

**CITY OF HASLET, TEXAS
RESOLUTION NO. 004-2020**

**A RESOLUTION OF THE CITY OF HASLET, TEXAS,
AUTHORIZING AND CREATING HASLET PUBLIC IMPROVEMENT
DISTRICT NO. 7, 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 January 13, 2020, Haslet 137, 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. 7" (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 154.977 acres of which approximately 146.139 acres is owned by the Owner and currently located wholly within the corporate limits of the City (the "Property"), and more particularly described in **Exhibit A**; and

WHEREAS, the City Council called a public hearing for February 3, 2020 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 February 3, 2020 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 February 3, 2020, 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 §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (i) 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) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects (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 \$14,000,000.
- (d) Boundaries of Proposed District. The boundaries of the District shall contain the Property.
- (e) Proposed Method of Assessments. The City shall levy an assessment on each lot within the District to pay the cost of the Authorized Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full at any time (including accrued and unpaid interest) or may be paid in annual installments (including interest and debt). The installments must be paid in amounts necessary to meet annual costs for the Authorized Improvements and must continue for a period necessary to retire the indebtedness on 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 3rd day of February, 2020.

Bob Golden

Bob Golden, Mayor
City of Haslet, Texas

ATTEST:

Dianna Buchanan

Dianna Buchanan, TRMC, City Secretary
City of Haslet, Texas



EXHIBIT A

METES AND BOUNDS DESCRIPTION OF PROPERTY (approximately 154.997 acres)

BEING a tract of land out of the 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 August 2015, said tract being the same tract 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 ½ 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 ½ 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 degrees 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 with 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 with the easterly boundary line of said Block 1 a distance of 895.42 feet to a 1 inch steel rod found;

THENCE North 00 degrees 14 minutes 05 seconds East continuing with the westerly boundary line of said TRACT I and with 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 with 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.

MINUTES AND CERTIFICATION FOR RESOLUTION

THE STATE OF TEXAS §
COUNTIES OF TARRANT AND DENTON §

I, the undersigned City Secretary of the City of Haslet, Texas (the "City"), do hereby certify as follows:

1. The City Council for the City convened in regular meeting on the 3rd day of February, 2020 in the regular meeting place of the City Council at 105 Main Street, Haslet, Texas, 76052 and the roll was called of the duly constituted officials and members of said Council, to wit:

- Bob Golden Mayor
Warren Robb Mayor Pro-Tem
Jessica Clarke Councilmember
Tanya Morrow Councilmember
Patricia Hilborn Councilmember
Harold Williams Councilmember

and all of said persons were present, except Jessica Clarke, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting:

A RESOLUTION OF THE CITY OF HASLET, TEXAS, AUTHORIZING AND CREATING HASLET PUBLIC IMPROVEMENT DISTRICT NO. 7, IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council. It was then duly moved and seconded that said resolution be adopted; and, after due discussion, said motion, carrying with it the adoption of said resolution, prevailed and carried by the following vote:

AYES: 4
NOES: 2
ABSTENTIONS: 2 *NOTE: Mayor Bob Golden present and not voting

2. That a true, full and correct copy of the aforesaid resolution adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; that said resolution has been duly recorded in said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said meeting pertaining to the adoption of said resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified of the date, hour, place and purpose of the aforesaid meeting, and that said resolution would be introduced and considered for adoption at said meeting; that said meeting was open to the public as required by law; and that public notice of the date, hour, place, and subject of said meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED on the 3rd day of Feb., 2020.



Dianna Buchanan, City Secretary
Haslet, Texas