

A Resolution

NO. 4724-12-2016

**AUTHORIZING AND CREATING FORT WORTH
PUBLIC IMPROVEMENT DISTRICT NO. 17 (ROCK CREEK RANCH)
IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL
GOVERNMENT CODE; PROVIDING AN EFFECTIVE DATE; AND TAKING
CERTAIN OTHER ACTIONS CONCERNING THE DISTRICT**

WHEREAS, on November 9, 2016, the City Secretary of the City of Fort Worth, Texas (the “**City**”) received a petition (the “**Petition**”) for the establishment of Fort Worth Public Improvement District No. 17 (Rock Creek Ranch) (the “**PID**”) from Walton Texas LP, a Texas limited partnership; WUSF 4 Rock Creek, LP, a Texas limited partnership; and WUSF 5 Rock Creek, LP, a Texas limited partnership (collectively, the “**Petitioners**”); and

WHEREAS, the Petition requested the creation of the PID pursuant to Chapter 372 of the Texas Local Government Code (the “**Code**”), which PID is to be located within the corporate limits of the City, as more particularly described by metes and bounds in Exhibit A attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City of Fort Worth (the “**City Council**”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, in accordance with Section 372.009 of the Code, at its regular, open and public meeting on December 6, 2016, the City Council held a public hearing on the advisability, nature and estimated cost of the improvements and services, the boundaries of the PID and the method of assessment and apportionment of costs between the City and the PID (the “**Public Hearing**”); and

WHEREAS, in accordance with Section 372.009(c) of the Code, notice of the Public Hearing was published on November 19, 2016 in the *Fort Worth Star-Telegram*, a newspaper of general circulation in the corporate limits of the City, which publication date was before the fifteenth (15th) day prior to the date of the Public Hearing; and

WHEREAS, in accordance with Section 372.009(d) of the Code, on November 17, 2016 notice of the Public Hearing was mailed to all property owners subject to assessment under the proposal set forth in the Petition, which mailing date was before the fifteenth (15th) day prior to the date of the Public Hearing; and

WHEREAS, the City closed the Public Hearing on December 6, 2016;



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

1. Recitals.

The findings set forth in the recitals of this Resolution are found to be true and correct.

2. Findings.

Pursuant to the requirements of the Code, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), after hearing all public comments in the Public Hearing and duly considering all other evidence and testimony presented at the Public Hearing, as well as all other information known by the City Council, the City Council hereby makes the following findings:

2.1. *Petition.* The Petition submitted by the Petitioners was filed with the City Secretary and complies with Section 372.005 of the Code and has been signed by (a) owners of taxable real property representing more than fifty percent (50%) of the appraised value of all taxable real property liable for assessment under the proposal set forth in the Petition, as determined by the current roll of the Appraisal Districts in which the PID is located, and (b) record owners of real property liable for assessment under the proposal set forth in the Petition who 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 such proposal.

2.2. *Advisability of the Proposed Improvements.* It is advisable to establish the PID to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the property in the PID. It is advisable that the City exercise the powers granted by the Code in connection with the establishment of the PID, including the undertaking of the Authorized Improvements and the levying and collection of special assessments on property in the PID, based on the benefit conferred by such Authorized Improvements.

2.3. *General Nature of the Authorized Improvements.* The general nature of the proposed public improvements (the “**Authorized Improvements**”) include the following:

- (a) A Water Distribution Management Program consisting of the acquisition, construction, and improvement of water supply lines and related facilities and equipment.



- (b) A Wastewater Management Program consisting of the acquisition, construction, and improvement of sanitary sewer lines and related facilities and equipment.
- (c) A Transportation Planning and Management Program consisting of the acquisition, construction, improvement, widening, narrowing, closing, and rerouting of streets and roadways.
- (d) A Real Property Acquisition Program consisting of the acquisition, by purchase or otherwise, of real property necessary for the Authorized Improvements specified in subsections (a) through (c) above.
- (e) 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.
- (f) A Management Program to provide for the establishment, administration and operation of the PID.

Such improvements and services will be a supplement to the standard level of City improvements and services and will constitute an added increment to the improvements and services normally provided to the taxpayers generally. The City will furnish or pay for the standard services in the PID at the same level as they would be provided for the taxpayers generally.

2.5. *Estimated Costs of the Authorized Improvements and Apportionment of Costs.*

Assessments levied on the property in the PID will pay at least a portion of the estimated total costs of \$21,000,000.00, which consists of the following items, provided each meets eligibility requirements of both state law and the reimbursement agreement ("**Reimbursement Agreement**") to be executed between the City and developer of the property in the PID (the "**Developer**"): (i) the costs of the Authorized Improvements; (ii) bond issuance costs; (iii) legal and financial fees; (iv) credit enhancement costs; and (v) costs incurred in the establishment, administration and operation of the PID (collectively "**Reimbursable Costs**"). The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from such assessments, unless such funding is approved by the City Council on a case-by-case basis. No municipal property in the PID shall be assessed. The Developer may also pay certain costs of the Authorized Improvements from other funds available to the Developer. The City, in its sole discretion, may finance some portion of the Reimbursable Costs using the proceeds of one or more series of bonds issued by the City and secured by assessments levied against each completed phase of development within the PID. The PID may, but is not required to, provide improvements or services during the 2016-17 fiscal year.



2.6. Boundaries of the PID. The PID is proposed to include approximately 1,755.613 acres of land generally located on either side of Chisholm Trail Parkway, south of McPherson Boulevard and north of Farm to Market Road 1187, as more particularly depicted and properly described in the metes and bounds described in Exhibit A attached hereto.

2.7. Proposed Method of Assessment. The assessment of costs of the Authorized Improvements will be levied on each parcel of property within the PID in a manner that results in imposing equal shares of the costs on property similarly benefitted.

3. Establishment of the PID; Term.

Fort Worth Public Improvement District No. 17 (Rock Creek Ranch) is hereby authorized and created as a public improvement district under the Code in accordance with the findings of the City Council set forth in Section 2 above; and the conclusion that the PID is needed to fund such Authorized Improvements. The authorization of the PID shall take effect on the date on which notice of this Resolution is published once in the *Fort Worth Star-Telegram*, a newspaper of general circulation in the corporate limits of the City, in conformance with Section 372.010(b) of the Code (the “**PID Effective Date**”), and shall expire on the earlier of (i) the date as of which all debt, reimbursement agreements or other obligations secured by assessments levied on the property in the PID are retired or satisfied in full; (ii) the effective date of (A) a resolution dissolving the PID adopted by the City Council following receipt of a petition requesting dissolution and the holding of a public hearing to consider such dissolution in accordance with Section 372.011 of the Code; or (B) any other lawful method provided for dissolution of a public improvement district pursuant to the Code, as it may be amended. Notwithstanding anything to the contrary herein, the PID shall continue in effect until all obligations of indebtedness for all previously-authorized improvement projects and services in the PID have been fully satisfied and discharged. The PID shall be subject to all conditions, limitations, and reservations set forth in the findings set forth above.

4. Management of the PID; Advisory Body.

The PID shall be managed by the City. The City may engage a consultant to assist in the management of the PID, which consultant shall, from time to time, advise the City regarding certain operations of the PID. The City Council hereby declines to appoint an advisory body for the PID pursuant to Section 372.008 of the Code. The City Council hereby reserves the right to assign responsibility for preparation of the ongoing service plan for the PID to another entity in the absence of such an advisory body, as authorized by Section 372.013(a) of the Code.



5. Effectiveness; Restriction on Construction of Improvements.

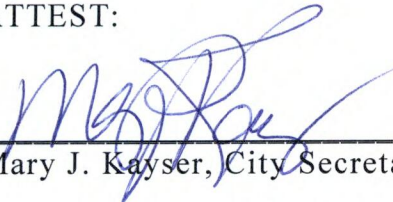
This Resolution shall take effect immediately upon the PID Effective Date. In accordance with Section 372.010(c) of the Code, actual construction of any Authorized Improvement may not begin until after the twentieth (20th) day following the PID Effective Date.

6. Publication.

The City Secretary is hereby directed to publish notice of the City Council's authorization to establish the PID once in the *Fort Worth Star-Telegram*.

ADOPTED this 13th day of December 2016.

ATTEST:



Mary J. Kayser, City Secretary



EXHIBIT A

Description of the Property

TRACT 1 IS LOCATED NORTH OF **TRACT 2A** AS DEPICTED ON EXHIBIT B, WITH THE TWO TRACTS SEPARATED BY A UTILITY RIGHT-OF-WAY THAT IS OWNED BY ONCOR AND THAT IS NOT INCLUDED IN THE DISTRICT.

TRACT 2A IS LOCATED WEST OF **TRACT 2B** AS DEPICTED ON EXHIBIT B, WITH THE TWO TRACTS SEPARATED BY CHISHOLM TRAIL PARKWAY THAT IS A DEDICATED PUBLIC STREET AND THAT IS NOT INCLUDED IN THE DISTRICT.

TRACT 3 IS LOCATED EAST AND NORTH OF **TRACT 2B** AS DEPICTED ON EXHIBIT B, WITH THE TWO TRACTS SEPARATED BY STEWART FELTZ ROAD THAT IS A DEDICTED PUBLIC STREET THAT IS NOT INCLUDED IN THE DISTRICT.

TRACT 1

BEING A 220.826 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY ABSTRACT NO. 4 AND THE B.F. PACE SURVEY, ABSTRACT NO. 1254, TARRANT COUNTY, TEXAS AND BEING THE REMAINING PORTION OF THAT CALLED 221.050 ACRE TRACT OF LAND DESIGNATED AS "TRACT ONE" IN THE WARRANTY DEED FROM CRESTVIEW FARM L.L.C., TO THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED IN COUNTY CLERK'S FILE NUMBER D205348086, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 220.826 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT ONE, BEING THE POINT OF INTERSECTION OF OLD GRANBURY ROAD, (COUNTY ROAD NO. 1089, A PUBLIC RIGHT-OF-WAY CALLED TO BE 80-FEET WIDE AT THIS POINT PER TARRANT COUNTY ROAD MAP FOR PROJECT NUMBER 1089, DATED APRIL 4, 1956) AS IT RUNS NORTH-SOUTH WITH OLD GRANBURY ROAD AS IT RUNS EAST-WEST; THENCE NORTH 89°04'23" EAST, ALONG THE APPROXIMATE CENTERLINE OF OLD GRANBURY ROAD AT APPROXIMATELY 918 FEET PASSING THE POINT WHERE SAID GRANBURY ROAD TURNS NORTH AND STEWART FELTZ ROAD (COUNTY ROAD NO. 1014 - A PUBLIC RIGHT-OF-WAY), CONTINUES IN A EAST-WEST DIRECTION, CONTINUING ALONG SAID STEWART FELTZ ROAD IN ALL FOR A DISTANCE OF 4958.08 FEET TO A 1-INCH IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID TRACT ONE; THENCE SOUTH 01°09'29" EAST CONTINUING ALONG SAID STEWART FELTZ ROAD, A DISTANCE OF 1829.73 FEET TO A COTTON SPINDLE FOUND FOR THE NORTHEAST CORNER OF THAT CALLED 0.159 ACRE TRACT OF LAND DESIGNATED AS PARCEL NO. 143 IN THE DEED TO NORTH TEXAS TOLLWAY AUTHORITY RECORDED IN COUNTY CLERK'S FILE NUMBER D213222631, O.P.R.T.C.T.; THENCE SOUTH 88°50'22" WEST ALONG THE NORTH LINE OF SAID PARCEL NO. 143, A DISTANCE OF 64.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHWEST CORNER OF SAID PARCEL NO. 143; THENCE SOUTH 01°09'38" EAST ALONG THE WEST LINE OF SAID PARCEL NO. 143, A

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DISTANCE OF 129.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE NORTHWEST LINE OF THAT CALLED 0.071 ACRE TRACT OF LAND DESIGNATED AS PARCEL NO. 124 IN THE DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NUMBER D207135726, O.P.R.T.C.T.; THENCE SOUTH 55°05'56" WEST ALONG THE NORTHWEST LINE OF SAID PARCEL NO. 124, A DISTANCE OF 40.81 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE SOUTHWEST CORNER OF SAID PARCEL NO. 124 AND BEING IN THE NORTH LINE OF THAT CALLED 13.703 ACRE TRACT OF LAND DESCRIBED TO TEXAS ELECTRIC SERVICE COMPANY IN THE WARRANTY DEED RECORDED IN VOLUME 3569, PAGE 410 DEED RECORDS OF TARRANT COUNTY, TEXAS; THENCE SOUTH 87°35'39" WEST ALONG THE COMMON LINE OF SAID TRACT ONE AND SAID 13.703 ACRE TRACT OF LAND, A DISTANCE OF 15.64 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER; THENCE NORTH 89°53'02" WEST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 4860.47 FEET TO A PK NAIL WITH A WASHER STAMPED "BURY" SET FOR THE SOUTHWEST CORNER OF SAID THE AFOREMENTIONED TRACT ONE AND BEING IN THE APPROXIMATE CENTERLINE OF SAID OLD GRANBURY ROAD; THENCE NORTH 00°42'36" WEST ALONG THE APPROXIMATE CENTERLINE OF SAID OLD GRANBURY ROAD, A DISTANCE OF 1893.95 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 9,619,173 SQUARE FEET OR 220.826 ACRES OF LAND, MORE OR LESS.

TRACT 2A

BEING A 701.937 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY ABSTRACT NO. 4, THE B.F. PACE SURVEY, ABSTRACT NO. 1254, THE JOHN H. BOSTICK SURVEY, ABSTRACT NO. 195, THE J.M. MUHLINGHAUS SURVEY, ABSTRACT NO. 1157, THE J.W.HAYNES SURVEY, ABSTRACT NO. 787 AND THE STEPHEN WILSON SURVEY, ABSTRACT NO. 1676, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 1762.1540 ACRE TRACT OF LAND DESIGNATED AS "TRACT TWO" IN THE WARRANTY DEED FROM CRESTVIEW FARM L.L.C., TO THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED IN COUNTY CLERK'S FILE NUMBER D205348086, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 701.937 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL WITH A WASHER STAMPED "BURY" SET FOR THE NORTHWEST CORNER OF SAID TRACT TWO SAME BEING THE SOUTHWEST CORNER OF THAT CALLED 13.703 ACRE TRACT OF LAND DESCRIBED TO TEXAS ELECTRIC SERVICE COMPANY IN THE WARRANTY DEED RECORDED IN VOLUME 3569, PAGE 410 DEED RECORDS OF TARRANT COUNTY, TEXAS AND BEING IN THE APPROXIMATE CENTERLINE OF OLD GRANBURY ROAD, (COUNTY ROAD NO. 1089, A PUBLIC RIGHT-OF-WAY CALLED TO BE

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80-FEET WIDE AT THIS POINT PER TARRANT COUNTY ROAD MAP FOR PROJECT NUMBER 1089, DATED APRIL 4, 1956);

THENCE SOUTH 89°53'06" EAST ALONG THE COMMON LINE OF SAID TRACT TWO AND SAID 13.703 ACRE TRACT OF LAND, A DISTANCE OF 4702.38 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF INTERSECTION OF SAID COMMON LINE WITH THE NORTHWESTERLY LINE OF STATE HIGHWAY 121, ALSO KNOWN AS CHISHOLM TRAIL PARKWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NUMBER D207135727, O.P.R.T.C.T.;

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHISHOLM TRAIL PARKWAY, THE FOLLOWING FIVE (5) CALLS:

- 1) SOUTH 55°06'09" WEST, A DISTANCE OF 412.72 FEET TO A POINT FOR CORNER;
- 2) SOUTH 47°09'45" WEST, A DISTANCE OF 2000.00 FEET TO A POINT FOR CORNER;
- 3) SOUTH 39°13'20" WEST, A DISTANCE OF 767.36 FEET TO A POINT FOR CORNER;
- 4) SOUTH 47°09'45" WEST, A DISTANCE OF 1316.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 5849.58 FEET;
- 5) SOUTHWESTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°46'45" FOR AN ARC DISTANCE OF 4571.70 FEET, A CHORD BEARING OF SOUTH 24°46'22" WEST AND A CHORD DISTANCE OF 4456.24 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHEAST CORNER OF THAT CALLED 226.469 ACRE TRACT OF LAND DESIGNATED AS "TRACT ONE" IN THE DEED TO CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. RECORDED IN COUNTY CLERK'S FILE NUMBER D210208370, O.P.R.T.C.T.;

THENCE ALONG THE NORTHERLY LINE OF SAID 226.469 ACRE TRACT OF LAND, THE FOLLOWING TWENTY (20) CALLS:

- 1) NORTH 83°00'43" WEST, A DISTANCE OF 29.52 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
- 2) SOUTH 02°19'58" WEST, A DISTANCE OF 15.05 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
- 3) NORTH 83°00'43" WEST, A DISTANCE OF 136.63 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
- 4) SOUTH 75°03'04" WEST, A DISTANCE OF 708.63 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
- 5) NORTH 37°45'16" WEST, A DISTANCE OF 196.71 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
- 6) NORTH 87°29'11" WEST, A DISTANCE OF 405.68 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
- 7) NORTH 02°30'49" EAST A DISTANCE OF 34.93 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
- 8) NORTH 48°26'34" WEST, A DISTANCE OF 39.80 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
- 9) NORTH 87°29'11" WEST, A DISTANCE OF 39.80 FEET TO A 5/8-INCH IRON ROD

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FOUND FOR CORNER;

- 10) SOUTH 41°33'26" WEST, A DISTANCE OF 34.93 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 11) NORTH 48°26'34" WEST, A DISTANCE OF 443.56 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 12) NORTH 84°16'33" WEST, A DISTANCE OF 449.45 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 13) NORTH 45°40'23" WEST, A DISTANCE OF 659.50 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 14) NORTH 09°30'57" EAST, A DISTANCE OF 707.54 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 15) NORTH 29°41'29" WEST, A DISTANCE OF 867.76 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 16) NORTH 83°07'17" WEST, A DISTANCE OF 1017.65 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 17) NORTH 41°16'30" WEST, A DISTANCE OF 566.74 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 18) NORTH 45°59'43" WEST, A DISTANCE OF 221.65 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 19) NORTH 56°08'47" WEST, A DISTANCE OF 592.62 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
 - 20) NORTH 28°05'59" EAST, A DISTANCE OF 1961.13 FEET TO POINT FOR CORNER IN THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "TRACT NUMBER ONE, PARCEL B" IN THE GIFT DEED TO WESLEY A. DAVIS AND KHRIS DAVIS O'GRADY RECORDED IN COUNTY CLERK'S FILE NUMBER D212254877, O.P.R.T.C.T. AND FROM WHICH A 3/4-INCH IRON ROD FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 226.469 ACRE TRACT OF LAND BEING IN THE SOUTHEASTERLY LINE OF AN EASEMENT FOR RAILROAD RIGHT-OFWAY, RECORDED IN VOLUME 3142, PAGE 73, D.R.T.C.T., BEARS SOUTH 89°38'04" WEST, A DISTANCE OF 312.89 FEET;
- THENCE NORTH 89°38'04" EAST ALONG THE COMMON LINE OF SAID 1762.1540 ACRE TRACT OF LAND AND SAID PARCEL B, A DISTANCE OF 835.75 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE SOUTHEAST CORNER OF SAID PARCEL B SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "TRACT NUMBER ONE, PARCEL A" IN SAID GIFT DEED TO WESLEY A. DAVIS AND KHRIS DAVIS O'GRADY RECORDED IN COUNTY CLERK'S FILE NUMBER D212254877, O.P.R.T.C.T.;
- THENCE NORTH 89°24'22" EAST ALONG THE COMMON LINE OF SAID 1762.1540 ACRE TRACT OF LAND AND SAID PARCEL A, A DISTANCE OF 3753.40 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE AFOREMENTIONED OLD GRANBURY ROAD;
- THENCE NORTH 00°42'21" WEST ALONG A WEST LINE OF SAID 1762.1540 ACRE TRACT OF LAND WITH SAID OLD GRANBURY ROAD, A DISTANCE OF 2051.25 FEET TO THE POINT OF BEGINNING;

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CONTAINING A COMPUTED AREA OF 30,576,359 SQUARE FEET OR 701.937 ACRES OF LAND, MORE OR LESS.

TRACT 2B

BEING A 753.473 ACRE TRACT OF LAND SITUATED IN THE JUAN JOSE ALBIRADO SURVEY ABSTRACT NO. 4, THE JOHN KORTICKY SURVEY, ABSTRACT NO. 914, AND THE JOHN R. LEATH SURVEY, ABSTRACT NO. 962, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT CALLED 1762.1540 ACRE TRACT OF LAND DESIGNATED AS "TRACT TWO" IN THE WARRANTY DEED FROM CRESTVIEW FARM L.L.C., TO THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED IN COUNTY CLERK'S FILE NUMBER D205348086, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 753.473 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE FOUND FOR THE MOST EASTERN NORTHEAST CORNER OF SAID 1762.1540 ACRE TRACT OF LAND AND BEING AT THE INTERSECTION OF STEWART FELTZ ROAD, (COUNTY ROAD NO. 1014 - A PUBLIC RIGHT-OF-WAY), TO THE WEST WITH CLEBURNE ROAD WEST, (COUNTY ROAD NO. 1035 - A PUBLIC RIGHT-OF-WAY), TO THE SOUTH;

THENCE SOUTH 00°14'46" EAST ALONG THE EAST LINE OF SAID 1762.1540 ACRE TRACT OF LAND AND WITH SAID CLEBURNE ROAD, A DISTANCE OF 4786.38 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 1762.1540 ACRE TRACT OF LAND AND BEING AT THE INTERSECTION OF SAID CLEBURNE ROAD WITH FARM TO MARKET ROAD NO. 1081 (A PUBLIC RIGHT-OF-WAY) RUNNING TO THE EAST;

THENCE SOUTH 89°41'12" WEST ALONG THE SOUTH LINE OF SAID 1762.1540 ACRE TRACT OF LAND AND CONTINUING WITH SAID CLEBURNE ROAD, A DISTANCE OF 770.87 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE SOUTH 89°27'06" WEST DEPARTING SAID CLEBURNE ROAD, CONTINUING ALONG SAID SOUTH LINE SAME BEING THE NORTH LINE OF THAT CALLED 113.287 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO C & E FAMILY LIMITED PARTNERSHIP, L.P., A DISTANCE OF 4882.79 FEET TO A POINT FOR CORNER FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 37°59'18" EAST, A DISTANCE OF 0.28 FEET;

THENCE SOUTH 89°13'38" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 44.52 FEET TO A PK NAIL WITH A WASHER STAMPED "BURY" SET FOR THE SOUTHEAST CORNER OF THAT CALLED 9.137 ACRE TRACT IF LAND DESIGNATED AS "TRACT TWO" IN THE DEED TO CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C. RECORDED IN COUNTY CLERK'S FILE NUMBER D210208370, O.P.R.T.C.T. AND BEING IN THE APPROXIMATE CENTER OF OLD GRANBURY ROAD, (COUNTY ROAD NO. 1089 - A PUBLIC RIGHT-OF-WAY), CALLED TO BE 80-FEET WIDE AT THIS POINT PER TARRANT COUNTY ROAD MAP FOR PROJECT NUMBER 1089, DATED APRIL 4, 1956);

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THENCE NORTH 06°32'49" WEST ALONG THE EAST LINE OF SAID 9.137 ACRE TRACT OF LAND AND WITH SAID OLD GRANBURY ROAD, A DISTANCE OF 276.53 FEET TO A PK NAIL WITH A WASHER STAMPED "BURY" SET FOR THE NORTHEAST CORNER OF SAID 9.137 ACRE TRACT OF LAND;

THENCE SOUTH 89°15'28" WEST ALONG THE NORTH LINE OF SAID 9.137 ACRE TRACT OF LAND, A DISTANCE OF 1427.14 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 121, ALSO KNOWN AS CHISHOLM TRAIL PARKWAY, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS DESCRIBED IN THE DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NUMBER D207135727, O.P.R.T.C.T. AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS SOUTH 87°28'51" EAST, A DISTANCE OF 5609.58 FEET; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CHISHOLM TRAIL PARKWAY, THE FOLLOWING NINE (9) CALLS:

1) NORTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°38'36" FOR AN ARC LENGTH OF 4370.83 FEET, A CHORD BEARING OF NORTH 24°50'26" EAST AND A CHORD DISTANCE OF 4261.10 FEET TO THE POINT OF TANGENCY;

2) NORTH 47°09'45" EAST, A DISTANCE OF 1316.80 FEET TO A POINT FOR CORNER;

3) NORTH 55°06'09" EAST, A DISTANCE OF 767.36 FEET TO A POINT FOR CORNER;

4) NORTH 47°09'45" EAST, A DISTANCE OF 647.57 FEET TO A POINT FOR CORNER;

5) SOUTH 75°13'44" EAST, A DISTANCE OF 292.96 FEET TO A POINT FOR CORNER;

6) NORTH 12°51'03" EAST, A DISTANCE OF 84.05 FEET TO A PONT FOR CORNER;

7) NORTH 47°09'45" EAST, A DISTANCE OF 1126.07 FEET TO A PONT FOR CORNER;

8) NORTH 42°50'15" WEST, A DISTANCE OF 200.00 FEET TO A PONT FOR CORNER;

9) NORTH 39°13'20" EAST, A DISTANCE OF 233.17 FEET TO THE SOUTHWEST

CORNER OF THAT CALLED 0.364 ACRE TRACT OF LAND DESIGNATED AS PARCEL NO. 144 IN THE DEED TO NORTH TEXAS TOLLWAY AUTHORITY RECORDED IN COUNTY CLERK'S FILE NO. D213222631, O.P.R.T.C.T.;

THENCE NORTH 88°50'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL NO. 144, A DISTANCE OF 164.10 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE SOUTHEAST CORNER OF SAID PARCEL NO. 144 AND BEING IN AN EAST LINE OF THE AFOREMENTIONED 1762.1540 ACRE TRACT OF LAND AND BEING IN THE AFOREMENTIONED STEWART FELTZ ROAD; THENCE SOUTH 01°09'02" EAST ALONG AN EAST LINE OF SAID 1762.1540 TRACT OF

LAND AND WITH STEWART FELTZ ROAD, A DISTANCE OF 2187.24 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE NORTH 89°18'13" EAST ALONG A NORTH LINE OF SAID 1762.1540 ACRE TRACT OF LAND AND CONTINUING WITH SAID STEWART FELTZ ROAD, A DISTANCE OF 1929.06 FEET TO THE POINT OF BEGINNING; CONTAINING A COMPUTED AREA OF 32,821,292 SQUARE FEET OR 753.473 ACRES OF LAND, MORE OR LESS.

EXHIBIT A

Description of the Property

TRACT 3

BEING A 79.377 ACRE TRACT OF LAND SITUATED IN THE JOHN KORTICKY SURVEY, ABSTRACT NO. 914, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING ALL OF THAT CALLED 79.375 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED FROM TRINITY/TARRANT PARTNERS, LTD. TO THE STATE OF TEXAS FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND RECORDED IN COUNTY CLERK'S FILE NUMBER D206170014, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 79.377 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHEAST CORNER OF SAID 79.375 ACRE TRACT OF LAND AND BEING THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FUTURE WEST CLEBURNE ROAD, (A 55-FOOT PUBLIC RIGHT-OF-WAY), AS DEDICATED BY THE FINAL PLAT OF PANTHER HEIGHTS, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 9826 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.T.) WITH THE WEST RIGHT-OF-WAY LINE OF SUMMER CREEK ROAD, (A 60-FOOT PUBLIC RIGHT-OF-WAY) AS DEDICATED BY THE FINAL PLAT OF PANTHER HEIGHTS, PHASE 2, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 7768 P.R.T.C.T.;

THENCE SOUTH 00°37'47" EAST ALONG THE COMMON LINE OF SAID 79.375 ACRE TRACT OF LAND AND SAID PANTHER HEIGHTS, PHASE 2, A DISTANCE OF 1395.61 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 79.375 ACRE TRACT OF LAND SAME BEING THE NORTHEAST CORNER OF THAT CALLED 6.887 ACRE TRACT OF LAND DESCRIBED IN THE CORRECTION SPECIAL WARRANTY DEED RECORDED IN COUNTY CLERK'S FILE NUMBER D206091861, O.P.R.T.C.T.;

THENCE SOUTH 89°13'07" WEST ALONG THE COMMON LINE OF SAID 79.375 ACRE TRACT OF LAND AND SAID 6.887 ACRE TRACT OF LAND, A DISTANCE OF 500.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 6.887 ACRE TRACT OF LAND;

THENCE SOUTH 00°37'47" EAST CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 600.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE SOUTHWEST CORNER OF SAID 6.887 ACRE TRACT OF LAND AND BEING NORTH LINE OF WEST CLEBURNE ROAD, (COUNTY ROAD NO. 1035 - A PUBLIC RIGHT-OF-WAY); THENCE SOUTH 89°10'54" WEST ALONG THE SOUTH LINE OF SAID 79.375 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID WEST CLEBURNE ROAD, A DISTANCE OF 299.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 00°48'10" WEST DEPARTING THE NORTH LINE OF SAID WEST CLEBURNE ROAD, A DISTANCE OF 660.35 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89°12'25" WEST, A DISTANCE OF 659.92 FEET TO A 5/8-INCH IRON ROD

EXHIBIT A

Description of the Property

FOUND FOR CORNER;

THENCE SOUTH 00°46'53" EAST, A DISTANCE OF 660.05 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER IN THE NORTH LINE OF STEWART FELTZ ROAD, (COUNTY ROAD NO. 1014 - A PUBLIC RIGHT-OF-WAY);

THENCE ALONG THE SOUTH AND WEST LINES OF SAID 79.375 ACRE TRACT OF LAND WHICH ARE COMMON TO THE NORTH AND EAST LINES OF SAID STEWART FELTZ ROAD, THE FOLLOWING SIX (6) CALLS;

- 1) SOUTH 89°12'23" WEST, A DISTANCE OF 1260.49 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;
- 2) NORTH 75°12'14" WEST, A DISTANCE OF 76.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
- 3) NORTH 52°13'00" WEST, A DISTANCE OF 59.17 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
- 4) NORTH 34°55'30" WEST, A DISTANCE OF 63.75 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;
- 5) NORTH 14°00'44" WEST, A DISTANCE OF 55.98 FEET TO A 1/2-INCH IRON ROD FOUND FOR CORNER;
- 6) NORTH 01°01'20" WEST, A DISTANCE OF 1277.45 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHEAST CORNER OF SAID 79.375 ACRE TRACT OF LAND SAME BEING THE SOUTHWEST CORNER OF SAID PANTHER HEIGHTS ADDITION RECORDED IN CABINET A, SLIDE 9826, P.R.T.C.T.;

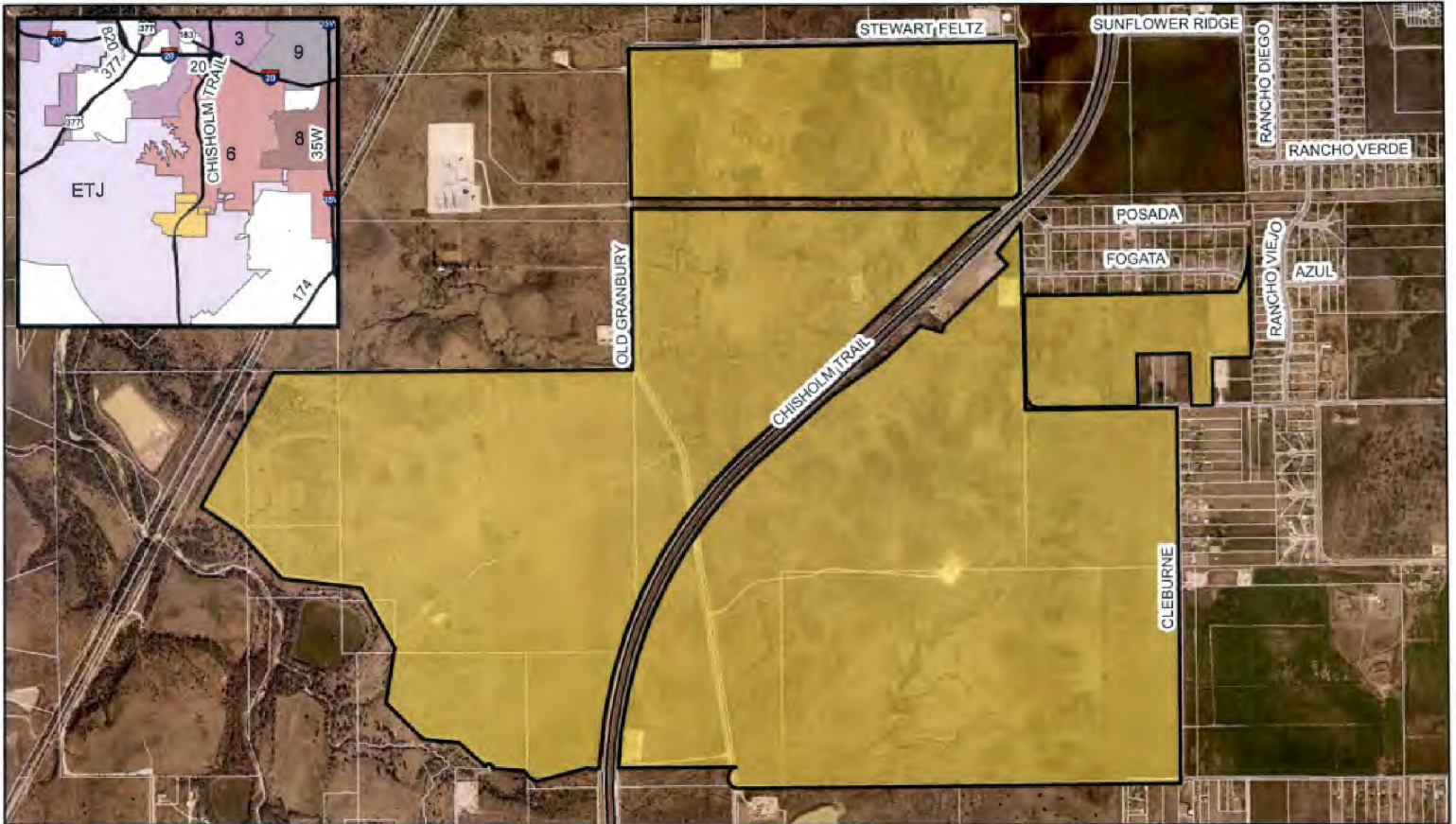
THENCE NORTH 89°12'27" EAST ALONG THE COMMON LINE OF SAID 79.375 ACRE TRACT OF LAND AND SAID PANTHER HEIGHTS ADDITION, A DISTANCE OF 2739.79 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE EAST LINE OF THE AFOREMENTIONED FUTURE WEST CLEBURNE ROAD AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 58°47'00" WEST, A DISTANCE OF 1050.00 FEET;

THENCE NORTHEASTERLY ALONG SAID EAST LINE WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°49'21" FOR AN ARC LENGTH OF 583.18 FEET, A CHORD BEARING OF NORTH 15°18'19" EAST AND A CHORD DISTANCE OF 575.71 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 3,457,652 SQUARE FEET OR 79.377 ACRES OF LAND, MORE OR LESS.

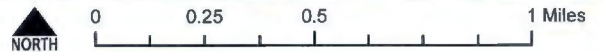


Rock Creek Ranch Public Improvement District



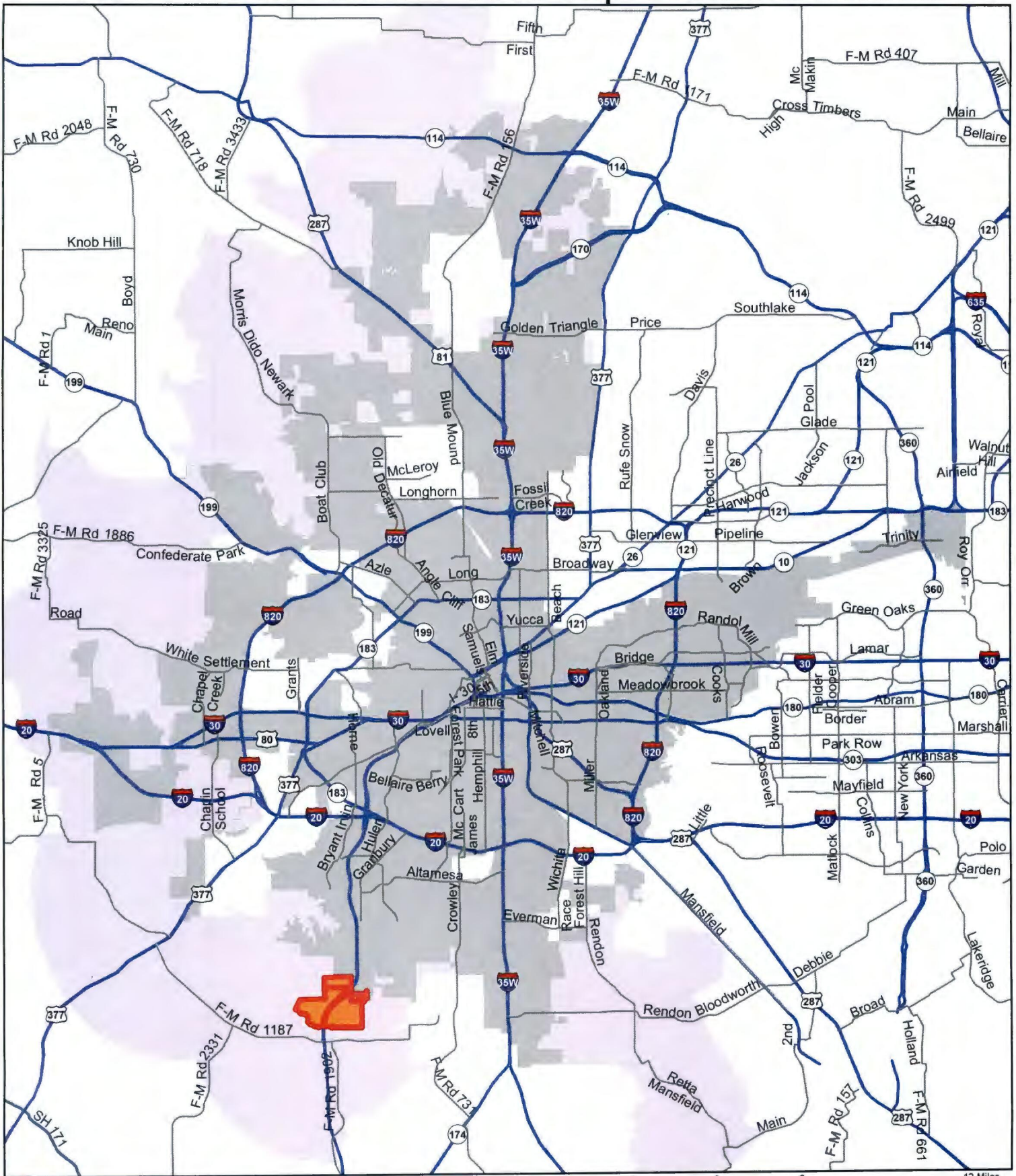
Rock Creek Ranch PID Railroads Freeways Streets

Prepared on November 9th, 2016



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Note: The PID boundary was converted from a CAD file using FME. The location was corrected to align to parcels.

Rock Creek Ranch Public Improvement District

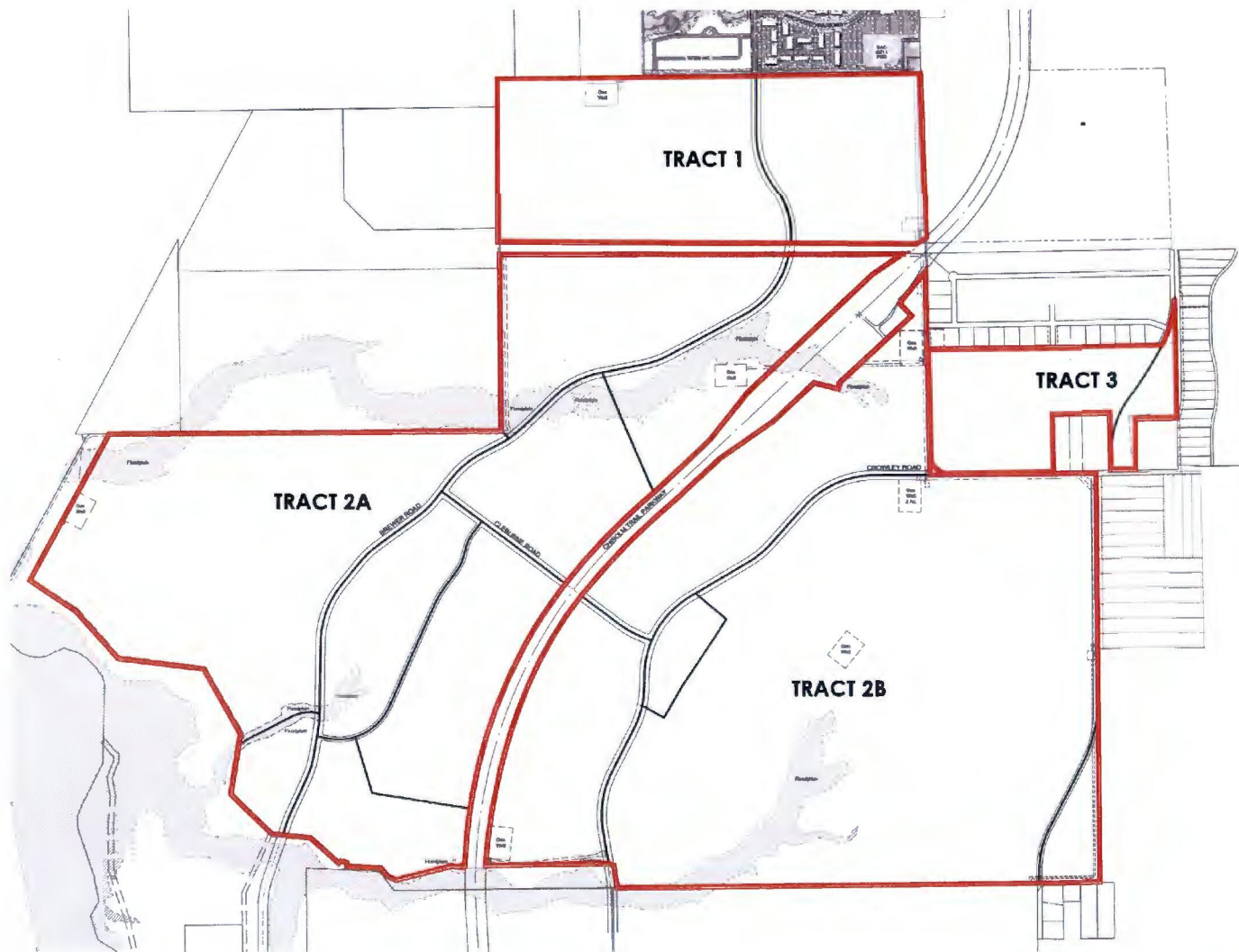


Rock Creek Ranch
 City Limits
 ETJ

Prepared on November 9th, 2016



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Rock Creek Ranch

PROPERTY EXHIBIT

City of Fort Worth, Texas
Mayor and Council Communication

COUNCIL ACTION: Approved on 12/13/2016 - Resolution No. 4724-12-2016

DATE: Tuesday, December 13, 2016

REFERENCE NO.: G-18910

LOG NAME: 03PBD PID17 ROCK CREEK EST

SUBJECT:

Adopt Resolution Authorizing and Creating Fort Worth Public Improvement District No. 17 (COUNCIL DISTRICT 6)

RECOMMENDATION:

It is recommended that the City Council:

1. Confirm its finding that the petition requesting establishment of Fort Worth Public Improvement District No. 17 meets the requirements necessary to designate the proposed area as a Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code;
 2. Adopt the attached Resolution which: (i) makes certain findings concerning the nature and advisability of special improvements and services to be provided in the Public Improvement District, the estimated costs, the boundaries of the Public Improvement District; and (ii) authorizes and creates Fort Worth Public Improvement District No. 17; and
 3. Direct the City Secretary to publish notice of the establishment of the Public Improvement District as required by Chapter 372 of the Texas Local Government Code.
-

DISCUSSION:

On August November 9, 2016, the City Council received a petition requesting establishment of the Fort Worth Public Improvement District No. 17 (Rock Creek Ranch) (the PID). The Staff has reviewed the petition and finds that it contains sufficient signatures and meets other requirements of Chapter 372 of the Texas Local Government Code necessary for the City Council to create the PID.

On December 6, 2016, the City Council conducted a public hearing to consider the following matters:

- The advisability of establishing the proposed Public Improvement District;
- The general nature of the proposed improvements and/or services;
- The estimated costs of the improvements and/or services; and
- The proposed boundaries of the Public Improvement District.

The proposed PID comprises of approximately 1,755.613 acres of land located generally north of Farm to Market Road 1187, south of McPherson Boulevard, east of Old Granbury Road, west of McCart, running along both sides of the Chisholm Trail Parkway, with the metes and bounds on file in the Fort Worth City Secretary's Office for review.

PID projects are anticipated to include street and sidewalk improvements, water supply lines and related facilities, sanitary sewer lines and related facilities and property acquisition necessary for the construction of any of those improvements.

The proposed PID 17 is located in COUNCIL DISTRICT 6.

This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of the above recommendations will have no material effect on City funds.

FUND IDENTIFIERS (FIDs):

TO

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
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FROM

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
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CERTIFICATIONS:

Submitted for City Manager's Office by:

Susan Alanis (8180)

Originating Department Head:

Lynda Johnson (6222)

Additional Information Contact:

Terry Hanson (7934)
