

---

**SPECIAL CALLED MEETING OF THE CITY COUNCIL**  
**TUESDAY, AUGUST 30, 2016**  
**3:00 P.M.**  
**PRE-COUNCIL CHAMBER, CITY HALL**  
**1000 THROCKMORTON STREET, FORT WORTH, TEXAS**  
**AGENDA FOR SPECIAL CALLED MEETING**

---

**PRE-COUNCIL MEETING**  
**TUESDAY, AUGUST 30, 2016**  
**4:00 P.M.**  
**PRE-COUNCIL CHAMBER, CITY HALL**  
**1000 THROCKMORTON 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 9927: Owner-Initiated Full-Purpose Annexation of Approximately 1.83 Acres of Land Located South of W. J. Boaz Road and West of Old Decatur Road, in Tarrant County
2. Current Agenda Items - **City Council Members**
3. Responses to Items Continued from a Previous Week
  - a. ZC-16-072 - (COUNCIL DISTRICT 7 - Dennis Shingleton) - Whitehead-Smith Investments Ltd., 12755 Harmon Road; from: Unzoned To: "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included **(Recommended for Approval by the Zoning Commission) (Continued from August 23, 2016 by Council Member Dennis Shingleton)**
4. Council Proposal No. 307 - One - Time Waiver of the Cobb Park Rental Fees for the Cycling for Sickie Cell Bike Ride/Leisure Walk - **Council Member Kelly Allen Gray and Council Member Ann Zadeh**

Attachment(s):  
[Council Proposal No. 307 - Attached.pdf](#)
5. City Council Requests for Future Agenda Items and/or Reports
6. Executive Session (PRE-COUNCIL CHAMBER) - **SEE ATTACHMENT A**

Attachment(s):  
[Executive Session Agenda - Attachment A.pdf](#)

---

***Fort Worth Pre-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](mailto: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**  
**(PRE-COUNCIL CHAMBER, CITY HALL)**  
**Tuesday, August 30, 2016**

A. The City Council will conduct a closed meeting in order to:

1. Seek the advice of its attorneys concerning the following pending or contemplated litigation or other 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:

- a. *James Dunn and Maurice G. Middleton v. City of Fort Worth*, 4:15-cv-569-O, United States District Court for the Northern District of Texas—Fort Worth Division;
- b. Legal issues concerning Ordinance No. 18449-02-2009 pertaining to setbacks for lift compressors;
- c. Legal issues concerning sales tax exemption certificates; and
- d. Legal issues concerning any item listed on today's City Council meeting agendas;

2. Deliberate the purchase, sale, lease or value of real property in accordance with Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party;

3. Deliberate concerning economic development negotiations as authorized by Section 551.087 of the Texas Government Code; and

4. Deliberate the deployment, or specific occasions for implementation, of security personnel or devices, in accordance with Section 551.076 of the Texas Government Code.

B. The City Council may reconvene in open session in the Pre-Council Chamber 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, AUGUST 30, 2016  
CITY COUNCIL CHAMBER, CITY HALL  
1000 THROCKMORTON STREET, FORT WORTH, TEXAS**

---

**I. CALL TO ORDER**

**II. INVOCATION** - Pastor Brent Nordan, North Point Church

**III. PLEDGE OF ALLEGIANCE**

**IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF AUGUST 23, 2016**

**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-18799](#) - Adopt Resolution Approving the Revised Fiscal Year 2015-2016 Budget and Five-Year Service Plan for Public Improvement District No. 11, Stockyards (COUNCIL DISTRICT 2)
2. [M&C G-18800](#) - Adopt Resolution Approving the Revised Fiscal Year 2015-2016 Budget and Five-Year Service Plan for Public Improvement District No. 1, Downtown (COUNCIL DISTRICT 2)
3. [M&C G-18801](#) - Adopt Resolution Approving the Revised Fiscal Year 2015-2016 Budget and Five-Year Service Plan for Public Improvement District No. 7, Heritage (COUNCIL DISTRICT 4)
4. [M&C G-18802](#) - Adopt Resolution Approving the Revised Fiscal Year 2015-2016 Budget and Five-Year Service Plan for Public Improvement District No. 8, Camp Bowie (COUNCIL DISTRICTS 3 and 7)
5. [M&C G-18803](#) - Adopt Fiscal Year 2017 Fee Increases for Golf, Public Events, Aviation, Library and Parks and Formally Designate Certain Personnel to Act on Behalf of the Financial Management Services Department in Collecting Fees and Issuing Licenses (ALL COUNCIL DISTRICTS)

6. [M&C G-18804](#) - Adopt Resolution Approving the Fort Worth Floodplain Management Plan, June 2016 (ALL COUNCIL DISTRICTS)

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

1. [M&C P-11922](#) - Adopt Appropriation Ordinance in the Amount of \$225,000.00 in the General Fund to Fund the Replacement of the Gordon Swift Building Windows and Authorize Agreement with Vess Glass & Mirror, Inc. d/b/a A & B Glass and Mirror, Inc., for the Replacement Windows at Gordon Swift Building for an Amount Up to \$179,950.00 for the Property Management Department (COUNCIL DISTRICT 9)
2. [M&C P-11923](#) - Authorize Non-Exclusive Purchase Agreements with Atlas Utility Supply, Co., DFW Plastics, Inc., Fortiline Waterworks, Inc., HD Supply Waterworks, LTD, ACT Pipe and Supply, Inc., and Ferguson Enterprises, Inc. d/b/a Ferguson Waterworks, for an Amount Up to \$100,000.00 for the First Year for Composite, Concrete Meter Boxes, Lids and Cast Iron Lids for the Water Department (ALL COUNCIL DISTRICTS)
3. [M&C P-11924](#) - Authorize Purchase Agreement to Continue Software Licenses and Maintenance Services with Enterprise Software Solutions, Inc., Using a Cooperative Contract for the Fire Department in the Total Amount Up to \$80,000.00 for the First Year (ALL COUNCIL DISTRICTS)
4. [M&C P-11925](#) - Authorize Sole Source Purchase Agreement with IDEXX Distribution, Inc., a Wholly-Owned Subsidiary of IDEXX Laboratories, Inc., to Provide Microbiological Supplies for the Water Department in the Annual Amount of \$80,000.00 (ALL COUNCIL DISTRICTS)

**C. Land - Consent Items**

1. [M&C L-15943](#) - Authorize Execution of a Second Lease Agreement Between the City of Fort Worth and Federal Aviation Administration for Continued Use of City Property Near the Holly Water Treatment Plant to Operate an Outer Marker Beacon to Serve Flight Operations for Meacham Airport and Authorize Waiver of Fair Market Rent (COUNCIL DISTRICT 9)
2. [M&C L-15944](#) - Authorize Dedication of an Easement to Oncor Electric Delivery Company, LLC, for Electrical Equipment and Appurtenances for a Total of 0.872 Acres of Land for the

Northside Service Center Extension Project (COUNCIL DISTRICT 7)

3. [M&C L-15945](#) - Authorize Direct Sale of a Tax-Foreclosed Property Located at 3316 Emerson Street for a Total Cost of \$24,500.00 to Robert DeHoyos in Accordance with Section 34.05 of the Texas Property Tax Code (COUNCIL DISTRICT 5)

**D. Planning & Zoning - Consent Items - None**

**E. Award of Contract - Consent Items**

1. [M&C C-27885](#) - Authorize Acceptance of Partnership Funds Through the United States Department of Housing and Urban Development Fair Housing Assistance Program Cooperative Agreement with the Fort Worth Human Relations Commission for Fiscal Year 2016 in an Amount Up to \$15,000.00 and Adopt Appropriation Ordinance (ALL COUNCIL DISTRICTS)
2. [M&C C-27886](#) - Authorize Execution of a Final Design Agreement with Artist Beliz Brother in the Amount of \$22,000.00 for Final Design, Engineering, and Lighting Consulting for Artwork at the Bob Bolen Public Safety Complex (COUNCIL DISTRICT 9)
3. [M&C C-27887](#) - Authorize Amendment No. 1 to the Enhanced Community Facilities Agreement with Bell Helicopter Textron, Inc., to Extend the Completion Deadline for the Reconstruction of Norwood Drive to December 30, 2016 (COUNCIL DISTRICT 5)
4. [M&C C-27888](#) - Authorize Execution of a Contract with Gibson & Associates, Inc., in the Amount of \$634,907.50 for Bridge Rehabilitation at Nineteen Locations and Provide for Project Costs and Contingencies for a Total Project Amount of \$709,907.50 (COUNCIL DISTRICTS 2, 3, 4, 5, 7, 8 and 9)
5. [M&C C-27889](#) - Authorize Execution of a Contract with Cutler Repaving, Inc., in the Amount of \$2,767,877.69 for Hot Mix Asphaltic Concrete, HMAC – 2016-10, Hot-in-Place Recycling Street Rehabilitation at Multiple Locations Throughout the City of Fort Worth (COUNCIL DISTRICTS 2, 8 and 9)
6. [M&C C-27890](#) - Authorize Execution of Amendment No. 2 to City Secretary Contract No. 46120, an Engineering Services Agreement with TranSystems Corporation d/b/a TranSystems Corporation Consultants in the Amount of \$122,404.00 for the Preparation

of Construction Plans and Specifications for the Construction of Mark IV Parkway and Cantrell-Sansom Road Improvements and to Provide Project Management and Construction Phase Services for a Revised Total Contract in the Amount of \$252,034.00 (COUNCIL DISTRICT 2)

7. [M&C C-27891](#) - Authorize Execution of Change Order No. 27 to City Secretary Contract No. 44743, a Local Transportation Project Advance Funding Agreement, with the Texas Department of Transportation, in the Amount of \$491,237.85 for the Construction of Precinct Line Road from State Highway 10 to Concho Trail, Thereby Revising the Total City Contribution to \$3,062,657.59 and the Overall Contract Amount to \$11,372,656.59 (COUNCIL DISTRICT 5)
8. [M&C C-27892](#) - Authorize Extension and Amendment of Lease Agreement, City Secretary Contract No. 46104, with Williams Scotsman, Inc., Thereby Extending the Lease for an Additional Seven Months and Adding Additional Services for the Temporary Modular Buildings Used at Fort Worth Meacham International Airport, in an Amount Up to \$213,116.00 Increasing the Total Amount Up to \$726,820.00 for the Aviation Department (COUNCIL DISTRICT 2)
9. [M&C C-27893](#) - Authorize Execution of Amendment No. 3 to City Secretary Contract No. 45800 with Freese and Nichols, Inc., in the Amount of \$29,524.00 for Additional Engineering Services for the Fort Worth Nature Center & Refuge Levee Improvement Project, Thereby Revising the Contract Amount to \$95,628.00 (COUNCIL DISTRICT 7)

**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 Proclamation of Blood Cancer Awareness Week

**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
2. Council Proposal No. 307 - One-Time Waiver of the Cobb Park Rental Fees for the Cycling for Sickle Cell Bike Ride/Leisure Walk

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

**XIII. RESOLUTION**

1. A Resolution Accepting the Filing of a Petition to Create a Public Improvement District; Setting a Date for a Public Hearing; Authorizing the Publication of Notice; and Enacting Other Provisions Relating Thereto
2. A Resolution Approving a Resolution Adopted by the Fort Worth Transportation Authority's Executive Committee, and Each Proposed Acquisition Described Therein, to Acquire by Eminent Domain, if Necessary, Certain Parcels of Land Located Within the Territorial Jurisdiction of the City of Fort Worth, Consisting of a Total of Approximately 7.722 Acres, for the Construction, Extension, Improvement, or Development of TEX Rail

**XIV. PUBLIC HEARING**

1. Hearings on Proposed Fiscal Year 2016-2017 Budget and Proposed Fiscal Year 2016-2017  

a. Report	Tax	City	Rate
b. Citizen Comments	of		Staff

**XV. REPORT OF THE CITY MANAGER**

**A. Benefit Hearing**

1. [M&C BH-340](#) - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement District No. 1, Downtown (COUNCIL DISTRICT 9) **(PUBLIC HEARING)**
  - a. Report of City Staff
  - b. Citizen Presentations
  - c. Council Action
2. [M&C BH-341](#) - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement District No. 6, Park Glen (COUNCIL DISTRICT 4) **(PUBLIC HEARING)**
  - a. Report of City Staff
  - b. Citizen Presentations
  - c. Council Action
3. [M&C BH-342](#) - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement District No. 7, Heritage (COUNCIL DISTRICTS 4 and 7) **(PUBLIC HEARING)**
  - a. Report of City Staff

- b. Citizen Presentations
- c. Council Action

4. [M&C BH-343](#)
  - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement District No. 8, Camp Bowie (COUNCIL DISTRICTS 3 and 7) **(PUBLIC HEARING)**
    - a. Report of City Staff
    - b. Citizen Presentations
    - c. Council Action
5. [M&C BH-344](#)
  - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement District No. 11, Stockyards (COUNCIL DISTRICT 2) **(PUBLIC HEARING)**
    - a. Report of City Staff
    - b. Citizen Presentations
    - c. Council Action
6. [M&C BH-345](#)
  - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement District No. 12, Chapel Hill (COUNCIL DISTRICT 7) **(PUBLIC HEARING)**
    - a. Report of City Staff
    - b. Citizen Presentations
    - c. Council Action
7. [M&C BH-346](#)
  - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement District No. 14, Trinity Bluff (COUNCIL DISTRICT 9) **(PUBLIC HEARING)**
    - a. Report of City Staff
    - b. Citizen Presentations
    - c. Council Action
8. [M&C BH-347](#)
  - Conduct a Public Benefit Hearing Regarding the Proposed Fiscal Year 2016-2017 Budget, Five-Year Service Plan and Proposed 2016 Assessment Roll for Public Improvement



District No. 15, Sun Valley (COUNCIL DISTRICT 5) **(PUBLIC HEARING)**

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

**B. General**

- 1. [M&C G-18805](#) - Adopt Ordinances Adjusting Planning and Development Fees Related to Special Plan Review and Inspection Services, Community Facility Agreements, Parkway Permits, Zoning, Platting, Special Districts, and Applications (ALL COUNCIL DISTRICTS)
- 2. [M&C G-18806](#) - Adopt Ordinance Revising Retail Water and Wastewater Rates and Charges and Amending Sections 35-56(b), (c) and (d), Article III - Charges, of Chapter 35 - Water and Sewers of the City Code, Effective January 1, 2017 (ALL COUNCIL DISTRICTS)
- 3. [M&C G-18807](#) - Adopt Ordinance Revising Wholesale Water, Wastewater and Raw Water Service Rates and Amending Chapter 35 – Water and Sewers, Article III – Charges, Division 1 – Generally, Sections 35-56(g) (h) and (i) of the City Code with an Effective Date of Billing On or After November 1, 2016 for Usage and Flows from and After October 1, 2016 for Water and Wastewater (ADJACENT TO ALL COUNCIL DISTRICTS)

**C. Purchase of Equipment, Materials, and Services**

- 1. [M&C P-11926](#) - Authorize Execution of Contracts with Thirkettle Corporation d/b/a Aqua Metric Sales Company and Atlas Utility Supply Company in Total Amount Up to \$2,518,530.00 for the First Term for Water Service Meters and Appurtenances for the City's Water Department (ALL COUNCIL DISTRICTS)

**D. Land**

- 1. [M&C L-15946](#) - Authorize Acquisition of Approximately 1.35 Acres of Land Located at 1616 Hemphill Street from Piedmont Hemphill Partners, LP, for the Expansion of the Fire Station Park in the Amount of \$1,400,000.00 Plus \$12,424.00 for Estimated Closing Costs (COUNCIL DISTRICT 9)

**E. Planning & Zoning - None**

**F. Award of Contract**

1. [M&C C-27894](#) - Adopt Ordinance Amending Section 22-115, "Commercial Delivery Route Streets Designated" of Chapter 22, "Motor Vehicles and Traffic" to Remove a Portion of Sylvania Avenue Between NE 28th Street and Belknap Street as a Commercial Delivery Route (COUNCIL DISTRICT 9)
2. [M&C C-27895](#) - Authorize Execution of a Five-Year Tax Abatement Agreement with Linda Riojas for the Rehabilitation of a Single-Family House on Property Located at 515 Hudgins Avenue in the Six Points Neighborhood Empowerment Zone (COUNCIL DISTRICT 4)
3. [M&C C-27896](#) - Authorize Execution of Tax Increment Financing Development Agreements with the Board of Directors of Tax Increment Reinvestment Zone No. 7 TIF 7 or North Tarrant Parkway TIF for the Construction of Transportation Improvements to North Riverside Drive, the Intersection of North Riverside Drive and North Tarrant Parkway, Harmon Road, the Intersection of Harmon Road and Heritage Trace Parkway, Sidewalk Along Heritage Trace Parkway, and the Intersection of Tehama Ridge Parkway and Heritage Trace Parkway, Authorize Advance Funding by the City of Fort Worth, Texas, of These Specified Transportation Improvement Projects Within TIF 7 North Tarrant Parkway, with TIF Funding Collected Through the Remaining Life of TIF District 7 as the Receivable, Estimated at \$21,975,000.00 and Adopt Appropriation Ordinance (COUNCIL DISTRICTS 2, 4, and 7)

**XVI.**

**PUBLIC HEARING**

1. First Public Hearing on Service Plan for Annexation AX-16-004, Located at the Southwest Corner of W. J. Boaz Road and West of Old Decatur Road, in the Far Northwest Planning Sector (COUNCIL DISTRICT 2)
  - a. Report of City Staff
  - b. Citizen Comments

**XVII.**

**ZONING HEARING**

1. [ZC-16-072](#) - (CD 7) - Whitehead-Smith Investments Ltd., 12755 Harmon Road; from: Unzoned To: "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included **(Recommended for Approval by the Zoning Commission)** **(Continued from a Previous Meeting)**

**XVIII.**

**CITIZEN PRESENTATIONS**

**XIX. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - SEE ATTACHMENT B**

**XX. 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](mailto: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**  
**(PRE-COUNCIL CHAMBER, CITY HALL)**  
**Tuesday, August 30, 2016**

A. The City Council will conduct a closed meeting in order to:

1. Seek the advice of its attorneys concerning the following pending or contemplated litigation or other 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:

- a. *James Dunn and Maurice G. Middleton v. City of Fort Worth*, 4:15-cv-569-O, United States District Court for the Northern District of Texas—Fort Worth Division;
- b. Legal issues concerning Ordinance No. 18449-02-2009 pertaining to setbacks for lift compressors;
- c. Legal issues concerning sales tax exemption certificates; and
- d. Legal issues concerning any item listed on today's City Council meeting agendas;

2. Deliberate the purchase, sale, lease or value of real property in accordance with Section 551.072 of the Texas Government Code. Deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third party;

3. Deliberate concerning economic development negotiations as authorized by Section 551.087 of the Texas Government Code; and

4. Deliberate the deployment, or specific occasions for implementation, of security personnel or devices, in accordance with Section 551.076 of the Texas Government Code.

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

**No Documents for this Section**



*Updated August 25, 2016*

***City of Fort Worth  
City Council Pre-Council Agenda Calendar***

---

**August 30, 2016**

***3:00 p.m. Special Called Meeting of the City Council***

***4:00 p.m. Pre-Council Meeting (Note Time Change)***

**Continued Items:**

- **ZC-16-072** - (COUNCIL DISTRICT 7 – Dennis Shingleton) - Whitehead-Smith Investments Ltd., 12755 Harmon Road; from: Unzoned To: "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included (**Recommended for Approval by the Zoning Commission**) (Continued from August 23, 2016 by Council Member Dennis Shingleton)
- o Council Proposal No. 307 - One - Time Waiver of the Cobb Park Rental Fees for the Cycling for Sickie Cell Bike Ride/Leisure Walk [*Council Member Kelly Allen Gray and Council Member Ann Zadeh*]

**September 1, 2016** (*Thursday*)

***Budget Workshop (If Needed) (Pre-Council Chamber)***

**September 5, 2016** (*Monday*)

***City Hall Closed – Labor Day Holiday***

**September 6, 2016**

***11:00 a.m. Legislative and Intergovernmental Affairs Committee (cancelled)***

***2:00 p.m. Housing and Neighborhood Services Committee (cancelled)***

***3:00 p.m. Pre-Council Meeting (cancelled)***



Updated August 25, 2016

**City of Fort Worth**  
**City Council Pre-Council Agenda Calendar**

---

**September 13, 2016**    **Monthly Zoning Meeting**

**1:00 p.m. Audit Committee**  
**2:00 p.m. Infrastructure & Transportation Committee**  
**3:00 p.m. Pre-Council Meeting**

**Continued Items:**

- **ZC-16-107** - (COUNCIL DISTRICTS 8 – Kelly Allen Gray and 9 – Ann Zadeh) - City of Fort Worth Planning & Development Department, Etal, Map Amendment: Generally bounded by Forest Park Boulevard, Northside Drive, Interstate Highway 35, and the T & P Railroad Track to Interstate Highway 30; from: Multiple zoning districts to: Expand and revise Downtown Urban Design District Overlay (Recommended for Approval by the Zoning Commission) (**Continued from June 21, 2016 by Council Member Allen Gray**)
- o Overview of Significant Zoning Cases [*Dana Burghdoff, Planning and Development*]
- o Briefing on Comprehensive Plan [*Randle Harwood, Planning and Development*]
- o Briefing on Safety of Water Supply [*Carman, Water*]
- o Presentation on Proposed Policy for Council Resolutions for Non-Competitive 4% Housing Tax Credit Developments [*Aubrey Thagard, Housing and Neighborhood Services*]
- o Update on Pilot Street Light Energy Conservation Program [*Douglas Wiersig, Transportation and Public Works*]
- o Update on Panhandling Recommendations [*Valerie Washington, City Manager's Office*]

**September 20, 2016**

**1:00 p.m. Legislative and Intergovernmental Affairs Committee**  
**2:00 p.m. Fort Worth Local Development Corporation**  
**Central City Local Government Corporation (Immediately Following the Fort Worth Local Development Corporation)**  
**Alliance Airport Authority, Inc. (Immediately Following the Central City Local Government Corporation)**

**3:00 p.m. Pre-Council Meeting**

- o Update on Fort Worth Stock Show and Rodeo [*Brad Barnes, Southwestern Exposition and Livestock Show*]
- o Update on School Crossing Guards [*Speaker TBD, Police*]
- o Briefing on Fort Worth Public Art Fiscal Year 2017 Annual Work Plan [*Jennifer Casler Price, Fort Worth Art Commission and Martha Peters, Arts Council of Fort Worth*]
- o Briefing on Fort Worth Botanic Garden Strategic Plan [*Richard Zavala, Park and Recreation*]



*Updated August 25, 2016*

*City of Fort Worth  
City Council Pre-Council Agenda Calendar*

---

**September 27, 2016**

*2:00 p.m. Fort Worth Housing Finance Corporation  
3:00 p.m. Pre-Council Meeting*

**October 4, 2016**

*3:00 p.m. Pre-Council Meeting (Cancelled)  
National Night Out*

**October 11, 2016** ***Monthly Zoning Meeting***

*3:00 p.m. Pre-Council Meeting*

- o Overview of Significant Zoning Cases *[Dana Burghdoff, Planning and Development]*
- o Briefing on the Enforcement of Game Rooms *[Chief Joel Fitzgerald, Police and Brandon Bennett, Code Compliance]*

**October 18, 2016**

*1:00 p.m. Legislative and Intergovernmental Affairs Committee  
3:00 p.m. Pre-Council Meeting*

- o Progress Report on Fort Worth Public Art Master Plan *[Martha Peters, Arts Council of Fort Worth and Barbara Goldstein, Goldstein & Associates]*

**October 25, 2016**

*3:00 p.m. Pre-Council Meeting*





**City Council Meeting of August 23, 2016**  
**Staff Action Tracking**

Item #2	LED Lighting on Lancaster Avenue		
Due Date:	August 30, 2016	Council District:	9
Staff Action:	Staff to update Council Member Zadeh on LED lighting on Lancaster Avenue.		
Responsibility:	Douglas Wiersig (Transportation and Public Works)		

**CITY OF FORT WORTH, TEXAS  
REGULAR CITY COUNCIL MEETING  
AUGUST 23, 2016**

---

**Present:**

Mayor Betsy Price  
Mayor Pro tem Salvador Espino, District 2  
Council Member W.B. "Zim" Zimmerman, District 3  
Council Member Cary Moon, District 4  
Council Member Gyna Bivens, District 5  
Council Member Jungus Jordan, District 6  
Council Member Dennis Shingleton, District 7  
Council Member Kelly Allen Gray, District 8  
Council Member Ann Zadeh, District 9

**Staff Present:**

David Cooke, City Manager  
Sarah Fullenwider, City Attorney  
Mary J. Kayser, 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 7:02 p.m. on Tuesday, August 23, 2016, in the City Council Chamber of the Fort Worth City Hall, 1000 Throckmorton Street, Fort Worth, Texas, Mayor Pro tem Espino temporarily absent.

**II. INVOCATION – Pastor Rey Martinez, Corporate Chaplains of America**

The invocation was provided by Pastor Rey Martinez, Corporate Chaplains of America.

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**IV. CONSIDERATION OF MINUTES OF REGULAR MEETING OF AUGUST 16, 2016**

Motion: Council Member Zimmerman made a motion, seconded by Council Member Allen Gray, that the minutes of the Regular meeting of August 16, 2016, be approved.  
Motion passed 8-0, Mayor Pro tem Espino temporarily 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.

(Mayor Pro tem Espino took his place at the dais.)

**VII. CONSENT AGENDA**

Motion: Council Member Jordan made a motion, seconded by Council Member Shingleton, that the Consent Agenda be approved. Motion passed 9-0.

**A. General - Consent Items**

1. **M&C G-18797 - Authorize an Administrative Fee for United Way of Tarrant County in the Amount of \$119,731.00 for Oversight and Implementation of Directions Home, the City's Homelessness Plan, and Authorize Reimbursement to United Way of Tarrant County in the Amount of \$130,700.00 for Funds Paid to Tarrant County Homeless Coalition for Implementation of Directions Home Initiatives (ALL COUNCIL DISTRICTS)**
2. **M&C G-18798 - Authorize Application for Transfer of Part of Certificate of Convenience and Necessity No. 10081 to the City and Authorize Agreement with Crowley 96 LLC, for the Provision of Water/Sewer Service at 1.25 Times the Retail Rate to Serve South Forks Estates Preliminary Plat, PP-15-065 Pursuant to City Code Section 35-60b, Uses Outside City, Located South of Cleburne Crowley Road West of Crowley City Limits (Extra-Territorial Jurisdiction/Tarrant County) (South of COUNCIL DISTRICT 6)**

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

1. **M&C P-11921 - Authorize Rejection of All Bids Received for Large Wood Shavings for the Public Events Department and Authorize Re-Advertisement (ALL COUNCIL DISTRICTS)**

**C. Land - Consent Items**

1. **M&C L-15941 - Authorize Execution of a Lease Agreement with West Mount Moriah Missionary Baptist Church for Office Space Located at 5335 Bonnell Avenue for the Police Department at a Cost of \$9,900.00 for the Continuation of the Lease and the Primary Term (COUNCIL DISTRICT 3)**

**E. Award of Contract - Consent Items**

- 1. M&C C-27878 - Authorize Execution of a Communications Services Agreement with the City of Coppell for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)**
- 2. M&C C-27879 - Authorize Execution of a Communications Services Agreement with the City of Justin for Participation in the City of Fort Worth's Public Safety Radio System for Interoperable Communications in Mutual Aid or Other Multi-Agency Operations at No Cost to the City of Fort Worth (ALL COUNCIL DISTRICTS)**
- 3. M&C C-27880 - Authorize Execution of a Hangar and Ground Lease Agreement with Mandatory Improvements with Byam Propeller Services, Inc., for Lease Site 7S at Fort Worth Meacham International Airport (COUNCIL DISTRICT 2)**

**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.**

There were no special presentations, introductions, etc.

**X. ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF**

- 1. Upcoming and Recent Events**

Mayor Price, Mayor Pro tem Espino, and Council Members Zimmerman, Moon and Zadeh announced upcoming and recent events within the City and various Council districts.

- 2. Recognition of Citizens**

There was no recognition of citizens.

- 3. Approval of Ceremonial Travel**

There was no approval for 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.

**2. Council Proposal No. 307 - One - Time Waiver of the Cobb Park Rental Fees for the Cycling for Sickle Cell Bike Ride/Leisure Walk**

*(Note: Council procedure provides that Council Proposals are introduced at one meeting and followed by Council action the next Council meeting.)*

**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. RESOLUTION**

**1. A Resolution Approving the Fiscal Year 2017 Budget for Dallas/Fort Worth International Airport**

Motion: Council Member Jordan made a motion, seconded by Mayor Pro tem Espino, that Resolution No. 4664-08-2016 be adopted. Motion passed 9-0.

**XIV. PUBLIC HEARING**

**1. Hearings on Proposed Fiscal Year 2016-2017 Budget and Proposed Fiscal Year 2016-2017 Tax Rate**

Mayor Price advised that on September 13, 2016, at 7:00 p.m. in the City Council Chamber, the City Council will vote on a proposed property tax rate of \$0.835 on every \$100.00 in valuation for all property owned in the City as of January 1, 2016.

Mayor Price opened the public hearing.

**a. Report of City Staff**

Mr. Terry Hanson, Budget and Performance Office, appeared before Council and provided a staff report.

**b. Citizen Comments**

The following individuals appeared before Council in support of the proposed budget and the proposed tax rate.

Ms. Sandy Bauman, 1109 Cross Bend, Irving, Texas  
Mr. Robert El, 5816 Dallas Avenue #B  
Mr. Cleveland Harris, 9012 Sunridge Circle

The following individuals appeared before Council undecided relative to the proposed budget and the proposed tax rate:

Ms. Heather Griffith, 6213 Stone Lake  
Mr. Scott Smith, 2617 County Road 804A  
Ms. Roivon Evans-Moore, 3716 Vega Place Circle #53

Ms. Lois Demars, 5800 Highland Park #1077, completed a comment card in support of the proposed budget and proposed tax rate.

Mr. Jonathan Morrison, 1915 Carverly Drive, completed a comment card undecided relative to the proposed budget and proposed tax rate.

Motion: Council Member Shingleton made a motion, seconded by Council Member Bivens, that the public hearing be closed. Motion passed 9-0.

**XV. REPORT OF THE CITY MANAGER**

**D. Land**

- 1. M&C L-15942 - Consider Institution of the Annexation and Adoption of an Ordinance for Proposed Owner-Initiated Annexation of Approximately 9.9 Acres of Land in Tarrant County, Located West of IH-35W, at Harmon Road and Golden Heights Road, in the Far North Planning Sector (FUTURE COUNCIL DISTRICT 7)**

Mr. Joe Paniagua, 8125 Mount Shasta Circle, completed a speaker card in support of Mayor and Council Communication L-15942 and was recognized by Mayor Price but did not wish to address Council.

Motion: Council Member Shingleton made a motion, seconded by Mayor Pro tem Espino, that Mayor and Council Communication L-15942 be approved and Ordinance No. 22364-08-2016 be adopted. Motion passed 9-0.

**F. Award of Contract**

- 1. M&C C-27881 - Authorize Execution of a Five-Year Tax Abatement Agreement with Bethany Handy and Christopher Handy for the Construction of a Single-Family Dwelling Located at 1321 Fairmount Avenue in the Magnolia Village Neighborhood Empowerment Zone (COUNCIL DISTRICT 9)**

Motion: Council Member Zadeh made a motion, seconded by Council Member Bivens, that Mayor and Council Communication C-27881 be approved. Motion passed 9-0.

- 2. M&C C-27882 - Authorize Execution of a Five-Year Tax Abatement Agreement with Deborah Ann Lewis for the Construction of a Single-Family Dwelling Located at 6151 Indigo Court in the Woodhaven Neighborhood Empowerment Zone (COUNCIL DISTRICT 4)**

Motion: Council Member Moon made a motion, seconded by Council Member Zimmerman, that Mayor and Council Communication C-27882 be approved. Motion passed 9-0.

- 3. M&C C-27883 - Authorize Execution of a Contract with McClendon Construction Company, Inc., in the Amount of \$3,079,663.55 for Round 1 of the Council District 9 Street Repair and Reconstruction Program and Near Southside Medical District Water and Sanitary Sewer Main Improvements, Provide for Additional Project Costs and Contingencies for a Project Construction Cost of \$3,434,853.55, Adopt Appropriation Ordinances and Resolution Expressing Official Intent to Reimburse Expenditures with Proceeds of Future Debt (COUNCIL DISTRICT 9)**

Motion: Council Member Zadeh made a motion, seconded by Council Member Allen Gray, that Mayor and Council Communication C-27884 be approved and Resolution No. 4665-08-2016 and Appropriation Ordinance Nos. 22365-08-2016, 22366-08-2016, and 22367-08-2016 be adopted. Motion passed 9-0.

4. **M&C C-27884 - Authorize Execution of Amendment No. 2 to City Secretary Contract No. 45280, an Engineering Agreement with Lockwood, Andrews & Newnam, Inc., in the Amount of \$839,715.00 for a Revised Contract Amount of \$1,583,854.00 for Sycamore Creek Drainage Basin Parallel Interceptor Improvements at Various Locations Within the Sycamore Creek Drainage Basin and Adopt Appropriation Ordinance (COUNCIL DISTRICT 8)**

Motion: Council Member Allen Gray made a motion, seconded by Council Member Zimmerman, that Mayor and Council Communication C-27884 be approved and Appropriation Ordinance No. 22368-08-2016 be adopted. Motion passed 9-0.

## **XVI. ZONING HEARING**

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 July 29, 2016.

Mayor Price opened the public hearing.

1. **ZC-16-072 - (CD 7) - Whitehead-Smith Investments Ltd., 12755 Harmon Road; from: Unzoned To: "PD/D" Planned Development for all uses in "D" High Density Multifamily; site plan included (Recommended for Approval by the Zoning Commission)**

Mr. Joe Paniagua, 8125 Mount Shasta Circle, appeared before Council in support of Zoning Docket ZC-16-072.

The following individuals appeared before Council in opposition to Zoning Docket ZC-16-072:

Mr. Troy Burnett, 2417 Freeland Ridge Drive  
Ms. Teresa Smith, 2430 Freeland Ridge Drive

Motion: Council Member Shingleton made a motion, seconded by Council Member Jordan, that Zoning Docket ZC-16-072 be continued to the August 30, 2016, Council meeting. Motion passed 9-0.

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 case, Council Member Shingleton made a motion, seconded by Council Member Jordan, that the hearing be closed. Motion passed 9-0.



**XVII. CITIZEN PRESENTATIONS**

Mr. Bob Willoughby, 6731 Bridge Street #125, appeared before Council relative to City Manager David Cooke.

Mr. Diana Wilson, 5816 Village Court Circle #326, appeared before Council relative to new bus line in District 5.

Mr. Isaiah Smith, P.O. Box 163411, appeared before Council relative to the criminalization of the homeless.

Mr. Albert “Chip” Diano, 554 South Summit Avenue #622, appeared before Council relative to obtaining the City’s help for the Fort Worth Transportation Authority budget.

Ms. Maudia Hamilton, 6320 Willard Road, completed a Citizen Presentation card relative to a community garden and was recognized by Mayor Price but was not present in the Council Chamber.

**XVIII. EXECUTIVE SESSION (PRE-COUNCIL CHAMBER) - SEE ATTACHMENT B**

**XIX. ADJOURNMENT**

There being no further business, Mayor Price adjourned the Regular meeting at 8:19 p.m.

**No Documents for this Section**

**To the Mayor and Members of the City Council****August 30, 2016**

Page 1 of 1

**SUBJECT: OWNER-INITIATED FULL-PURPOSE ANNEXATION OF  
APPROXIMATELY 1.83 ACRES OF LAND LOCATED SOUTH OF W. J. BOAZ  
ROAD AND WEST OF OLD DECATUR ROAD, IN TARRANT COUNTY**

The August 30<sup>th</sup> City Council agenda includes the first of two public hearings for the owner-initiated full-purpose annexation of 8069 Old Decatur Road (AX-16-004). AX-16-004 is located at the southwest corner of W. J. Boaz Road and Old Decatur Road, in Tarrant County. The proposed annexation area would be an addition to Council District 2. Attached is a PowerPoint for reference. The fiscal impact analysis is posted on the Planning and Development Department's website.

AX-16-004 was originally processed as AX-15-010 and approved by the City Council for annexation and "E" Neighborhood Commercial zoning on April 12, 2016. However, the legal description did not correctly include the adjacent W. J. Boaz Road right-of-way (ROW) to the north, although it was depicted on the case maps. The exclusion of the adjacent ROW resulted in the annexation not being contiguous to Fort Worth city limits, in effect voiding the annexation and zoning. The current annexation case, AX-16-004, includes the previously omitted ROW, for a total area of approximately 1.83 acres. The site remains vacant but the property owner proposes to develop the land for commercial/office use.

This area meets the City's criteria for full-purpose annexation, by being part of an enclave and planned for urban development. The proposed commercial development will have a long-term positive fiscal impact on the City's General Fund, and the City is able to provide full municipal services upon annexation. A zoning application has been submitted (ZC-16-172), and the applicant is requesting "E" Neighborhood Commercial zoning as approved previously. The approval of annexation and zoning of this area is anticipated to occur on September 20, 2016.

Should you have any questions, please contact Randle Harwood, Planning and Development Director, at 817-392-6101.

**David Cooke**  
**City Manager**

Attachment

# Owner-Initiated Annexation



Prepared for the  
City Council

By the  
Planning and Development Department

August 30, 2016

# Purpose

**Review** the following items:

- ✓ **Annexation criteria**
- ✓ **Fiscal impact** methodology
- ✓ **Owner-initiated** annexation
  - 8069 Old Decatur Road

# Annexation Criteria

## A. Full-Purpose Annexation

Area must meet one or more of the following conditions:

### 1. Enclave

- a. Enclave within City's ETJ
- b. Ability to provide municipal services

### 2. Urban Development

- a. Development activity of an urban nature
- b. Ability to provide municipal services
- c. Positive fiscal impact analysis

### 3. Growth Center

- a. Designated growth center
- b. Ability to provide municipal services
- c. Positive fiscal impact analysis

### 4. Adverse Impact

- a. Adverse impact on City if not annexed
- b. Ability to provide municipal services

### 5. Option to Expand

- a. Detriment to City's orderly growth if not annexed
- b. Ability to provide municipal services

# Preparation of Fiscal Impact Analysis

**A. Revenues**

**B. Expenditures**

**C. Analysis Timeframe**

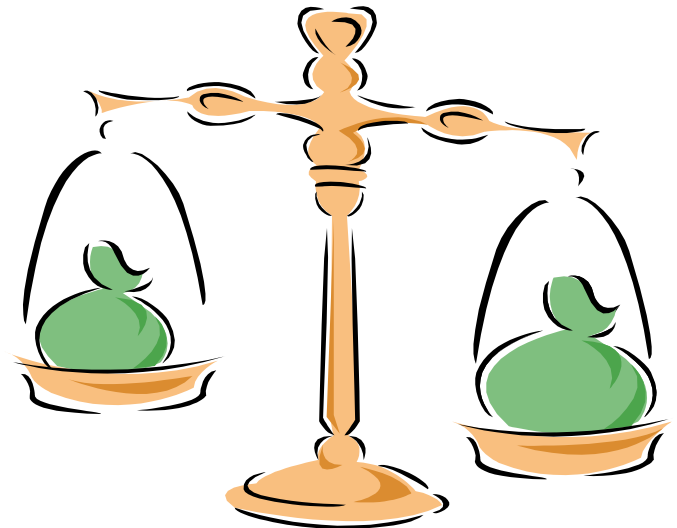
**D. Per Capita Data Sources**

**E. Population Estimate**

**F. Methodology**

1. Areas with Existing or Proposed Development
2. Other Areas

**G. Timing for Preparation of Fiscal Impact  
Analysis**



# Revenues

## General Fund

1. **Property taxes** to be generated by **existing land uses**, based on the county's Appraisal District assessed values and the City's current property tax rate.
2. **Property taxes** to be generated by **proposed land uses**, based on anticipated assessed values and the City's current property tax rate.
3. **Other General Fund revenues** including: Other Local Taxes, Licenses and Permits, Fines and Forfeitures, Use of Money and Property, Service Charges, and Other Revenue, based on a per capita estimate.

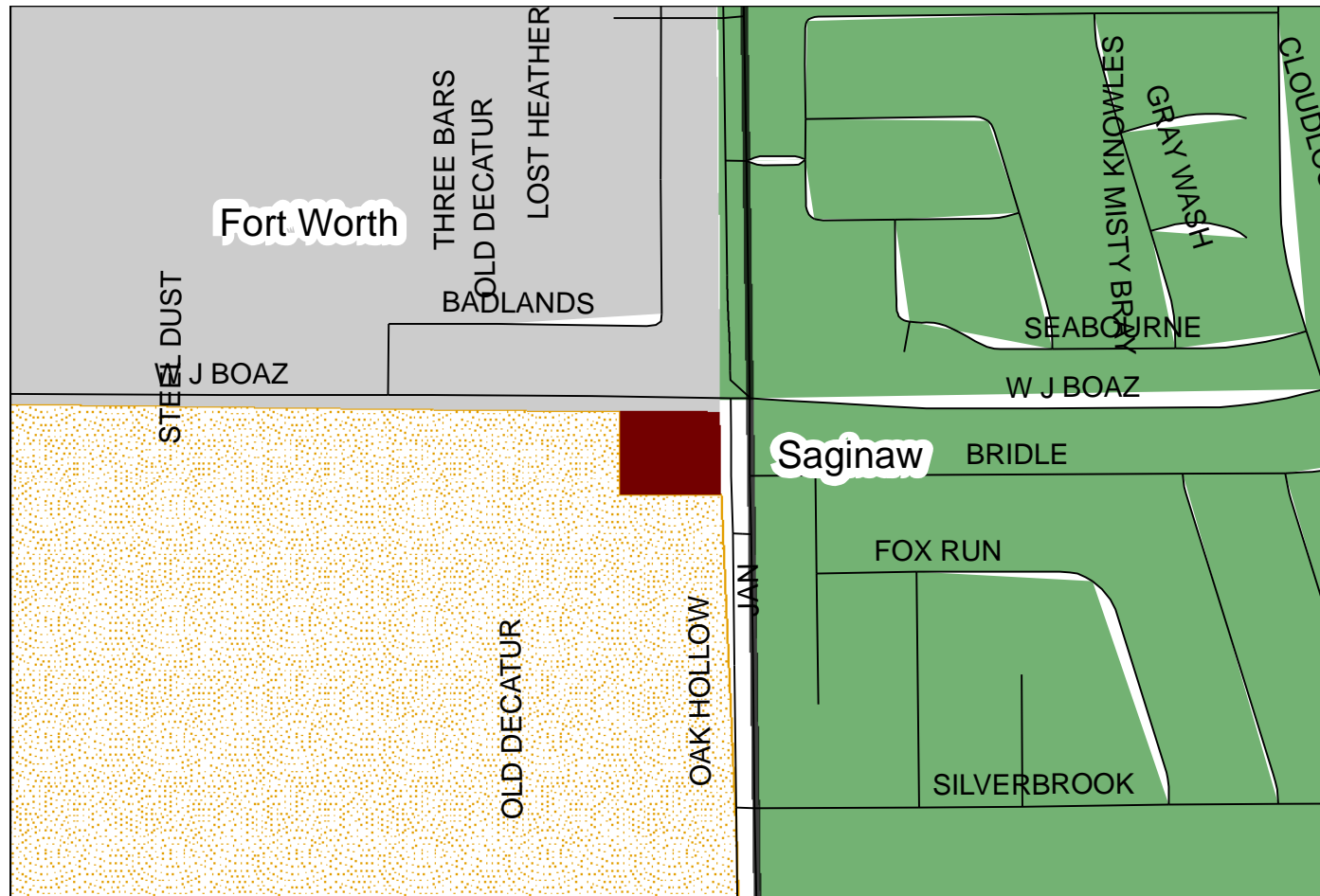


# Expenditures

1. One-time **transitional** costs, including street signs and markings, and emergency response set up
2. Required **capital improvements** for fire service, roadways and drainage, and water and wastewater infrastructure

**8069 Old Decatur Road  
(AX-16-004)**

# Annexation Area



Proposed Annexation Area



Fort Worth City Limits



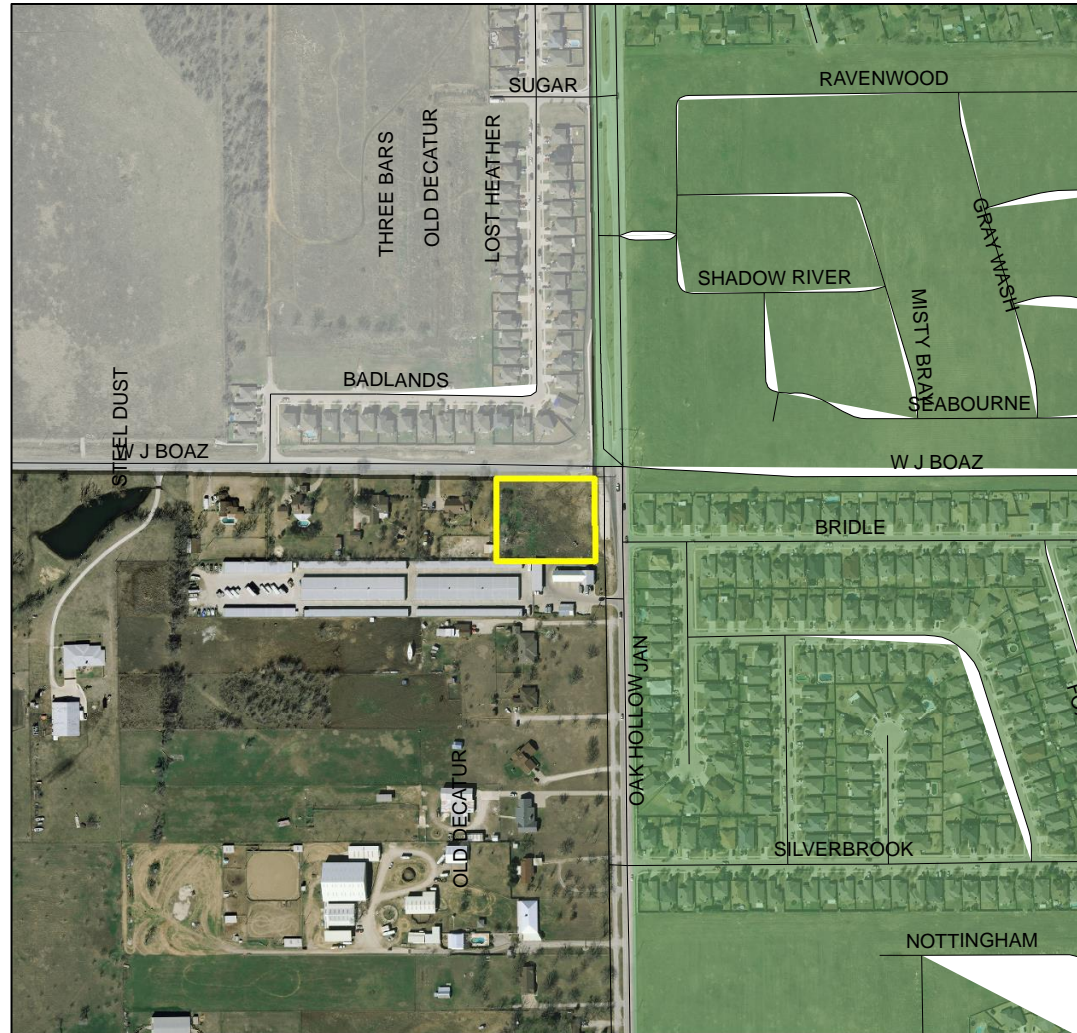
Fort Worth ETJ



Saginaw

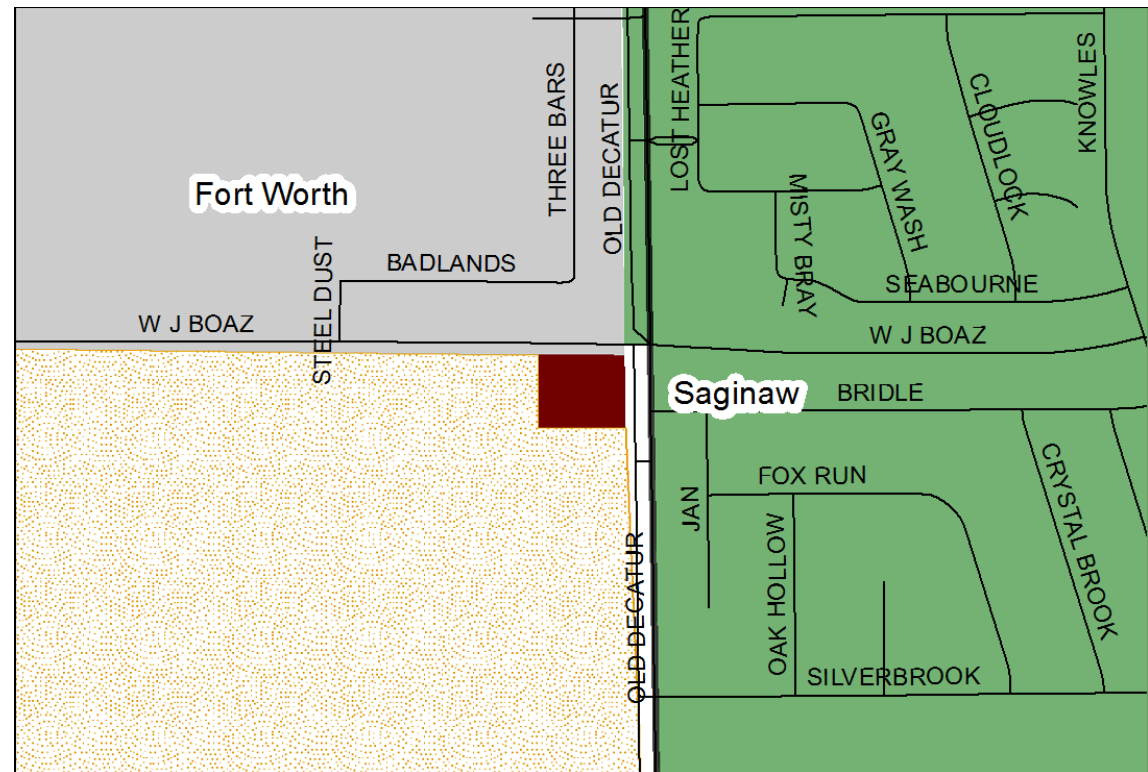
# Analysis Basis

- 1.83 acres
- Vacant land
- Proposed neighborhood commercial uses
- No tax exemptions
- Property tax revenues anticipated - \$8,975 yearly



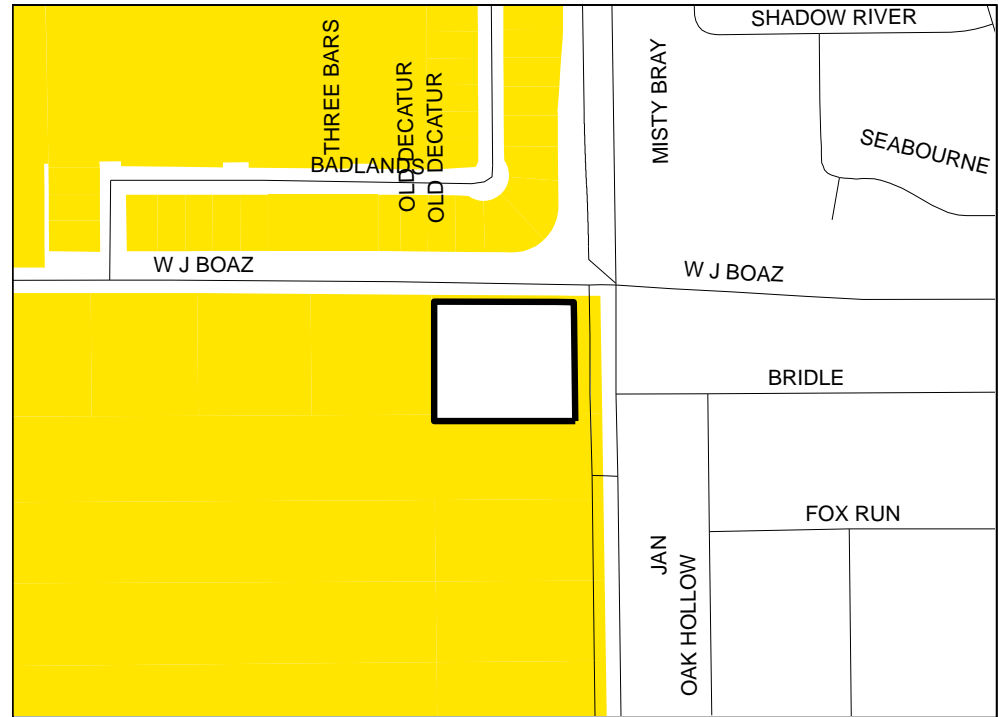
# Analysis Results

- Initial Costs
  - Code = \$60
  - Fire = \$1,016
  - Police = \$194
- No capital improvements necessary
- Negative impact to the General Fund in first Year
- Positive impact to the General Fund after first year



# What future land use is designated in the 2016 Comprehensive Plan?

Proposed is **not consistent** with future land use designation of **Single-Family Residential**



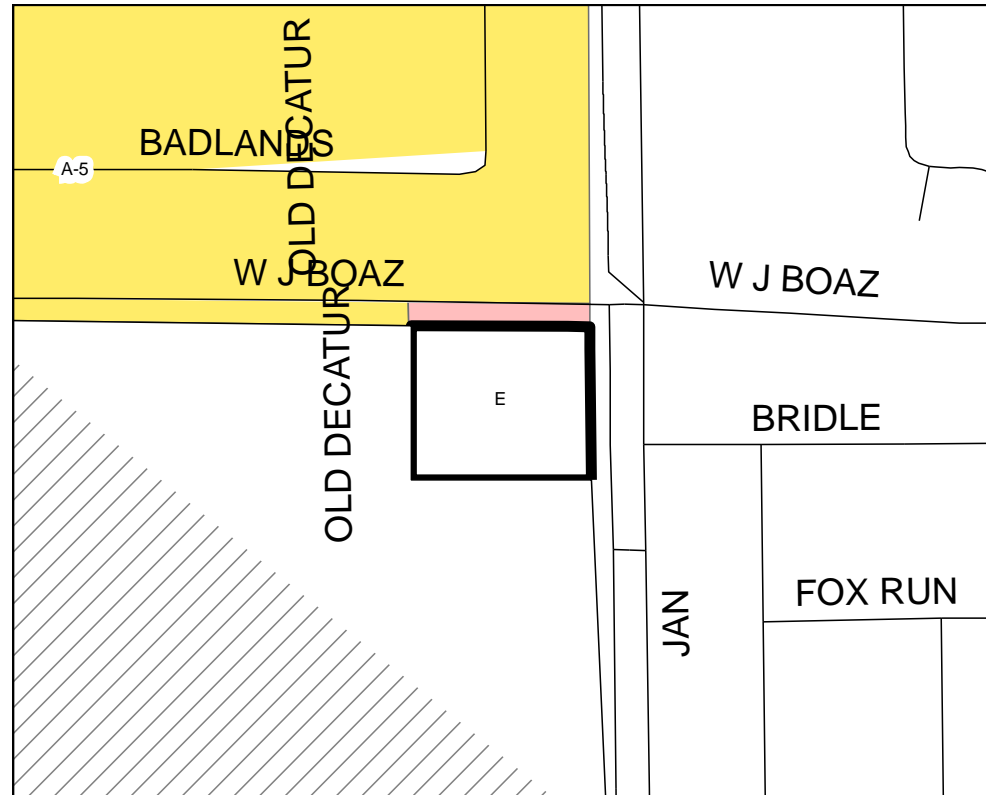
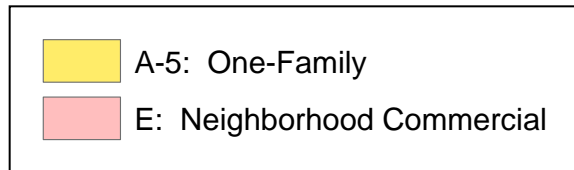
Proposed Annexation Area



Single-Family Residential

# What is the proposed zoning?

“E” Neighborhood  
Commercial



# Proposed Annexation Schedule

<u>Date</u>	<u>Action</u>
August 30	<b>City Council</b> receives <b>Informal Report</b> .
August 30	City Council conducts <b>1<sup>st</sup> public hearing</b> on service plan.
Sept. 13	City Council conducts <b>2<sup>nd</sup> public hearing</b> on service plan.
Sept. 14	Zoning Case to <b>Zoning Commission</b> requesting “E” Neighborhood Commercial zoning.
Sept. 20	City Council considers and institutes <b>annexation</b> and considers <b>zoning case</b> .



# CITY OF FORT WORTH, TEXAS



## COUNCIL PROPOSAL

<b>Date:</b> 8-23-16	<b>File Number:</b> 307	<b>Subject:</b> One-Time Waiver of the Cobb Park Rental Fees for the Cycling for Sickle Cell Bike Ride/Leisure Walk	
<b>Proposed By:</b> Kelly Allen Gray and Ann Zadeh		<b>City Manager's Review:</b>	<b>Page:</b> PAGE 1 OF 2
		<b>City Attorney's Review:</b>	

It is proposed that the City Council approve a one-time waiver of the Cobb Park rental fees for the Cycling for Sickle Cell Bike Ride/Leisure Walk for September 5, 2016. It is the Annual Tarrant County Sickle Cell event.

### **DISCUSSION:**

The Maroon 9 Sickle Cell organization is dedicated to promoting sickle cell awareness and public education in Tarrant County. The Sickle Cell organization has requested a one-time waiver of the Cobb Park rental fee for the Annual Sickle Cell Cycling for Sickle Cell Bike Ride/Leisure Walk and Memorial Balloon Lift-Off event which is scheduled for Monday, September 5, 2016, from 8:00 – 2:00 pm.

As stated in the Sickle Cell Maroon 9 press release, the purpose of the Cycling for Sickle Cell Bike Ride/Leisure Walk and Memorial Balloon Lift-Off is to “*raise awareness for Sickle Cell Disease*” The Sickle Cell organization has reserved Cobb Park and is asking for a waiver of \$500 park rental fees.

Consistent with the City Council’s previous actions, it is proposed that the park fee be waived for the September 5, 2016, Sickle Cell event. Waiver of the park rental fees for this event will help achieve the public purpose of raising awareness of and education about this debilitating condition. Current City ordinances and Park and Recreation Department policies provide sufficient controls to ensure that this event will achieve the public purposes outlined above.

### **LEGALITY:**

The Department of Law finds that this proposal is legal and that it is within the authority of the City Council.

### **FISCAL NOTE:**

Upon approval of this Council proposal, the \$500.00 Park rental fee will be waived for the annual Tarrant County Sickle Cell event.

- ☐ LEGALITY
- ☐ FISCAL NOTE
- ☐ CITY MANAGER'S COMMENTS
- ☐ CITY POLICIES MANUAL

# CITY OF FORT WORTH, TEXAS



## COUNCIL PROPOSAL

Date: 8-23-16	File Number: 307	Subject: One-Time Waiver of the Cobb Park Rental Fees for the Cycling for Sickle Cell Bike Ride/Leisure Walk	
Proposed By: Kelly Allen Gray and Ann Zadeh		City Manager's Review:	Page: PAGE 2 OF 2
		City Attorney's Review:	

### CITY MANAGER'S COMMENT:

The City Manager has no objection to the proposed one-time waiver.

### PROPOSED BY:

\_\_\_\_\_  
Council Member Kelly Allen Gray

\_\_\_\_\_  
Council Member Ann Zadeh

- ☐ LEGALITY
- ☐ FISCAL NOTE
- ☐ CITY MANAGER'S COMMENTS
- ☐ CITY POLICIES MANUAL

# A Resolution

NO. \_\_\_\_\_

**A RESOLUTION ACCEPTING THE FILING OF A PETITION  
TO CREATE A PUBLIC IMPROVEMENT DISTRICT;  
SETTING A DATE FOR A PUBLIC HEARING; AUTHORIZING  
THE PUBLICATION OF NOTICE; AND ENACTING OTHER  
PROVISIONS RELATING THERETO**

**WHEREAS**, on August 1, 2016, the City Council (the “Council”) of the City of Fort Worth, Texas (the “City”) received a petition (the “Petition”) requesting the creation of a public improvement district under Chapter 372 of the Texas Local Government Code (the “Act”) to be known as the “**Walsh Ranch/Quail Valley Public Improvement District**” (the “District”); and

**WHEREAS**, the Petition, a copy of which is attached hereto as **Exhibit A**, has been examined, verified, and found to meet the requirements of Section 372.005 of the Act and to be sufficient for consideration by the Council; and

**WHEREAS**, the Petition describes the improvements to be financed with the District; and

**WHEREAS**, the boundaries of the proposed District are described in the attachment to the Petition; and

**WHEREAS**, currently, the boundaries of the proposed District are partially within the corporate limits of the City and partially in the City’s extraterritorial jurisdiction, and it is anticipated that the property within the District will ultimately be incorporated fully into the corporate limits of the City; and

**WHEREAS**, pursuant to the Act, the Council is required to conduct a public hearing concerning the creation of the District and to provide notice thereof, which notice shall be provided in the manner and contain the requisite information specified in the Act; and

**WHEREAS**, the Council hereby finds and determines that, based on its receipt of the Petition, the City should proceed with conducting a public hearing concerning the creation of the District and the giving of notice of such public hearing in the time, form and manner provided by law; and

**WHEREAS**, the Council hereby finds and determines that these actions are in the best interests of the residents of the City;

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



1. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

2. A public hearing is hereby scheduled at 7:00 p.m., on Tuesday, September 20, 2016, in the City Council Chamber, City Hall, 1000 Throckmorton, Fort Worth, Texas to receive public comment on the creation of the District in the area described in the Petition attached as **Exhibit A**, pursuant to the Act.

3. Notice of said public hearing, in the substantially final form presented herewith in **Exhibit B**, with such changes as may be approved by the City's counsel, shall be published in a newspaper of general circulation in the City before the 15th day prior to the hearing as required by the Act.

4. Written notice, in the substantially final form presented herewith in **Exhibit B**, with such changes as may be approved by the City's counsel, shall be mailed to each property owner, as reflected on the tax rolls, of property subject to assessment under the District, before the 15th day prior to the date set for the hearing.

5. The Petition is hereby accepted as meeting the minimum requirements of the Act and is approved for filing with the City Secretary for public inspection.

6. In considering the establishment of the District, the City Council reserves the right to set parameters for the District that are lesser in scope than what is requested by the Petition, including, but not limited to, setting an assessment area that is less than the proposed boundaries stated by the notice and in the Petition; limiting the types of improvements that may be financed by the District; and prescribing restrictions on obligations of indebtedness that may be issued for improvements.

7. It is officially found, determined and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, of the Texas Government Code, as amended.

Adopted this \_\_\_\_\_ day of August, 2016.

ATTEST:

By: \_\_\_\_\_

Mary Kayser, City Secretary



**EXHIBIT A**

**PETITION**

(see attached Petition)

PETITION REQUESTING THE ESTABLISHMENT OF  
WALSH RANCH QUAIL VALLEY PUBLIC IMPROVEMENT DISTRICT

This petition (this "Petition") is submitted to and filed with the City Secretary of the City of Fort Worth, Texas, (the "City") by QUAIL VALLEY DEVCO I, LLC, a Texas limited liability company, and WALSH RANCHES LIMITED PARTNERSHIP, a Texas limited partnership (collectively, the "Owners") requesting the establishment of **WALSH RANCH QUAIL VALLEY PUBLIC IMPROVEMENT DISTRICT** (the "District") pursuant to Chapter 372, Texas Local Government Code, as amended (the "Act") covering approximately 1,703.5682 contiguous acres within the corporate limits and extraterritorial jurisdiction of the City and commonly known as Walsh Ranch (the "Property"). The Property includes four tracts (with three "SAVE AND EXCEPT" tracts) as described by metes and bounds on **Exhibit A**. The Property is generally located: (1) west of Fort Worth at and north of the intersection of Interstate Highway 20 and Interstate Highway 30; (2) east of FM 1187; (3) south of Old Weatherford Road; and (4) west of the Parker County – Tarrant County boundary line as depicted on **Exhibit B**. In support of establishing the District, the Owners present the following:

1. GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS. The general nature of the proposed public improvements authorized by the Act to be undertaken and financed from time to time in phases for the special benefit of the Property includes the following (collectively, the "Authorized Public Improvements"):

- 1.1 payment of costs and expenses incurred in the establishment, administration, and operation of the District; and
- 1.2 acquiring, constructing, improving, widening, narrowing, closing, or rerouting of streets and roadways, including sidewalks, lighting, monumentation, and wayfinding signage; and
- 1.3 acquisition, construction, and improvement of water lines and related equipment, facilities, and improvements for a water system; and
- 1.4 acquisition, construction, and improvement of sanitary sewer lines and related equipment, facilities, and improvements for a sanitary sewer system; and
- 1.5 acquisition, construction, and improvement of stormwater drainage and detention improvements and related equipment, facilities, and improvements for a stormwater management system; and

- 1.6 establishment and improvement of public lakes, parks, and open space, including ancillary public amenities such as playgrounds, athletic facilities, pavilions, trails, irrigation, lighting, benches, trash receptacles, and similar items; and
- 1.7 acquisition and installation of landscaping, including irrigation; and
- 1.8 costs associated with the financing of the Authorized Public Improvements including, but not limited to, the costs to issue and sell bonds secured by assessments levied against the Property.

2. ESTIMATED COST OF PROPOSED PUBLIC IMPROVEMENTS. The estimated cost of the Authorized Public Improvements to be undertaken and financed using the District is FORTY-SEVEN MILLION DOLLARS (\$47,000,000.00) (the "Authorized Improvements Cost").

3. BOUNDARIES OF THE PROPOSED DISTRICT. The boundaries of the proposed District are the boundaries of the Property described on **Exhibit A** and depicted on **Exhibit B**.

4. PROPOSED METHOD OF ASSESSMENT. The governing body of the City (the "City Council") is authorized by the Act to apportion the Authorized Improvements Cost to be assessed against the Property based on the special benefits accruing to the Property because of the Authorized Public Improvements. The Act provides that the Authorized Improvements Cost may be apportioned to and assessed against the Property in any manner that results in imposing equal shares of the cost on property similarly benefitted including, but not limited to, per front foot or square foot or according to the value of the property as determined by the City Council, with or without regard to improvements on the property. The assessment methodology utilized by the City will result in each parcel paying its fair share of the costs of the provided Authorized Public Improvements with the assessments based on the special benefits received by the property from such public improvements.

5. PROPOSED APPORTIONMENT OF COSTS BETWEEN THE DISTRICT AND THE CITY. The Owners propose that the Authorized Improvements Cost be apportioned solely to the District to the extent the Authorized Public Improvements confer a special benefit on the Property. No City property will be assessed, and the City will not be obligated to pay any assessments levied against the Property or to pay debt service on any bonds issued by the City and secured by assessments levied against the Property in accordance with the assessment methodology approved by the City Council.

6. PROPOSED METHOD OF FINANCING. The Owners propose that 100% of the cost of the Authorized Public Improvements be reimbursed from the proceeds (after deducting, if applicable,

customary costs of issuance including, but not limited to, capitalized interest, debt service reserves, and professional fees) of multiple series of bonds issued by the City when needed to support development of the Property, each of which series: (1) shall reimburse costs for a phase of development that includes at least 200 acres for which the Authorized Public Improvements have been completed; (2) shall have a par amount of at least \$5,000,000; (3) shall have a maturity of 30 years; and (4) shall be secured by assessments levied against the completed phase of the Property in accordance with the assessment methodology approved by the City Council.

7. MANAGEMENT OF THE DISTRICT. The Owners propose that the District be managed by the City with the assistance of a third-party administrator hired by the City and paid for as part of the administrative costs of the District.

8. REQUEST TO ESTABLISH THE DISTRICT. The Owners request and concur with the establishment of the District and with the levy of assessments against the Property to pay the Authorized Improvements Cost to the extent the Authorized Public Improvements confer a special benefit on the Property.

9. ADVISORY BOARD. An advisory board may be established to develop and recommend an improvement plan to the City Council.

10. SUFFICIENCY OF THE PETITION. The Property is owned 100% by the Owners. This Petition is sufficient under the Act to establish the District because it is signed by:

(1) owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the Property is located; and by

(2) record owners of real property liable for assessment under the proposal who:

(A) constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal; or

(B) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.



QUAL VALLEY DEVCO I, LLC,  
a Texas limited liability company

By: RPG QVR, LLC,

a Texas limited liability company

By: Republic Property Group, Ltd.,

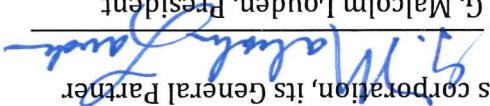
a Texas limited partnership, its Manager

By: RPG, LLC, a Texas limited liability

company, its General Partner

By:

  
Jake Wagner, Co-CEO

**WALSH RANCHES LIMITED PARTNERSHIP,**  
a Texas limited partnership,  
By: Walsh North Star Company,  
a Texas corporation, its General Partner  
By:   
\_\_\_\_\_  
G. Malcolm Louden, President

## Exhibit A

### Description of the Property

#### **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;

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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 299.81 feet;

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

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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;



## Exhibit A

### Description of the Property

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

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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

## Exhibit A

### Description of the Property

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)

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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;



## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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.;

## Exhibit A

### Description of the Property

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

## Exhibit A

### Description of the Property

Tract II in the deed to John and Mary Lowery and the called northwest corner of the John Kelsey Survey bears North  $00^{\circ}46'53''$  West a distance of 737.21 feet;

THENCE departing said east and west lines South  $89^{\circ}13'07''$  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  $11^{\circ}36'01''$ , and a chord bearing and distance of South  $78^{\circ}01'58''$  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  $51^{\circ}45'52''$ , and a chord bearing and distance of North  $81^{\circ}53'07''$  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  $31^{\circ}17'49''$ , and a chord bearing and distance North  $71^{\circ}39'05''$  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  $87^{\circ}18'00''$  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  $02^{\circ}42'00''$  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  $87^{\circ}18'00''$  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  $90^{\circ}00'00''$ , and a chord bearing and distance of North  $47^{\circ}42'00''$  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  $02^{\circ}42'00''$  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  $77^{\circ}04'41''$ , and a chord bearing and distance of North  $35^{\circ}50'20''$  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;

## Exhibit A

### Description of the Property

THENCE with the occupied southerly line of Old Weatherford Road, North  $82^{\circ}36'43''$  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  $53^{\circ}30'46''$ , and a chord bearing and distance of South  $29^{\circ}27'23''$  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  $02^{\circ}42'00''$  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  $40^{\circ}01'07''$ , and a chord bearing and distance of South  $17^{\circ}18'33''$  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  $88^{\circ}52'02''$  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;



## Exhibit A

### Description of the Property

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°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°22'57", and a chord bearing and distance of South 77°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°49'51", and a chord bearing and distance of South 83°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°22'05", and a chord bearing and distance of South 86°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°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

## Exhibit A

### Description of the Property

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°10'37" West a distance of 148.10 feet;

South 70°28'23" West a distance of 53.84 feet to a Texas Department of Transportation monument found;

North 84°10'52" West a distance of 71.36 feet to a Texas Department of Transportation monument found;

North 83°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°17'47" and a chord bearing and distance of North 85°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;

## Exhibit A

### Description of the Property

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  $79^{\circ}03'38''$  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  $10^{\circ}56'22''$  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  $79^{\circ}03'38''$  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

## Exhibit A

### Description of the Property

curve to the left having a radius of 138.00, a central angle of  $90^{\circ}27'45''$ , and a chord bearing and distance of North  $40^{\circ}14'16''$  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  $08^{\circ}27'45''$ , and a chord bearing and distance of North  $09^{\circ}13'29''$  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  $01^{\circ}29'47''$ , and a chord bearing and distance of North  $12^{\circ}42'28''$  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  $17^{\circ}59'08''$ , and a chord bearing and distance of North  $20^{\circ}57'08''$  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  $28^{\circ}36'02''$ , and a chord bearing and distance of North  $15^{\circ}38'42''$  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  $01^{\circ}20'41''$  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  $15^{\circ}47'29''$ , and a chord bearing and distance of North  $09^{\circ}14'25''$  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  $04^{\circ}30'39''$ , and a chord bearing and distance of North  $19^{\circ}22'32''$  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  $21^{\circ}37'58''$  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  $06^{\circ}01'18''$ , and a chord bearing and distance of North  $18^{\circ}37'19''$  West 106.31 feet;

## Exhibit A

### Description of the Property

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

## Exhibit A

### Description of the Property

compound curvature of a curve to the left having a radius of 1018.00 feet, a central angle of  $03^{\circ}21'56''$ , and a chord bearing and distance of North  $10^{\circ}40'28''$  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  $65^{\circ}20'07''$  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  $24^{\circ}04'08''$  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  $35^{\circ}28'59''$ , and a chord bearing and distance of North  $06^{\circ}19'38''$  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  $24^{\circ}05'05''$ , and a chord bearing and distance of North  $00^{\circ}37'41''$  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  $24^{\circ}51'04''$ , and a chord bearing and distance of North  $00^{\circ}14'42''$  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  $43^{\circ}22'47''$ , and a chord bearing and distance of North  $09^{\circ}30'34''$  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  $38^{\circ}38'54''$ , and a chord bearing and distance of North  $11^{\circ}52'31''$  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  $20^{\circ}46'55''$ , and a chord bearing and distance of North  $02^{\circ}56'31''$  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;

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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;



## Exhibit A

### Description of the Property

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°33'02", and a chord bearing and distance of South 10°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°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°58'24", and a chord bearing and distance of South 22°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°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°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°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°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°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°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°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°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;

## Exhibit A

### Description of the Property

THENCE South 26°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°07'38", and a chord bearing and distance of South 24°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°37'31", and a chord bearing and distance of South 00°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°52'48", and a chord bearing and distance of South 02°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°51'02", and a chord bearing and distance of South 01°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°41'19", and a chord bearing and distance of South 14°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°29'27", and a chord bearing and distance of South 21°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°03'23", and a chord bearing and distance of South 16°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°13'26", and a chord bearing and distance of South 23°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

## Exhibit A

### Description of the Property

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  $11^{\circ}55'27''$  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  $45^{\circ}03'24''$  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  $28^{\circ}07'19''$ , and a chord bearing and distance of South  $61^{\circ}29'46''$  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  $88^{\circ}48'51''$  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  $01^{\circ}53'58''$  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  $04^{\circ}06'49''$ , and a chord bearing and distance of North  $89^{\circ}50'33''$  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  $48^{\circ}03'01''$  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  $03^{\circ}36'26''$  West a distance of 13.81 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "DUNAWAY ASSOC. LP" set;

## Exhibit A

### Description of the Property

THENCE North  $86^{\circ}23'34''$  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  $03^{\circ}36'26''$  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  $40^{\circ}27'49''$  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  $00^{\circ}02'39''$ , and a chord bearing and distance of North  $84^{\circ}14'06''$  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  $22^{\circ}22'37''$ , and a chord bearing and distance of South  $79^{\circ}49'37''$  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  $23^{\circ}32'18''$ , and a chord bearing and distance of South  $80^{\circ}24'28''$  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  $78^{\circ}12'12''$ , and a chord bearing and distance of South  $53^{\circ}04'31''$  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  $48^{\circ}43'44''$ , and a chord bearing and distance of South  $38^{\circ}20'17''$  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  $84^{\circ}38'01''$ , and a chord bearing and distance of South  $20^{\circ}23'08''$  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  $38^{\circ}58'12''$ , and a chord bearing and distance of South  $02^{\circ}26'46''$  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

## Exhibit A

### Description of the Property

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";

## Exhibit A

### Description of the Property

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

## Exhibit A

### Description of the Property

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;

## Exhibit A

### Description of the Property

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";



## Exhibit A

### Description of the Property

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:

## Exhibit A

### Description of the Property

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.;

## Exhibit A

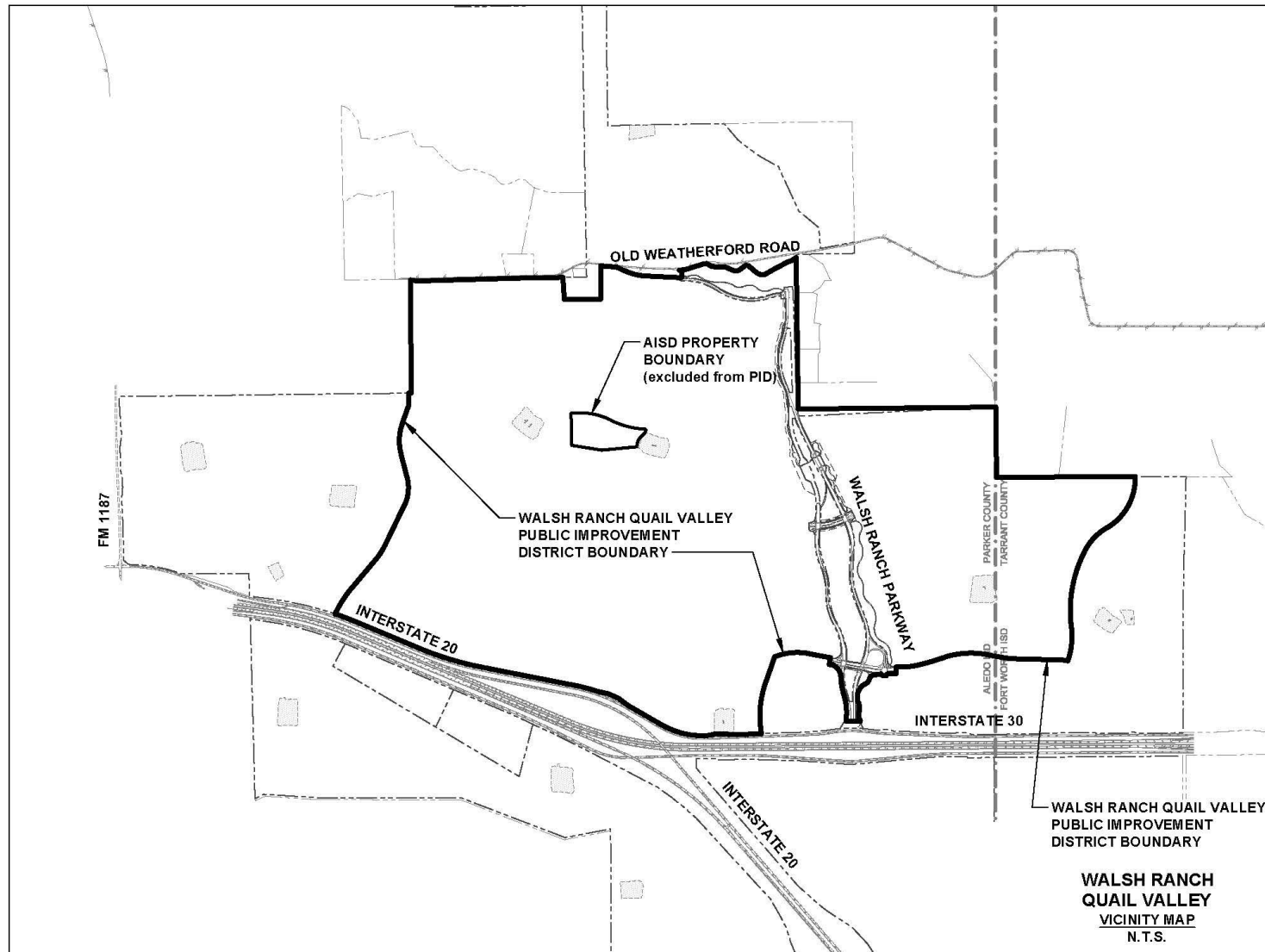
### Description of the Property

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.

Exhibit B



## EXHIBIT B

### NOTICE OF PUBLIC HEARING



**Re: Notice of Public Hearing Regarding the Proposed Establishment of Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley).**

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended, notice is hereby given that the City Council (the “City Council”) of the City of Fort Worth, Texas (the “City”) will conduct a public hearing to discuss the petition filed by QUAIL VALLEY DEVCO I, LLC, a Texas limited liability company, and WALSH RANCHES LIMITED PARTNERSHIP, a Texas limited partnership, requesting that the City create the **Fort Worth Public Improvement District No. 16 (Walsh Ranch/Quail Valley)** (the “District”).

The public hearing will be held on **Tuesday, September 20, 2016 at 7:00 P.M.** in the **City Council Chamber, City Hall, 1000 Throckmorton, Fort Worth, Texas.**

**All persons owning or claiming any interest in property located within the proposed District are invited to be heard** concerning the proposed services/improvements, the benefits to the property because of the services/improvements, and any other matter to which they are entitled to be heard pursuant to the Public Improvement District Assessment Act Chapter 372, Texas Local Government Code.

**Written and oral objections will be considered at the hearing. If you would like to speak at the public hearing, you must sign up (i) online prior to the meeting at <http://fortworthtexas.gov/government/> and click on the Request to Speak button or (ii) in person by no later than 6:45 P.M. on the day of the hearing. However, there is no requirement that any property owners attend or speak at the public hearing. You can submit any written objections or concerns about the proposed PID to the contact listed at the bottom of this notice.**

On **September 27, 2016**, the City Council will take final action and vote on the establishment of the proposed District.

The subject of the public hearing will include the following matters:

**No. 16, Walsh Ranch/Quail Valley PID**

1. The general nature of the proposed improvements and/or services to be provided in the Walsh Ranch/Quail Valley PID include the following:

- A Transportation Planning and Management Program consisting of the acquisition, construction, improvement, widening, narrowing, closing, and rerouting of streets and roadways, and the installation of sidewalks, lighting, monumentation, and wayfinding signage;
- A Water Distribution Management Program consisting of the acquisition, construction, and improvement of water supply lines and related facilities and equipment;
- A Wastewater Management Program consisting of the acquisition, construction, and improvement of sanitary sewer lines and related facilities and equipment;
- A Stormwater Management Program consisting of the acquisition, construction, and improvement of stormwater drainage and detention improvements and related facilities and equipment;
- A Landscaping, Construction and Maintenance Program consisting of the planting and maintenance of special supplemental landscaping and the construction and maintenance of supplemental irrigation systems, fountains, ponds, lakes, parks and open spaces, playgrounds, athletic facilities, pavilions, trails, lighting, and benches;
- A Financial Management Program to provide for the financing of the authorized public improvements, including but not limited to, the costs to issue and sell bonds secured by assessments levied against the Property; and
- A Management Program to provide for the administration and operation of the PID.

The proposed improvements and/or services will be a supplement to the standard existing level of improvements and/or services currently provided by the City of Fort Worth and to the property owners in the District. The City will continue to furnish or pay for standard improvements and/or services in the District at the same level as they are provided to the taxpayers generally.

2. A preliminary estimate of the cost of the improvements and/or services to be provided in the District is forty-seven million dollars (\$47,000,000.00).
3. The boundaries of the District 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.
4. The City will not be obligated to provide any funds to finance the proposed improvements, other than from assessments levied on the District property. No City property will be assessed, and the City will not be obligated to pay any assessments levied against the property in the District or to pay debt service on any bonds issued by the City and secured by assessments levied against the property in the District in accordance with the assessment methodology approved

by the City Council.

5. The assessment methodology utilized by the City will result in each parcel paying its fair share of the costs of the proposed improvements with the assessments based on the special benefits received by the property in the District from such improvements.

For further information, please contact: David Reitz, PID Administrator at (817) 392-7807 or via email [david.reitz@fortworthtexas.gov](mailto:david.reitz@fortworthtexas.gov).

**\*\* Si necesita esta carta en Español, por favor llamar al (817) 392-8514. \*\***

# A Resolution

NO. \_\_\_\_\_

**APPROVING A RESOLUTION ADOPTED BY THE FORT WORTH TRANSPORTATION AUTHORITY'S EXECUTIVE COMMITTEE, AND EACH PROPOSED ACQUISITION DESCRIBED THEREIN, TO ACQUIRE BY EMINENT DOMAIN, IF NECESSARY, CERTAIN PARCELS OF LAND LOCATED WITHIN THE TERRITORIAL JURISDICTION OF THE CITY OF FORT WORTH, CONSISTING OF A TOTAL OF APPROXIMATELY 7.722 ACRES, FOR THE CONSTRUCTION, EXTENSION, IMPROVEMENT, OR DEVELOPMENT OF TEX RAIL**

**WHEREAS**, the Fort Worth Transportation Authority ("The T") is governed by a Board of Directors, which serves as The T's governing body and constitutes its Executive Committee under Chapter 452 of the Texas Transportation Code;

**WHEREAS**, on May 23, 2016, the Executive Committee of The T adopted a Resolution, a full and complete copy of which is attached hereto as Exhibit "A," ("Resolution") declaring that acquisition of certain identified parcels of land located within the territorial limits of the City of Fort Worth, consisting of a total of approximately 7.722 acres, is a public necessity and necessary and proper for the construction, extension, improvement, or development of TEX Rail, a public transportation system, with such parcels identified and described in the exhibit to the Resolution;

**WHEREAS**, the Resolution authorized the President/CEO of The T or his authorized representative to undertake certain activities to acquire the identified parcels by negotiated sale or by eminent domain, if necessary;

**WHEREAS**, Texas Transportation Code Sections 452.058 and 452.059 require The T obtain the City Council's approval before The T can acquire by eminent domain any interest in real property located in the City of Fort Worth;

**WHEREAS**, The T has requested that the City Council approve the Resolution to acquire by eminent domain, if necessary, the parcels identified in the exhibit attached to the Resolution; and

**WHEREAS**, the City Council does not object to The T's acquisition by eminent domain, if necessary, of the identified parcels for the TEX Rail project;





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

The City Council of the City of Fort Worth approves the attached Resolution adopted by the Executive Committee of The T to acquire by eminent domain, if necessary, each parcel described in the exhibits to the attached Resolution, and the City Council approves each proposed acquisition described therein.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

ATTEST:

By: \_\_\_\_\_

Mary Kayser, City Secretary



# A Resolution

**Resolution of the Board of Directors  
of the  
Fort Worth Transportation Authority  
Regarding Declaration of Public Necessity and Condemnation  
of Real Property for TEX Rail Corridor  
(R2016-05)**

**WHEREAS**, the Fort Worth Transportation Authority (FWTA) is a regional transportation authority which, under Chapter 452 of the Texas Transportation Code (the "Code"), may acquire, construct, develop, plan, own, operate, and maintain a public transportation system; and

**WHEREAS**, TEX Rail, a 27-mile commuter-rail project FWTA will operate between Fort Worth, Texas, and Dallas/Fort Worth International Airport, is a public transportation system; and

**WHEREAS**, FWTA's acquisition of the real property described on Exhibit "A" attached to and made a part of this resolution (collectively, the "TEX Rail Parcels") is necessary and proper for the construction, extension, improvement, or development of TEX Rail; and

**WHEREAS**, federal and local funds are included in FWTA's FY2015 capital budget to pay for the acquisition of the TEX Rail Parcels; and

**WHEREAS**, under Chapter 452 of the Code, FWTA has the power to acquire by eminent domain any interest in real property for the construction, extension, improvement, or development of a public transportation system, such as TEX Rail; and

**WHEREAS**, FWTA's Attorney has reviewed this resolution and has found that it is in compliance with all federal and state requirements; and

**WHEREAS**, FWTA's Board of Directors is FWTA's governing body and constitutes its Executive Committee under Chapter 452 of the Code;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Fort Worth Transportation Authority that:

Acquisition of the parcels of real property comprising the TEX Rail Parcels described on Exhibit "A" is a public necessity, in the public interest, and necessary and proper for the construction, extension, improvement, or development of TEX Rail, a public transportation system;

The President/CEO of FWTA or his authorized representative shall request that the City Council for the City of Fort Worth, Haltom City, North Richland Hills, Southlake and Grapevine approve this resolution and FWTA's proposed acquisition of the TEX Rail Parcels;

# A Resolution

Upon approval by the City Council of the City of Fort Worth, Haltom City, North Richland Hills, Southlake and Grapevine of the matters discussed in the preceding paragraph, the President/CEO or his authorized representative is hereby authorized and directed to:

Procure, if needed, from a qualified real estate appraiser an appraisal of each of the TEX Rail Parcels to be acquired;

Make an offer to the owner or owners of each of the TEX Rail Parcels to procure all rights necessary and proper for the construction, extension, improvement, or development of TEX Rail and otherwise negotiate for the acquisition of those rights;

Acquire all rights in the TEX Rail Parcels necessary and proper for the construction, extension, improvement, or development of TEX Rail;

If necessary, commence the filing of condemnation proceedings for the acquisition of fee simple title (including use of air and subsurface space) to all or any portion of any TEX Rail Parcel listed on Exhibit "A";

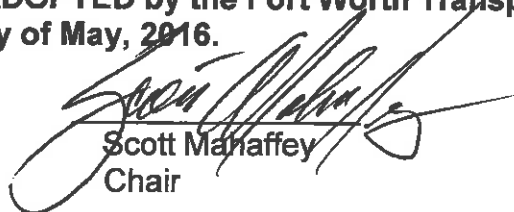
Deposit a sum of money awarded by the Court-appointed Special Commissioners with the registry of the appropriate court as directed by Chapter 21 of the Texas Property Code; and

Execute all documents and perform all other acts necessary for the acquisition of the TEX Rail Parcels.

If it is necessary to acquire a TEX Rail Parcel by condemnation, the Board finds that FWTA's condemnation of any TEX Rail Parcel will not (a) unduly impair the existing neighborhood character of property surrounding, or adjacent to, any property to be condemned, (b) unduly interfere with interstate commerce, or (c) authorize FWTA to run a vehicle of FWTA on a railroad track that is used to transport property.

Notwithstanding anything to the contrary in this resolution, FWTA shall not acquire by condemnation an interest in real property for use as a station or terminal complex if such real property is located more than 1,500 feet from the center point of the station or terminal complex, as designated by the Board of Directors, but the limitation in this paragraph shall not impair any authority granted by this resolution with respect to any other property.

**ADOPTED by the Fort Worth Transportation Authority Board of Directors on this, the 23<sup>rd</sup> day of May, 2016.**

  
Scott Mahaffey  
Chair

  
Carter Burdette  
Secretary



**THE STATE OF TEXAS**

**COUNTY OF TARRANT**

22

22

WITNESS my hand and seal of said Authority this 23<sup>rd</sup> day of May, A.D. 2016.

**Carter Burdette**  
Secretary, Board of Directors  
Fort Worth Transportation Authority

## AUTHORITY SEAL

## **EXHIBIT A TO AGENDA ITEM NO. BA2016-45**

All of the following-described parcels of land are located in the City of Fort Worth, Texas. References to property additions or subdivisions are additions or subdivisions of the City of Fort Worth, Haltom City, North Richland Hills, Southlake and Grapevine, Texas.

Parcel X0448, known as 555 Elm Street, owned by The Fort Worth Depot, LLC, a Texas limited liability company, containing approximately 4,500 square feet in the Mitchell Baugh Survey, Abstract No. 106, and the Rebecca Briggs Survey, Abstract No. 116 and being all of the NBC Warehouse Addition to the city of Fort Worth, and being part of Tract 1 described in deed recorded in Instrument No. D207099349 of the Official Public Records of Tarrant County.

Parcel X0450, known as 1300 East Fourth Street, owned by Bank of America, N.A., as Trustee of the Ann L. Rhodes and Carol G. Rhodes Charitable Trust under the will of Ann L. Rhodes, Deceased, containing approximately 70,000 square feet in the Moore-Thornton & Company Strips Addition an unrecorded plat in the city of Fort Worth, Tarrant County, Texas and the Rebecca Briggs Survey, Abstract No. 116, and being the same property conveyed in Instrument No. D209325731 of the Official Public Records of Tarrant County.

Parcels X0464B, known as 1408 East 1<sup>st</sup> Street, owned by McKneely Properties, Ltd., containing approximately 7,000 square feet in Lot 3, Block 17, Moore-Thornton & Company Addition to the city of Fort Worth.

Parcel X0509, known as 1609 East Bluff Street, owned by Ronald E. Hendrix, containing approximately 1,850 square feet in Lot 10, Block 1, Wolcotts Subdivision of Sam Evans Addition to the city of Fort Worth.

Parcel X0511, known as 1610 East Peach Street, owned by West Crest Partners, LLC, containing approximately 5,500 square feet in Lot 8, Block 1, Wolcotts Subdivision of Sam Evans Addition to the city of Fort Worth.

Parcel X0511A, known as 1518 East Peach Street, owned by Ignacio Villegas, Jr., containing approximately 1,600 square feet in Lot 7, Block 1, Wolcotts Subdivision of Sam Evans Addition to the city of Fort Worth.

Parcel X0531, known as 3425 Deen Road, owned by CEstrada Properties, LLC, containing approximately 4,800 square feet in Lot 8, Block 4A, Diamond Hill Highlands Addition Addition to the city of Fort Worth., and Lot 1A and Lots 1A and 2B, McCorstin Construction Corporation Subdivision Addition of the city of Fort Worth., being a portion of land described in deed recorded in Instrument No. D215235605, Official Public Records of Tarrant County.

Parcel X0540, known as 3428 Deen Road, owned by Southwestern Petroleum Company, Inc., containing approximately 7,000 square feet in Lot A, Southwestern Petroleum Company Addition to the city of Fort Worth.

Parcel X0545A, known as 2474 East Long Avenue, owned by Rhodia, Inc., a Delaware Corporation, containing approximately 95,000 square feet in the Seburn Gilmore Survey, Abstract No. 590, and being part of the tract described in deed recorded in Volume 13526, Page 245 of the Official Public Records of Tarrant County.

Parcel X0545D, known as 3412 Kelli Court, owned by E. Glen Sanders and Robert R. Heath, containing approximately 22,000 square feet in Lot 5-R, Block 1-R, Diamond Heights Industrial Addition to the city of Fort Worth.

X0559 and X0559B, known as 1901 Cold Springs Road, owned by Apac-Texas, Inc., a Delaware corporation, containing approximately 30,000 square feet, both in the Ashland Oil Addition to the city of Fort Worth, and being part of the tract described in deed recorded in Volume 9764, Page 1 of the Deed Records of Tarrant County, Texas.

Parcel X0582A, known as 2304 Decatur Avenue, owned by Garry Harris and Noe Lopez, containing approximately 15,000 square feet in the E. Little Survey, Abstract No. 954, and being all of Lot 1-R, Block 1, Diamond Hill Addition to the city of Fort Worth.

Parcel X0582D, known as 2312 Decatur Avenue, owned by Marilyn K. Burgess and Edwin H. Langford, Jr., containing approximately 30,000 square feet in Lot 2-R, Block 1, Diamond Hill Addition to the city of Fort Worth.

Parcel X0589A, known as 2455 Decatur Avenue, owned by 777 Main Street, LLC, containing approximately 5,000 square feet in the E. Little Survey, Abstract No. 954, Tarrant County, Texas.

Parcel X0596, known as 2707 Decatur Avenue, owned by Fort Worth Grain & Cotton Exchange, containing approximately 35,000 square feet in Block 2, Fort Worth Stock Yards Company Addition to the city of Fort Worth, and being part of the tract described in the deed recorded in Volume 2989, Page 268 of the Official Public Records of Tarrant County, Texas, save and except that portion previously deeded to the State of Texas

Parcel X0695A, known as 4501 North Beach Street, owned by Dillard Texas Operating Limited Partnership, a Texas limited partnership, containing approximately 2,100 square feet in Lot 1, Block 6, North Star Addition to the city of Fort Worth.

Parcel X0700, known as 4409 Haltom Road, owned by NARE 4409 L.P., containing approximately 1,500 square feet in Block 1, Lot 1, Molded Products Addition to Haltom City, Tarrant County, Texas.

Parcel X0702, known as 5100 Glenview Drive, Haltom City, owned by FLS Properties, LLC, containing approximately 10,000 square feet in the William Screech Survey, Abstract No. 1416, Tarrant County, Texas.

Parcel X0794, known as 6351 NE 820 Loop, owned by NRH Industrial Partners, Ltd., a Texas limited partnership, containing approximately 2,800 square feet in the Telitha Akers

Survey, Abstract No. 19, and being a portion of land described by Special Warranty Deed recorded in Instrument No. D201233004, Official Public Records of Tarrant County Texas.

Parcel X0928A, known as 6408 Smithfield Road, owned by AHS Family Real Estate, Ltd., a Texas limited partnership, containing approximately 70,000 square feet in Lot 11R, Block H, Smithfield Addition to the city of North Richland Hills, save and except that portion previously conveyed to the city of North Richland Hills.

Parcel X1001, known as 2100 Mustang Drive, Southlake, Texas, owned by Magellan Pipeline Terminals, L.P., a Delaware limited partnership, containing approximately 1,000 square feet in the Harrison Decker Survey, Abstract No. 438, being a portion of land described in Special Warranty deed recorded in Instrument No. D207148301, Official Public Records of Tarrant County.

Parcel X1002, known as 2000 State 26 Highway, Southlake, Texas, owned by Explorer Pipeline Company, containing approximately 4,700 square feet in the Payton R. Splane Survey, Abstract No. 1453, Tarrant County, Texas.

Parcel X1340, known as 800 South Dooley Street, Grapevine, Texas, owned by Stierli Real Estate Holding, LLC, a Texas limited liability company, containing approximately 1,200 square feet being Lot 1R1, Block 1, Payton-Wright II Addition, an Addition to the city of Grapevine, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 7811, of the Plat Records of Tarrant County, Texas.

**No Documents for this Section**



# CITY COUNCIL MEETING

Tuesday, August 30, 2016

## RISK MANAGEMENT REPORTING PERIOD 08/16/2016 - 08/22/2016

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
AT&T-Westcreek	8/16/2016	8/12/2016	6100 Westcreek Drive	General Liability	Damaged Utility Line	Water	No	No
General A. Rahim	8/16/2016	6/26/2016	5100 Ave G	Auto		Water	No	No
Elizabeth Ensey	8/16/2016	4/11/2016	350 W. Belknap Street	General Liability	Contact – Foreign Object	Police	No	No
AT&T-Sycamore School	8/16/2016	8/8/2016	4001 Sycamore School Road	General Liability	Damaged Utility Line	Water	No	No
Racheal Rosas	8/17/2016	4/28/2016	Arbor Street	Auto	Collision- Driving	NON-DEPARTMEN	Yes	No
June Johnson	8/17/2016	7/29/2016	1600 Texas Street	Auto	Collision- Driving	FIRE	Yes	No
Rick's Tire Service	8/17/2016	8/16/2016	1645 Lake Shore Drive	Auto	Damage to Vehicle	CFW	No	No

CLAIMANT	DATE RECEIVED	DATE OF INCIDENT	LOCATION	INCIDENT TYPE	ALLEGATION	DEPT	ESTIMATE	INJURY
James Baker	8/17/2016	8/9/2016	1805 Ellington Drive	General Liability	Damage to Vehicle	Water	No	No
Curt Sherrod	8/19/2016	8/1/2016	9501 Chuparosa Drive	General Liability	Sprinkler Line/System Damage	TPW	No	No
Patricia Jordan	8/19/2016	7/5/2016	4100 Boat Club Road	Auto	Collision- Driving	TPW	No	No
Frank Liu	8/19/2016	8/4/2016	2200 Chickasaw Avenue	General Liability	Collision- Driving	TPW	No	No
Laura Adair	8/19/2016	3/24/2016	1800 West Berry Street	General Liability	Contact – Foreign Object	TPW	Yes	No
Miquiel Swain	8/22/2016	8/19/2016	Sycamore School Road	Auto	Collision- Driving	POLICE	No	No
Victoria Banks	8/22/2016	8/19/2016	2813 Centre Court	Auto	Collision- Driving	POLICE	No	No

**To the Mayor and Members of the City Council****August 30, 2016**

Page 1 of 1

**SUBJECT: SERVICE PLAN PUBLIC HEARING FOR ANNEXATION AX-16-004, LOCATED AT THE SOUTHWEST CORNER OF W.J. BOAZ AND OLD DECATUR ROAD, IN THE FAR NORTHWEST PLANNING SECTOR (FUTURE COUNCIL DISTRICT 2)**

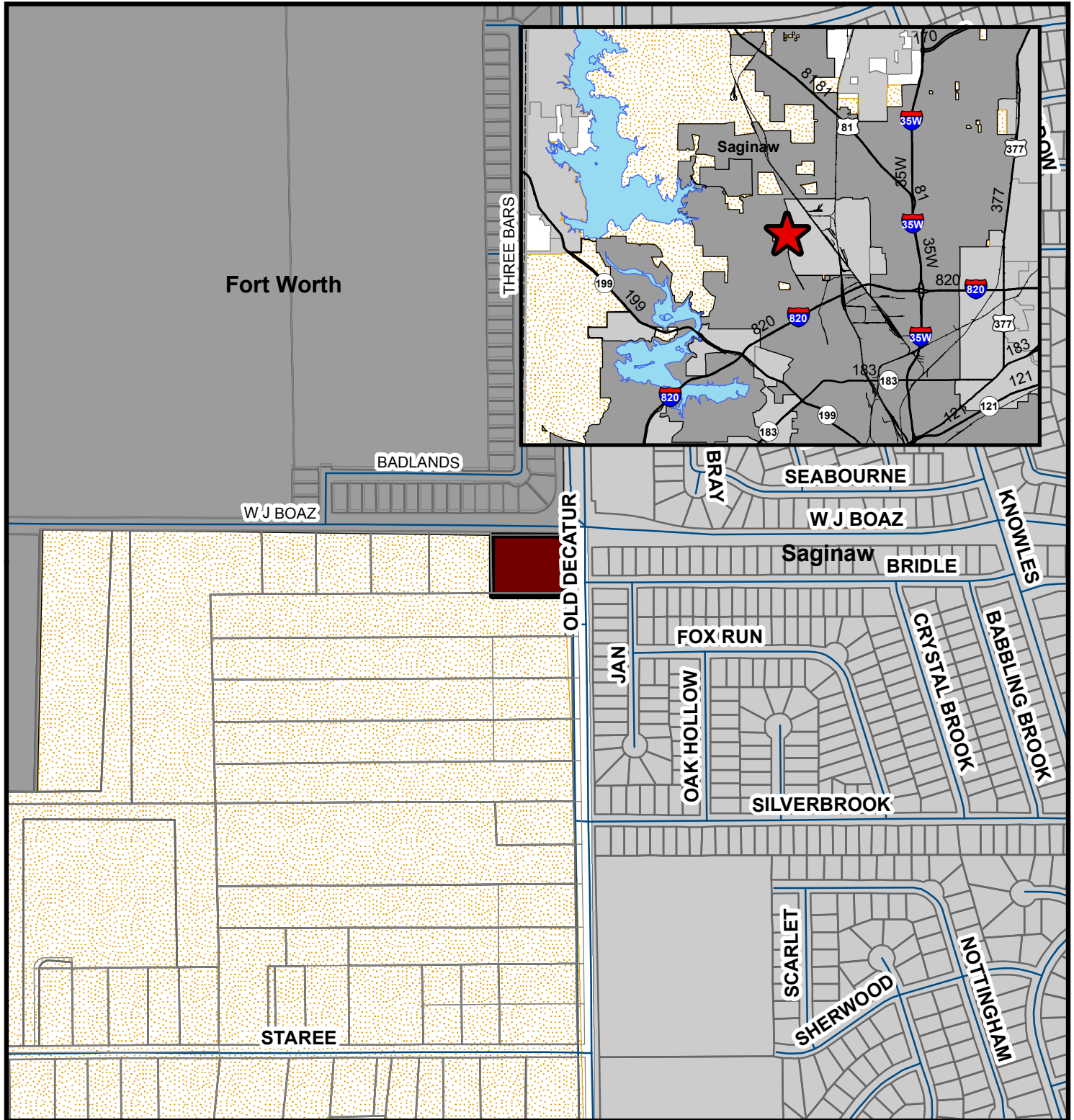
The property owner, The Westover Group, has requested annexation of approximately 1.83 acres in the Far Northwest Planning Sector. The property is located at the southwest corner of W.J. Boaz and Old Decatur Road adjacent to Fort Worth City Limits. The site consists of mostly vacant land. The property owner has submitted a corresponding zoning case (ZC-16-172) for "E" Neighborhood Commercial uses. The zoning of the property is proposed to be considered by the City Council, along with annexation, on September 20, 2016.





On tonight's City Council agenda will be the first public hearing on the proposed service plan for the proposed full-purpose annexation of 1.83 acres. The second public hearing for the service plan will be held on September 13, 2016. The purpose of tonight's public hearing is to collect public comments on the owner-initiated annexation service plan for the 8069 Old Decatur Road site (AX-16-004). The services that the annexation area will receive immediately upon annexation are: police, fire, and emergency medical services; garbage pick-up; library services; building inspection and code compliance; maintenance of existing public water and sewer lines; and public roadway maintenance. The only Council action necessary is to close the public hearing after receiving public input. Final annexation action will take place at the September 20, 2016 City Council meeting.

# Annexation Area (AX-16-004)

Exhibit A

Addition of approximately 1.83 Acres to become part of Council District 2



-  Fort Worth City Limit
-  Fort Worth ETJ
-  Adjacent Cities
-  Annexation Area

Proposed Process Schedule		Map References	
1st Public Hearing	8/30/16	Mapsc0	
2nd Public Hearing	9/13/16	33T	
Date of Institution	9/20/16		
Current Full-Purpose Incorporated Area		337.19 square Miles	

0 250 500 1,000 Feet

1:6,352



Planning & Development Department  
08/18/2016

COPYRIGHT 2016 CITY OF FORT WORTH. UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

**CITY OF FORT WORTH, TEXAS**  
**SERVICE PLAN FOR ANNEXED AREA**

**Property Subject to Plan:** BEING a tract of land situated in the Alexander F. Bright Survey, Abstract No. 1849, Tarrant County, Texas, being all of that tract of land as described in deed to Westover Boaz, LLC, recorded in D215033233, Deed Records, Tarrant County, Texas (DRTCT),

**Location and Acreage:** Approximately 1.8317 acres of land in Tarrant County, located at the Southwest intersection of WJ Boaz Road and Old Decatur Road.

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Fort Worth, Texas, at the following levels and in accordance with the following service plan programs:

**1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION**

The City will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

As used in this plan, the term 'providing services' includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances.

**A. Police Protection**

The Fort Worth Police Department will provide protection and law enforcement services in the Annexation Area commencing on the effective date of full-purpose annexation. The services will include:

- Normal patrols and responses to calls for service
- Handling of offense and incident reports
- Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis. The area will be added to an existing Police Reporting Area, R030. The area will be added to Beat N34 in Zone N3 in North Division.

**B. Fire Protection**

Fire protection services will be provided by existing personnel and equipment of the Fort Worth Fire Department. These services will be provided based upon available water, road and street conditions, and distances from existing fire stations. Services will be provided to the annexation area commencing on the effective date of the full-purpose annexation. These services include:

- Basic Life Support (BLS) 1st responder emergency medical services
- Fire suppression and rescue;
- Hazardous materials mitigation and regulation;
- Dive rescue;
- Technical rescue;
- Fire Safety Education;
- Aircraft/rescue/firefighting;
- Fire protection system plan review; and
- Inspections.

These services are provided on a citywide basis. All Fort Worth firefighters are certified by the Texas Commission on Fire Protection. On the date of annexation, the first responding fire services will come from existing Fire Station 40, located at 8510 Spring Street. The second responding fire

company will be from Fire Station 13, located at 5333 Lea Crest Lane. The Fire Department estimates the response time to be 6.1 and 9.1 minutes, respectively.

C. Emergency Medical Services – Basic Life Support

Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the full-purpose annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.

Emergency Medical Services – Advanced Life Support

Advanced Life Support response provided by MedStar is greater than 9 minutes to the full-purpose annexation area with a potential of at least a 30-minute transport time to the nearest trauma center.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing City ordinances and policies commencing on the effective date of the full-purpose annexation. For residential collections, private solid waste service providers under contract with the City will provide services. Residential customers using the services of a privately owned solid waste management service provider other than the City's contracted service provider may continue to use such services until the second anniversary of the annexation.

At the discretion of the customer, private service providers may provide solid waste collection services for businesses and multi-family dwelling complexes having three or more units. Private solid waste collection providers must have an active Grant of Privilege issued by the City of Fort Worth to provide service within the city limits.

E. Operation and Maintenance of Water and Wastewater Facilities

Existing occupied homes that are using water well and on-site sewer facilities (and therefore have service) may continue to use the existing water well and on-site sewer facilities. If the existing property owner would like to connect to the City water and sewer system, then the property owner may request connection and receive up to 200 LF of water and sewer extension at City cost for each occupied property lot or tract in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code.

Upon connection to the City's water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the full-purpose annexation, unless otherwise noted.

The subject property is immediately adjacent to WJ Boaz Road and Old Decatur Road. The owner will be responsible for the construction of all roadways within the development with each final plat in accordance with the City of Fort Worth's Community Facilities Agreement policy. Upon construction, inspection and acceptance by the city, the future repair and maintenance of the roadways will be done as needed in accordance with the TPW roadway maintenance policy.

Streetlights installed on improved public streets shall be installed in accordance with the City of Fort Worth specifications at the time of the final plat in accordance with the Community Facilities

Agreement policy. All street lights within the proposed annexation area shall be LED lighting and shall be inspected by the City of Fort Worth prior to acceptance for maintenance.

All regulatory signage shall be installed by the owner/developer at the time of final plat in accordance with the latest version of the Texas Manual of Uniformed Traffic Control Devices (TMUCTD).

G. Operation and Maintenance of Parks, Playgrounds, and Swimming Pools

Residents of the property may utilize all existing parks and community service facilities throughout the City, beginning with the effective date of the full-purpose annexation. Existing parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

Open space within this property shall remain as "Private Developer Owned and Maintained Open Space."

H. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service.

In the event the City acquires any other facilities, buildings or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services upon the effective date of the full-purpose annexation.

**2. PROGRAM FOR PROVIDING ADDITIONAL SERVICES**

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the full-purpose annexation, unless otherwise noted:

- A. With a Fort Worth library card, residents can access the Library's online resources which include ebooks, e-audio and reference databases from home and borrow materials from any Fort Worth Library branch and our MetrOPAC partners and from participating TexShare libraries.
- B. The City will provide general municipal administration and administrative services.
- C. The Annexation Area will be included in the Transportation and Public Works Department's Stormwater Utility service area. Properties in this area will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services, including routine maintenance (at current citywide service levels) for all public drainage channels and for all public storm sewers within dedicated public drainage easements. The Stormwater Utility will also provide floodplain management and information regarding flood plains, as well as watershed development review and inspection.
- D. City codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, public pool and spa inspections, stray animals, cruelty and bite investigations will be enforced. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate Code Compliance Division beginning on the effective date of the annexation.
- E. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the full-purpose annexation.
- F. The City's zoning, subdivision, sign, manufactured housing, junk yard and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the full-purpose annexation.
- G. All inspection services furnished by the City of Fort Worth, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the full-purpose annexation.

H. The Environmental Management Division will provide the following services:

Emergency spills and pollution complaints response;  
Storm sewer discharge pollution prevention; and  
Water quality assessments for creeks.

### 3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 2-½ YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service, no later than two and one-half (2-½) years after the effective date of the full-purpose annexation. If full municipal services cannot be reasonably provided within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years after the effective date of the annexation, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

“Full municipal services” are services provided by the annexing municipality within its full-purpose boundaries, excluding gas or electrical service. The City shall provide the services by any of the methods by which it extends the services to any other area of the City.

### 4. CAPITAL IMPROVEMENTS PROGRAM

The developer will initiate acquisition or construction of capital improvements necessary for providing full municipal services adequate to serve the Annexation Area. Any such construction shall be substantially completed within two and one-half (2-½) years after the effective date of the full-purpose annexation. If capital improvements necessary for providing full municipal services for the Annexation Area cannot be reasonably constructed within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

Acquisition or construction shall be accomplished by purchase, lease, or other contract. Any such construction shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices.

- A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- B. Fire Protection. Currently, Fire Station 40 has a 6.1 minute response time to the Annexation Area. Consideration should be given to constructing a new station and staffing new facilities prior to final decision to complete annexation.
- C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.
- D. Water and Wastewater. The Property in question has existing water lines and sewer lines adjacent to the property along WJ Boaz Road and Old Decatur Road.

Vacant properties' water and sewer extensions will be installed by the Developer in accordance with the “Policy for the Installation of Community Facilities”. All water and wastewater facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the developer's engineer. Any City participation on water and sewer facilities will be in accordance with the “Installation Policy of Community Facilities” and the Texas Local Government Code. Upon connection, to existing water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.



- E. Roads. No future capital improvements are required.
- F. Storm Water Utility. No capital improvements are necessary at this time to provide drainage services.
- G. Street Lighting. It is anticipated that new subdivision in the Annexation Area will install street lighting in accordance with the City's standard policies and procedures.
- H. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area, goals established by the Park, Recreation and Open Space Master Plan and appropriation of resources.
- I. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services, and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

## **5. IMPACT FEES**

Notwithstanding any other provision of this service plan, a landowner within the Annexation Area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code governing impact fees, unless otherwise agreed to by the landowner.

**No Documents for this Section**

Zoning Docket items are linked on the Council Meeting Agenda.

**No Documents for this Section**