

**CITY OF HASLET, TEXAS  
RESOLUTION NO. 006-2016**

**A RESOLUTION OF THE CITY OF HASLET, TEXAS,  
AUTHORIZING AND CREATING HASLET PUBLIC IMPROVEMENT  
DISTRICT NO. 3, 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 February 5, 2016, GA Haslet Development, Inc., a Texas corporation (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. 3" (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 192.98 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 June 6, 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**, on June 6, 2016, the City Council placed on its 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 June 6, 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, detention and drainage improvements, retaining walls, roadway improvements, right-of-way acquisition, landscaping and trails, 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 \$15,000,000.
- (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 6th day of June, 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. 3

#### METES AND BOUNDS DESCRIPTION OF PROPERTY

BEING a part of the JAMES RIGHTLY SURVEY, Abstract No. 1268, and the HENRY ROBERTSON SURVEY, Abstract No. 1259, Tarrant County, Texas, and being that same tract described in Volume 9182, Page 352, of the Deed Records of Tarrant County, Texas;

BEGINNING at a point on the north line of said Rightly Survey, 1,313.50 feet from its northeast corner, said point being in CR 4047 (Blue Mound Road);

THENCE S.  $1^{\circ} 45' 05''$  W, at 21.00 feet past a  $7/8''$  iron rod found for reference in all and with a fence, 1,184.35 feet to a  $7/8''$  iron rod found for corner;

THENCE N.  $89^{\circ} 00' 29''$  E, and with a fence, 1,394.38 feet to a  $7/8''$  iron rod found for corner on the west R.O.W. of F.M. 156;

THENCE S.  $0^{\circ} 02' 00''$  W, and with a fence, and the west R.O.W. of said Hwy., 1,716.30 feet to a  $7/8''$  iron rod found for corner;

THENCE S.  $89^{\circ} 50' 15''$  W, and leaving said R.O.W. and generally along a fence, 3,596.53 feet to a  $5/8''$  iron rod set for corner on the east R.O.W. of the G.C. & S.F. Railroad;

THENCE N.  $1^{\circ} 22' 19''$  E, and with said R.O.W. parallel to and 50 feet from the existing centerline, 815.70 feet to a  $5/8''$  iron rod set for corner at the P.C. of a curve to the right having a radius of 5,877.23 feet;

THENCE northeasterly and with said curve through an angle of  $17^{\circ} 47'$  and along the arc 1,516.43 feet to a  $5/8''$  iron rod set for corner at the P.T.;

THENCE N.  $16^{\circ} 09' 19''$  E, and continuing with said R.O.W. 605.74 feet to a point for corner in CR 4047;

THENCE S.  $89^{\circ} 47' 15''$  E, and with said road, 1,821.08 feet to the Point of Beginning and containing 192.98 acres of land of which 0.92 acres lies in CR 4047.