

CITY OF HASLET, TEXAS

RESOLUTION NO. 012-2015

A RESOLUTION OF THE CITY OF HASLET, TEXAS, AUTHORIZING AND CREATING HASLET PUBLIC IMPROVEMENT DISTRICT NO. 2, 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;

WHEREAS, on January 16, 2015, JRD & DADC, 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. 2" (the "District");

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;

WHEREAS, the District will include the approximately 154.977 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;

WHEREAS, the City Council called a public hearing for May 18, 2015 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 May 18, 2015, the City Council placed on its agenda consideration of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

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 May 18, 2015, hereby finds and declares:

(a) Advisability of the Proposed 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, wastewater and drainage facilities; (ii) acquisition, construction, and improvement of streets, sidewalks, and roadways; (iii) projects similar to those listed in subsections (i)-(ii) above that are authorized by the Act; and (iv) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i)-(iii) 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 \$6,940,063.19.

(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 The Times-Register, 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.

PASSED AND APPROVED on this 18th day of May, 2015.

Bob Golden
Mayor Bob Golden

ATTEST:

Dianna Buchanan
Dianna Buchanan, City Secretary



EXHIBIT A
HASLET PUBLIC IMPROVEMENT DISTRICT NO.2 DESCRIPTION

LEGAL DESCRIPTION:

Being a tract of land out of G. M. Lewis Survey, Abstract No. 966, the E. Hopkins Survey, Abstract No. 646, and the J. M. Goodwin Survey, Abstract No. 611 and situated in the City of Haslet, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in September 2013, said tract being the same tracts of land described as "TRACT I" and "TRACT II" in the deed to JRD & DADC, LLC recorded as Document No. D210307393 in the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 1 inch steel rod found for the northwest corner of said TRACT I, said rod being in the southerly right-of-way line of Blue Mound Road and also being the northeast corner of Block 1, Hugh White Estates, an addition to Tarrant County, Texas according to the plat thereof recorded in Volume 388-162, Page 74 in the Plat Records of Tarrant County, Texas;

Thence North 68 degrees 25 minutes 39 seconds East with the northerly boundary line of said JRD tract and with said southerly right-of-way line a distance of 637.47 feet to a 1/2 inch "MILLER 5665" capped steel rod set for an angle point;

Thence South 67 degrees 21 minutes 18 seconds East continuing with said northerly boundary line and said southerly right-of-way line a distance of 1334.13 feet to a 1/2 inch steel rod found for the northeast corner of said TRACT II;

Thence South 00 degrees 51 minutes 54 seconds West with the easterly boundary line of said TRACT II a distance of 3447.71 feet to a 5/8 inch steel rod found for the southwest corner thereof, said rod being in the northerly boundary line of said Block 1;

Thence North 88 degrees 47 minutes 56 seconds West with the southerly boundary line of said JRD tract and with the northerly boundary line of said Block 1 a distance of 1808.50 feet to a 1 inch steel rod found for the southwest corner of said TRACT I, said rod being an inner corner of said Block 1;

Thence North 01 degree 14 minutes 10 seconds East with the westerly boundary line of said TRACT I and with the easterly boundary line of said Block 1 a distance of 782.96 feet to a 1 inch steel rod found;

Thence North 00 degrees 57 minutes 29 seconds East continuing with the westerly boundary line of said TRACT I and the easterly boundary line of said Block 1 a distance of 200.17 feet to a 1 inch steel rod found;

Thence North 00 degrees 49 minutes 24 seconds East continuing with the westerly boundary line of said TRACT I and the easterly boundary line of said Block 1 a distance of 895.42 feet to a 1 inch steel rod found;

EXHIBIT "A"

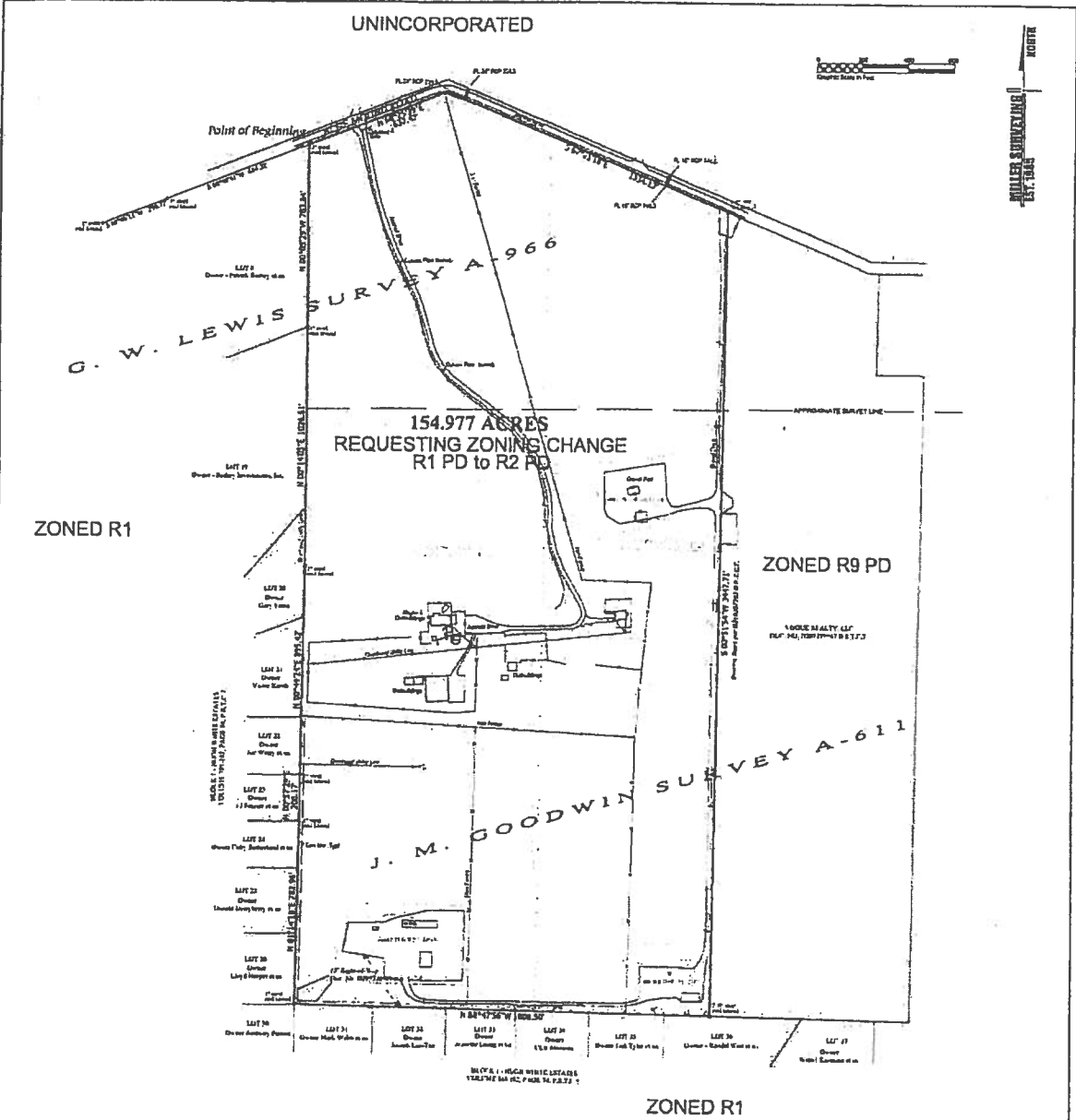
EXHIBIT A

HASLET PUBLIC IMPROVEMENT DISTRICT NO.2 DESCRIPTION CONTINUED

Thence North 00 degrees 14 minutes 05 seconds East continuing with the westerly boundary line of said TRACT I and the easterly boundary line of said Block 1 a distance of 1026.61 feet to a 1 inch steel rod found;

Thence North 00 degrees 05 minutes 29 seconds West continuing with the westerly boundary line of said TRACT I and the easterly boundary line of said Block 1 a distance of 783.84 feet to the point of beginning and containing 154.977 acres of land, more or less.

UNINCORPORATED



LEGAL DESCRIPTION
Being a part of land out of G. W. Lewis Survey, Abstract No. 354 and 354.1, of Section 32, Township 38N, Range 10E, County of Tarrant, Texas, and conveyed by Miller Surveying, Inc. as Trustee, in its capacity as Successor to J.M. Goodwin, by its deed to G.W. Lewis, Inc., on September 25, 1958, and being a part of the same, as shown on the plat thereof, and also being a part of the same, as shown on the plat thereof, and being more particularly described by survey and bounds as follows:

Beginning at a 1/2 inch steel rod found for the northeast corner of said TRACT 1, and being on the westerly right-of-way line of said street and also being the southeast corner of Block 1, High Water Station, on addition to the City of Fort Worth, Texas, according to the plat thereof recorded in Book 154, Page 73 in the Public Records of Tarrant County, Texas;

Thence North 89 degrees 33 minutes 23 seconds East with the westerly boundary line of said TRACT 1 and with said westerly right-of-way line a distance of 337.07 feet to a 1/2 inch "brass" nail found and set for an angle point;

Thence South 87 degrees 21 minutes 33 seconds East commencing with the westerly boundary line of said TRACT 1 and the westerly boundary line of said TRACT 2 a distance of 337.07 feet to a 1/2 inch "brass" nail found and set for an angle point;

Thence South 87 degrees 21 minutes 33 seconds East commencing with the westerly boundary line of said TRACT 2 and the westerly boundary line of said TRACT 1 a distance of 337.07 feet to a 1/2 inch "brass" nail found and set for an angle point;

Thence North 89 degrees 33 minutes 23 seconds East with the westerly boundary line of said TRACT 1 and the westerly boundary line of said TRACT 2 a distance of 337.07 feet to a 1/2 inch "brass" nail found and set for an angle point;

Thence North 89 degrees 33 minutes 23 seconds East commencing with the westerly boundary line of said TRACT 2 and the westerly boundary line of said TRACT 1 a distance of 337.07 feet to a 1/2 inch "brass" nail found and set for an angle point;

Thence South 87 degrees 21 minutes 33 seconds East commencing with the westerly boundary line of said TRACT 1 and the westerly boundary line of said TRACT 2 a distance of 337.07 feet to a 1/2 inch "brass" nail found and set for an angle point;

As referred to the Commission for Title Insurance dated on August 26, 1933 by Charles Stewart Rice, Receiver of the County of Tarrant, Texas, and as shown on the plat thereof, and as shown on the plat thereof, and being more particularly described by survey and bounds as follows:

MILLER
Surveying, Inc.
Residential - Commercial - Municipal
439 MM Creek Blvd.
Ft. Worth, Texas 76104
817.571.1902 Fax: 817.571.0272
www.MillerSurveying.com

A Zoning Exhibit
154.977 ACRES OF LAND
out of the

J. M. GOODWIN SURVEY A-611
Situated in the City of Haslet, Tarrant County, Texas

REQUESTING ZONING CHANGE
R1 PD to R2 PD