

A Resolution

NO 3748-06-2009

ESTABLISHING FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO 14 (TRINITY BLUFF PID) AND TAKING CERTAIN OTHER ACTIONS CONCERNING THE DISTRICT

WHEREAS on August 28 2008 the City Council received a petition for the establishment of the Fort Worth Public Improvement District No 14 (the “**PID**”) Pursuant to M&C G-16386 on December 9 2008 the City Council directed the City Attorney and City staff to review the petition and determine whether it complies with the requirements of Chapter 372, Texas Local Government Code (the “**Code**”) and

WHEREAS the City Attorney and City staff have reviewed the petition and determined that (i) the petition includes the information required by Section 372 005(a) of the Code, and (ii) the petition is sufficient because (a) in accordance with Section 372(b)(1) of the Code, it has been signed by 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 set forth in the petition, as determined by the current roll of Tarrant Appraisal District; (b) in accordance with Section 372 005(b)(2)(A) of the Code, it has been signed by record owners of real property liable for assessment under the proposal set forth in the petition who constitute more than fifty percent (50%) of all record owners of property that is liable for assessment under such proposal and (c) in accordance with Section 372 005(b)(2)(B) of the Code, it has been signed by 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, and

WHEREAS in accordance with Section 372 009 of the Code, the City Council held a public hearing during its regular open and public meeting on June 16, 2009 (the “**Public Hearing**”) concerning the following matters

- the advisability of establishing the PID;
- the general nature of the proposed improvements and services to be undertaken in the PID;
- the estimated costs of such improvements and services;
- the proposed boundaries of the PID;
- the proposed method of assessment; and
- the proposed apportionment of costs between the PID and the City as a whole; and



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WHEREAS, in accordance with Section 372.009(c) of the Code, notice of the Public Hearing and all of the above-referenced information was published in the Fort Worth *Star Telegram*, a newspaper of general circulation in the City on May 31 2009 which 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, notice of the Public Hearing and all of the above-referenced information was mailed to all property owners subject to assessment under the proposal set forth in the petition on May 29 2009 which date was before the fifteenth (15th) day prior to the date of the Public Hearing; and

WHEREAS, final adjournment of the Public Hearing occurred on June 16, 2009 following receipt of all public comment concerning the above-referenced matters and the making by the City Council of the findings set forth herein,

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

1 **Findings.**

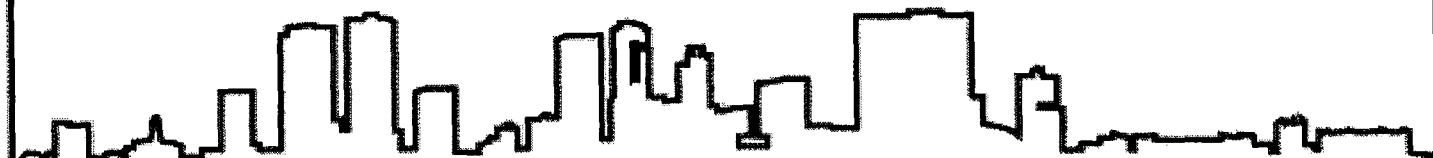
The City Council, after duly considering the evidence and testimony presented at the Public Hearing and based on all information known by the City Council, hereby makes the following findings.

1.1 It is advisable to establish the PID

1.2. It is advisable that the City exercise the powers granted by Chapter 372 of the Code in connection with the establishment of the PID including the undertaking of improvement projects and services that confer a special benefit on property in the PID and the levying and collection of special assessments on property in the district, based on the benefit conferred by such projects and services, to pay the costs of such projects and services.

1.3 It is advisable that the following improvement projects and services be undertaken and provided in the PID which projects and services are all hereby found to promote the interests of the City:

(a) A district wide maintenance program consisting of supplemental street sweeping, sidewalk sweeping, sidewalk cleaning, and supplemental trash receptacle pick-up



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(b) A security enhancement program consisting of the monitoring of existing bicycle, patrol and mounted police officers to ensure an adequate police presence in the district; a public relations crime prevention campaign, when necessary a public/private security force coordination program, and other security-related projects to be provided on an as-needed basis, which program shall be undertaken in future years as additional funds become available.

(c) A marketing and research program that promotes the area s residential, office, mixed-use, hospitality and retail uses to various target groups, which program shall be undertaken in future years as additional funds become available.

(d) A transportation and planning program that promotes transportation projects that will improve the access, egress, transit options and parking in the district, as well as providing planning projects for the district, which program shall be undertaken in future years as additional funds become available.

(e) A district management program to provide for the administration and operation of the district.

Such improvements and services will be a supplement to the standard existing 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 continue to furnish or pay for standard improvements and services in the PID at the same level as they are generally provided to the taxpayers.

1 4 The PID will not provide any improvements or services until the 2009-10 fiscal year because there will not be any assessment revenues until taxes for the 2009 tax year are collected. For the 2009-10 fiscal year the estimated cost of the above referenced improvements and services, and estimated costs to implement such improvements and services are.

Management Fee	448 00
Maintenance Program	12,000 00
Security Enhancement	0 00
Marketing and Research	0 00
Transportation and Planning	0 00
City Administration	2,000 00



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City Fee (Previously Collected)	0
	14,448 00

Such estimated costs are reasonable and appropriate. The estimated costs of improvements and services provided in the 2009-10 fiscal year will be determined in a subsequent annual budget and service plan for the PID approved by the City Council in August or September 2009 in accordance with Chapter 372 of the Code. Such costs will be paid from assessments levied in accordance with Chapter 372 of the Code. The five (5)-year service plan proposed for the PID is attached hereto as **“Attachment 1”**

1.5. The boundaries of the PID proposed in the petition is the area described and depicted in the map attached hereto as **“Attachment 2”** Properties that are in the cross-hatched areas of the attached map are excluded from the proposed PID boundaries.

1.6. The method of assessment is proposed to be as follows

(a) Beginning in 2009 an annual budget and service plan will be approved by the City Council prior to the beginning of each fiscal year of the term of the PID in accordance with Section 372.013 of the Code.

(b) The cost of each improvement and service provided during a fiscal year will be assessed against real property within the PID benefitting from such improvement or service based on the value of such property including the value of structures or other improvements on the property as determined by Tarrant Appraisal District.

(c) The annual assessment during the first year of the PID shall not exceed \$0 10 per \$100 of the appraised value of real property and improvements located therein. No annual assessment in any subsequent years of the term of the PID shall exceed \$0 14 per \$100 of the appraised value of real property and improvements located therein unless this Resolution is amended following a public hearing held in accordance with Section 372 016 of the Code concerning the proposed adoption of an ordinance levying a higher assessment or implementing a different method of assessment authorized by Section 372 015 of the Code. The City will be responsible for payment of assessments against any tax-exempt City-owned property located in the PID. Otherwise, tax exempt properties or government-owned properties in the PID will not be assessed unless the owners of such properties enter into a contract with the City to pay



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assessments. All the taxable properties in the PID will be assessed equally unless this Resolution is amended following a public hearing held in accordance with Section 372 016 of the Code concerning the proposed adoption of an ordinance implementing a different method of assessment authorized by Section 372 015 of the Code.

Based on the improvements and services to be undertaken in the PID as outlined herein and in the service plan, the City Council hereby finds that the proposed method of assessment is reasonable and necessary

1 7 The apportionment of costs between the PID and the City as a whole is as follows

(a) The entire cost of each improvement and service will be paid from assessments levied in accordance with Chapter 372 of the Code.

(b) No City funds will be used to pay any portion of the cost of any improvement or service, unless such funding is approved from the City Council or other appropriate municipal authority on a case-by-case basis.

2. Establishment of the PID; Term.

Based on the findings set forth above, the PID comprising the boundaries set forth in Section 1 5 above is authorized to be established and shall be known as Fort Worth Public Improvement District No 14 The PID s boundaries may be expanded only by the same procedure required by Chapter 372 of the Code for establishment of the PID The PID shall take effect on the date on which the City Council s authorization to establish the PID pursuant to and in accordance with this Resolution is published in a newspaper of general circulation in the City in accordance with Section 372 010(b) of the Code and shall expire on the earlier of (i) September 30, 2029 (ii) the effective date of a Resolution dissolving the PID adopted by the

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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 (iii) 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 in Section 1



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3. Approval of Budget and Five-Year Service Plan.

The budget and five (5)-year service plan for the PID as set forth in Section 1 and Attachment 1 hereof, are hereby approved.

4 Advisory Body

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.

The City Council's authorization for establishment of the PID pursuant to this Resolution shall not take effect until the date as of which such authorization has been published in a newspaper of general circulation in the City in accordance with Section 372 010(b) of the Code (the "PID Effective Date") All other provisions of this Resolution shall be effective from and after adoption of this Resolution. In accordance with Section 372 010(c) of the Code, actual construction of any improvement authorized under the approved service plan for the PID 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 a newspaper of general circulation in the City

ADOPTED this 16th day of June 2009

ATTEST

City Secretary

APPROVED
CITY COUNCIL

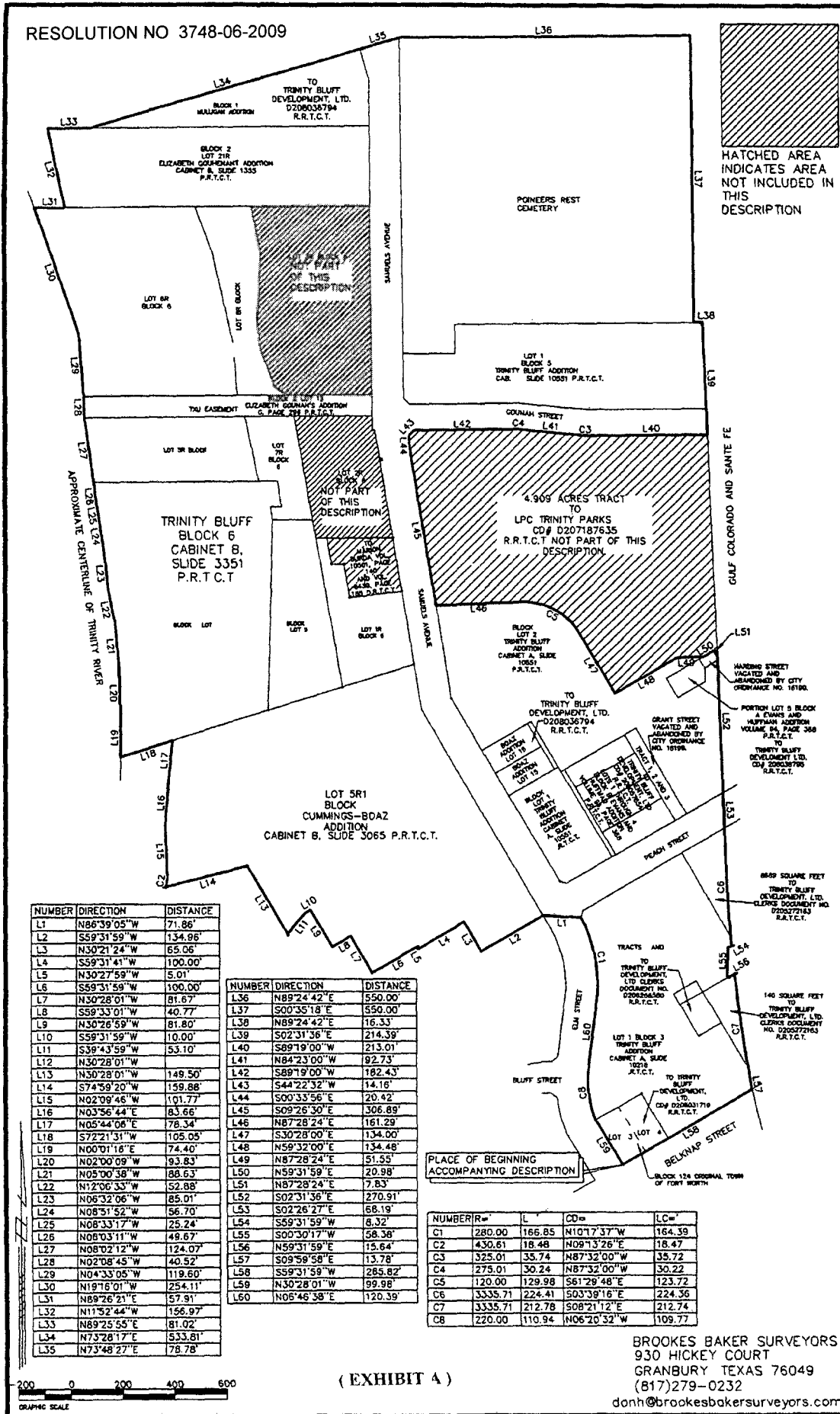
JUN 16 2009


City Secretary of the
City of Fort Worth, Texas



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NUMBER	DIRECTION	DISTANCE
L1	N86°39'05"W	71.86'
L2	S59°31'59"W	134.96'
L3	N30°21'24"W	65.06'
L4	S59°31'41"W	100.00'
L5	N30°27'59"W	5.01'
L6	S59°31'59"W	100.00'
L7	N30°28'01"W	81.67'
L8	S59°33'01"W	40.77'
L9	N30°28'59"W	81.80'
L10	S59°31'59"W	10.00'
L11	S39°43'59"W	53.70'
L12	N30°28'01"W	149.50'
L13	N30°28'01"W	159.88'
L14	S74°59'20"W	101.77'
L15	N02°09'46"W	83.66'
L16	N03°56'44"E	78.34'
L17	N05°44'06"E	105.05'
L18	S72°21'31"W	74.40'
L19	N00°01'16"E	93.83'
L20	N02°00'09"W	88.63'
L21	N05°00'38"W	52.88'
L22	N12°06'33"W	85.01'
L23	N06°32'06"W	56.70'
L24	N08°31'52"W	25.24'
L25	N08°33'17"W	49.67'
L26	N08°03'11"W	124.07'
L27	N08°02'12"W	40.52'
L28	N02°08'45"W	119.60'
L29	N04°33'05"W	254.11'
L30	N19°16'01"W	57.91'
L31	N89°26'21"E	156.97'
L32	N11°52'44"W	81.02'
L33	N89°25'55"E	533.81'
L34	N73°28'17"E	78.78'
L35	N73°48'27"E	

NUMBER	DIRECTION	DISTANCE
L36	N89°24'42"E	550.00'
L37	S00°35'18"E	550.00'
L38	N89°24'42"E	16.33'
L39	S02°31'36"E	214.39'
L40	S89°19'00"W	213.01'
L41	N84°23'00"W	82.73'
L42	S89°19'00"W	182.43'
L43	S44°22'32"W	14.16'
L44	S00°33'56"E	20.42'
L45	S09°26'30"E	306.69'
L46	N87°28'24"E	161.29'
L47	S30°28'00"E	134.00'
L48	N59°32'00"E	134.48'
L49	N87°28'24"E	51.55'
L50	N59°31'59"E	20.98'
L51	N87°28'24"E	7.83'
L52	S02°31'36"E	270.91'
L53	S02°26'27"E	68.19'
L54	S59°31'59"W	8.32'
L55	S00°30'17"W	58.38'
L56	N59°31'59"E	15.64'
L57	S09°58'58"E	13.78'
L58	S59°31'59"W	285.82'
L59	N30°28'01"W	99.98'
L60	N06°46'38"E	120.39'

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

NUMBER	L	CD	LC
C1	280.00	166.85	N101°7'37"W 164.39
C2	430.61	18.48	N08°13'26"E 18.47
C3	325.01	35.74	N87°32'00"W 35.72
C4	275.01	30.24	N87°32'00"W 30.22
C5	120.00	129.98	S81°29'48"E 123.72
C6	3335.71	224.41	S03°39'16"E 224.36
C7	3335.71	212.78	S08°21'12"E 212.74
C8	220.00	110.94	N06°20'32"W 109.77

BROOKES BAKER SURVEYORS
 930 HICKEY COURT
 GRANBURY TEXAS 76049
 (817)279-0232
 donh@brookesbakersurveyors.com

(EXHIBIT A)

ESTABLISHED 1880

BROOKES BAKER SURVEYORS

A PROFESSIONAL CORPORATION
TITLE AND TOPOGRAPHIC SURVEYING
930 Hickey Court
Granbury, Texas 76049
817-279-0232
Fax 817-279-9694

DON W. HICKEY, RPLS, L.SLS
ALAN W. HICKEY, RPLS
GAREY W. GILLEY, RPLS, L.SLS
CONSULTANT

BROOKES BAKER (1902-1955)
JOHN F. BAKER (1924-1985)
S.J. BAKER (1927-1999)
FRED M. MORRIS (1936-1999)

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Field notes for (**EXHIBIT A**)

A portion of Lots 13 and 14 in Block 124 of THE ORIGINAL TOWN OF FORT WORTH, an unrecorded Addition to the City of Fort Worth, Tarrant County Texas, embracing all of the tract described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208031719 of the Real Records of Tarrant County Texas and a portion of Lot 18 of said Block 124 described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D206266580 of the said Real Records and all of the 6140 square feet and all of the 8689 square feet tract described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D205272163 of the said Real Records and all of Lot 1 in Block 3 of TRINITY BLUFF ADDITION an Addition to the City of Fort Worth, Tarrant County Texas according to the plat thereof recorded in Cabinet A, Slide 10218 of the Plat Records of Tarrant County Texas and all of Lot 1 and a portion of Lot 2 in Block 4 and all of Lot 1 in Block 5 of TRINITY BLUFF ADDITION, according to the plat thereof recorded in Cabinet A, Slide 10551 of the said Plat Records and all of Lots 1 through 3 and a portion of Lot 4 in Block B of EVANS AND HUFFMAN ADDITION, according to the plat thereof recorded in volume 94 page 368 of the said Plat Records described as Tracts 1 2 and 3 in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208057854 of the said Real Records and a portion of Lot 5 in Block A of said EVANS AND HUFFMAN ADDITION described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208036795 of the said Real Records and all of Lots 15 and 16 of BOAZ ADDITION an unrecorded Addition to the City of Fort Worth, as said Lots 15 and 16 are described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208036794 of the said Real Records and all of Lots 1R, 4R, 5R, 6R, 7R, 8R and 9 in Block 6 of TRINITY BLUFF ADDITION an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 3351 of the said Plat Records and Lot 13 in Block 2 of ELIZABETH GOUNAH'S ADDITION an Addition to the City of Fort Worth, according to the plat thereof recorded in volume G, page 296 of the said Plat Records and all of Lot 21R in Block 2 of ELIZABETH GOUHENANT ADDITION an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 1355 of the said Plat Records and all of Block 1 MULLIGAN ADDITION, an unrecorded Addition to the City of Fort Worth, as described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208036794 of the said Real Records and all of Lot 5R1 in Block 1 of CUMMINGS-BOAZ ADDITION, an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 3065 of the said Plat Records and all of PIONEERS REST CEMETERY and portions of Samuels Avenue, Gounah Street and East Peach Street and a portion of Harding Street and Grant Street vacated and abandoned by City of Fort Worth Ordinance No 16199 and described by metes and bounds as follows:

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Field notes for (EXHIBIT A) (continued)

Beginning at the southwest corner of said Lots 13 in said Block 124 at the intersection of the east line of Elm Street and the north line of Belknap Street.

Thence north 30 degrees-28 minutes-01 seconds west, along the west line of said Lot 13 and the east line of said Elm Street, 99-98 /100 feet to the most westerly southwest corner of said Lot 1 Block 3 TRINITY BLUFF ADDITION at the beginning of a curve to the right having a radius of 220 feet.

Thence northwesterly and northeasterly along the west line of said Lot 1 Block 3 and the east line of said Elm Street, the following:

along said curve to the right an arc length of 110-94 /100 feet to its end, the long chord of said 110-94/100 feet arc is north 06 degrees-20 minutes-32 seconds west 109-77 /100 feet;

north 06 degrees-46 minutes-38 seconds east 120-39 /100 feet to the beginning of a curve to the left having a radius of 280 feet;

along said curve to the left an arc length of 166-85 /100 feet to the most westerly northwest corner of said Lot 1 Block 3 at the intersection of the southerly line of said East Peach Street and the east line of said Elm Street, the long chord of said 166-85/100 feet arc is north 10 degrees-17 minutes-37 seconds west 164-39 /100 feet.

Thence north 86 degrees-39 minutes-05 seconds west crossing said Elm Street, 71-86/100 feet to the southeast corner of said Lot 5R1

Thence southwesterly and northwesterly along the southerly line of said Lot 5R1 the following:

south 59 degrees-31 minutes-59 seconds west 134-96/100 feet;

north 30 degrees-21 minutes-24 seconds west 65-06/100 feet;

south 59 degrees-31 minutes-41 seconds west 100-00/100 feet;

north 30 degrees-27 minutes-59 seconds west 5-01/100 feet;

south 59 degrees-31 minutes-59 seconds west 100-00/100 feet;

north 30 degrees-28 minutes-01 second west 81-67/100 feet;

south 59 degrees-33 minutes-01 second west 40-77/100 feet;

north 30 degrees-26 minutes-59 seconds west 81-80/100 feet;

south 59 degrees-31 minutes-59 seconds west 10-00/100 feet;

south 39 degrees-43 minutes-59 seconds west 53-10/100 feet;

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Field notes for (EXHIBIT A)(continued)

north 30 degrees-28 minutes-01 second west 149-50/100 feet;
south 74 degrees-59 minutes-20 seconds west 159-88/100 feet to the southwest corner of
said Lot 5R1 at the low bank of the Trinity River at the beginning of a curve to the left
having a radius of 430-61/100 feet.

Thence northeasterly and northwesterly along the low bank of said Trinity River for the west line
of said Lot 5R1 the following:

along said curve to the left an arc length of 18-48/100 feet to its end, the long chord of
said 18-48/100 feet arc is north 09 degrees-13 minutes-26 seconds east 18-47/100 feet;
north 02 degrees-09 minutes-46 seconds west 101 77/100 feet;
north 03 degrees-56 minutes-44 seconds east 83-66/100 feet;
north 05 degrees-44 minutes-06 seconds east 78 34/100 feet to the northwest corner of
said Lot 5R1 in the south line of said Lot 4R in said Block 6

Thence south 72 degrees-21 minutes-31 seconds west, along the south line of said Lot 4R,
105-05 /100 feet to the southwest corner of said Lot 4R in the approximate centerline of the
Trinity River.

Thence northeasterly and northwesterly along the west line of said Lot 4R to and along the west
line of said Lot 5R and 6R, the following:

north 00 degrees-01 minutes-16 seconds east 74-40 /100 feet;
north 02 degrees-00 minutes-09 seconds west 93-83 /100 feet;
north 05 degrees-00 minutes-38 seconds west 88-63 /100 feet;
north 12 degrees-06 minutes-33 seconds west 52-88 /100 feet;
north 06 degrees-32 minutes-06 seconds west 85-01 /100 feet;
north 08 degrees-51 minutes-52 seconds west 56-70 /100 feet;
north 08 degrees-33 minutes-17 seconds west 25-24 /100 feet;
north 08 degrees-03 minutes-11 seconds west 49-67 /100 feet;
north 08 degrees-02 minutes-12 seconds west 124-07 /100 feet;
north 02 degrees-08 minutes-45 seconds west 40-52 /100 feet;
north 04 degrees-33 minutes-05 seconds west 119-60 /100 feet;
north 19 degrees-16 minutes-01 seconds west 254-11 /100 feet to the northwest corner of
said Lot 6R.

Thence north 89 degrees-26 minutes-21 seconds east, along the north line of said Lot 6R,
57-91 /100 feet to the southwest corner of said Lot 21R in Block 2 of ELIZABETH
GOUHENANT ADDITION

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Field notes for (**EXHIBIT A**)(continued)

Thence north 11 degrees-52 minutes-44 seconds west, along the west line of said Lot 21R, 156-97 /100 feet to the northwest corner of said Lot 21R.

Thence north 89 degrees-25 minutes-55 seconds east, along the north line of said Lot 21R, 81-02 /100 feet to the west corner of said Lot 1 MULLIGAN ADDITION

Thence north 73 degrees-28 minutes-17 seconds east, along the northerly line of said Block 1 MULLIGAN ADDITION 533-81 /100 feet to the northeast corner of said Block 1 in the west line of said Samuels Avenue.

Thence north 73 degrees-48 minutes-27 seconds east, crossing said Samuels Avenue, 78-78 /100 feet to the northwest corner of said Pioneers Rest Cemetery in the east line of said Samuels Avenue.

Thence north 89 degrees-24 minutes-42 seconds east, along the north line of said Pioneers Rest Cemetery 550-00 /100 feet to the northeast corner of said Pioneers Rest Cemetery

Thence south 00 degrees-35 minutes-18 seconds east, along the east line of said Pioneers Rest Cemetery 550-00 /100 feet to its southeast corner in the north line of said Lot 1 in said Block 5

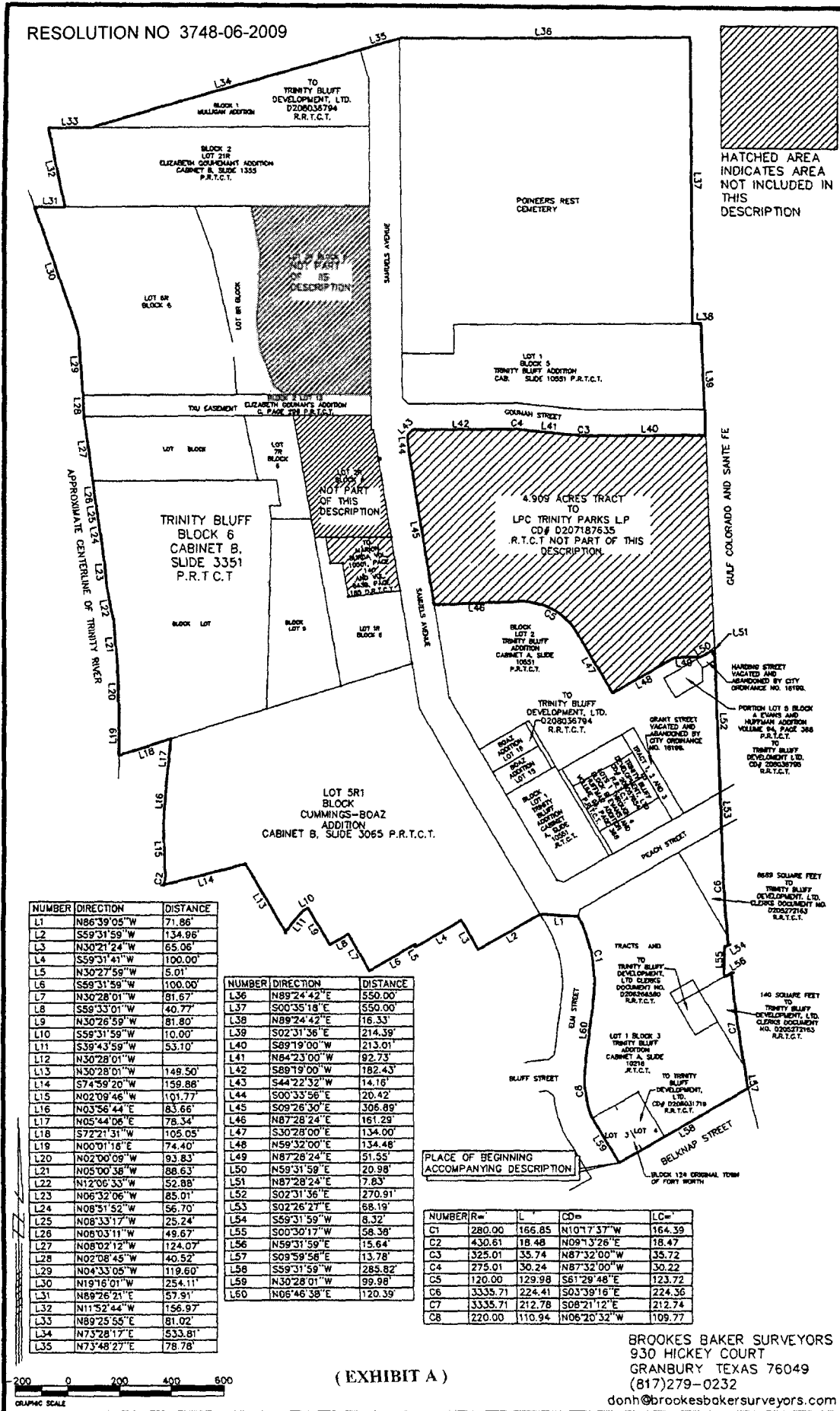
Thence north 89 degrees-24 minutes-42 seconds east, along the north line of said Lot 1 in said Block 5 16-33 /100 feet to the northeast corner of said Lot 1R.

Thence south 02 degrees-31 minutes-36 seconds east, along the east line of said Lot 1 in said Block 5 crossing said Gounah Street in all, 214-39 /100 feet to the northeast corner of the 4-909/1000 acres tract described in the deed to LPC Trinity Parks, L.P recorded in Clerks Document No D207187635 of the said Real Records of the Proposed south line of Gounah Street.

Thence southwesterly and northwesterly along the said proposed south line of Gounah Street, the following:

south 89 degrees-19 minutes-00 seconds west 213-01 /100 feet to the beginning of a curve to the right having a radius of 325-01/100 feet;
along said curve to the right an arc length of 35 74 /100 feet to its end, the long chord of said 35-74/100 feet arc is north 87 degrees-32 minutes-00 seconds west 35-72 /100 feet;
north 84 degrees-23 minutes-00 seconds west 92 73 /100 feet to the beginning of a curve to the left having a radius of 275-01/100 feet;
along said curve to the left an arc length of 30-24 /100 feet to its end, the long chord of said 30-24/100 feet arc is north 87 degrees-32 minutes-00 seconds west 30-22 /100 feet.

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L1	N86°39'05"W	71.86'
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L13	N30°28'01"W	149.50'
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L20	N02°00'09"W	93.83'
L21	N05°00'38"W	88.63'
L22	N12°06'33"W	52.88'
L23	N06°32'06"W	85.01'
L24	N08°31'52"W	56.70'
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L33	N89°25'55"E	81.02'
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L40	S69°19'00"W	213.01'
L41	N64°23'00"W	92.73'
L42	S69°19'00"W	182.43'
L43	S44°22'32"W	14.16'
L44	S00°33'56"E	20.42'
L45	S09°26'30"E	306.89'
L46	N87°28'24"E	161.29'
L47	S30°28'00"E	134.00'
L48	N59°32'00"E	134.48'
L49	N87°28'24"E	51.55'
L50	N59°31'59"E	20.98'
L51	N87°28'24"E	7.83'
L52	S02°31'36"E	270.91'
L53	S02°26'27"E	68.19'
L54	S59°31'59"W	8.32'
L55	S00°30'17"W	58.38'
L56	N59°31'59"E	15.64'
L57	S09°59'58"E	13.78'
L58	S59°31'59"W	285.82'
L59	N30°28'01"W	99.98'
L60	N06°46'38"E	120.39'

PLACE OF BEGINNING ACCOMPANYING DESCRIPTION

NUMBER	R=	L'	CD=	LC=
C1	280.00	165.85	N10°17'37"W	164.39
C2	430.61	18.48	N09°13'26"E	18.47
C3	325.01	33.74	N87°32'00"W	35.72
C4	275.01	30.24	N87°32'00"W	30.22
C5	120.00	129.98	S61°29'48"E	123.72
C6	3335.71	224.41	S03°39'16"E	224.36
C7	3335.71	212.78	S08°21'12"E	212.74
C8	220.00	110.94	N06°20'32"W	109.77

BROOKES BAKER SURVEYORS
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(EXHIBIT A)

DON W HICKEY RPLS, LSLS
ALAN W. HICKEY, RPLS
GAREY W. GILLEY RPLS, LSLS
CONSULTANT

ESTABLISHED 1880
BROOKES BAKER SURVEYORS
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BROOKES BAKER (1902-1955)
JOHN F BAKER (1924-1985)
S.J. BAKER (1927 1999)
FRED M. MORRIS (1936-1999)

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Field notes for: (**EXHIBIT A**)

A portion of Lots 13 and 14 in Block 124 of THE ORIGINAL TOWN OF FORT WORTH, an unrecorded Addition to the City of Fort Worth, Tarrant County Texas, embracing all of the tract described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208031719 of the Real Records of Tarrant County Texas and a portion of Lot 18 of said Block 124 described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D206266580 of the said Real Records and all of the 6140 square feet and all of the 8689 square feet tract described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D205272163 of the said Real Records and all of Lot 1 in Block 3 of TRINITY BLUFF ADDITION an Addition to the City of Fort Worth, Tarrant County Texas according to the plat thereof recorded in Cabinet A, Slide 10218 of the Plat Records of Tarrant County Texas and all of Lot 1 and a portion of Lot 2 in Block 4 and all of Lot 1 in Block 5 of TRINITY BLUFF ADDITION, according to the plat thereof recorded in Cabinet A, Slide 10551 of the said Plat Records and all of Lots 1 through 3 and a portion of Lot 4 in Block B of EVANS AND HUFFMAN ADDITION according to the plat thereof recorded in volume 94 page 368 of the said Plat Records described as Tracts 1 2 and 3 in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208057854 of the said Real Records and a portion of Lot 5 in Block A of said EVANS AND HUFFMAN ADDITION described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D208036795 of the said Real Records and all of Lots 15 and 16 of BOAZ ADDITION an unrecorded Addition to the City of Fort Worth, as said Lots 15 and 16 are described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No D208036794 of the said Real Records and all of Lots 1R, 4R, 5R, 6R, 7R, 8R and 9 in Block 6 of TRINITY BLUFF ADDITION, an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 3351 of the said Plat Records and Lot 13 in Block 2 of ELIZABETH GOUNAH'S ADDITION an Addition to the City of Fort Worth, according to the plat thereof recorded in volume G, page 296 of the said Plat Records and all of Lot 21R in Block 2 of ELIZABETH GOUHENANT ADDITION an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 1355 of the said Plat Records and all of Block 1 MULLIGAN ADDITION an unrecorded Addition to the City of Fort Worth, as described in the deed to Trinity Bluff Development, Ltd. recorded in Clerks Document No. D208036794 of the said Real Records and all of Lot 5R1 in Block 1 of CUMMINGS-BOAZ ADDITION, an Addition to the City of Fort Worth, according to the plat thereof recorded in Cabinet B, Slide 3065 of the said Plat Records and all of PIONEERS REST CEMETERY and portions of Samuels Avenue, Gounah Street and East Peach Street and a portion of Harding Street and Grant Street vacated and abandoned by City of Fort Worth Ordinance No 16199 and described by metes and bounds as follows:

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Field notes for (**EXHIBIT A**) (continued)

Beginning at the southwest corner of said Lots 13 in said Block 124 at the intersection of the east line of Elm Street and the north line of Belknap Street.

Thence north 30 degrees-28 minutes-01 seconds west, along the west line of said Lot 13 and the east line of said Elm Street, 99-98 /100 feet to the most westerly southwest corner of said Lot 1 Block 3 TRINITY BLUFF ADDITION, at the beginning of a curve to the right having a radius of 220 feet.

Thence northwesterly and northeasterly along the west line of said Lot 1 Block 3 and the east line of said Elm Street, the following:

along said curve to the right an arc length of 110-94 /100 feet to its end, the long chord of said 110-94/100 feet arc is north 06 degrees-20 minutes-32 seconds west 109-77 /100 feet;

north 06 degrees-46 minutes-38 seconds east 120-39 /100 feet to the beginning of a curve to the left having a radius of 280 feet;

along said curve to the left an arc length of 166-85 /100 feet to the most westerly northwest corner of said Lot 1 Block 3 at the intersection of the southerly line of said East Peach Street and the east line of said Elm Street, the long chord of said 166-85/100 feet arc is north 10 degrees-17 minutes-37 seconds west 164-39 /100 feet.

Thence north 86 degrees-39 minutes-05 seconds west crossing said Elm Street, 71-86/100 feet to the southeast corner of said Lot 5R1

Thence southwesterly and northwesterly along the southerly line of said Lot 5R1 the following:

south 59 degrees-31 minutes-59 seconds west 134-96/100 feet;

north 30 degrees-21 minutes-24 seconds west 65-06/100 feet;

south 59 degrees-31 minutes-41 seconds west 100-00/100 feet;

north 30 degrees-27 minutes-59 seconds west 5-01/100 feet;

south 59 degrees-31 minutes-59 seconds west 100-00/100 feet;

north 30 degrees-28 minutes-01 second west 81-67/100 feet;

south 59 degrees-33 minutes-01 second west 40-77/100 feet;

north 30 degrees-26 minutes-59 seconds west 81-80/100 feet;

south 59 degrees-31 minutes-59 seconds west 10-00/100 feet;

south 39 degrees-43 minutes-59 seconds west 53-10/100 feet;

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Field notes for (EXHIBIT A)(continued)

north 30 degrees-28 minutes-01 second west 149-50/100 feet;
south 74 degrees-59 minutes-20 seconds west 159-88/100 feet to the southwest corner of
said Lot 5R1 at the low bank of the Trinity River at the beginning of a curve to the left
having a radius of 430-61/100 feet.

Thence northeasterly and northwesterly along the low bank of said Trinity River for the west line
of said Lot 5R1 the following:

along said curve to the left an arc length of 18-48/100 feet to its end, the long chord of
said 18-48/100 feet arc is north 09 degrees-13 minutes-26 seconds east 18-47/100 feet;
north 02 degrees-09 minutes-46 seconds west 101 77/100 feet;
north 03 degrees-56 minutes-44 seconds east 83-66/100 feet;
north 05 degrees-44 minutes-06 seconds east 78-34/100 feet to the northwest corner of
said Lot 5R1 in the south line of said Lot 4R in said Block 6

Thence south 72 degrees-21 minutes-31 seconds west, along the south line of said Lot 4R,
105-05 /100 feet to the southwest corner of said Lot 4R in the approximate centerline of the
Trinity River.

Thence northeasterly and northwesterly along the west line of said Lot 4R to and along the west
line of said Lot 5R and 6R, the following:

north 00 degrees-01 minutes-16 seconds east 74-40 /100 feet;
north 02 degrees-00 minutes-09 seconds west 93-83 /100 feet;
north 05 degrees-00 minutes-38 seconds west 88-63 /100 feet;
north 12 degrees-06 minutes-33 seconds west 52-88 /100 feet;
north 06 degrees-32 minutes-06 seconds west 85-01 /100 feet;
north 08 degrees-51 minutes-52 seconds west 56-70 /100 feet;
north 08 degrees-33 minutes-17 seconds west 25-24 /100 feet;
north 08 degrees-03 minutes-11 seconds west 49-67 /100 feet;
north 08 degrees-02 minutes-12 seconds west 124-07 /100 feet;
north 02 degrees-08 minutes-45 seconds west 40-52 /100 feet;
north 04 degrees-33 minutes-05 seconds west 119-60 /100 feet;
north 19 degrees-16 minutes-01 seconds west 254-11 /100 feet to the northwest corner of
said Lot 6R.

Thence north 89 degrees-26 minutes-21 seconds east, along the north line of said Lot 6R,
57 91 /100 feet to the southwest corner of said Lot 21R in Block 2 of ELIZABETH
GOUHENANT ADDITION

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Field notes for (**EXHIBIT A**)(continued)

Thence north 11 degrees-52 minutes-44 seconds west, along the west line of said Lot 21R, 156-97 /100 feet to the northwest corner of said Lot 21R.

Thence north 89 degrees-25 minutes-55 seconds east, along the north line of said Lot 21R, 81-02 /100 feet to the west corner of said Lot 1 MULLIGAN ADDITION

Thence north 73 degrees-28 minutes-17 seconds east, along the northerly line of said Block 1 MULLIGAN ADDITION 533-81 /100 feet to the northeast corner of said Block 1 in the west line of said Samuels Avenue.

Thence north 73 degrees-48 minutes-27 seconds east, crossing said Samuels Avenue, 78-78 /100 feet to the northwest corner of said Pioneers Rest Cemetery in the east line of said Samuels Avenue.

Thence north 89 degrees-24 minutes-42 seconds east, along the north line of said Pioneers Rest Cemetery 550-00 /100 feet to the northeast corner of said Pioneers Rest Cemetery

Thence south 00 degrees-35 minutes-18 seconds east, along the east line of said Pioneers Rest Cemetery 550-00 /100 feet to its southeast corner in the north line of said Lot 1 in said Block 5

Thence north 89 degrees-24 minutes-42 seconds east, along the north line of said Lot 1 in said Block 5 16-33 /100 feet to the northeast corner of said Lot 1R.

Thence south 02 degrees-31 minutes-36 seconds east, along the east line of said Lot 1 in said Block 5 crossing said Gounah Street in all, 214-39 /100 feet to the northeast corner of the 4-909/1000 acres tract described in the deed to LPC Trinity Parks, L.P recorded in Clerks Document No D207187635 of the said Real Records of the Proposed south line of Gounah Street.

Thence southwesterly and northwesterly along the said proposed south line of Gounah Street, the following:

south 89 degrees-19 minutes-00 seconds west 213-01 /100 feet to the beginning of a curve to the right having a radius of 325-01/100 feet;
along said curve to the right an arc length of 35 74 /100 feet to its end, the long chord of said 35-74/100 feet arc is north 87 degrees-32 minutes-00 seconds west 35-72 /100 feet;
north 84 degrees-23 minutes-00 seconds west 92 73 /100 feet to the beginning of a curve to the left having a radius of 275-01/100 feet;
along said curve to the left an arc length of 30-24 /100 feet to its end, the long chord of said 30-24/100 feet arc is north 87 degrees-32 minutes-00 seconds west 30-22 /100 feet.

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Field notes for (EXHIBIT A)(continued)

south 89 degrees-19 minutes-00 seconds west 182-43 /100 feet;
south 44 degrees-22 minutes-32 seconds west 14-16 /100 feet to the intersection of the
proposed south line of said Gounah Street and the proposed east line of Samuels Avenue

Thence southeasterly along the proposed east line of said Samuels Avenue, the following:

south 00 degrees-33 minutes-56 seconds east 20-42 /100 feet;
south 09 degrees-26 minutes-30 seconds east 306-89 /100 feet.

Thence south 09 degrees-26 minutes-30 seconds east, along the proposed east line of said
Samuels Avenue, 131-45 /100 feet to the south line of said 4-909/1000 acres tract.

Thence northeasterly and southeasterly along the south line of said 4-909/1000 acres tract, the
following:

north 87 degrees-28 minutes-24 seconds east 161 29 /100 feet to the beginning of a curve
to the right having a radius of 120 feet;
along said curve to the right an arc length of 129-98 /100 feet to its end, the long chord of
said 129-98/100 feet arc is south 61 degrees-29 minutes-48 seconds east 123-72 /100 feet;
south 30 degrees-28 minutes-00 seconds east 134-00 /100 feet;
north 59 degrees-32 minutes-00 seconds east 134-48 /100 feet;
north 87 degrees-28 minutes-24 seconds east 51 55 /100 feet;
north 59 degrees-31 minutes-59 seconds east 20-98 /100 feet;
north 87 degrees-28 minutes-24 seconds east 7-83 /100 feet to the east line of said Lot 2
in said Block 4

Thence south 02 degrees-31 minutes-36 seconds east, along the east line of said Lot 2 in said
Block 4 270-91 /100 feet to the southeast corner of said Lot 2 in said Block 4 in the north line of
said East Peach Street.

Thence south 02 degrees-26 minutes-27 seconds east, crossing said East Peach Street, 68-19 /100
feet to the northeast corner of said 8689 square feet tract at the beginning of a curve to the left
having a radius of 3335-71/100 feet.

Thence southeasterly along the east line of said 8689 square feet tract and along said curve to the
left to and along the east line of said Lot 1 in said Block 3 an arc length of, 224-41 /100 feet to its
end and a easterly corner of said Lot 1 in said Block 3 the long chord of said 224-41/100 feet arc
is south 03 degrees-39 minutes-16 seconds east 224-36 /100 feet.

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Field notes for (**EXHIBIT A**)(continued)

Thence south 59 degrees-31 minutes-59 seconds west, along a line of said Lot 1 in said Block 3 8-32 /100 feet.

Thence south 00 degrees-30 minutes-17 seconds west, along a east line of said Lot 1 in said Block 3 58-38 /100 feet to the north line of said 6140 square feet tract.

Thence north 59 degrees-31 minutes-59 seconds east, along the north line of said 6140 square feet tract, 15-64 /100 feet to the northeast corner of said 6140 square feet tract at the beginning of a curve to the left having a radius of 3335-71/100 feet.

Thence southeasterly along the east line of said 6140 square feet tract and along said curve to the left to and along the east line of said Lot 1 in said Block 3 an arc length of 212 78 /100 feet to its end, the long chord of said 212 78/100 feet arc is south 08 degrees-21 minutes-12 seconds east 212 74 /100 feet.

Thence south 09 degrees-59 minutes-58 seconds east, along the east line of said Lot 1 in said Block 3, 13-78 /100 feet to the southeast corner of said Lot 1 in said Block 3 and in the north line if said East Belknap Street.

Thence south 59 degrees-31 minutes-59 seconds west, along the south line of said Lot 1 in said Block 3 to and along the south line of said Lots 14 and 13 in said Block 124 285-82 /100 feet to the place of beginning and containing 41-058/1000 acres. Save and Except all of Lot 2R in Block 6 of TRINITY BLUFF ADDITION being 0-783/1000 of an acre and all of Lot 3R in said Block 6 being 1 713/1000 acres and all of the tracts described in the deed to Marion Burda recorded in volume 10501 page 140 and volume 8439 page 185 of the said Real Records, being 0-278/1000 of an acre leaving 38-283/1000 acres exclusive of said save and except tracts.

The basis for bearings is the Texas Coordinate System North Central Zone NAD 83 (1993).

Prepared April, 2008 from plat and deed records.

BROOKES BAKER SURVEYORS

RESOLUTION NO 3748-06-2009 PROPOSED PID 14 PETITION FINDINGS

Texas Local Government Code Section 372 005 Petition states.

(b) The petition is sufficient if signed by

(1) owners of taxable real property representing more than 50 percent 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

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

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

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

Herein are the statistics

Total appraised value of property within the district	\$	14 526 749
Total appraised value of property liable for assessment	\$	14 523 999
Appraised value of property belonging to records owners who signed petition	\$	14 523 999
Percentage of appraised value of property liable for assessment whose record owners have signed the petition		100 00 %
The above does satisfy the requirements under Section 372 005(b)(1)		
Total number of different owners in the proposed district		3
Total number of different owners signing the petition		2
Total number of petitions whose ownership matched the TAD roll		2
Percentage of valid petitions within the proposed district		66.67 %
The above does satisfy the requirements under Section 372 005(b)(2)(A)		
Total acreage in the proposed district		21 4554
Total acreage of properties represented by petitions submitted		21 3291
Percentage of valid petitions within the proposed district		99.41 %
The above does satisfy the requirements under Section 372 005(b)(2)(B)		

In conclusion staff finds the petitions submitted by the PID 14 petitioners have met the requirements under Section 372 005(b) of the Texas Local Government Code

In addition staff finds the petitions submitted by the PID 14 petitioners have met the requirements of the City of Fort Worth PID Policy

RESOLUTION NO. 3748-06-2009

Attachment 1

**Budget and Five-Year Service Plan
for PID 14 (Trinity Bluff)**

2009-2014 Five-Year Plan of Service Revenue and Expense Summary					
	2009-2010	2010-2011	2011 2012	2012 2013	2013-2014
REVENUES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Private Prop Assessments	\$14 448	\$31 500	\$44 500	\$190 000	\$290 000
TOTAL	\$14,448	\$13,500	\$44,500	\$190,000	\$290,000
EXPENSES					
Maintenance & Landscaping	12 000	29 000	42 000	100 000	150 000
Security Enhancement	0	0	0	67,200	105,200
Marketing & Research	0	0	0	0	0
Transportation & Planning	0	0	0	0	0
Administration	448	500	500	19,000	29,000
City Admin Fee	2,000	2,000	2,000	3,800	5,800
TOTAL	\$14,448	\$31,500	\$44,500	\$190,000	\$290,000

RESOLUTION NO. 3748-06-2009
Attachment 2

**Map and Field Notes for Property
Included in PID 14 (Trinity Bluff)**

City of Fort Worth, Texas
Mayor and Council Communication

COUNCIL ACTION: Approved on 6/16/2009 - Res. No. 3748-06-2009

DATE Tuesday June 16 2009
LOG NAME 17PID14ESTABLISHTRINBLUFF

REFERENCE NO G-16601

SUBJECT

Declare the Sufficiency of a Petition Requesting the Creation of Fort Worth Public Improvement District No 14 Trinity Bluff Conduct Public Hearing Regarding the Proposed District and the Improvements and Services to be Undertaken Adopt a Resolution Establishing the District; Adopt a Budget and Service Plan for the District and Authorize Execution of a Contract for Management Services in the District with Downtown Fort Worth Inc.

RECOMMENDATION

It is recommended that the City Council

- 1 Find that the petition requesting establishment of Fort Worth Public Improvement District No 14 Trinity Bluff meets the requirements necessary for the City Council to designate the proposed area as a public improvement district pursuant to Chapter 372 of the Texas Local Government Code based on the petition summary attached hereto
- 2 Hold a public hearing to consider the following matters
 - The advisability of establishing the proposed Public Improvement District for a term of approximately 20 years expiring September 30 2029
 - The general nature of the proposed improvements and/or services to be undertaken in the Public Improvement District (Section 1 3 of the attached Resolution);
 - The estimated costs of the improvements and/or services (Attachment 1 of the attached Resolution),
 - The proposed boundaries of the Public Improvement District (Attachment 2 of the attached Resolution); and
 - The proposed method of assessments
- 3 Adopt the attached Resolution which (i) makes certain findings concerning the nature and advisability of the improvements and services to be provided in the Public Improvement District, the estimated costs, the boundaries of the Public Improvement District, the method of assessment and the apportionment of costs between the Public Improvement District and the City as a whole (ii) establishes the Public Improvement District; and (iii) approves the budget and a five year service plan for the Public Improvement District;
- 4 Direct the City Secretary to publish notice of the establishment of the district as required by Chapter 372 of the Texas Local Government Code and
- 5 Authorize the City Manager to execute a contract with Downtown Fort Worth Inc. (DFWI) to provide management services to the Public Improvement District.

DISCUSSION

On August 28 2008 the City received a petition requesting establishment of the Fort Worth Public Improvement District No 14 (PID No 14) (Trinity Bluff). On December 9 2008 pursuant to M&C G-16386 the City Council directed the City Attorney and City staff to review the petition and determine whether it complies with the requirements of Chapter 372, Texas Local Government Code. 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

The proposed PID comprises approximately 21 329 acres of land bounded by Samuels Avenue East Belknap Street, East Bluff Street, East Peach Street, Gounah Street and North Harding Street as more specifically described and depicted in Attachment 2 of the attached Resolution. Initial improvements and services to be provided in the PID include a maintenance program a security enhancement program and a district management program as more specifically described in Section 1.3 and Attachment 1 of the attached Resolution. The term of the proposed PID will be approximately 20 years taking effect on the date that notice of the City Council's adoption of the attached Resolution establishing the PID has been published in a newspaper of general circulation in the City and expiring on September 30 2029

The PID will be managed by Downtown Fort Worth Inc.

The proposed PID is located in COUNCIL DISTRICT 9

FISCAL INFORMATION / CERTIFICATION

The Financial Management Services Director certifies that this action will have no material impact on City funds

FUND CENTERS

TO Fund/Account/Centers

FROM Fund/Account/Centers

CERTIFICATIONS

Submitted for City Manager's Office by:

Tom Higgins (6140)

Originating Department Head.

Jay Chapa (6192)

Additional Information Contact:

Sylvia Flores (8550)