for the Improvement Area #1 Assessed Property are shown on the Improvement Area #1 Assessment Roll. The Assessments and Annual Installments shall not be changed except as authorized by this SAP and by the PID Act and approved by City Council. The Improvement Area #1 Annual Installments shall be collected in an amount sufficient to pay principal and interest on any PID Bonds, any amounts payable pursuant to the Improvement Area #1 Reimbursement Agreement (subject to the terms thereof), to fund the Prepayment Reserve and the Delinquency Reserve, and to pay the Administrative Expenses.

B. **Reallocation of Assessments for Parcels Located Within the PID**

1. **Upon Division Prior to Recording of Subdivision Plat**

1.1 Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties in accordance with the assessment methodology as presented in **Section IV. D. 2.**

1.2 If Lots are not platted in accordance with the approved entitlements, the Assessments for each affected Lot will be allocated in an equitable manner, but in no event will such new allocation increase the total Assessment for each Parcel as identified in **Table IV-B.**

1.3 The reallocation of an Assessment for Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the increase or reallocation. Any reallocation pursuant to this section shall be reflected in a Service and Assessment Plan Update approved by the City Council. The reallocation herein shall be considered an administrative action that will not require the City Council to issue notice and hold a public hearing.

1.4 The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

2.1 Once a Lot has an Assessment applied to it, as shown in **Table IV-B**, and is then subdivided again, such newly subdivided lots will be the Assessment of the applicable lot size as set forth in **Table IV-B**. In no event will the new subdivision cause the sum of the Assessments for the newly subdivided Lots to be greater than the Assessment for the undivided Lot prior to its subdivision.

2.2 The allocation method used above is to insure there will not be an increase in the Assessment for each specific Parcel. If Lots are not platted in accordance with the approved entitlements, the Assessments for each affected Lot will be allocated in an equitable manner.

3. Upon Consolidation

Upon the consolidation of two or more Assessed Properties, the Assessment for the consolidated Assessed Property shall be the sum of the Assessments for the Assessed Properties prior to consolidation. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment for such Assessed Property prior to the reallocation. Any reallocation pursuant to this section shall be calculated by the Administrator and reflected in an update to this SAP approved by the City Council. The consolidation of any Assessed Property as described herein shall be considered an administrative action and will not require any notice or public hearing (as defined in the PID Act) by the City Council.

4. Upon Transfer between Parcels with Different Uses

4.1 Should an owner of an Assessed Property choose to transfer the intended land use between all or a portion of one or more Parcels or Lots, in no event will the transfer cause the sum of the Assessments for the affected Parcels or Lots to be greater than the Assessment for those Parcels or Lots prior to the transfer of use.

4.2 If uses are transferred among Parcels or Lots, the Assessments for each affected Parcel or Lot will be allocated in an equitable manner.

C. Mandatory Prepayment of Assessments

If Assessed Property or a portion thereof is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel or portion thereof to become Non-Benefited Property, the owner of such Parcel or portion thereof shall pay to the City the full amount of the Assessment, plus all Prepayment Costs, for such Parcel or portion thereof prior to any such transfer or act (a “Mandatory Prepayment”). Should a Mandatory Prepayment of Assessments occur, the owner of such Parcel or portion thereof shall notify the City and the Administrator no later than thirty (30) days after the date of the payment of the Mandatory Prepayment. The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. If the Assessment for the Assessed Property prior to subdivision exceeds the sum of the Assessments for all newly divided Assessed Properties after such reallocation, the Parcel owner shall pay the excess Assessment amount as a Mandatory Prepayment.

D. Reduction of Assessments

1. If after all Authorized Improvements to be funded through the PID have been completed and the Actual Costs for such Authorized Improvements are less than the PID-Funded Actual Costs used to calculate the Assessments, resulting in an excess Assessment, then the City may, at its discretion, reduce the Assessment for each Assessed Property pro rata such that the sum of the resulting reduction in the Assessments for all Assessed Properties equals the excess Assessments. Additionally, the City may, at the request of the Developer, use such excess Assessments to fund and/or reimburse the Developer for, and/or directly fund, additional Authorized Improvements.
2. Similarly, if the Developer does not undertake some of the Authorized Improvements to be funded through the PID, as set forth in **Table III-A**, resulting in excess Assessments, then the City may, at the City’s sole discretion, reduce the Assessment for each Assessed Property pro-rata to reflect only the PID-Funded Actual Costs that were expended and deposit and apply such excess Assessments as described in the paragraph immediately above.

E. Payment of Assessments

1. Payment in Full

- 1.1 The Assessment for any Parcel may be paid in full at any time in accordance with the PID Act. The payment shall include all Prepayment Costs, if any.
- 1.2 If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment in full amount upon payment.

- 1.3 Upon payment in full of an Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the applicable PID Reimbursement Agreement; whereupon, the Assessment for the Parcel shall be reduced to zero, and the Parcel owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. The City shall provide the owner of the affected Assessed Property a recordable "Notice of PID Assessment Termination."
- 1.4 At the option of a Parcel owner, the Assessment on any Parcel may be paid in part in an amount equal to the amount of prepaid Assessments plus Prepayment Costs, if any, with respect thereto. Upon the payment of such amount for a Parcel, the Assessment for the Parcel shall be reduced by the amount of such partial payment, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment of Annual Installments

- 2.1 The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the City to collect interest and collection costs on the outstanding Assessment. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments, as defined in **Section I.B.5**, in the amounts shown on the applicable Assessment Roll, which includes interest on the outstanding Assessment and Administrative Expenses.
- 2.2 The Annual Installments may not exceed the amounts shown on the applicable Assessment Roll except pursuant to any amendment or update to this SAP.
- 2.3 The Annual Installments shall be reduced to equal the actual costs of repaying any PID Bonds, PID Reimbursement Agreement, or actual Administrative Expenses, taking into consideration any other available funds for these costs such as interest income on account balances.
- 2.4 The Annual Installments as listed on the Assessment Roll have been calculated as having a term of 30 years from initial collection, and assuming an interest rate of 6.0% for the initial two years of collection and 5.0% for the remaining 28 years of collection. The interest rate assumptions are in conformance with the PID Act assuming an index rate of 4.03% as provided by The Bond Buyer's Revenue Bond Index dated February 9, 2017. The principal amounts of Annual Installments may not exceed the amounts shown on the Assessment Roll except pursuant to any amendment or update to this SAP. The interest on the Assessments or Annual Installments includes the interest generated from the Additional Interest Rate.

F. Collection of Annual Installments; Deferred Collection of Improvement Area #1 Annual Installments

1. The Administrator shall, no less frequently than annually, prepare and submit to the City for its approval, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installments for each Assessed Property. Administrative Expenses shall be allocated among Assessed Properties in proportion to the amount of the Annual Installments for the Assessed Property. Each Annual Installment shall be reduced by any credits applied. Annual Installments may be collected by the City (or such entity to whom the City directs) in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act. The City may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have the lien priority as specified in the PID Act.

2. Any sale of Assessed Property for nonpayment of the delinquent Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property, and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

3. Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be billed and collected annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Delinquent Annual Installments shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes. Annual Installments will be due when billed.

4. Collection of the Annual Installments associated with Improvement Area #1 of the PID will be deferred pursuant to Section 372.017 of the PID Act until the first date following the completion of the Authorized Improvements in Improvement Area #1 on which such Annual Installments can be collected in the same manner by which the City collects its ad valorem taxes. Collection of the Annual Installments associated with Improvement Area #1 is anticipated to commence by October 1, 2018, with such Annual Installments being delinquent if not paid on or before January 31, 2019.

Section VII

ASSESSMENT ROLLS

A. Improvement Area #1 Assessment Roll

1. The City Council has evaluated each Lot in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Owners Association property, the Public Property, the types of Authorized Improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Improvement Area #1.

2. The Improvement Area #1 Assessed Property will be assessed for the special benefits conferred upon such property by the Improvement Area #1 Funded Improvements. **Table V-A** summarizes the \$6,350,000 in special benefit received by such property from the Improvement Area #1 Funded Improvements. The total amount of the PID-Funded Actual Costs is \$6,350,000, which is equal to the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to the Improvement Area #1 Assessed Property is \$6,350,000 plus annual interest and Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in **Section IV.E**. The Assessment Roll for Improvement Area #1 Assessed Property is attached as **Appendix A-1**.

B. Future Improvement Area Assessment Roll

As Future Improvement Areas are developed, this SAP will be amended to determine the Assessment for each Parcel or Lot located within such Future Improvement Area, and an appendix will be added as the Future Improvement Area Assessment Roll for such Future Improvement Area.

C. Annual Assessment Roll Updates

1. The Administrator shall, in consultation with City staff, prepare, and shall submit to the City Council for approval, updates to the Assessment Rolls and in or as part of the Annual Service Plan Updates to reflect changes such as (i) the identification of each Parcel, (ii) the Assessment for each Assessed Property, including any adjustments authorized by this SAP and the PID Act; (iii) the Annual Installments for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by **Section VI.A**.

2. Annual Service Plan Updates shall reflect the actual interest of the PID Bonds, if any, or as outlined in the applicable PID Reimbursement Agreement, on which the Annual Installments shall be paid plus the Additional Interest Rate, if any, any reduction in the Assessments, any revisions in the PID-Funded Actual Costs, Assessments agreed upon in the applicable PID Reimbursement Agreement, and Developer funds.

Section VIII

MISCELLANEOUS PROVISIONS

A. Administrative Review

1. The City may elect to designate a third party, who is not an officer or employee of the City, to serve as Administrator of the PID. The City shall notify the property owners within the PID in writing upon appointing a third party Administrator.

2. To the extent consistent with the PID Act, if an owner of the Assessed Property claims that a calculation error has been made in an Assessment Roll, including the calculation of the Annual Installment, that owner must send a written notice describing the error to the Administrator no later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the owner fails to give such notice, such owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall, in consultation with City staff, promptly review the notice, and if necessary, meet with the Assessed Property owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

3. If the Administrator, in consultation with City staff, determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property owner, such change or modification shall be presented to the City Council for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property owner (except for the final year during which the Annual Installment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

B. Termination of Assessments

Each Assessment shall terminate on the date the Assessment is paid in full, including payment of any unpaid Annual Installments and Delinquent Collection Costs, if any. After the termination of the Assessment, and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable Notice of the PID Assessment Termination.

C. Amendments

Amendments to this SAP may be made as permitted or required by the PID Act.

D. Administration and Interpretation of Provisions

The City Council shall administer (or cause the administration of) the PID in accordance with the PID Act, including all Annual Service Plan Updates.

E. Severability

1. If any provision, section, subsection, sentence, clause or phrase of this SAP, or the application of same to an Assessed Property or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this SAP or the application to all or any portion of the Property or other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this SAP that no part thereof, or provision or regulation contained therein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this SAP are declared to be severable for that purpose.

2. If any provision of this SAP is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this SAP, and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

Appendix A-1

Improvement Area #1 Assessment Roll

Appendix A-1 Assessment by Lot Type					
Lot Size	# of Lots	Assessment	Assessment per Lot	Equivalent Tax Rate	
35'	28	\$ 192,408	6,872	\$	0.18
50'	239	\$ 2,041,909	8,544	\$	0.18
60'	182	\$ 1,913,688	10,515	\$	0.18
70'	98	\$ 1,313,293	13,401	\$	0.18
Custom	40	\$ 888,702	22,218	\$	0.18
Totals	587	\$ 6,350,000			

**Improvement Area #1
Annual Installments - All Lots**

Year Ending September 30, (a)	Principal	Interest	Reimbursement Agreement Cash Flow	Administrative Expenses (b)	Annual Installment (c)
2019	\$ 51,409	\$ 381,000	\$ 432,409	\$ 45,000	\$ 477,409
2020	53,593	377,915	431,509	45,900	477,409
2021	118,341	312,250	430,591	46,818	477,409
2022	123,322	306,333	429,654	47,754	477,409
2023	128,533	300,167	428,699	48,709	477,409
2024	133,985	293,740	427,725	49,684	477,409
2025	139,691	287,041	426,732	50,677	477,409
2026	145,662	280,056	425,718	51,691	477,409
2027	151,911	272,773	424,684	52,725	477,409
2028	158,452	265,178	423,630	53,779	477,409
2029	165,299	257,255	422,554	54,855	477,409
2030	172,467	248,990	421,457	55,952	477,409
2031	179,971	240,367	420,338	57,071	477,409
2032	187,828	231,368	419,197	58,212	477,409
2033	196,055	221,977	418,032	59,377	477,409
2034	204,671	212,174	416,845	60,564	477,409
2035	213,693	201,941	415,633	61,775	477,409
2036	223,142	191,256	414,398	63,011	477,409
2037	233,039	180,099	413,138	64,271	477,409
2038	243,405	168,447	411,852	65,557	477,409
2039	254,265	156,277	410,541	66,868	477,409
2040	265,640	143,563	409,204	68,205	477,409
2041	277,558	130,281	407,840	69,569	477,409
2042	290,045	116,403	406,448	70,960	477,409
2043	303,128	101,901	405,029	72,380	477,409
2044	316,837	86,745	403,582	73,827	477,409
2045	331,202	70,903	402,105	75,304	477,409
2046	346,256	54,343	400,599	76,810	477,409
2047	362,033	37,030	399,063	78,346	477,409
2048	378,567	18,928	397,496	79,913	477,409
Totals	\$ 6,350,000	\$ 6,146,701	\$ 12,496,701	\$ 1,825,564	\$ 14,322,265

(a) The 9/30/XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus Administrative Expenses.

Improvement Area #1 35' Lots - Annual Installments per Unit					
Year Ending September 30, (a)	Principal	Interest	Reimbursement Agreement Cash Flow	Administrative Expenses (b)	Annual Installment (c)
2019	\$ 56	\$ 412	\$ 468	\$ 49	\$ 517
2020	\$ 58	\$ 409	\$ 467	\$ 50	\$ 517
2021	\$ 128	\$ 338	\$ 466	\$ 51	\$ 517
2022	\$ 133	\$ 332	\$ 465	\$ 52	\$ 517
2023	\$ 139	\$ 325	\$ 464	\$ 53	\$ 517
2024	\$ 145	\$ 318	\$ 463	\$ 54	\$ 517
2025	\$ 151	\$ 311	\$ 462	\$ 55	\$ 517
2026	\$ 158	\$ 303	\$ 461	\$ 56	\$ 517
2027	\$ 164	\$ 295	\$ 460	\$ 57	\$ 517
2028	\$ 171	\$ 287	\$ 458	\$ 58	\$ 517
2029	\$ 179	\$ 278	\$ 457	\$ 59	\$ 517
2030	\$ 187	\$ 269	\$ 456	\$ 61	\$ 517
2031	\$ 195	\$ 260	\$ 455	\$ 62	\$ 517
2032	\$ 203	\$ 250	\$ 454	\$ 63	\$ 517
2033	\$ 212	\$ 240	\$ 452	\$ 64	\$ 517
2034	\$ 221	\$ 230	\$ 451	\$ 66	\$ 517
2035	\$ 231	\$ 219	\$ 450	\$ 67	\$ 517
2036	\$ 241	\$ 207	\$ 448	\$ 68	\$ 517
2037	\$ 252	\$ 195	\$ 447	\$ 70	\$ 517
2038	\$ 263	\$ 182	\$ 446	\$ 71	\$ 517
2039	\$ 275	\$ 169	\$ 444	\$ 72	\$ 517
2040	\$ 287	\$ 155	\$ 443	\$ 74	\$ 517
2041	\$ 300	\$ 141	\$ 441	\$ 75	\$ 517
2042	\$ 314	\$ 126	\$ 440	\$ 77	\$ 517
2043	\$ 328	\$ 110	\$ 438	\$ 78	\$ 517
2044	\$ 343	\$ 94	\$ 437	\$ 80	\$ 517
2045	\$ 358	\$ 77	\$ 435	\$ 81	\$ 517
2046	\$ 375	\$ 59	\$ 434	\$ 83	\$ 517
2047	\$ 392	\$ 40	\$ 432	\$ 85	\$ 517
2048	\$ 410	\$ 20	\$ 430	\$ 86	\$ 517
Totals	\$ 6,872	\$ 6,652	\$ 13,523	\$ 1,976	\$ 15,499

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus Administrative Expenses.

Improvement Area #1 50' Lots - Annual Installments per Unit					
Year Ending September 30, (a)	Principal	Interest	Reimbursement Agreement Cash Flow	Administrative Expenses (b)	Annual Installment (c)
2019	\$ 69	\$ 513	\$ 582	\$ 61	\$ 642
2020	\$ 72	\$ 508	\$ 581	\$ 62	\$ 642
2021	\$ 159	\$ 420	\$ 579	\$ 63	\$ 642
2022	\$ 166	\$ 412	\$ 578	\$ 64	\$ 642
2023	\$ 173	\$ 404	\$ 577	\$ 66	\$ 642
2024	\$ 180	\$ 395	\$ 575	\$ 67	\$ 642
2025	\$ 188	\$ 386	\$ 574	\$ 68	\$ 642
2026	\$ 196	\$ 377	\$ 573	\$ 70	\$ 642
2027	\$ 204	\$ 367	\$ 571	\$ 71	\$ 642
2028	\$ 213	\$ 357	\$ 570	\$ 72	\$ 642
2029	\$ 222	\$ 346	\$ 569	\$ 74	\$ 642
2030	\$ 232	\$ 335	\$ 567	\$ 75	\$ 642
2031	\$ 242	\$ 323	\$ 566	\$ 77	\$ 642
2032	\$ 253	\$ 311	\$ 564	\$ 78	\$ 642
2033	\$ 264	\$ 299	\$ 562	\$ 80	\$ 642
2034	\$ 275	\$ 285	\$ 561	\$ 81	\$ 642
2035	\$ 288	\$ 272	\$ 559	\$ 83	\$ 642
2036	\$ 300	\$ 257	\$ 558	\$ 85	\$ 642
2037	\$ 314	\$ 242	\$ 556	\$ 86	\$ 642
2038	\$ 327	\$ 227	\$ 554	\$ 88	\$ 642
2039	\$ 342	\$ 210	\$ 552	\$ 90	\$ 642
2040	\$ 357	\$ 193	\$ 551	\$ 92	\$ 642
2041	\$ 373	\$ 175	\$ 549	\$ 94	\$ 642
2042	\$ 390	\$ 157	\$ 547	\$ 95	\$ 642
2043	\$ 408	\$ 137	\$ 545	\$ 97	\$ 642
2044	\$ 426	\$ 117	\$ 543	\$ 99	\$ 642
2045	\$ 446	\$ 95	\$ 541	\$ 101	\$ 642
2046	\$ 466	\$ 73	\$ 539	\$ 103	\$ 642
2047	\$ 487	\$ 50	\$ 537	\$ 105	\$ 642
2048	\$ 509	\$ 25	\$ 535	\$ 108	\$ 642
Totals	\$ 8,544	\$ 8,270	\$ 16,814	\$ 2,456	\$ 19,270

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.
(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus Administrative Expenses.

Improvement Area #1 60' Lots - Annual Installments per Unit					
Year Ending September 30, (a)	Principal	Interest	Reimbursement Agreement Cash Flow	Administrative Expenses (b)	Annual Installment (c)
2019	\$ 85	\$ 631	\$ 716	\$ 75	\$ 791
2020	\$ 89	\$ 626	\$ 715	\$ 76	\$ 791
2021	\$ 196	\$ 517	\$ 713	\$ 78	\$ 791
2022	\$ 204	\$ 507	\$ 711	\$ 79	\$ 791
2023	\$ 213	\$ 497	\$ 710	\$ 81	\$ 791
2024	\$ 222	\$ 486	\$ 708	\$ 82	\$ 791
2025	\$ 231	\$ 475	\$ 707	\$ 84	\$ 791
2026	\$ 241	\$ 464	\$ 705	\$ 86	\$ 791
2027	\$ 252	\$ 452	\$ 703	\$ 87	\$ 791
2028	\$ 262	\$ 439	\$ 701	\$ 89	\$ 791
2029	\$ 274	\$ 426	\$ 700	\$ 91	\$ 791
2030	\$ 286	\$ 412	\$ 698	\$ 93	\$ 791
2031	\$ 298	\$ 398	\$ 696	\$ 95	\$ 791
2032	\$ 311	\$ 383	\$ 694	\$ 96	\$ 791
2033	\$ 325	\$ 368	\$ 692	\$ 98	\$ 791
2034	\$ 339	\$ 351	\$ 690	\$ 100	\$ 791
2035	\$ 354	\$ 334	\$ 688	\$ 102	\$ 791
2036	\$ 369	\$ 317	\$ 686	\$ 104	\$ 791
2037	\$ 386	\$ 298	\$ 684	\$ 106	\$ 791
2038	\$ 403	\$ 279	\$ 682	\$ 109	\$ 791
2039	\$ 421	\$ 259	\$ 680	\$ 111	\$ 791
2040	\$ 440	\$ 238	\$ 678	\$ 113	\$ 791
2041	\$ 460	\$ 216	\$ 675	\$ 115	\$ 791
2042	\$ 480	\$ 193	\$ 673	\$ 118	\$ 791
2043	\$ 502	\$ 169	\$ 671	\$ 120	\$ 791
2044	\$ 525	\$ 144	\$ 668	\$ 122	\$ 791
2045	\$ 548	\$ 117	\$ 666	\$ 125	\$ 791
2046	\$ 573	\$ 90	\$ 663	\$ 127	\$ 791
2047	\$ 599	\$ 61	\$ 661	\$ 130	\$ 791
2048	\$ 627	\$ 31	\$ 658	\$ 132	\$ 791
Totals	\$ 10,515	\$ 10,178	\$ 20,693	\$ 3,023	\$ 23,716

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.
(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.
(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus Administrative Expenses.

Improvement Area #1 70' Lots - Annual Installments per Unit						
Year Ending September 30, (a)	51408.84	381000	Reimbursement Agreement Cash Flow	Administrative Expenses (b)	Annual Installment (c)	
2019	\$ 108	\$ 804	\$ 913	\$ 95	\$ 1,008	
2020	\$ 113	\$ 798	\$ 911	\$ 97	\$ 1,008	
2021	\$ 250	\$ 659	\$ 909	\$ 99	\$ 1,008	
2022	\$ 260	\$ 646	\$ 907	\$ 101	\$ 1,008	
2023	\$ 271	\$ 633	\$ 905	\$ 103	\$ 1,008	
2024	\$ 283	\$ 620	\$ 903	\$ 105	\$ 1,008	
2025	\$ 295	\$ 606	\$ 901	\$ 107	\$ 1,008	
2026	\$ 307	\$ 591	\$ 898	\$ 109	\$ 1,008	
2027	\$ 321	\$ 576	\$ 896	\$ 111	\$ 1,008	
2028	\$ 334	\$ 560	\$ 894	\$ 113	\$ 1,008	
2029	\$ 349	\$ 543	\$ 892	\$ 116	\$ 1,008	
2030	\$ 364	\$ 525	\$ 889	\$ 118	\$ 1,008	
2031	\$ 380	\$ 507	\$ 887	\$ 120	\$ 1,008	
2032	\$ 396	\$ 488	\$ 885	\$ 123	\$ 1,008	
2033	\$ 414	\$ 468	\$ 882	\$ 125	\$ 1,008	
2034	\$ 432	\$ 448	\$ 880	\$ 128	\$ 1,008	
2035	\$ 451	\$ 426	\$ 877	\$ 130	\$ 1,008	
2036	\$ 471	\$ 404	\$ 875	\$ 133	\$ 1,008	
2037	\$ 492	\$ 380	\$ 872	\$ 136	\$ 1,008	
2038	\$ 514	\$ 355	\$ 869	\$ 138	\$ 1,008	
2039	\$ 537	\$ 330	\$ 866	\$ 141	\$ 1,008	
2040	\$ 561	\$ 303	\$ 864	\$ 144	\$ 1,008	
2041	\$ 586	\$ 275	\$ 861	\$ 147	\$ 1,008	
2042	\$ 612	\$ 246	\$ 858	\$ 150	\$ 1,008	
2043	\$ 640	\$ 215	\$ 855	\$ 153	\$ 1,008	
2044	\$ 669	\$ 183	\$ 852	\$ 156	\$ 1,008	
2045	\$ 699	\$ 150	\$ 849	\$ 159	\$ 1,008	
2046	\$ 731	\$ 115	\$ 845	\$ 162	\$ 1,008	
2047	\$ 764	\$ 78	\$ 842	\$ 165	\$ 1,008	
2048	\$ 799	\$ 40	\$ 839	\$ 169	\$ 1,008	
Totals	\$ 13,401	\$ 12,972	\$ 26,373	\$ 3,853	\$ 30,225	

(a) The 9/30/XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus Administrative Expenses.

Improvement Area #1
Custom Lots - Annual Installments per Unit

Year Ending September 30, (a)	51408.84	381000	Reimbursement Agreement Cash Flow	Administrative Expenses (b)	Annual Installment (c)
2019	\$ 180	\$ 1,333	\$ 1,513	\$ 157	\$ 1,670
2020	\$ 188	\$ 1,322	\$ 1,510	\$ 161	\$ 1,670
2021	\$ 414	\$ 1,093	\$ 1,507	\$ 164	\$ 1,670
2022	\$ 431	\$ 1,072	\$ 1,503	\$ 167	\$ 1,670
2023	\$ 450	\$ 1,050	\$ 1,500	\$ 170	\$ 1,670
2024	\$ 469	\$ 1,028	\$ 1,497	\$ 174	\$ 1,670
2025	\$ 489	\$ 1,004	\$ 1,493	\$ 177	\$ 1,670
2026	\$ 510	\$ 980	\$ 1,490	\$ 181	\$ 1,670
2027	\$ 532	\$ 954	\$ 1,486	\$ 184	\$ 1,670
2028	\$ 554	\$ 928	\$ 1,482	\$ 188	\$ 1,670
2029	\$ 578	\$ 900	\$ 1,478	\$ 192	\$ 1,670
2030	\$ 603	\$ 871	\$ 1,475	\$ 196	\$ 1,670
2031	\$ 630	\$ 841	\$ 1,471	\$ 200	\$ 1,670
2032	\$ 657	\$ 810	\$ 1,467	\$ 204	\$ 1,670
2033	\$ 686	\$ 777	\$ 1,463	\$ 208	\$ 1,670
2034	\$ 716	\$ 742	\$ 1,458	\$ 212	\$ 1,670
2035	\$ 748	\$ 707	\$ 1,454	\$ 216	\$ 1,670
2036	\$ 781	\$ 669	\$ 1,450	\$ 220	\$ 1,670
2037	\$ 815	\$ 630	\$ 1,445	\$ 225	\$ 1,670
2038	\$ 852	\$ 589	\$ 1,441	\$ 229	\$ 1,670
2039	\$ 890	\$ 547	\$ 1,436	\$ 234	\$ 1,670
2040	\$ 929	\$ 502	\$ 1,432	\$ 239	\$ 1,670
2041	\$ 971	\$ 456	\$ 1,427	\$ 243	\$ 1,670
2042	\$ 1,015	\$ 407	\$ 1,422	\$ 248	\$ 1,670
2043	\$ 1,061	\$ 357	\$ 1,417	\$ 253	\$ 1,670
2044	\$ 1,109	\$ 304	\$ 1,412	\$ 258	\$ 1,670
2045	\$ 1,159	\$ 248	\$ 1,407	\$ 263	\$ 1,670
2046	\$ 1,211	\$ 190	\$ 1,402	\$ 269	\$ 1,670
2047	\$ 1,267	\$ 130	\$ 1,396	\$ 274	\$ 1,670
2048	\$ 1,325	\$ 66	\$ 1,391	\$ 280	\$ 1,670
Totals	\$ 22,218	\$ 21,506	\$ 43,724	\$ 6,387	\$ 50,111

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus Administrative Expenses.

Improvement Area #1
Annual Installments - All Lots - Assuming Planned Issuance of PID Bonds

Year Ending September 30, (a)	PID Bonds			Administrative Expenses (b)	Prepayment and Delinquency Reserves	Debt Service Reserve Fund	Interest Payment on Reimbursement Agreement	Principal Payment on Reimbursement Agreement	Annual Installment (c)
	Principal	Interest	Net Debt Service						
2019	\$ -	\$ -	\$ -	\$ 45,000	\$ -	\$ -	\$ 381,000	\$ 51,409	\$ 477,409
2020	\$ -	\$ -	\$ -	\$ 45,900	\$ -	\$ -	\$ 377,915	\$ 53,593	\$ 477,409
2021	\$ 150,000	\$ 250,750	\$ 400,750	\$ 46,818	\$ 25,075	\$ -	\$ 4,766	\$ -	\$ 477,409
2022	\$ 160,000	\$ 243,250	\$ 403,250	\$ 47,754	\$ 24,325	\$ -	\$ 2,079	\$ -	\$ 477,409
2023	\$ 165,000	\$ 235,250	\$ 400,250	\$ 48,709	\$ 23,525	\$ -	\$ 4,924	\$ -	\$ 477,409
2024	\$ 175,000	\$ 227,000	\$ 402,000	\$ 49,684	\$ 22,700	\$ -	\$ 3,025	\$ -	\$ 477,409
2025	\$ 185,000	\$ 218,250	\$ 403,250	\$ 50,677	\$ 21,825	\$ -	\$ 1,657	\$ -	\$ 477,409
2026	\$ 195,000	\$ 209,000	\$ 404,000	\$ 51,691	\$ 20,900	\$ -	\$ 818	\$ -	\$ 477,409
2027	\$ 205,000	\$ 199,250	\$ 404,250	\$ 52,725	\$ 19,925	\$ -	\$ 509	\$ -	\$ 477,409
2028	\$ 215,000	\$ 189,000	\$ 404,000	\$ 53,779	\$ 18,900	\$ -	\$ 730	\$ -	\$ 477,409
2029	\$ 225,000	\$ 178,250	\$ 403,250	\$ 54,855	\$ 17,825	\$ -	\$ 1,479	\$ -	\$ 477,409
2030	\$ 235,000	\$ 167,000	\$ 402,000	\$ 55,952	\$ 16,700	\$ -	\$ 2,757	\$ -	\$ 477,409
2031	\$ 245,000	\$ 155,250	\$ 400,250	\$ 57,071	\$ 15,525	\$ -	\$ 4,563	\$ -	\$ 477,409
2032	\$ 260,000	\$ 143,000	\$ 403,000	\$ 58,212	\$ 14,300	\$ -	\$ 1,897	\$ -	\$ 477,409
2033	\$ 270,000	\$ 130,000	\$ 400,000	\$ 59,377	\$ 13,000	\$ -	\$ 5,032	\$ -	\$ 477,409
2034	\$ 285,000	\$ 116,500	\$ 401,500	\$ 60,564	\$ 11,650	\$ -	\$ 3,695	\$ -	\$ 477,409
2035	\$ 300,000	\$ 102,250	\$ 402,250	\$ 61,775	\$ 10,225	\$ -	\$ 3,158	\$ -	\$ 477,409
2036	\$ 315,000	\$ 87,250	\$ 402,250	\$ 63,011	\$ 8,725	\$ -	\$ 3,423	\$ -	\$ 477,409
2037	\$ 330,000	\$ 71,500	\$ 401,500	\$ 64,271	\$ 7,150	\$ -	\$ 4,488	\$ -	\$ 477,409
2038	\$ 350,000	\$ 55,000	\$ 405,000	\$ 65,557	\$ 5,500	\$ -	\$ 1,352	\$ -	\$ 477,409
2039	\$ 365,000	\$ 37,500	\$ 402,500	\$ 66,868	\$ 3,750	\$ -	\$ 4,291	\$ -	\$ 477,409
2040	\$ 385,000	\$ 19,250	\$ 404,250	\$ 68,205	\$ 1,925	\$ (405,000)	\$ 253,008	\$ 155,020	\$ 477,409
2041	\$ -	\$ -	\$ -	\$ 69,569	\$ -	\$ -	\$ 246,432	\$ 161,407	\$ 477,409
2042	\$ -	\$ -	\$ -	\$ 70,960	\$ -	\$ -	\$ 238,362	\$ 168,086	\$ 477,409
2043	\$ -	\$ -	\$ -	\$ 72,380	\$ -	\$ -	\$ 229,958	\$ 175,072	\$ 477,409
2044	\$ -	\$ -	\$ -	\$ 73,827	\$ -	\$ -	\$ 221,204	\$ 182,377	\$ 477,409
2045	\$ -	\$ -	\$ -	\$ 75,304	\$ -	\$ -	\$ 171,014	\$ 231,091	\$ 477,409
2046	\$ -	\$ -	\$ -	\$ 76,810	\$ -	\$ -	\$ 7,847	\$ 156,943	\$ 241,600
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 5,015,000	\$ 3,034,500	\$ 8,049,500	\$ 1,667,304	\$ 303,450	\$ (405,000)	\$ 2,181,384	\$ 1,335,000	\$ 13,131,639

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus the Additional Interest plus Administrative Expenses.

Improvement Area #1										
35' Lots - Annual Installments per Unit - Assuming Planned Issuance of PID Bonds										
Year Ending September 30, (a)	PID Bonds			Administrative Expenses (b)	Prepayment and Delinquency Reserves	Debt Service Reserve Fund	Interest Payment on Reimbursement Agreement	Principal Payment on Reimbursement Agreement	Annual Installment (c)	
	Principal	Interest	Net Debt Service							
2019	\$ -	\$ -	\$ -	\$ 49	\$ -	\$ -	\$ 412	\$ 56	\$ 517	
2020	\$ -	\$ -	\$ -	\$ 50	\$ -	\$ -	\$ 409	\$ 58	\$ 517	
2021	\$ 162	\$ 271	\$ 434	\$ 51	\$ 27	\$ -	\$ 5	\$ -	\$ 517	
2022	\$ 173	\$ 263	\$ 436	\$ 52	\$ 26	\$ -	\$ 2	\$ -	\$ 517	
2023	\$ 179	\$ 255	\$ 433	\$ 53	\$ 25	\$ -	\$ 5	\$ -	\$ 517	
2024	\$ 189	\$ 246	\$ 435	\$ 54	\$ 25	\$ -	\$ 3	\$ -	\$ 517	
2025	\$ 200	\$ 236	\$ 436	\$ 55	\$ 24	\$ -	\$ 2	\$ -	\$ 517	
2026	\$ 211	\$ 226	\$ 437	\$ 56	\$ 23	\$ -	\$ 1	\$ -	\$ 517	
2027	\$ 222	\$ 216	\$ 437	\$ 57	\$ 22	\$ -	\$ 1	\$ -	\$ 517	
2028	\$ 233	\$ 205	\$ 437	\$ 58	\$ 20	\$ -	\$ 1	\$ -	\$ 517	
2029	\$ 243	\$ 193	\$ 436	\$ 59	\$ 19	\$ -	\$ 2	\$ -	\$ 517	
2030	\$ 254	\$ 181	\$ 435	\$ 61	\$ 18	\$ -	\$ 3	\$ -	\$ 517	
2031	\$ 265	\$ 168	\$ 433	\$ 62	\$ 17	\$ -	\$ 5	\$ -	\$ 517	
2032	\$ 281	\$ 155	\$ 436	\$ 63	\$ 15	\$ -	\$ 2	\$ -	\$ 517	
2033	\$ 292	\$ 141	\$ 433	\$ 64	\$ 14	\$ -	\$ 5	\$ -	\$ 517	
2034	\$ 308	\$ 126	\$ 434	\$ 66	\$ 13	\$ -	\$ 4	\$ -	\$ 517	
2035	\$ 325	\$ 111	\$ 435	\$ 67	\$ 11	\$ -	\$ 3	\$ -	\$ 517	
2036	\$ 341	\$ 94	\$ 435	\$ 68	\$ 9	\$ -	\$ 4	\$ -	\$ 517	
2037	\$ 357	\$ 77	\$ 434	\$ 70	\$ 8	\$ -	\$ 5	\$ -	\$ 517	
2038	\$ 379	\$ 60	\$ 438	\$ 71	\$ 6	\$ -	\$ 1	\$ -	\$ 517	
2039	\$ 395	\$ 41	\$ 436	\$ 72	\$ 4	\$ -	\$ 5	\$ -	\$ 517	
2040	\$ 417	\$ 21	\$ 437	\$ 74	\$ 2	\$ (438)	\$ 274	\$ 168	\$ 517	
2041	\$ -	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ 267	\$ 175	\$ 517	
2042	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ 258	\$ 182	\$ 517	
2043	\$ -	\$ -	\$ -	\$ 78	\$ -	\$ -	\$ 249	\$ 189	\$ 517	
2044	\$ -	\$ -	\$ -	\$ 80	\$ -	\$ -	\$ 239	\$ 197	\$ 517	
2045	\$ -	\$ -	\$ -	\$ 81	\$ -	\$ -	\$ 185	\$ 250	\$ 517	
2046	\$ -	\$ -	\$ -	\$ 83	\$ -	\$ -	\$ 8	\$ 170	\$ 261	
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	\$ 5,427	\$ 3,284	\$ 8,711	\$ 1,804	\$ 328	\$ (438)	\$ 2,361	\$ 1,445	\$ 14,211	

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus the Additional Interest plus Administrative Expenses.

Improvement Area #1
50' Lots - Annual Installments per Unit - Assuming Planned Issuance of PID Bonds

Year Ending September 30, (a)	PID Bonds			Administrative Expenses (b)	Prepayment and Delinquency Reserves	Debt Service Reserve Fund	Interest Payment on Reimbursement Agreement	Principal Payment on Reimbursement Agreement	Annual Installment (c)
	Principal	Interest	Net Debt Service						
2019	\$ -	\$ -	\$ -	\$ 61	\$ -	\$ -	\$ 513	\$ 69	\$ 642
2020	\$ -	\$ -	\$ -	\$ 62	\$ -	\$ -	\$ 508	\$ 72	\$ 642
2021	\$ 202	\$ 337	\$ 539	\$ 63	\$ 34	\$ -	\$ 6	\$ -	\$ 642
2022	\$ 215	\$ 327	\$ 543	\$ 64	\$ 33	\$ -	\$ 3	\$ -	\$ 642
2023	\$ 222	\$ 317	\$ 539	\$ 66	\$ 32	\$ -	\$ 7	\$ -	\$ 642
2024	\$ 235	\$ 305	\$ 541	\$ 67	\$ 31	\$ -	\$ 4	\$ -	\$ 642
2025	\$ 249	\$ 294	\$ 543	\$ 68	\$ 29	\$ -	\$ 2	\$ -	\$ 642
2026	\$ 262	\$ 281	\$ 544	\$ 70	\$ 28	\$ -	\$ 1	\$ -	\$ 642
2027	\$ 276	\$ 268	\$ 544	\$ 71	\$ 27	\$ -	\$ 1	\$ -	\$ 642
2028	\$ 289	\$ 254	\$ 544	\$ 72	\$ 25	\$ -	\$ 1	\$ -	\$ 642
2029	\$ 303	\$ 240	\$ 543	\$ 74	\$ 24	\$ -	\$ 2	\$ -	\$ 642
2030	\$ 316	\$ 225	\$ 541	\$ 75	\$ 22	\$ -	\$ 4	\$ -	\$ 642
2031	\$ 330	\$ 209	\$ 539	\$ 77	\$ 21	\$ -	\$ 6	\$ -	\$ 642
2032	\$ 350	\$ 192	\$ 542	\$ 78	\$ 19	\$ -	\$ 3	\$ -	\$ 642
2033	\$ 363	\$ 175	\$ 538	\$ 80	\$ 17	\$ -	\$ 7	\$ -	\$ 642
2034	\$ 383	\$ 157	\$ 540	\$ 81	\$ 16	\$ -	\$ 5	\$ -	\$ 642
2035	\$ 404	\$ 138	\$ 541	\$ 83	\$ 14	\$ -	\$ 4	\$ -	\$ 642
2036	\$ 424	\$ 117	\$ 541	\$ 85	\$ 12	\$ -	\$ 5	\$ -	\$ 642
2037	\$ 444	\$ 96	\$ 540	\$ 86	\$ 10	\$ -	\$ 6	\$ -	\$ 642
2038	\$ 471	\$ 74	\$ 545	\$ 88	\$ 7	\$ -	\$ 2	\$ -	\$ 642
2039	\$ 491	\$ 50	\$ 542	\$ 90	\$ 5	\$ -	\$ 6	\$ -	\$ 642
2040	\$ 518	\$ 26	\$ 544	\$ 92	\$ 3	\$ (545)	\$ 340	\$ 209	\$ 642
2041	\$ -	\$ -	\$ -	\$ 94	\$ -	\$ -	\$ 332	\$ 217	\$ 642
2042	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ 321	\$ 226	\$ 642
2043	\$ -	\$ -	\$ -	\$ 97	\$ -	\$ -	\$ 309	\$ 236	\$ 642
2044	\$ -	\$ -	\$ -	\$ 99	\$ -	\$ -	\$ 298	\$ 245	\$ 642
2045	\$ -	\$ -	\$ -	\$ 101	\$ -	\$ -	\$ 230	\$ 311	\$ 642
2046	\$ -	\$ -	\$ -	\$ 103	\$ -	\$ -	\$ 11	\$ 211	\$ 325
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 6,747	\$ 4,083	\$ 10,830	\$ 2,243	\$ 408	\$ (545)	\$ 2,935	\$ 1,796	\$ 17,668

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus the Additional Interest plus Administrative Expenses.

Improvement Area #1									
60' Lots - Annual Installments per Unit - Assuming Planned Issuance of PID Bonds									
Year Ending September 30, (a)	PID Bonds			Administrative Expenses (b)	Prepayment and Delinquency Reserves	Debt Service Reserve Fund	Interest Payment on Reimbursement Agreement	Principal Payment on Reimbursement Agreement	Annual Installment (c)
	Principal	Interest	Net Debt Service						
2019	\$ -	\$ -	\$ -	\$ 75	\$ -	\$ -	\$ 631	\$ 85	\$ 791
2020	\$ -	\$ -	\$ -	\$ 76	\$ -	\$ -	\$ 626	\$ 89	\$ 791
2021	\$ 248	\$ 415	\$ 664	\$ 78	\$ 42	\$ -	\$ 8	\$ -	\$ 791
2022	\$ 265	\$ 403	\$ 668	\$ 79	\$ 40	\$ -	\$ 3	\$ -	\$ 791
2023	\$ 273	\$ 390	\$ 663	\$ 81	\$ 39	\$ -	\$ 8	\$ -	\$ 791
2024	\$ 290	\$ 376	\$ 666	\$ 82	\$ 38	\$ -	\$ 5	\$ -	\$ 791
2025	\$ 306	\$ 361	\$ 668	\$ 84	\$ 36	\$ -	\$ 3	\$ -	\$ 791
2026	\$ 323	\$ 346	\$ 669	\$ 86	\$ 35	\$ -	\$ 1	\$ -	\$ 791
2027	\$ 339	\$ 330	\$ 669	\$ 87	\$ 33	\$ -	\$ 1	\$ -	\$ 791
2028	\$ 356	\$ 313	\$ 669	\$ 89	\$ 31	\$ -	\$ 1	\$ -	\$ 791
2029	\$ 373	\$ 295	\$ 668	\$ 91	\$ 30	\$ -	\$ 2	\$ -	\$ 791
2030	\$ 389	\$ 277	\$ 666	\$ 93	\$ 28	\$ -	\$ 5	\$ -	\$ 791
2031	\$ 406	\$ 257	\$ 663	\$ 95	\$ 26	\$ -	\$ 8	\$ -	\$ 791
2032	\$ 431	\$ 237	\$ 667	\$ 96	\$ 24	\$ -	\$ 3	\$ -	\$ 791
2033	\$ 447	\$ 215	\$ 662	\$ 98	\$ 22	\$ -	\$ 8	\$ -	\$ 791
2034	\$ 472	\$ 193	\$ 665	\$ 100	\$ 19	\$ -	\$ 6	\$ -	\$ 791
2035	\$ 497	\$ 169	\$ 666	\$ 102	\$ 17	\$ -	\$ 5	\$ -	\$ 791
2036	\$ 522	\$ 144	\$ 666	\$ 104	\$ 14	\$ -	\$ 6	\$ -	\$ 791
2037	\$ 546	\$ 118	\$ 665	\$ 106	\$ 12	\$ -	\$ 7	\$ -	\$ 791
2038	\$ 580	\$ 91	\$ 671	\$ 109	\$ 9	\$ -	\$ 2	\$ -	\$ 791
2039	\$ 604	\$ 62	\$ 666	\$ 111	\$ 6	\$ -	\$ 7	\$ -	\$ 791
2040	\$ 638	\$ 32	\$ 669	\$ 113	\$ 3	(671)	\$ 419	\$ 257	\$ 791
2041	\$ -	\$ -	\$ -	\$ 115	\$ -	\$ -	\$ 408	\$ 267	\$ 791
2042	\$ -	\$ -	\$ -	\$ 118	\$ -	\$ -	\$ 395	\$ 278	\$ 791
2043	\$ -	\$ -	\$ -	\$ 120	\$ -	\$ -	\$ 381	\$ 290	\$ 791
2044	\$ -	\$ -	\$ -	\$ 122	\$ -	\$ -	\$ 366	\$ 302	\$ 791
2045	\$ -	\$ -	\$ -	\$ 125	\$ -	\$ -	\$ 283	\$ 383	\$ 791
2046	\$ -	\$ -	\$ -	\$ 127	\$ -	\$ -	\$ 13	\$ 260	\$ 400
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 8,304	\$ 5,025	\$ 13,329	\$ 2,761	\$ 502	\$ (671)	\$ 3,612	\$ 2,211	\$ 21,744

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus the Additional Interest plus Administrative Expenses.

Improvement Area #1									
70' Lots - Annual Installments per Unit - Assuming Planned Issuance of PID Bonds									
Year Ending September 30, (a)	PID Bonds			Administrative Expenses (b)	Prepayment and Delinquency Reserves	Debt Service Reserve Fund	Interest Payment on Reimbursement Agreement	Principal Payment on Reimbursement Agreement	Annual Installment (c)
	Principal	Interest	Net Debt Service						
2019	\$ -	\$ -	\$ -	\$ 95	\$ -	\$ -	\$ 804	\$ 108	\$ 1,008
2020	\$ -	\$ -	\$ -	\$ 97	\$ -	\$ -	\$ 798	\$ 113	\$ 1,008
2021	\$ 317	\$ 529	\$ 846	\$ 99	\$ 53	\$ -	\$ 10	\$ -	\$ 1,008
2022	\$ 338	\$ 513	\$ 851	\$ 101	\$ 51	\$ -	\$ 4	\$ -	\$ 1,008
2023	\$ 348	\$ 496	\$ 845	\$ 103	\$ 50	\$ -	\$ 10	\$ -	\$ 1,008
2024	\$ 369	\$ 479	\$ 848	\$ 105	\$ 48	\$ -	\$ 6	\$ -	\$ 1,008
2025	\$ 390	\$ 461	\$ 851	\$ 107	\$ 46	\$ -	\$ 3	\$ -	\$ 1,008
2026	\$ 412	\$ 441	\$ 853	\$ 109	\$ 44	\$ -	\$ 2	\$ -	\$ 1,008
2027	\$ 433	\$ 420	\$ 853	\$ 111	\$ 42	\$ -	\$ 1	\$ -	\$ 1,008
2028	\$ 454	\$ 399	\$ 853	\$ 113	\$ 40	\$ -	\$ 2	\$ -	\$ 1,008
2029	\$ 475	\$ 376	\$ 851	\$ 116	\$ 38	\$ -	\$ 3	\$ -	\$ 1,008
2030	\$ 496	\$ 352	\$ 848	\$ 118	\$ 35	\$ -	\$ 6	\$ -	\$ 1,008
2031	\$ 517	\$ 328	\$ 845	\$ 120	\$ 33	\$ -	\$ 10	\$ -	\$ 1,008
2032	\$ 549	\$ 302	\$ 850	\$ 123	\$ 30	\$ -	\$ 4	\$ -	\$ 1,008
2033	\$ 570	\$ 274	\$ 844	\$ 125	\$ 27	\$ -	\$ 11	\$ -	\$ 1,008
2034	\$ 601	\$ 246	\$ 847	\$ 128	\$ 25	\$ -	\$ 8	\$ -	\$ 1,008
2035	\$ 633	\$ 216	\$ 849	\$ 130	\$ 22	\$ -	\$ 7	\$ -	\$ 1,008
2036	\$ 665	\$ 184	\$ 849	\$ 133	\$ 18	\$ -	\$ 7	\$ -	\$ 1,008
2037	\$ 696	\$ 151	\$ 847	\$ 136	\$ 15	\$ -	\$ 9	\$ -	\$ 1,008
2038	\$ 739	\$ 116	\$ 855	\$ 138	\$ 12	\$ -	\$ 3	\$ -	\$ 1,008
2039	\$ 770	\$ 79	\$ 849	\$ 141	\$ 8	\$ -	\$ 9	\$ -	\$ 1,008
2040	\$ 812	\$ 41	\$ 853	\$ 144	\$ 4	\$ (855)	\$ 534	\$ 327	\$ 1,008
2041	\$ -	\$ -	\$ -	\$ 147	\$ -	\$ -	\$ 520	\$ 341	\$ 1,008
2042	\$ -	\$ -	\$ -	\$ 150	\$ -	\$ -	\$ 503	\$ 355	\$ 1,008
2043	\$ -	\$ -	\$ -	\$ 153	\$ -	\$ -	\$ 485	\$ 369	\$ 1,008
2044	\$ -	\$ -	\$ -	\$ 156	\$ -	\$ -	\$ 467	\$ 385	\$ 1,008
2045	\$ -	\$ -	\$ -	\$ 159	\$ -	\$ -	\$ 361	\$ 488	\$ 1,008
2046	\$ -	\$ -	\$ -	\$ 162	\$ -	\$ -	\$ 17	\$ 331	\$ 510
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 10,584	\$ 6,404	\$ 16,988	\$ 3,519	\$ 640	\$ (855)	\$ 4,604	\$ 2,817	\$ 27,713

(a) The 9/30/XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus the Additional Interest plus Administrative Expenses.

Improvement Area #1
Custom Lots - Annual Installments per Unit - Assuming Planned Issuance of PID Bonds

Year Ending September 30, (a)	PID Bonds			Administrative Expenses (b)	Prepayment and Delinquency Reserves	Debt Service Reserve Fund	Interest Payment on Reimbursement Agreement	Principal Payment on Reimbursement Agreement	Annual Installment (c)
	Principal	Interest	Net Debt Service						
2019	\$ -	\$ -	\$ -	\$ 157	\$ -	\$ -	\$ 1,333	\$ 180	\$ 1,670
2020	\$ -	\$ -	\$ -	\$ 161	\$ -	\$ -	\$ 1,322	\$ 188	\$ 1,670
2021	\$ 525	\$ 877	\$ 1,402	\$ 164	\$ 88	\$ -	\$ 17	\$ -	\$ 1,670
2022	\$ 560	\$ 851	\$ 1,411	\$ 167	\$ 85	\$ -	\$ 7	\$ -	\$ 1,670
2023	\$ 577	\$ 823	\$ 1,400	\$ 170	\$ 82	\$ -	\$ 17	\$ -	\$ 1,670
2024	\$ 612	\$ 794	\$ 1,407	\$ 174	\$ 79	\$ -	\$ 11	\$ -	\$ 1,670
2025	\$ 647	\$ 764	\$ 1,411	\$ 177	\$ 76	\$ -	\$ 6	\$ -	\$ 1,670
2026	\$ 682	\$ 731	\$ 1,414	\$ 181	\$ 73	\$ -	\$ 3	\$ -	\$ 1,670
2027	\$ 717	\$ 697	\$ 1,414	\$ 184	\$ 70	\$ -	\$ 2	\$ -	\$ 1,670
2028	\$ 752	\$ 661	\$ 1,414	\$ 188	\$ 66	\$ -	\$ 3	\$ -	\$ 1,670
2029	\$ 787	\$ 624	\$ 1,411	\$ 192	\$ 62	\$ -	\$ 5	\$ -	\$ 1,670
2030	\$ 822	\$ 584	\$ 1,407	\$ 196	\$ 58	\$ -	\$ 10	\$ -	\$ 1,670
2031	\$ 857	\$ 543	\$ 1,400	\$ 200	\$ 54	\$ -	\$ 16	\$ -	\$ 1,670
2032	\$ 910	\$ 500	\$ 1,410	\$ 204	\$ 50	\$ -	\$ 7	\$ -	\$ 1,670
2033	\$ 945	\$ 455	\$ 1,400	\$ 208	\$ 45	\$ -	\$ 18	\$ -	\$ 1,670
2034	\$ 997	\$ 408	\$ 1,405	\$ 212	\$ 41	\$ -	\$ 13	\$ -	\$ 1,670
2035	\$ 1,050	\$ 358	\$ 1,407	\$ 216	\$ 36	\$ -	\$ 11	\$ -	\$ 1,670
2036	\$ 1,102	\$ 305	\$ 1,407	\$ 220	\$ 31	\$ -	\$ 12	\$ -	\$ 1,670
2037	\$ 1,155	\$ 250	\$ 1,405	\$ 225	\$ 25	\$ -	\$ 16	\$ -	\$ 1,670
2038	\$ 1,225	\$ 192	\$ 1,417	\$ 229	\$ 19	\$ -	\$ 5	\$ -	\$ 1,670
2039	\$ 1,277	\$ 131	\$ 1,408	\$ 234	\$ 13	\$ -	\$ 15	\$ -	\$ 1,670
2040	\$ 1,347	\$ 67	\$ 1,414	\$ 239	\$ 7	\$ (1,417)	\$ 885	\$ 542	\$ 1,670
2041	\$ -	\$ -	\$ -	\$ 243	\$ -	\$ -	\$ 862	\$ 565	\$ 1,670
2042	\$ -	\$ -	\$ -	\$ 248	\$ -	\$ -	\$ 834	\$ 588	\$ 1,670
2043	\$ -	\$ -	\$ -	\$ 253	\$ -	\$ -	\$ 805	\$ 613	\$ 1,670
2044	\$ -	\$ -	\$ -	\$ 258	\$ -	\$ -	\$ 774	\$ 638	\$ 1,670
2045	\$ -	\$ -	\$ -	\$ 263	\$ -	\$ -	\$ 598	\$ 809	\$ 1,670
2046	\$ -	\$ -	\$ -	\$ 269	\$ -	\$ -	\$ 27	\$ 549	\$ 845
2047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 17,547	\$ 10,617	\$ 28,164	\$ 5,834	\$ 1,062	\$ (1,417)	\$ 7,632	\$ 4,671	\$ 45,945

(a) The 9/30//XX dates represent the fiscal year end for the Bonds.

(b) Preliminary Estimate. Assumes a 2% increase per year. The administrative charges will be revised in Annual Service Plan Updates based on actual costs.

(c) Annual Installments are calculated assuming a 6% interest rate for the first 2 years and a 5% interest rate for the next 28 years plus the Additional Interest plus Administrative Expenses.

**Improvement Area #1
Address Directory**

Block	Lot	Size	Block	Lot	Size	Block	Lot	Size
A	2	35	1R	3	50	A	18	50
A	3	35	1R	4	50	A	26	50
A	4	35	1R	5	50	A	27	50
A	5	35	1R	6	50	A	28	50
A	6	35	1R	7	50	A	29	50
A	7	35	1R	8	50	A	30	50
F	9	35	1R	9	50	A	31	50
F	10	35	1R	10	50	A	32	50
F	11	35	1R	11	50	A	33	50
F	12	35	1R	12	50	AA	2	50
F	13	35	1R	13	50	AA	3	50
F	14	35	5R	2	50	AA	5	50
L	5	35	5R	3	50	AA	6	50
L	6	35	5R	4	50	AA	7	50
L	7	35	5R	5	50	AA	8	50
L	8	35	5R	6	50	AB	1	50
L	9	35	5R	7	50	AB	2	50
L	10	35	5R	8	50	AB	3	50
L	11	35	5R	9	50	AB	4	50
L	12	35	A	1	50	AB	5	50
L	13	35	A	8	50	AB	10	50
L	14	35	A	9	50	AB	11	50
L	16	35	A	10	50	AB	12	50
L	17	35	A	11	50	AB	16	50
L	18	35	A	12	50	AC	1	50
L	19	35	A	13	50	AC	2	50
L	20	35	A	14	50	AC	3	50
L	21	35	A	15	50	AC	7	50
1R	1	50	A	16	50	AC	8	50
1R	2	50	A	17	50	AC	9	50

Note: Block and Lot identifications for an individual Lot refer to either a Preliminary Plat submitted to the City or a Final Plat recorded with the County by the Developer for Improvement Area #1. Lots located in Blocks 1R, 5R and 7R are currently shown as Blocks S-10S, H-50S, and V-70S on the Preliminary Plat for Walsh Ranch/Quail Valley Parcel 1C as submitted to the City of Fort Worth. It is expected that the Lots located in Blocks 1R, 5R and 7R will be created as single family residential lots by replat upon the recording of the Final Plat for Parcel 1C as described herein.

**Improvement Area #1
Address Directory**

Block	Lot	Size	Block	Lot	Size	Block	Lot	Size
AC	10	50	AH	13	50	C	6	50
AC	11	50	AH	14	50	C	7	50
AD	1	50	AH	18	50	C	8	50
AD	2	50	AH	19	50	C	9	50
AD	3	50	AH	20	50	C	10	50
AD	4	50	AH	21	50	C	11	50
AD	5	50	AH	22	50	C	12	50
AD	6	50	AH	23	50	C	13	50
AD	7	50	AH	24	50	C	14	50
AD	8	50	B	1	50	C	15	50
AF	1	50	B	2	50	C	16	50
AF	2	50	B	3	50	E	1	50
AF	3	50	B	4	50	E	2	50
AF	4	50	B	5	50	E	3	50
AF	5	50	B	6	50	E	4	50
AF	6	50	B	7	50	F	1	50
AF	8	50	B	8	50	F	2	50
AG	1	50	B	9	50	F	5	50
AG	2	50	B	10	50	F	6	50
AG	3	50	B	11	50	F	7	50
AG	5	50	B	12	50	F	8	50
AG	6	50	B	13	50	G	8	50
AG	7	50	B	14	50	G	9	50
AG	8	50	B	15	50	G	10	50
AG	9	50	B	16	50	G	11	50
AH	6	50	C	1	50	G	12	50
AH	7	50	C	2	50	G	13	50
AH	8	50	C	3	50	G	14	50
AH	9	50	C	4	50	G	16	50
AH	12	50	C	5	50	G	17	50

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**Improvement Area #1
Address Directory**

Block	Lot	Size	Block	Lot	Size	Block	Lot	Size
G	18	50	R	9	50	Y	11	50
G	19	50	R	10	50	Y	12	50
H	34	50	R	11	50	Y	13	50
H	35	50	R	12	50	Y	14	50
H	36	50	R	13	50	Y	15	50
H	37	50	R	14	50	Y	16	50
H	38	50	R	20	50	Y	17	50
H	39	50	R	21	50	Y	18	50
H	40	50	R	22	50	Y	19	50
J	16	50	R	23	50	Y	20	50
J	17	50	R	24	50	Y	21	50
J	18	50	R	25	50	Y	22	50
J	19	50	U	8	50	Z	1	50
M	9	50	U	9	50	Z	2	50
M	10	50	U	10	50	Z	3	50
P	1	50	U	11	50	Z	4	50
P	2	50	U	12	50	Z	5	50
P	3	50	X	2	50	Z	6	50
P	4	50	X	3	50	Z	7	50
P	5	50	X	5	50	Z	8	50
P	8	50	X	6	50	Z	9	50
P	9	50	X	7	50	Z	11	50
P	10	50	X	8	50	Z	12	50
P	11	50	Y	1	50	Z	13	50
P	12	50	Y	2	50	Z	14	50
R	2	50	Y	5	50	Z	15	50
R	4	50	Y	6	50	Z	16	50
R	5	50	Y	7	50	5R	1	60
R	6	50	Y	9	50	A	20	60
R	7	50	Y	10	50	A	21	60

Note: Block and Lot identifications for an individual Lot refer to either a Preliminary Plat submitted to the City or a Final Plat recorded with the County by the Developer for Improvement Area #1. Lots located in Blocks 1R, 5R and 7R are currently shown as Blocks S-10S, H-50S, and V-70S on the Preliminary Plat for Walsh Ranch/Quail Valley Parcel 1C as submitted to the City of Fort Worth. It is expected that the Lots located in Blocks 1R, 5R and 7R will be created as single family residential lots by replat upon the recording of the Final Plat for Parcel 1C as described herein.

**Improvement Area #1
Address Directory**

Block	Lot	Size	Block	Lot	Size	Block	Lot	Size
A	22	60	AH	26	60	G	2	60
A	23	60	AH	28	60	G	3	60
A	24	60	AH	29	60	G	4	60
A	25	60	AH	30	60	G	5	60
AA	1	60	AH	31	60	G	6	60
AA	4	60	AH	32	60	G	7	60
AB	13	60	AH	33	60	G	20	60
AB	14	60	AJ	1	60	H	1	60
AB	6	60	AJ	2	60	H	2	60
AB	7	60	AJ	3	60	H	3	60
AB	8	60	AJ	4	60	H	4	60
AB	9	60	AJ	5	60	H	6	60
AB	15	60	AJ	6	60	H	7	60
AC	4	60	AJ	22	60	H	16	60
AC	5	60	AJ	23	60	H	17	60
AC	6	60	AJ	24	60	H	18	60
AC	12	60	D	1	60	H	19	60
AC	13	60	D	2	60	H	20	60
AF	7	60	D	3	60	H	21	60
AG	10	60	D	4	60	H	22	60
AH	15	60	D	5	60	H	23	60
AH	17	60	D	6	60	H	24	60
AH	1	60	D	7	60	H	25	60
AH	2	60	D	8	60	H	26	60
AH	3	60	D	9	60	H	27	60
AH	4	60	D	10	60	H	28	60
AH	5	60	E	6	60	H	29	60
AH	10	60	E	7	60	H	30	60
AH	11	60	E	5	60	H	31	60
AH	25	60	G	1	60	H	32	60

Note: Block and Lot identifications for an individual Lot refer to either a Preliminary Plat submitted to the City or a Final Plat recorded with the County by the Developer for Improvement Area #1. Lots located in Blocks 1R, 5R and 7R are currently shown as Blocks S-10S, H-50S, and V-70S on the Preliminary Plat for Walsh Ranch/Quail Valley Parcel 1C as submitted to the City of Fort Worth. It is expected that the Lots located in Blocks 1R, 5R and 7R will be created as single family residential lots by replat upon the recording of the Final Plat for Parcel 1C as described herein.

**Improvement Area #1
Address Directory**

Block	Lot	Size	Block	Lot	Size	Block	Lot	Size
H	33	60	L	30	60	U	3	60
J	1	60	L	31	60	U	5	60
J	2	60	L	32	60	U	6	60
J	3	60	L	33	60	U	7	60
J	4	60	L	34	60	U	13	60
J	8	60	M	5	60	U	14	60
J	9	60	M	6	60	U	15	60
J	10	60	M	2	60	U	16	60
J	11	60	M	3	60	U	17	60
J	12	60	M	4	60	U	18	60
J	13	60	M	8	60	U	19	60
J	15	60	P	6	60	U	20	60
J	20	60	P	13	60	V	4	60
J	21	60	P	14	60	V	5	60
K	1	60	P	15	60	V	6	60
K	11	60	P	7	60	V	20	60
K	12	60	Q	1	60	V	21	60
K	13	60	Q	2	60	V	22	60
K	14	60	Q	3	60	X	1	60
L	1	60	R	1	60	X	4	60
L	2	60	R	3	60	X	9	60
L	3	60	R	15	60	X	10	60
L	4	60	R	16	60	X	11	60
L	23	60	R	17	60	Y	3	60
L	24	60	R	18	60	Y	4	60
L	25	60	R	19	60	Y	23	60
L	26	60	R	26	60	Z	10	60
L	27	60	R	27	60	Z	17	60
L	28	60	U	1	60	Z	18	60
L	29	60	U	2	60	1R	14	70

Note: Block and Lot identifications for an individual Lot refer to either a Preliminary Plat submitted to the City or a Final Plat recorded with the County by the Developer for Improvement Area #1. Lots located in Blocks 1R, 5R and 7R are currently shown as Blocks S-10S, H-50S, and V-70S on the Preliminary Plat for Walsh Ranch/Quail Valley Parcel 1C as submitted to the City of Fort Worth. It is expected that the Lots located in Blocks 1R, 5R and 7R will be created as single family residential lots by replat upon the recording of the Final Plat for Parcel 1C as described herein.

**Improvement Area #1
Address Directory**

Block	Lot	Size	Block	Lot	Size	Block	Lot	Size
1R	15	70	H	13	70	S	14	70
7R	1	70	H	14	70	S	15	70
AG	11	70	H	15	70	S	16	70
AG	12	70	J	5	70	S	17	70
AH	27	70	J	6	70	S	18	70
AJ	7	70	J	22	70	S	19	70
AJ	9	70	J	23	70	S	20	70
AJ	10	70	K	2	70	S	21	70
AJ	11	70	K	3	70	S	22	70
AJ	12	70	K	4	70	S	23	70
AJ	13	70	K	6	70	S	24	70
AJ	14	70	K	7	70	S	25	70
AJ	15	70	K	8	70	V	1	70
AJ	16	70	K	9	70	V	2	70
AJ	17	70	K	10	70	V	3	70
AJ	18	70	M	1	70	V	8	70
AJ	19	70	Q	4	70	V	9	70
AJ	20	70	Q	5	70	V	10	70
AJ	21	70	S	3	70	V	11	70
AJ	25	70	S	4	70	V	12	70
AJ	26	70	S	5	70	V	13	70
AJ	27	70	S	6	70	V	14	70
AJ	28	70	S	7	70	V	15	70
F	3	70	S	8	70	V	16	70
F	4	70	S	9	70	V	17	70
H	8	70	S	2	70	V	18	70
H	9	70	S	10	70	V	19	70
H	10	70	S	11	70	W	1	70
H	11	70	S	12	70	W	2	70
H	12	70	S	13	70	W	3	70

Note: Block and Lot identifications for an individual Lot refer to either a Preliminary Plat submitted to the City or a Final Plat recorded with the County by the Developer for Improvement Area #1. Lots located in Blocks 1R, 5R and 7R are currently shown as Blocks S-10S, H-50S, and V-70S on the Preliminary Plat for Walsh Ranch/Quail Valley Parcel 1C as submitted to the City of Fort Worth. It is expected that the Lots located in Blocks 1R, 5R and 7R will be created as single family residential lots by replat upon the recording of the Final Plat for Parcel 1C as described herein.

**Improvement Area #1
Address Directory**

Block	Lot	Size	Block	Lot	Size
W	4	70	F	1	Custom
W	6	70	F	2	Custom
W	7	70	F	3	Custom
W	8	70	G	1	Custom
W	5	70	G	2	Custom
X	12	70	G	3	Custom
X	13	70	G	4	Custom
A	1	Custom	G	5	Custom
A	2	Custom	G	6	Custom
A	3	Custom	G	7	Custom
A	4	Custom	G	8	Custom
A	5	Custom	H	1	Custom
A	6	Custom	J	1	Custom
A	7	Custom	J	2	Custom
A	8	Custom	J	3	Custom
A	9	Custom	K	1	Custom
A	10	Custom	K	2	Custom
A	11	Custom			
A	12	Custom			
A	13	Custom			
C	1	Custom			
C	2	Custom			
C	3	Custom			
C	4	Custom			
C	5	Custom			
C	6	Custom			
C	7	Custom			
C	8	Custom			
C	9	Custom			
E	1	Custom			

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Appendix B

TRACT 1 (Quail Valley)

Being a 1,211.51 acre tract of land situated in the Houston Tap & Brazoria RR Co Survey, Abstract Number 654, the Houston Tap & Brazoria RR Co Survey, Abstract Number 647, the International & Great Northern RR Co Survey, Abstract Number 1995, the International & Great Northern RR Co Survey, Abstract Number 1996, the International & Great Northern RR Co Survey, Abstract Number 2004, G. Tandy Survey, Abstract Number 2356, the Heirs of C.H. Higbee Survey, Abstract Number 2740 and the M.C Moulton Survey, Abstract Number 934, Parker County, being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., said 1,211.51 acre tract of land being more particularly described as follows:

COMMENCING at an aluminum TXDOT disc found for corner on the east right-of-way line of F.M. 3325 (variable width), said corner being on the north line of said Walsh Ranches Limited Partnership tract;

THENCE North 89 degrees 18 minutes 10 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 5178.11 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner for the POINT OF BEGINNING;

THENCE North 89 degrees 18 minutes 10 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 49.67 feet to a 5/8 inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" found for an ell corner of said Walsh Ranches Limited Partnership tract

THENCE North 00 degrees 33 minutes 20 seconds West, along said Walsh Ranches Limited Partnership tract, a distance of 2015.32 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner near the south side of Old Weatherford Road (undedicated);

THENCE South 82 degrees 28 minutes 09 seconds East, along a fence, a distance of 120.54 feet to a railroad spike set for corner;

THENCE North 88 degrees 23 minutes 39 seconds East, along said fence, a distance of 2130.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 89 degrees 27 minutes 38 seconds East, along said fence, a distance of 477.65 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 03 degrees 41 minutes 11 seconds East, departing said fence, a distance of 394.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 89 degrees 37 minutes 10 seconds East, a distance of 651.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 00 degrees 22 minutes 50 seconds West, a distance of 594.83 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner near a wire fence and the south side of Old Weatherford Road;

THENCE South 85 degrees 44 minutes 35 seconds East, along said fence, a distance of 286.37 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 960.00 feet, a central angle of 22 degrees 24 minutes 34 seconds, and a chord bearing of South 76 degrees 05 minutes 43 seconds East, a distance of 343.09 feet;

THENCE South 87 degrees 18 minutes 00 seconds East, a distance of 620.89 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 02 degrees 42 minutes 00 seconds West, a distance of 53.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 87 degrees 18 minutes 00 seconds East, a distance of 146.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 1023.50 feet, a central angle of 31 degrees 17 minutes 49 seconds, and a chord bearing of South 71 degrees 39 minutes 05 seconds East, a distance of 552.15 feet;

THENCE with said curve to the right an arc distance of 559.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 1076.50, a central angle of 51 degrees 45 minutes 52 seconds, and a chord bearing of South 81 degrees 53 minutes 07 seconds East, a distance of 939.83 feet;

THENCE with said curve to the left an arc distance of 972.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1037.00, a central angle of 11 degrees 36 minutes 01 seconds, and a chord bearing of North 78 degrees 01 minutes 58 seconds East, a distance of 209.59 feet;

THENCE with said curve to the right an arc distance of 209.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 06 degrees 10 minutes 02 seconds East, a distance of 51.52 feet to a 5/8

inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1037.00 feet, a central angle of 02 degrees 09 minutes 38 seconds, and a chord bearing of North 81 degrees 42 minutes 27 seconds East, a distance of 39.10 feet;

THENCE with said curve to the right an arc distance of 39.10 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 3154.50 feet, a central angle of 00 degrees 41 minutes 44 seconds, and a chord bearing of South 01 degrees 58 minutes 20 seconds East, a distance of 38.29 feet;

THENCE with said curve to the right an arc distance of 38.29 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 37 minutes 29 seconds East, a distance of 132.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1598.00 feet, a central angle of 08 degrees 48 minutes 07 seconds, and a chord bearing of South 02 degrees 46 minutes 35 seconds West, a distance of 245.25 feet;

THENCE with said curve to the right an arc distance of 245.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 193.00 feet, a central angle of 44 degrees 10 minutes 32 seconds, and a chord bearing of South 23 degrees 39 minutes 24 seconds West, a distance of 145.15 feet;

THENCE with said curve to the left an arc distance of 148.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 517.00, a central angle of 18 degrees 34 minutes 00 seconds, and a chord bearing of South 10 degrees 51 minutes 08 seconds West, a distance of 166.80 feet;

THENCE with said curve to the right an arc distance of 167.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 783.00, a central angle of 19 degrees 59 minutes 11 seconds, and a chord bearing of South 10 degrees 08 minutes 33 seconds West, a distance of 271.75 feet;

THENCE with said curve to the left an arc distance of 273.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 00 degrees 08 minutes 58 seconds West, a distance of 257.44 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 603.00, a central angle of 32 degrees 28 minutes 53 seconds, and a chord bearing of South 16 degrees 05 minutes 29 seconds East, a distance of 337.29 feet;

THENCE with said curve to the left an arc distance of 341.84 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 407.00, a central angle of 34 degrees 47 minutes 54 seconds, and a chord bearing of South 14 degrees 55 minutes 58 seconds East, a distance of 243.41 feet;

THENCE with said curve to the right an arc distance of 247.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 443.00, a central angle of 15 degrees 47 minutes 58 seconds, and a chord bearing of South 05 degrees 26 minutes 00 seconds East, a distance of 121.77 feet;

THENCE with said curve to the left an arc distance of 122.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of reverse curvature of a curve to the right having a radius of 837.00, a central angle of 20 degrees 46 minutes 55 seconds, and a chord bearing of South 02 degrees 56 minutes 31 seconds East, a distance of 301.93 feet;

THENCE with said curve to the right an arc distance of 303.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 453.00, a central angle of 38 degrees 38 minutes 54 seconds, and a chord bearing of South 11 degrees 52 minutes 31 seconds East, a distance of 299.81feet;

THENCE with said curve to the left an arc distance of 305.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of reverse curvature of a curve to the right having a radius of 127.00, a central angle of 43 degrees 22 minutes 47 seconds, and a chord bearing of South 09 degrees 30 minutes 34 seconds East, a distance of 93.87 feet;

THENCE with said curve to the right an arc distance of 96.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 193.00, a central angle of 24 degrees 51 minutes 04 seconds, and a chord bearing of South 00 degrees 14 minutes 42 seconds East, a distance of 83.06 feet;

THENCE with said curve to the left an arc distance of 83.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of reverse curvature of a curve to the right having a radius of 200.00, a central angle of 24 degrees 05 minutes 05 seconds, and a chord bearing of South 00 degrees 37 minutes 41 seconds East, a distance of 83.45 feet;

THENCE with said curve to the right an arc distance of 84.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 100.00, a central angle of 35 degrees 28

minutes 59 seconds, and a chord bearing of South 06 degrees 19 minutes 38 seconds East, a distance of 60.94 feet;

THENCE with said curve to the left an arc distance of 61.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 24 degrees 04 minutes 08 seconds East, a distance of 651.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 65 degrees 20 minutes 07 seconds East, a distance of 199.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1018.00 feet, a central angle of 03 degrees 21 minutes 56 seconds, and a chord bearing of South 10 degrees 40 minutes 28 seconds East, a distance of 59.79 feet;

THENCE with said curve to the right an arc distance of 59.80 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of said curve and the beginning of a circular curve to the right having a radius of 988.00 feet, a central angle of 08 degrees 10 minutes 18 seconds, and a chord bearing of South 01 degrees 18 minutes 56 seconds East, a distance of 140.79 feet;

THENCE with said curve to the right an arc distance of 140.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 612.00, a central angle of 04 degrees 23 minutes 39 seconds, and a chord bearing of South 03 degrees 49 minutes 07 seconds West, a distance of 46.92 feet;

THENCE with said curve to the left an arc distance of 46.94 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 37 minutes 18 seconds West, a distance of 141.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a circular curve to the right having a radius of 110.00 feet, a central angle of 85 degrees 58 minutes 45 seconds, and a chord bearing of South 44 degrees 36 minutes 40 seconds West, a distance of 150.01 feet;

THENCE with said curve to the right an arc distance of 165.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 87 degrees 36 minutes 03 seconds West, a distance of 13.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 02 degrees 23 minutes 57 seconds East, a distance of 140.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 87 degrees 36 minutes 03 seconds East, a distance of 15.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of

curvature a circular curve to the right having a radius of 85.00 feet, a central angle of 94 degrees 01 minutes 15 seconds, and a chord bearing of South 45 degrees 23 minutes 20 seconds East, a distance of 124.35 feet;

THENCE with said curve to the right an arc distance of 139.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 37 minutes 18 seconds West, a distance of 59.40 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature a circular curve to the left having a radius of 1095.50 feet, a central angle of 17 degrees 13 minutes 58 seconds, and a chord bearing of South 06 degrees 59 minutes 41 seconds East, a distance of 328.25 feet;

THENCE with said curve to the left an arc distance of 329.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the left having a radius of 1012.00 feet, a central angle of 06 degrees 01 minutes 18 seconds, and a chord bearing of South 18 degrees 37 minutes 19 seconds East, a distance of 106.31 feet;

THENCE with said curve to the left an arc distance of 106.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 21 degrees 37 minutes 58 seconds East, a distance of 116.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature a circular curve to the right having a radius of 989.60 feet, a central angle of 04 degrees 30 minutes 39 seconds, and a chord bearing of South 19 degrees 22 minutes 32 seconds East, a distance of 77.89 feet;

THENCE with said curve to the right an arc distance of 77.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the right having a radius of 1016.50 feet, a central angle of 15 degrees 47 minutes 29 seconds, and a chord bearing of South 09 degrees 14 minutes 25 seconds East, a distance of 279.27 feet;

THENCE with said curve to the right an arc distance of 280.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01 degrees 20 minutes 41 seconds East, a distance of 133.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1083.50 feet, a central angle of 28 degrees 36 minutes 02 seconds, and a chord bearing of South 15 degrees 38 minutes 42 seconds East, a distance of 535.26 feet;

THENCE with said curve to the left an arc distance of 540.85 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 988.00 feet, a central angle of 17 degrees 59 minutes 08 seconds, and a chord bearing of South 20 degrees 57 minutes 08 seconds East, a distance of 308.87 feet;

THENCE with said curve to the right an arc distance of 310.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 612.00 feet, a central angle of 01 degree 29 minutes 47 seconds, and a chord bearing of South 12 degrees 42 minutes 28 seconds East, a distance of 15.98 feet;

THENCE with said curve to the left an arc distance of 15.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1004.50 feet, a central angle of 08 degrees 27 minutes 45 seconds, and a chord bearing of South 09 degrees 13 minutes 29 seconds East, a distance of 148.23 feet;

THENCE with said curve to the right an arc distance of 148.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the right having a radius of 138.00 feet, a central angle of 90 degrees 27 minutes 45 seconds, and a chord bearing of South 40 degrees 14 minutes 16 seconds West, a distance of 195.95 feet;

THENCE with said curve to the right an arc distance of 217.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 79 degrees 03 minutes 38 seconds West, a distance of 461.79 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1105.00 feet, a central angle of 32 degrees 23 minutes 14 seconds, and a chord bearing of South 84 degrees 44 minutes 45 seconds West, a distance of 616.34 feet;

THENCE with said curve to the left an arc distance of 624.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South 19 degrees 31 minutes 47 seconds West, a distance of 468.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1806.29 feet, a central angle of 23 degrees 45 minutes 46 seconds, and a chord bearing of South 08 degrees 04 minutes 14 seconds West, a distance of 743.78 feet;

THENCE with said curve to the left an arc distance of 749.14 feet, to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 07 degrees 06 minutes 11 seconds East, a distance of 193.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set in the north right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE with the north right-of-way line of said Interstate Highway 30 and Interstate Highway 20 (a variable width right-of-way) the following courses and distances:

South 87 degrees 58 minutes 15 seconds West, a distance of 544.40 feet to an aluminum TXDOT disc found;

North 79 degrees 44 minutes 29 seconds West, a distance of 102.61 feet to an aluminum TXDOT disc found;

South 87 degrees 59 minutes 03 seconds West, a distance of 199.99 feet to an aluminum TXDOT disc found;

South 75 degrees 36 minutes 14 seconds West, a distance of 102.49 feet to an aluminum TXDOT disc found;

South 88 degrees 00 minutes 36 seconds West, a distance of 78.27 feet to an aluminum TXDOT disc found for the point of curvature of a curve to the right having a radius of 1398.07 feet, a central angle of 31 degrees 36 minutes 57 seconds, and a chord bearing of North 76 degrees 10 minutes 56 seconds West, a distance of 761.70 feet;

With said curve to the right an arc distance of 771.45', to an aluminum TXDOT disc found for the point of tangency;

North 60 degrees 16 minutes 55 seconds West, a distance of 728.27 feet to an aluminum TXDOT disc found;

North 52 degrees 51 minutes 48 seconds West, a distance of 205.86 feet to an aluminum TXDOT disc found;

North 65 degrees 36 minutes 35 seconds West, a distance of 204.62 feet to an aluminum TXDOT disc found;

North 78 degrees 21 minutes 11 seconds West, a distance of 205.92 feet to an aluminum TXDOT disc found for the point of curvature of a curve to the left having a radius of 3027.79 feet, a central angle of 07 degrees 38 minutes 27 seconds, and a chord bearing of North 75 degrees 04 minutes 32 seconds West, a distance of 403.48 feet;

With said curve to the left an arc distance of 403.78', to an aluminum TXDOT disc found for the point of tangency;

North 78 degrees 57 minutes 26 seconds West, a distance of 1709.53 feet to an aluminum TXDOT disc found for the point of curvature of a curve to the right having a radius of 5693.90 feet, a central angle of 10 degrees 27 minutes 29 seconds, and a chord bearing of North 73 degrees 43 minutes 41 seconds West, a distance of 1037.85 feet;

With said curve to the right an arc distance of 1039.29', to an aluminum TXDOT disc found for the point of tangency;

North 67 degrees 25 minutes 24 seconds West, a distance of 1369.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 5815.38 feet, a central angle of 03 degrees 38 minutes 25 seconds, and a chord bearing of North 69 degrees 14 minutes 36 seconds West, a distance of 369.41 feet;

With said curve to the left an arc distance of 369.48', to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 25 degrees 57 minutes 28 seconds East, a distance of 36.78 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 2050.00 feet, a central angle of 14 degrees 24 minutes 02 seconds, and a chord bearing of North 33 degrees 09 minutes 29 seconds East, a distance of 513.89 feet;

THENCE with said curve to the right an arc distance of 515.24 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 40 degrees 21 minutes 30 seconds East, a distance of 652.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1250.00 feet, a central angle of 14 degrees 30 minutes 52 seconds, and a chord bearing of North 33 degrees 06 minutes 04 seconds East, a distance of 315.81 feet;

THENCE with said curve to the left an arc distance of 316.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 25 degrees 50 minutes 38 seconds East, a distance of 777.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 750.00 feet, a central angle of 40 degrees 20 minutes 08 seconds, and a chord bearing of North 05 degrees 40 minutes 34 seconds East, a distance of 517.16 feet;

THENCE with said curve to the left an arc distance of 527.99 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 14 degrees 29 minutes 30 seconds West, a distance of 437.61 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 900.00 feet, a central angle of 34 degrees 12 minutes 30 seconds, and a chord bearing of North 02 degrees 36 minutes 45 seconds East, a distance of 529.40 feet;

THENCE with said curve to the right an arc distance of 537.34 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 19 degrees 43 minutes 00 seconds East, a distance of 354.73 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 00 degrees 30 minutes 14 seconds West, a distance of 213.86 feet to the POINT OF BEGINNING and containing 52,773,514 square feet or 1,211.51 acres of land more or less.

TRACT 2 (Quail Valley)

Being a 411.43 acre tract of land situated in the Houston Tap & Brazoria RR Co Survey, Abstract Number 654, the International & Great Northern RR Co Survey, Abstract Number 2004, Jonathan Burleson Survey, Abstract Number 78 and the M.C Moulton Survey, Abstract Number 934, Parker and Tarrant County, being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., and recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T), said 411.43 acre tract of land being more particularly described as follows:

COMMENCING at a steel axle found for the most easterly northeast corner of said Walsh Ranches Limited Partnership tract;

THENCE South 89 degrees 49 minutes 28 seconds West a distance of 909.63 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner for the POINT OF BEGINNING, said corner being on a circular curve to the right having a radius of 1022.00 feet, a central angle of 61 degrees 31 minutes 09 seconds, and a chord bearing of South 29 degrees 01 minutes 57 seconds West, a distance of 1045.38 feet;

THENCE with said curve to the right an arc distance of 1097.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 1022.00, a central angle of 32 degrees 17 minutes 50 seconds, and a chord bearing of South 43 degrees 38 minutes 37 seconds West, a distance of 568.50 feet;

THENCE with said curve to the left an arc distance of 576.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the left having a radius of 2300.00, a central angle of 34 degrees 48 minutes 57 seconds, and a chord bearing of South 10 degrees 05 minutes 14 seconds West, a distance of 1376.19 feet;

THENCE with said curve to the left an arc distance of 1397.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a circular curve to the right having a radius of 1300.00, a central angle of 26 degrees 55 minutes 47 seconds, and a chord bearing of South 06 degrees 08 minutes 39 seconds West, a distance of 605.41 feet;

THENCE with said curve to the right an arc distance of 611.01 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 1855.00, a central angle of 06 degrees 19 minutes 35 seconds, and a chord bearing of North 85 degrees 25 minutes 29 seconds West, a distance of 204.72 feet;

THENCE with said curve to the left an arc distance of 204.82 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 88 degrees 35 minutes 16 seconds West a distance of 734.26 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the right having a radius of 1445.00 feet, a central angle of 08 degrees 46 minutes 19 seconds, and a chord bearing of North 84 degrees 12 minutes 07 seconds West, a distance of 221.01 feet;

THENCE with said curve to the right an arc distance of 221.23 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;
THENCE North 79 degrees 48 minutes 58 seconds West a distance of 302.82 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the left having a radius of 1555.00 feet, a central angle of 27 degrees 35 minutes 31 seconds, and a chord bearing of North 86 degrees 23 minutes 17 seconds West, a distance of 741.63 feet;

THENCE with said curve to the left an arc distance of 748.84 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 72 degrees 35 minutes 31 seconds West a distance of 339.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the right having a radius of 1845.00 feet, a central angle of 09 degrees 54 minutes 08 seconds, and a chord bearing of South 77 degrees 32 minutes 36 seconds West, a distance of 318.47 feet;

THENCE with said curve to the right an arc distance of 318.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a compound curve to the right having a radius of 83.00, a central angle of 09 degrees 21 minutes 17 seconds, and a chord bearing of South 87 degrees 10 minutes 18 seconds West, a distance of 13.54 feet;

THENCE with said curve to the right an arc distance of 13.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of tangency;

THENCE North 88 degrees 09 minutes 03 seconds West a distance of 67.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature to the left having a radius of 267.00 feet, a central angle of 05 degrees 58 minutes 53 seconds, and a chord bearing of South 88 degrees 51 minutes 30 seconds West, a distance of 27.86 feet;

THENCE with said curve to the left an arc distance of 27.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1833.00, a central angle of 02 degrees 31 minutes 51 seconds, and a chord bearing of South 87 degrees 07 minutes 59 seconds West, a distance of 80.96 feet;

THENCE with said curve to the right an arc distance of 80.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 88 degrees 25 minutes 41 seconds West a distance of 50.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 88 degrees 48 minutes 51 seconds West a distance of 48.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner on a circular curve to the right having a radius of 138.00, a central angle of 28 degrees 07 minutes 19 seconds, and a chord bearing of North 61 degrees 29 minutes 46 seconds West, a distance of 67.06 feet;

THENCE with said curve to the right an arc distance of 67.73 feet to an 'X' cut in concrete for corner;

THENCE North 45 degrees 03 minutes 24 seconds East a distance of 10.88 feet to an 'X' cut in concrete for the point of curvature to the left having a radius of 107.00 feet, a central angle of 66 degrees 15 minutes 56 seconds, and a chord bearing of North 11 degrees 55 minutes 27 seconds East, a distance of 116.97 feet;

THENCE with said curve to the left an arc distance of 123.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 193.00, a central angle of 21 degrees 16 minutes 50 seconds, and a chord bearing of North 10 degrees 34 minutes 06 seconds West, a distance of 71.27 feet;

THENCE with said curve to the right an arc distance of 71.68 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 257.00, a central angle of 64 degrees 38 minutes 14 seconds, and a chord bearing of North 32 degrees 14 minutes 49 seconds West, a distance of 274.80 feet;

THENCE with said curve to the left an arc distance of 289.93 feet to a 5/8 inch iron rod with

a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 253.00, a central angle of 81 degrees 13 minutes 26 seconds, and a chord bearing of North 23 degrees 57 minutes 13 seconds West, a distance of 329.37 feet;

THENCE with said curve to the right an arc distance of 358.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 377.00, a central angle of 66 degrees 03 minutes 23 seconds, and a chord bearing of North 16 degrees 22 minutes 11 seconds West, a distance of 410.97 feet;

THENCE with said curve to the left an arc distance of 434.64 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 273.00, a central angle of 56 degrees 29 minutes 27 seconds, and a chord bearing of North 21 degrees 09 minutes 09 seconds West, a distance of 258.39 feet;

THENCE with said curve to the right an arc distance of 269.17 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 257.00, a central angle of 43 degrees 41 minutes 19 seconds, and a chord bearing of North 14 degrees 45 minutes 05 seconds West, a distance of 191.25 feet;

THENCE with said curve to the left an arc distance of 195.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 268.00, a central angle of 69 degrees 51 minutes 02 seconds, and a chord bearing of North 01 degrees 40 minutes 13 seconds West, a distance of 306.86 feet;

THENCE with said curve to the right an arc distance of 326.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 307.00, a central angle of 60 degrees 52 minutes 48 seconds, and a chord bearing of North 02 degrees 48 minutes 54 seconds East, a distance of 311.07 feet;

THENCE with said curve to the left an arc distance of 326.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 233.00, a central angle of 56 degrees 37 minutes 31 seconds, and a chord bearing of North 00 degrees 41 minutes 16 seconds East, a distance of 221.02 feet;

THENCE with said curve to the right an arc distance of 230.27 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 127.00, a central angle of 106 degrees 07 minutes 38 seconds, and a chord bearing of North 24 degrees 03 minutes 48 seconds West, a distance of 203.02 feet;

THENCE with said curve to the left an arc distance of 235.24 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 26 degrees 08 minutes 54 seconds West a distance of 247.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 71 degrees 08 minutes 54 seconds West a distance of 64.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 26 degrees 08 minutes 54 seconds West a distance of 379.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 28 degrees 26 minutes 20 seconds West a distance of 116.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 16 degrees 39 minutes 10 seconds East a distance of 135.76 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 28 degrees 20 minutes 50 seconds West a distance of 703.92 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 73 degrees 20 minutes 50 seconds West a distance of 36.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 63 degrees 51 minutes 06 seconds West a distance of 115.61 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 26 degrees 08 minutes 54 seconds West a distance of 331.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for point of curvature to the right having a radius of 1018.00 feet, a central angle of 06 degrees 58 minutes 24 seconds, and a chord bearing of North 22 degrees 39 minutes 42 seconds West, a distance of 123.82 feet;

THENCE with said curve to the right an arc distance of 123.90 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 70 degrees 49 minutes 30 seconds East a distance of 0.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 1017.50 feet, a central angle of 17 degrees 33 minutes 02 seconds, and a chord bearing of North 10 degrees 33 minutes 59 seconds West, a distance of 310.46 feet;

THENCE with said curve to the right an arc distance of 311.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 01 degrees 37 minutes 29 seconds West a distance of 1823.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said

corner being on a circular curve to the left having a radius of 15.50 feet, a central angle of 25 degrees 45 minutes 03 seconds, and a chord bearing of North 11 degrees 04 minutes 42 seconds East, a distance of 6.91 feet;

THENCE with said curve to the left an arc distance of 6.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 01 degrees 47 minutes 49 seconds West a distance of 17.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 15.50 feet, a central angle of 25 degrees 36 minutes 41 seconds, and a chord bearing of North 14 degrees 36 minutes 10 seconds West, a distance of 6.87 feet;

THENCE with said curve to the left an arc distance of 6.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the left having a radius of 3335.00 feet, a central angle of 03 degrees 47 minutes 41 seconds, and a chord bearing of North 03 degrees 54 minutes 25 seconds West, a distance of 220.83 feet;

THENCE with said curve to the left an arc distance of 220.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 84 degrees 11 minutes 45 seconds West a distance of 152.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 3182.50 feet, a central angle of 00 degrees 29 minutes 37 seconds, and a chord bearing of South 05 degrees 33 minutes 27 seconds East, a distance of 27.41 feet;

THENCE with said curve to the right an arc distance of 27.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE South 39 degrees 59 minutes 42 seconds West a distance of 34.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner;

THENCE North 55 degrees 36 minutes 07 seconds West a distance of 7.05 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 207.00 feet, a central angle of 62 degrees 22 minutes 05 seconds, and a chord bearing of North 86 degrees 47 minutes 09 seconds West, a distance of 214.36 feet;

THENCE with said curve to the left an arc distance of 225.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 218.00, a central angle of 69 degrees 49 minutes 51 seconds, and a chord bearing of North 83 degrees 03 minutes 16 seconds West, a distance of 249.55 feet;

THENCE with said curve to the right an arc distance of 265.69 feet to a 5/8 inch iron rod

with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 207.00, a central angle of 59 degrees 22 minutes 57 seconds, and a chord bearing of North 77 degrees 49 minutes 49 seconds West, a distance of 205.07 feet;

THENCE with said curve to the left an arc distance of 214.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 72 degrees 28 minutes 42 seconds West a distance of 78.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 143.00 feet, a central angle of 50 degrees 42 minutes 13 seconds, and a chord bearing of North 82 degrees 10 minutes 11 seconds West, a distance of 122.46 feet;

THENCE with said curve to the right an arc distance of 126.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 427.00, a central angle of 36 degrees 59 minutes 24 seconds, and a chord bearing of North 75 degrees 18 minutes 47 seconds West, a distance of 270.91 feet;

THENCE with said curve to the left an arc distance of 275.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 593.00 feet, a central angle of 36 degrees 45 minutes 17 seconds, and a chord bearing of North 75 degrees 25 minutes 53 seconds West, a distance of 373.90 feet;

THENCE with said curve to the right an arc distance of 380.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 207.00, a central angle of 58 degrees 39 minutes 22 seconds, and a chord bearing of North 86 degrees 22 minutes 58 seconds West, a distance of 202.78 feet;

THENCE with said curve to the left an arc distance of 211.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 93.00 feet, a central angle of 26 degrees 50 minutes 37 seconds, and a chord bearing of South 77 degrees 42 minutes 40 seconds West, a distance of 43.17 feet;

THENCE with said curve to the right an arc distance of 43.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 88 degrees 52 minutes 02 seconds West a distance of 21.21 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner, said corner being on a circular curve to the right having a radius of 60.00 feet, a central angle of 40 degrees 01 minutes 07 seconds, and a chord bearing of North 17 degrees 18 minutes 33 seconds West, a distance of 41.06 feet;

THENCE with said curve to the right an arc distance of 41.91 feet to a 5/8 inch iron rod with

a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 02 degrees 42 minutes 00 seconds East a distance of 35.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a circular curve to the right having a radius of 65.00 feet, a central angle of 53 degrees 30 minutes 46 seconds, and a chord bearing of North 29 degrees 27 minutes 23 seconds East, a distance of 58.53 feet;

THENCE with said curve to the right an arc distance of 60.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for corner near the south side of Old Weatherford Road (undedicated);

THENCE North 72 degrees 21 minutes 50 seconds East, near a wire fence along the south side of said Old Weatherford Road, a distance of 328.98 feet to a 5/8 inch iron rod with yellow cap stamped "DUNAWAY ASSOC. LP" set near the west end of a bridge for corner;

THENCE North 83 degrees 23 minutes 06 seconds East, near said bridge and said Old Weatherford Road, a distance of 59.65 feet to the approximate centerline of Mary's Creek;

THENCE along the approximate centerline of Mary's Creek the following courses and distances:

South 55 degrees 36 minutes 16 seconds East, a distance of 79.20 feet to a point for corner;

South 78 degrees 55 minutes 26 seconds East, a distance of 98.53 feet to a point for corner;

South 87 degrees 17 minutes 32 seconds East, a distance of 78.41 feet to a point for corner;

North 87 degrees 23 minutes 48 seconds East, a distance of 95.05 feet to a point for corner;

South 63 degrees 48 minutes 53 seconds East, a distance of 92.77 feet to a point for corner;

South 70 degrees 42 minutes 53 seconds East, a distance of 72.59 feet to a point for corner;

South 83 degrees 45 minutes 43 seconds East, a distance of 60.03 feet to a point for corner;

North 65 degrees 28 minutes 24 seconds East, a distance of 45.32 feet to a point for corner;

North 51 degrees 48 minutes 31 seconds East, a distance of 138.31 feet to a point for corner;

South 78 degrees 47 minutes 12 seconds East, a distance of 46.06 feet to a point for corner;

South 49 degrees 50 minutes 11 seconds East, a distance of 203.84 feet to a point for corner;

South 66 degrees 19 minutes 25 seconds East, a distance of 73.83 feet to a point for corner;

South 85 degrees 53 minutes 12 seconds East, a distance of 59.42 feet to a point for corner;

North 59 degrees 52 minutes 11 seconds East, a distance of 197.53 feet to a point for corner;

North 64 degrees 16 minutes 04 seconds East, a distance of 98.27 feet to a point for corner;

North 60 degrees 39 minutes 19 seconds East, a distance of 178.82 feet to a point for corner;

North 70 degrees 49 minutes 25 seconds East, a distance of 73.88 feet to a point for corner;

North 57 degrees 57 minutes 58 seconds East, a distance of 104.85 feet to a point for corner on the east line of said Walsh Ranches Limited Partnership tract and the west line of a tract of land described in deed to Donald L. Pengelly and Joan Pengelly, as recorded in Volume 1448, Page 483, D.R.P.C.T.;

THENCE South 00 degrees 46 minutes 40 seconds East, along the east line of said Walsh Ranches Limited Partnership tract, passing a railroad spike found at a distance of 627.00 feet for the southwest corner of said Pengelly tract, passing a 1/2 inch iron rod found at a distance of 2235.76 feet for the northwest corner of a tract (Tract I) of land described in deed to W.C. Weeden, Trustee, as recorded in Volume 1505, Page 743, D.R.P.C.T., continuing a total distance of distance of 2700.06 feet to a stone found for an ell corner of said Walsh Ranches Limited Partnership tract;

THENCE North 89 degrees 27 minutes 32 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 3530.15 feet to a stone found for an ell corner of said Walsh Ranches Limited Partnership tract;

THENCE South 00 degrees 43 minutes 04 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 1251.87 feet to a fence corner post found for an ell corner of

said Walsh Ranches Limited Partnership tract;

THENCE North 89 degrees 49 minutes 28 seconds East a distance of 2473.87 feet to the POINT OF BEGINNING and containing 17,922,035 square feet or 411.43 acres of land more or less.

TRACT 3 (Old Weatherford Road)

Being a 7.210 acre tract of land situated in the International & Great Northern RR Co Survey, Abstract Number 2004, the Heirs of C.H. Higbee Survey, Abstract Number 2740, and the M.C Moulton Survey, Abstract Number 934, Parker County, being part of the tract of land described in the deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas, said 7.210 acre tract of land being more particularly described as follows:

COMMENCING at a stone found for the southwest corner of the John Kelsey Survey, Abstract Number 782, a re-entrant corner of the International & Great Northern RR Co Survey, Abstract Number 2004;

THENCE with an east line of said Walsh Ranches tract and the west lines of the tract of land described in the deed to John and Mary Lowery, recorded in Volume 1540, Page 1666, Deed Records, Parker County, Texas, the tract of land described in the deed to Debra Faye Johnson Head, recorded in Volume 1410, Page 829, Deed Records, Parker County, Texas, and the tract of land described in the deed to Mary's Creek Properties, recorded in Volume 1848, Page 1466, Deed Records, Parker County, Texas North 00°46'53" West a distance of 2022.31 feet to a point from which a 1 inch iron rod found for the point of commencing of Tract II in the deed to John and Mary Lowery and the called northwest corner of the John Kelsey Survey bears North 00°46'53" West a distance of 737.21 feet;

THENCE departing said east and west lines South 89°13'07" West a distance of 284.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a non-tangent curve to the left having a radius of 1037.00 feet, a central angle of 11°36'01", and a chord bearing and distance of South 78°01'58" West 209.59 feet, and the POINT OF BEGINNING;

THENCE with said non-tangent curve to the left an arc distance of 209.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1076.50 feet, a central angle of 51°45'52", and a chord bearing and distance of North 81°53'07" West 939.83 feet;

THENCE with said reverse curve to the right an arc distance of 972.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 1023.50 feet, a central angle of 31°17'49", and a chord bearing and distance North 71°39'05" West 552.15 feet;

THENCE with said reverse curve to the left an arc distance of 559.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 87°18'00" West a distance of 146.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 02°42'00" East a distance of 53.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 87°18'00" East a distance of 13.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 17.00 feet, a central angle of 90°00'00", and a chord bearing and distance of North 47°42'00" East 24.04 feet;

THENCE with said curve to the left an arc distance of 26.70 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 02°42'00" East a distance of 50.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 65.00 feet, a central angle of 77°04'41", and a chord bearing and distance of North 35°50'20" West 81.00 feet;

THENCE with said curve to the left an arc distance of 87.44 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve in the occupied southerly line of Old Weatherford Road;

THENCE with the occupied southerly line of Old Weatherford Road, North 82°36'43" East a distance of 122.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 65.00 feet, a central angle of 53°30'46", and a chord bearing and distance of South 29°27'23" West 58.53 feet;

THENCE departing the occupied southerly line of Old Weatherford Road, with said non-tangent curve to the left an arc distance of 60.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 02°42'00" West a distance of 35.97 to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 60.00 feet, a central angle of 40°01'07", and a chord bearing and distance of South 17°18'33" East 41.06 feet;

THENCE with said curve to the left an arc distance of 41.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South 88°52'02" East a distance of 20.21 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the

left having a radius of 93.00 feet, a central angle of $26^{\circ}50'37''$, and a chord bearing and distance of North $77^{\circ}42'40''$ East 43.17 feet;

THENCE with said curve to the left an arc distance of 43.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 207.00 feet, a central angle of $58^{\circ}39'22''$, and a chord bearing and distance of South $86^{\circ}22'58''$ East 202.78 feet;

THENCE with said reverse curve to the right an arc distance of 211.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having radius of 593.00 feet, a central angle of $36^{\circ}45'12''$, and a chord bearing and distance of South $75^{\circ}25'53''$ East 373.90 feet;

THENCE with said reverse curve to the left an arc distance of 380.39 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having radius of 427.00 feet, a central angle of $36^{\circ}59'24''$, and a chord bearing and distance of South $75^{\circ}18'47''$ East 270.91 feet;

THENCE with said reverse curve to the right an arc distance of 275.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having radius of 143.00 feet, a central angle of $50^{\circ}42'13''$, and a chord bearing and distance of South $82^{\circ}10'11''$ East 122.46 feet;

THENCE with said reverse curve to the left an arc distance of 126.55 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $72^{\circ}28'42''$ East a distance of 78.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 207.00 feet, a central angle of $59^{\circ}22'57''$, and a chord bearing and distance of South $77^{\circ}49'49''$ East 205.07 feet;

THENCE with said curve to the right an arc distance of 214.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having radius of 218.00 feet, a central angle of $69^{\circ}49'51''$, and a chord bearing and distance of South $83^{\circ}03'16''$ East 249.55 feet;

THENCE with said reverse curve to the left an arc distance of 265.69 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having radius of 207.00 feet, a central angle of $62^{\circ}22'05''$, and a chord bearing and distance of South $86^{\circ}47'09''$ East 214.36 feet;

THENCE with said reverse curve to the right an arc distance of 225.33 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South $55^{\circ}36'07''$ East a distance of 7.05 feet to a 5/8 inch iron rod with a yellow

plastic cap stamped "DUNAWAY ASSOC. LP" set;
THENCE South 39°59'42" West a distance of 47.89 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 83°49'58" West a distance of 14.46 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 06°10'02" East a distance of 57.00 feet to the POINT OF BEGINNING.

Containing a computed area of 314,077 square feet or 7.210 acres of land.

TRACT 4 (Walsh Ranch Parkway)

Being a 93.178 acre tract of land situated in the Houston Tap & Brazoria RR Co Survey, Abstract Number 654, the International & Great Northern RR Co Survey, Abstract Number 2004, the Heirs of C.H. Higbee Survey, Abstract Number 2740, and the M.C Moulton Survey, Abstract Number 934, Parker County, being part of Tract A described in the deed recorded in Volume 2072, Page 983, Deed Records, Parker County, Texas, also being part of the tract of land described in the deed to Walsh Ranches Limited Partnership, recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas, said 93.178 acre tract of land being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set at the intersection of the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) and the Tarrant County and Parker County line;

THENCE with the northerly right-of-way line of Interstate Highway 30 the following courses and distances:

South 89°34'23" West a distance of 384.74 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

North 61°50'37" West a distance of 67.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

North 88°21'37" West a distance of 198.31 feet to a Texas Department of Transportation monument found;

South 68°32'23" West a distance of 54.63 feet to a Texas Department of Transportation monument found;

North 87°42'45" West a distance of 1100.00 feet to a Texas Department of Transportation monument found;

North 63°57'37" West a distance of 54.63 feet to a Texas Department of Transportation

monument found;

North $87^{\circ}10'37''$ West a distance of 148.10 feet;

South $70^{\circ}28'23''$ West a distance of 53.84 feet to a Texas Department of Transportation monument found;

North $84^{\circ}10'52''$ West a distance of 71.36 feet to a Texas Department of Transportation monument found;

North $83^{\circ}27'51''$ West a distance of 200.00 feet to a Texas Department of Transportation monument found for the beginning of a non-tangent curve to the left having a radius of 1947.86 feet, a central angle of $4^{\circ}17'47''$ and a chord bearing and distance of North $85^{\circ}36'17''$ West 146.03 feet;

With said non-tangent curve to the left an arc distance of 146.07 feet to the end of curve;

THENCE departing the northerly right-of-way line of Interstate Highway 30, North $02^{\circ}13'26''$ East a distance of 121.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the POINT OF BEGINNING;

THENCE West a distance of 175.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North a distance of 106.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a tangent curve to the right having a radius of 612.00 feet, a central angle of $01^{\circ}59'46''$, and a chord bearing and distance of North $00^{\circ}59'53''$ East 21.32 feet;

THENCE with said tangent curve to the right an arc distance of 21.32 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 988.00, a central angle of $17^{\circ}51'20''$, and a chord bearing and distance of North $06^{\circ}55'54''$ West 306.65 feet;

THENCE with said reverse curve to the left an arc distance of 307.90 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $15^{\circ}51'34''$ West a distance of 93.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 1083.50, a central angle of $14^{\circ}15'22''$, and a chord bearing and distance of North $08^{\circ}43'53''$ West 268.90 feet;

THENCE with said curve to the right an arc distance of 269.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 238.00, a central angle of $65^{\circ}41'31''$, and a chord bearing and distance of North $34^{\circ}26'58''$ West 258.17 feet;

THENCE with said reverse curve to the left an arc distance of 272.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 79°03'38" West a distance of 58.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 10°56'22" East a distance of 122.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 79°03'38" East a distance of 70.31 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a non-tangent curve to the left having a radius of 138.00, a central angle of 90°27'45", and a chord bearing and distance of North 40°14'16" East 195.95 feet;

THENCE with said non-tangent curve to the left an arc distance of 217.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the left having a radius of 1004.50 feet, a central angle of 08°27'45", and a chord bearing and distance of North 09°13'29" West 148.23 feet;

THENCE with said compound curve to the left an arc distance of 148.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 612.00, a central angle of 01°29'47", and a chord bearing and distance of North 12°42'28" West 15.98 feet;

THENCE with said reverse curve to the right an arc distance of 15.98 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 988.00, a central angle of 17°59'08", and a chord bearing and distance of North 20°57'08" West 308.87 feet;

THENCE with said reverse curve to the left an arc distance of 310.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 1083.50, a central angle of 28°36'02", and a chord bearing and distance of North 15°38'42" West 535.26 feet;

THENCE with said reverse curve to the right an arc distance of 540.85 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 01°20'41" West a distance of 133.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1016.50, a central angle of 15°47'29", and a chord bearing and distance of North 09°14'25" West 279.27 feet;

THENCE with said curve to the left an arc distance of 280.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the left having a radius of 989.60, a central angle of 04°30'39", and a

chord bearing and distance of North 19°22'32" West 77.89 feet;

THENCE with said compound curve to the left an arc distance of 77.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 21°37'58" West a distance of 116.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 1012.00, a central angle of 06°01'18", and a chord bearing and distance of North 18°37'19" West 106.31 feet;

THENCE with said curve to the right an arc distance of 106.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the right having a radius of 1095.50, a central angle of 17°13'58", and a chord bearing and distance of North 06°59'41" West 328.25 feet;

THENCE with said compound curve to the right an arc distance of 329.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 01°37'18" East a distance of 59.40 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 85.00 feet; a central angle of 94°01'15", and a chord bearing and distance of North 45°23'20" West 124.35 feet;

THENCE with said curve to the left an arc distance of 139.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 87°36'03" West a distance of 15.09 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 02°23'57" West a distance of 140.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 87°36'03" East a distance of 13.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 110.00 feet; a central angle of 85°58'45", and a chord bearing and distance of North 44°36'40" East 150.01 feet;

THENCE with said curve to the left an arc distance of 165.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North 01°37'18" East a distance of 141.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 612.00 feet; a central angle of 04°23'39", and a chord bearing and distance of North 03°49'07" East 46.92 feet;

THENCE with said curve to the right an arc distance of 46.94 feet to a 5/8 inch iron rod

with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 988.00 feet, a central angle of 08°10'18", and a chord bearing and distance North 01°18'56" West 140.79 feet;

THENCE with said reverse curve to the left an arc distance of 140.91 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of compound curvature of a curve to the left having a radius of 1018.00 feet, a central angle of 03°21'56", and a chord bearing and distance of North 10°40'28" West 59.79 feet;

THENCE with said compound curve to the left an arc distance of 59.80 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 65°20'07" West a distance of 199.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 24°04'08" West a distance of 651.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 100.00 feet, a central angle of 35°28'59", and a chord bearing and distance of North 06°19'38" West 60.94 feet;

THENCE with said curve to the right an arc distance of 61.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 200.00 feet, a central angle of 24°05'05", and a chord bearing and distance of North 00°37'41" West 83.45 feet;

THENCE with said reverse curve to the left an arc distance of 84.07 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 193.00 feet, a central angle of 24°51'04", and a chord bearing and distance of North 00°14'42" West 83.06 feet;

THENCE with said reverse curve to the right an arc distance of 83.71 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 127.00 feet, a central angle of 43°22'47", and a chord bearing and distance of North 09°30'34" West 93.87 feet;

THENCE with said reverse curve to the left an arc distance of 96.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 453.00 feet, a central angle of 38°38'54", and a chord bearing and distance of North 11°52'31" West 299.81 feet;

THENCE with said reverse curve to the right an arc distance of 305.57 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 837.00 feet, a central angle of 20°46'55", and a chord bearing and distance of North 02°56'31" West 301.93 feet;

THENCE with said reverse curve to the left an arc distance of 303.59 feet to a 5/8 inch iron

rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 443.00 feet, a central angle of $15^{\circ}47'58''$, and a chord bearing and distance of North $05^{\circ}26'00''$ West 121.77 feet;

THENCE with said reverse curve to the right an arc distance of 122.16 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 407.00 feet, a central angle of $34^{\circ}47'54''$, and a chord bearing and distance of North $14^{\circ}55'58''$ West 243.41 feet;

THENCE with said reverse curve to the left an arc distance of 247.19 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 603.00 feet, a central angle of $32^{\circ}28'53''$, and a chord bearing and distance of North $16^{\circ}05'29''$ West 337.29 feet;

THENCE with said reverse curve to the right an arc distance of 341.84 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $00^{\circ}08'58''$ East a distance of 257.44 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 783.00 feet, a central angle of $19^{\circ}59'11''$, and a chord bearing and distance of North $10^{\circ}08'33''$ East 271.75 feet;

THENCE with said curve to the right an arc distance of 273.13 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 517.00 feet, a central angle of $18^{\circ}34'00''$, and a chord bearing and distance of North $10^{\circ}51'08''$ East 116.80 feet;

THENCE with said reverse curve to the left an arc distance of 167.53 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 193.00 feet, a central angle of $44^{\circ}10'32''$, and a chord bearing and distance of North $23^{\circ}39'24''$ East 145.15 feet;

THENCE with said reverse curve to the right an arc distance of 148.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 1598.00 feet, a central angle of $08^{\circ}48'07''$, and a chord bearing and distance of North $02^{\circ}46'35''$ East 245.25 feet;

THENCE with said non-tangent curve to the left an arc distance of 245.49 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE North $01^{\circ}37'29''$ West a distance of 132.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 3154.50 feet, a central angle of $00^{\circ}41'44''$, and a chord bearing and distance of North $01^{\circ}58'20''$ West 38.29 feet;

THENCE with said curve to the left an arc distance of 38.29 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1037.00 feet, a central angle of 02°09'38", and a chord bearing and distance of South 81°42'27" West 39.10 feet;

THENCE with said curve to the left an arc distance of 39.10 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 06°10'02" West a distance of 108.52 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 83°49'58" East a distance of 14.46 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 39°59'42" East a distance of 82.30 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 3182.50 feet, a central angle of 00°29'37", and a chord bearing and distance of North 05°33'27" West 27.41 feet;

THENCE with said non-tangent curve to the left an arc distance of 27.41 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 84°11'45" East a distance of 152.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 3335.00 feet, a central angle of 03°47'41", and a chord bearing and distance of South 03°54'25" East 220.83 feet;

THENCE with said non-tangent curve to the right an arc distance of 220.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 15.50 feet, a central angle of 25°36'41", and a chord bearing and distance of South 14°36'10" East 6.87 feet;

THENCE with said non-tangent curve to the right an arc distance of 6.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 01°47'49" East a distance of 17.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the right having a radius of 15.50 feet, a central angle of 25°45'03", and a chord bearing and distance of South 11°04'42" West 6.91 feet;

THENCE with said curve to the right an arc distance of 6.97 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South 01°37'29" East a distance of 1823.60 feet to a 5/8 inch iron rod with a

yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of curvature of a curve to the left having a radius of 1017.50 feet, a central angle of $17^{\circ}33'02''$, and a chord bearing and distance of South $10^{\circ}23'59''$ East 310.46 feet;

THENCE with said curve to the left an arc distance of 311.67 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South $70^{\circ}49'30''$ West a distance of 0.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 1018.00 feet, a central angle of $06^{\circ}58'24''$, and a chord bearing and distance of South $22^{\circ}39'42''$ East 123.82 feet;

THENCE with said curve to the left an arc distance of 123.90 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South $26^{\circ}08'54''$ East a distance of 331.47 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North $63^{\circ}51'06''$ East a distance of 115.61 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $73^{\circ}20'50''$ East a distance of 36.77 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $28^{\circ}20'50''$ East a distance of 703.92 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $16^{\circ}39'10''$ West a distance of 135.76 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $28^{\circ}26'20''$ East a distance of 116.36 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $26^{\circ}08'54''$ East a distance of 379.60 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $71^{\circ}08'54''$ East a distance of 64.62 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South $26^{\circ}08'54''$ East a distance of 247.14 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 127.00 feet, a central angle of $106^{\circ}07'38''$, and a chord bearing and distance of South $24^{\circ}03'48''$ East 203.02 feet;

THENCE with said non-tangent curve to the right an arc distance of 235.24 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of

reverse curvature of a curve to the left having a radius of 233.00 feet, a central angle of $56^{\circ}37'31''$, and a chord bearing and distance of South $00^{\circ}41'16''$ West 221.02 feet;

THENCE with said reverse curve to the left an arc distance of 230.27 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 307.00 feet, a central angle of $60^{\circ}52'48''$, and a chord bearing and distance of South $02^{\circ}48'54''$ West 311.07 feet;

THENCE with said reverse curve to the right an arc distance of 326.20 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 268.00 feet, a central angle of $69^{\circ}51'02''$, and a chord bearing and distance of South $01^{\circ}40'13''$ East 306.86 feet;

THENCE with said reverse curve to the left an arc distance of 326.72 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 257.00 feet, a central angle of $43^{\circ}41'19''$, and a chord bearing and distance of South $14^{\circ}45'05''$ East 191.25 feet;

THENCE with said reverse curve to the right an arc distance of 195.96 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 273.00 feet, a central angle of $56^{\circ}29'27''$, and a chord bearing and distance of South $21^{\circ}09'09''$ East 258.39 feet;

THENCE with said reverse curve to the left an arc distance of 269.17 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 377.00 feet, a central angle of $66^{\circ}03'23''$, and a chord bearing and distance of South $16^{\circ}22'11''$ East 410.97 feet;

THENCE with said reverse curve to the right an arc distance of 434.64 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 253.00 feet, a central angle of $81^{\circ}13'26''$, and a chord bearing and distance of South $23^{\circ}57'13''$ East 329.37 feet;

THENCE with said reverse curve to the left an arc distance of 358.66 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 257.00 feet, a central angle of $64^{\circ}38'14''$, and a chord bearing and distance of South $32^{\circ}14'49''$ East 274.80 feet;

THENCE with said reverse curve to the right an arc distance of 289.93 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 193.00 feet, a central angle of $21^{\circ}16'50''$, and a chord bearing and distance of South $10^{\circ}34'06''$ East 71.27 feet;

THENCE with said reverse curve to the left an arc distance of 71.68 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 107.00 feet, a central angle of $66^{\circ}15'56''$,

and a chord bearing and distance of South 11°55'27" West 116.97 feet;

THENCE with said reverse curve to the right an arc distance of 123.75 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of tangency;

THENCE South 45°03'24" West a distance of 10.88 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 138.00 feet, a central angle of 28°07'19", and a chord bearing and distance of South 61°29'46" East 67.06 feet;

THENCE with said non-tangent curve to the left an arc distance of 67.73 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE North 88°48'51" East a distance of 48.15 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 01°53'58" East a distance of 122.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 2055.00 feet, a central angle of 04°06'49", and a chord bearing and distance of North 89°50'33" West 147.51 feet;

THENCE with said non-tangent curve to the right distance of 147.54 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the end of curve;

THENCE South 48°03'01" West a distance of 28.56 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE South 03°36'26" West a distance of 13.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 86°23'34" West a distance of 87.00 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 03°36'26" East a distance of 2.38 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

THENCE North 40°27'49" West a distance of 28.74 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the right having a radius of 2067.00 feet, a central angle of 00°02'39", and a chord bearing and distance of North 84°14'06" West 1.59 feet;

THENCE with said non-tangent curve to the right an arc distance of 1.59 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the beginning of a non-tangent curve to the left having a radius of 119.00 feet, a central angle of 22°22'37", and a chord bearing and distance of South 79°49'37" West 46.18 feet;

THENCE with said non-tangent curve to the left an arc distance of 46.48 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 157.00 feet, a central angle of 23°32'18", and a chord bearing and distance of South 80°24'28" West 64.05 feet;

THENCE with said reverse curve to the right an arc distance of 64.50 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 93.00 feet, a central angle of 78°12'12", and a chord bearing and distance of South 53°04'31" West 117.31 feet;

THENCE with said reverse curve to the left an arc distance of 126.94 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 132.00 feet, a central angle of 48°43'44", and a chord bearing and distance of South 38°20'17" West 108.91 feet;

THENCE with said reverse curve to the right an arc distance of 112.26 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 268.00 feet, a central angle of 84°38'01", and a chord bearing and distance of South 20°23'08" West 360.85 feet;

THENCE with said reverse curve to the left an arc distance of 395.87 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 257.00 feet, a central angle of 38°58'12", and a chord bearing and distance of South 02°26'46" East 171.45 feet;

THENCE with said reverse curve to the right an arc distance of 174.80 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the left having a radius of 168.00 feet, a central angle of 47°18'47", and a chord bearing and distance of South 06°37'04" East 134.81 feet;

THENCE with said reverse curve to the left an arc distance of 138.73 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set for the point of reverse curvature of a curve to the right having a radius of 106.00 feet, a central angle of 14°17'17", and a chord bearing and distance of South 23°07'49" East 26.37 feet;

THENCE with said reverse curve to the right an arc distance of 26.43 feet to the POINT OF BEGINNING.

Containing a computed area of 4,058,831 square feet or 93.178 acres of land.

SAVE AND EXCEPT (AISD School Site)

BEING situated in the International & Great Northern R.R. Co. Survey, Abstract No. 1996,

Parker County, Texas, and being a portion of a tract of land as described in deed to Walsh Ranches Limited Partnership, a Texas Limited Partnership having a General Partner named Walsh North Star Company, a Texas corporation as recorded in Volume 1699, Page 1765 of the Deed Records of Parker County, Texas (D.R.P.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP" at the northwest corner of the intersection of the westerly right of way line of southbound Walsh Ranch Parkway(a variable width right of way) and the northerly right of way line of Walsh Creek

Boulevard, as shown on the final plat of Walsh Ranch Parkway, an addition to the City of Fort Worth, Parker County, Texas, (unrecorded as of this date);

THENCE, along the westerly right of way line of said southbound Walsh Ranch Parkway the following courses:

North 87 degrees 36 minutes 03 seconds East, a distance of 13.60 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the left having a central angle of 85 degrees 58 minutes 45 seconds, a radius of 110.00 feet, subtended by a 150.01 foot chord which bears North 44 degrees 36 minutes 40 seconds East;

Along said curve to the left an arc distance of 165.07 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP";

North 01 degrees 37 minutes 18 seconds East, a distance of 141.88 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the right having a central angle of 04 degrees 23 minutes 39 seconds, a radius of 612.00 feet, subtended by a 46.92 foot chord which bears North 03 degrees 49 minutes 07 seconds East;

Along said curve to the right an arc distance of 46.94 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 08 degrees 10 minutes 18 seconds, a radius of 988.00 feet, subtended by a 140.79 foot chord which bears North 01 degrees 18 minutes 56 seconds West;

Along said curve to the left an arc distance of 140.91 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a compound curve to the left having a central angle of 03 degrees 21 minutes 56 seconds, a radius of 1018.00 feet, subtended by a 59.79 foot chord which bears North 10 degrees 40 minutes 28 seconds West;

Along said curve to the left an arc distance of 59.80 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP" at the south corner of Private Open Space

Lot 7X, as shown on said final plat of Walsh Ranch Parkway;

THENCE, departing the westerly line of said southbound Walsh Ranch Parkway, and along the westerly line of said Private Open Space Lot 7X the following courses:

North 65 degrees 20 minutes 07 seconds West, a distance of 199.81 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP";

North 24 degrees 04 minutes 08 seconds West, a distance of 651.54 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a curve to the right having a central angle of 35 degrees 28 minutes 59 seconds, a radius of 100.00 feet, subtended by a 60.94 foot chord which bears North 06 degrees 19 minutes 38 seconds West;

Along said curve to the right an arc distance of 61.93 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 24 degrees 05 minutes 05 seconds, a radius of 200.00 feet, subtended by a 83.45 foot chord which bears North 00 degrees 37 minutes 41 seconds West;

Along said curve to the left an arc distance of 84.07 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the right having a central angle of 24 degrees 51 minutes 04 seconds, a radius of 193.00 feet, subtended by a 83.06 foot chord which bears North 00 degrees 14 minutes 42 seconds West;

Along said curve to the right an arc distance of 83.71 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the left having a central angle of 43 degrees 22 minutes 47 seconds, a radius of 127.00 feet, subtended by a 93.87 foot chord which bears North 09 degrees 30 minutes 34 seconds West;

Along said curve to the left an arc distance of 96.15 feet to a 5/8 inch iron rod found with cap stamped "DUNAWAY ASSOC. LP", and being the beginning of a reverse curve to the right having a central angle of 23 degrees 50 minutes 05 seconds, a radius of 453.00 feet, subtended by a 187.09 foot chord which bears North 19 degrees 16 minutes 55 seconds West;

Along said curve to the right an arc distance of 188.45 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 82 degrees 00 minutes 00 seconds West, departing the westerly line of Private

Open Space Lot 7X, a distance of 205.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the right having a central angle of 12 degrees 20 minutes 32 seconds, a radius of 1053.00 feet, subtended by a 226.39

foot chord which bears North 88 degrees 10 minutes 16 seconds West;

THENCE, along said curve to the right an arc distance of 226.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 20 minutes 32 seconds East, a distance of 3.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 8 degrees 00 minutes 48 seconds, a radius of 1050.00 feet, subtended by a 146.73 foot chord which bears North 81 degrees 39 minutes 04 seconds West;

THENCE, along said curve to the right an arc distance of 146.85 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 21 minutes 20 seconds West, a distance of 3.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 9 degrees 38 minutes 40 seconds, a radius of 1053.00 feet, subtended by a 177.04 foot chord which bears North 72 degrees 49 minutes 20 seconds West;

THENCE, along said curve to the right an arc distance of 177.25 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 68 degrees 00 minutes 00 seconds West, a distance of 355.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a curve to the left having a central angle of 47 degrees 19 minutes 24 seconds, a radius of 867.00 feet, subtended by a 695.91 foot chord which bears South 88 degrees 20 minutes 18 seconds West;

THENCE, along said curve to the left an arc distance of 716.10 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the right having a central angle of 24 degrees 50 minutes 45 seconds, a radius of 1553.00 feet, subtended by a 668.18 foot chord which bears South 77 degrees 05 minutes 59 seconds West;

THENCE, along said curve to the right an arc distance of 673.44 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 46 degrees 00 minutes 26 seconds West, a distance of 21.66 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 49 degrees 33 minutes 56 seconds, a radius of 180.00 feet, subtended by a 150.90 foot chord which bears South 29 degrees 23 minutes 10 seconds West;

THENCE, along said curve to the right an arc distance of 155.72 feet to a 5/8 inch iron rod

set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 53 degrees 12 minutes 42 seconds, a radius of 213.00 feet, subtended by a 190.78 foot chord which bears South 27 degrees 33 minutes 47 seconds West;

THENCE, along said curve to the left an arc distance of 197.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 89 degrees 02 minutes 34 seconds West, a distance of 60.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the POINT OF BEGINNING;

THENCE, South 84 degrees 40 minutes 28 seconds West, a distance of 624.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 81 degrees 01 minutes 12 seconds West, a distance of 547.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 51 minutes 28 seconds West, a distance of 567.71 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 33 degrees 28 minutes 50 seconds, a radius of 1247.00 feet, subtended by a 718.36 foot chord which bears South 80 degrees 25 minutes 09 seconds East;

THENCE, along said curve to the right an arc distance of 728.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 23 degrees 28 minutes 38 seconds, a radius of 1553.00 feet, subtended by a 631.91 foot chord which bears South 75 degrees 25 minutes 03 seconds East;

THENCE, along said curve to the left an arc distance of 636.35 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 42 degrees 21 minutes 01 seconds East, a distance of 21.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a non-tangent curve to the right having a central angle of 47 degrees 51 minutes 12 seconds, a radius of 120.00 feet, subtended by a 97.34 foot chord which bears South 30 degrees 14 minutes 32 seconds West;

THENCE, along said curve to the right an arc distance of 100.22 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", and being the beginning of a reverse curve to the left having a central angle of 53 degrees 12 minutes 42 seconds, a radius of 273.00 feet, subtended by a 244.53 foot chord which bears South 27 degrees 33 minutes 47 seconds West;

THENCE, along said curve to the left an arc distance of 253.54 feet to the POINT OF

BEGINNING and CONTAINING 14.51 acres of land, more or less.

SAVE AND EXCEPT (Quail Valley Lemons Overlap)

Being a 0.4130 acre tract of land situated in the International & Great Northern RR Co Survey, Abstract Number 2004, Parker County, Texas and being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T.), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., and recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract also being a part of a tract of land described in deed to Keith D. Lemons and Pamela J. Lemons, as recorded in Volume 1552, Page 1381, D.R.P.C.T., said 0.4130 acre tract of land being more particularly described as follows:

BEGINNING at stone found for an ell corner of said Walsh Ranches Limited Partnership tract, said corner being on the south line of said Lemons tract;

THENCE South 87 degrees 24 minutes 33 seconds West, along the south line of said Lemons tract, a distance of 988.78 feet to a 5/8 inch iron rod found for the southwest corner of said Lemons tract and the southeast corner of a tract of land described in deed to John and Stacy Reding, as recorded in Instrument Number 201412020, D.R.P.C.T.,

THENCE North 40 degrees 08 minutes 24 seconds West, along the west line of said Lemons tract and the east line of said Reding tract, a distance of 45.90 feet to a point for corner on the north line of said Walsh Ranches Limited Partnership tract, from which an ell corner of said Walsh Ranches Limited Partnership tract and a point on the west line of said Reding tract bears South 89 degrees 27 minutes 32 seconds West, a distance of 2512.74 feet;

THENCE North 89 degrees 27 minutes 32 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 1017.41 feet to the POINT OF BEGINNING and containing 17,989 square feet or 0.4130 acres of land more or less.

SAVE AND EXCEPT (Quail Valley Reding Overlap)

Being a 4.8368 acre tract of land situated in the International & Great Northern RR Co Survey, Abstract Number 2004, Parker County, Texas and being part of a tract of land described in deed to Walsh Ranches Limited Partnership, as recorded in Volume 1699, Page 1765, Deed Records, Parker County, Texas (D.R.P.C.T.), as previously described in deed recorded in Volume 237, Page 562, D.R.P.C.T., and recorded in Volume 12624, Page 92, Deed Records, Tarrant County, Texas (D.R.T.C.T.), said tract also being a part of a tract of land described in deed to John and Stacy Reding, as recorded in Instrument Number 201412020, D.R.P.C.T., said 4.8368 acre tract of land being more particularly described as follows:

BEGINNING at stone found for an ell corner of said Walsh Ranches Limited Partnership tract, said corner being on the west line of said Reding tract;

THENCE North 89 degrees 27 minutes 32 seconds East, along said Walsh Ranches Limited Partnership tract, a distance of 2512.74 feet to a point for corner from which a stone found for an ell corner of said Walsh Ranches Limited Partnership tract bears North 89 degrees 27 minutes 32 seconds East, a distance of 1017.41 feet, said corner being on the east line of said Reding tract and the west line of a tract of land described in deed to Keith D. Lemons and Pamela J. Lemons, as recorded in Volume 1552, Page 1381, D.R.P.C.T.;

THENCE South 40 degrees 08 minutes 24 seconds East, along the east line of said Reding tract and the west line of said Lemons tract, a distance of 45.90 feet to a 5/8 inch iron rod found for the southeast corner of said Reding tract and the southwest corner of said Lemons tract;

THENCE South 87 degrees 18 minutes 27 seconds West, along the south line of said Reding tract, a distance of 2542.86 feet to a 1/2 inch iron rod found for the southwest corner of said Reding tract;

THENCE North 00 degrees 56 minutes 45 seconds West, along the west line of said Reding tract, a distance of 130.83 feet to the POINT OF BEGINNING and containing 210,690 square feet or 4.8368 acres of land more or less.

No Documents for this Section

CITY COUNCIL MEETING

Tuesday, April 11, 2017

RISK MANAGEMENT REPORTING PERIOD 03/28/2017 - 04/03/2017

Claims listed on this report have been received in the Risk Management Division claims office. The decision whether or not to accept liability is predicated on applicable provisions of the Texas Tort Claims Act. If any claimant contacts you, please refer them to Mark Barta ext. 7790 or Jason Barksdale ext. 7403. Thank you.

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Jesse & Julie Latta	3/28/2017	3/16/2017	Rear of, 708 Santa Rosa Drive	General Liability	Damage to Irrigation System	Water	No	No
Matthew R. Prince	3/29/2017	3/7/2017	Beach & Western Center Boulevard	General Liability	Cycling Traffic Lights, caused collision	TPW	Yes	No
Esmeraldo Evangelista	3/29/2017	3/20/2017	1400 Block W. Rosedale Boulevard	Auto	Collision-Driving	TPW	No	No
Ricky Kerwin	3/29/2017	2/3/2017	Meacham Airport	General Liability	Damage to Leased Mobile Office Units	Aviation	Yes	No
Curtis Berry	3/30/2017	9/10/2016	Holly Hill	General Liability	Demolition Error	Code	No	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
Lora Turner	3/30/2017	3/25/2017	5601 Cando Drive	General Liability	Water Leak	Water	No	No
Shayna Canterbury	3/31/2017	3/30/2017	Basswood/Park Vista Interstate	General Liability	Cycling Traffic Lights, caused collision	Police	No	No
Kenneth Hartwell	3/31/2017	3/29/2017	Rear of, 1716 Vinewood Street	General Liability	Tree from Meadowbrook Golf Course, damaged fence	Park and Recreation	No	No
Malinda Bowman	4/3/2017	3/13/2017	4005 Fitshugh Avenue	General Liability	Construction Debris, damaged landscaping	TPW	No	No
Roquinta Manning	4/3/2017	4/2/2017	3800 Hempill Avenue	General Liability	Pothole	TPW	No	No
Jerry Thronton	4/3/2017	3/10/2017	Keller Hicks Road-North Fwy	General Liability	Pothole	TPW	Yes	No

No Documents for this Section

No Documents for this Section

Zoning Docket items are linked on the Council Meeting Agenda.

No Documents for this Section