

**CITY OF HASLET, TEXAS
RESOLUTION NO. 019-2016**

**A RESOLUTION OF THE CITY OF HASLET, TEXAS,
AUTHORIZING AND CREATING HASLET PUBLIC IMPROVEMENT
DISTRICT NO. 4, IN ACCORDANCE WITH CHAPTER 372 OF THE
TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR
RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Haslet, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits or extraterritorial jurisdiction; and

WHEREAS, on August 26, 2016, Creekside Colleyville Investments, LLC, a Texas limited liability company (the "Owner"), submitted and filed with the City Secretary of the City of Haslet, Texas, a petition (the "Petition"), requesting the establishment of a public improvement district to include the Property (hereinafter defined), owned by the Owner and to be known as "Haslet Public Improvement District No. 4" (the "District"); and

WHEREAS, the City Council of the City (the "City Council"), has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, the District will include the approximately 63.559 acres owned by the Owner and currently located wholly within the corporate boundaries of the City (the "Property"), and more particularly described in Exhibit A; and

WHEREAS, the City Council called a public hearing for October 17, 2016 and after providing all notices required by the Act, opened and conducted such public hearing on the advisability of the improvements and services, and closed such hearing; and

WHEREAS, the City Council placed on its October 17, 2016 agenda consideration of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, THAT:

Section 1. The findings set forth in the recitals of this Resolution are hereby found to be true and correct.

Section 2. The Petition submitted to the City by the Owner was filed with the City Secretary and complies with Subchapter A of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006 and 372.009, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on October 17, 2016, hereby finds and declares:

- (a) Advisability of the Proposed Authorized Improvements. It is advisable to create the District to provide the Authorized Improvements (hereinafter defined). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.
- (b) General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, and construction of public improvement projects authorized by the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (i) acquisition, construction, and improvement of water and wastewater system improvements; erosion control, retaining walls, detention and drainage improvements; roadway improvements, including right-of-way acquisition; landscaping, entry features, and screening walls; park and trail improvements, and other improvement projects; (ii) projects similar to those listed in subsections (i) that are authorized by the Act; and (iii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i)-(ii) above, including costs of establishing, administering and operating the District (collectively, the "Authorized Improvements"). These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.
- (c) Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements is \$5,000,000.
- (d) Boundaries of Proposed District The boundaries of the District shall contain the Property.
- (e) Proposed Method of Assessments. The City shall levy assessments within the District in a manner that will result in each parcel paying its fair share of the costs of the Authorized Improvements provided with the assessments based on the special benefits received by the property from the Authorized Improvements and property equally situated paying equal shares of the costs of the Authorized Improvements.
- (f) Apportionment of Cost Between the District and the City. The City shall not be obligated to provide any funds to finance the Authorized Improvements. The cost of the Authorized Improvements will be paid solely from the assessments and from other sources of funds.
- (g) Management of the District. The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.
- (h) Advisory Board. The District shall be managed without the creation of an advisory body.

Section 4. The District is hereby authorized and created as a public improvement district under the Act in accordance with the finding as to the advisability of the Authorized Improvements contained in this Resolution and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in *Fort Worth Star-Telegram*, a newspaper of general circulation in Tarrant County, Texas. Effective upon the publication of such notice, such authorization shall take effect and the District shall be established.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

[Signature page follows.]

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, this 17th day of October, 2016.

Bob Golden

Bob Golden, Mayor
City of Haslet, Texas

ATTEST:

Dianna Buchanan

Dianna Buchanan, City Secretary
City of Haslet, Texas



EXHIBIT A

HASLET PUBLIC IMPROVEMENT DISTRICT NO. 4

METES AND BOUNDS DESCRIPTION OF PROPERTY

Being a tract of land located in the Eldridge Hopkins Survey, Abstract No. 646, the Georgiana M. Lewis survey, Abstract No. 966 and the J. W. Goodwin survey, Abstract No. 611, City of Haslet, Tarrant County, Texas. Being all of a tract of land described in a deed to Montage Development Company, LLC, recorded in instrument number D214092005, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod found, said iron rod being the Northwest corner of said Montage tract, the Northeast corner of a tract of land described in a deed to JRD & DADC, LLC, (denoted as tract II), recorded in instrument number D210307393, O.P.R.T.C.T., and in the South right-of-way line of Blue Mound Road (a variable width right-of-way);

Thence along the South right-of-way line of said Blue Mound Road as follows:

- (1) S 68°20'3" E, 671.56 feet to a 5/8" iron rod found;
- (2) N 89°38'10" E, 44.42 feet to a point, from which a 2" metal fence post bears N 40°36' E 0.3', said point being the Northwest corner of a tract of land described in a deed to Robert Woods and Darlene Woods recorded in instrument Number D211244943, Deed Records, Tarrant County, Texas (D.R.T.C.T.);

Thence S 00°06'27" E, departing the South right-of-way line of said Blue Mound Road and along the most northerly East line of said Montage tract and the West line of said Woods tract, 435.00 feet to a point from which a ½" iron rod found with a cap stamped "Landes & Assoc." bears S 68°38' W, 0.3' and a ½" iron rod found bears n 16°47' W, 2.5', said point being the Southwest corner of said Woods tract and an ell corner of said Montage tract;

Thence N 89°38'10" E, along the South line of said Woods tract and the most easterly North line of said Montage tract, 200.00 feet to a ½" iron rod found, being the Southeast corner of said Woods tract, the most easterly Northeast corner of said Montage tract, and in the West line of a tract of land described in a deed to James B. Phiripes Generation Skipping Trust, recorded in instrument number D213290958, O.P.R.T.C.T.;

Thence S 00°06'27" E, along the most easterly East line of said Montage tract and the West line of said Phiripes tract, 2769.37 feet to a ½" iron rod found, being the Southeast corner of said Montage tract and an ell corner of said Phiripes tract;

Thence along the South line of said Montage tract as follows:

- (1) N 89°41'46" W, along the most westerly North line of said Phiripes tract, 158.94 feet to a ¼" iron rod found, being the Northeast corner of Lot 37, Block 1, Hugh White Estates, an addition to the City of Haslet. Tarrant County, Texas, according to the plat recorded in Volume 388-162, Page 74, Plat Records. Tarrant County, Texas (P.R.T.C.T.) and the most southerly Northwest corner of said Phiripes tract;
- (2) N 89°50'00" W, along the North line of said lot 37, at 315.15 feet passing the Northwest corner of said Lot 37 and the Northeast corner of lot 36 of said Hugh White addition, from which a 5/8" iron rod found bears S 00°10' W, 0.5', continuing along the North line of said Lot 36, in all a total distance of 708.69 feet to a 5/8" iron rod found, said iron rod being the Southwest corner of said Montage tract and the Southeast corner of said JRD & DADC, LLC tract;

Thence N 00°06'56" W, departing the North line of said Lot 36, along the West line of said Montage tract and the East line of said JRD & DADC, LLC tract, 3447.76 feet to the place of beginning and containing 63.559 acres (2,768,633 square feet) of land, more or less.

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