

CITY OF HASLET, TEXAS

RESOLUTION NO. 005-2017

A RESOLUTION OF THE CITY OF HASLET, TEXAS, AUTHORIZING AND CREATING HASLET PUBLIC IMPROVEMENT DISTRICT NO. 6, 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 November 21, 2016, Caraway Clearing, 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. 6" (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 253.425 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 February 6, 2017 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 6, 2017 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 6, 2017, 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, together with eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$12,100,000.
- (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 FEBRUARY, 2017.

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. 6
METES AND BOUNDS DESCRIPTION OF PROPERTY
253.425 ACRES

BEING a tract of land situated in the ELDRIDGE HOPKINS SURVEY, ABSTRACT NO. 646, City of Haslet, Tarrant County, Texas and being part of that tract of land described in Deed to Ruth R. Perryman and Alecia Perryman Whitfill, Trustees, as recorded in Document No. D204036786, Deed Records, Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1 inch iron rod found for the common northwest corner of said Perryman tract and an interior ell corner of that tract of land described as Tract II in Deed to Fort Worth Railroad Salvage, Inc., as recorded in Volume 11895, Page 2240, Deed Records, Tarrant County, Texas;

THENCE North 89 degrees 22 minutes 59 seconds East, with the north line of said Perryman tract, a distance of 2,454.06 feet to a 1 inch iron rod found in the west line of Harmon Road, a 40 foot right-of-way;

THENCE South 00 degrees 14 minutes 32 seconds East, with said west line, a distance of 4,501.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set at the intersection of said west line with the north line of Blue Mound Road, a variable width right-of-way;

THENCE South 89 degrees 32 minutes 05 seconds West, with said north line, a distance of 2,454.03 feet to a 3/4 inch iron pipe found in the west line of the above mentioned Perryman tract;

THENCE North 00 degrees 14 minutes 32 seconds West, leaving said north line and with said west line, a distance of 4,495.18 feet to the **POINT OF BEGINNING** and containing 253.425 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 for a regular meeting on the 6th day of February, 2017 in the regular meeting place of the City Council at 101 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
Mitch Hill Councilmember
Kathy Hopper Councilmember
Patricia Hilborn Councilmember
Harold Williams Councilmember

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

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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: 0
ABSTENTIONS: 0
Mayor 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 6th day of February, 2017.



Dianna Buchanan
Dianna Buchanan, City Secretary
Haslet, Texas