

**CITY OF HASLET, TEXAS  
RESOLUTION NO. 007-2017**

**A RESOLUTION OF THE CITY OF HASLET, TEXAS, AUTHORIZING  
AND CREATING HASLET PUBLIC IMPROVEMENT DISTRICT NO. 5,  
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 December 9, 2016, Triple "T" Farms, Ltd., a Texas limited partnership (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. 5" (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 276.816 acres owned by the Owner and currently located within the extraterritorial jurisdiction of the City (the "Property"), and more particularly described in **Exhibit A**; and

**WHEREAS**, the City Council called a public hearing for February 21, 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 21, 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 21, 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) onsite water and wastewater system improvements, offsite water and sewer system improvements, storm sewer and drainage improvements, 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, together with eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$36,000,000.
- (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).
- (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 the City, as well as in Tarrant County, Texas, including in the extraterritorial jurisdiction in which the District is located. 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 BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, THIS 21ST DAY OF FEBRUARY, 2017.**



Bob Golden  
Bob Golden, Mayor  
City of Haslet, Texas

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

**EXHIBIT A**

**HASLET PUBLIC IMPROVEMENT DISTRICT NO. 5**

**METES AND BOUNDS DESCRIPTION OF THE PROPERTY**

**276.816 ACRES**

BEING a 276.816 acres tract of land situated in the Coleman Boyd Survey, Abstract No. 225, Tarrant County, Texas, and being a portion of that certain 217.359 acre tract of land described in deed to Triple T Farms, Ltd., recorded in Instrument No. D204357851, Deed Records, Tarrant County, Texas, and being a portion of that certain 167.3358 acre tract of land described in deed to Triple T Farms, Ltd., recorded in Volume 15195, Page 55, Deed Records, Tarrant County, Texas. The bearings for this survey are based on the Texas State Plane Coordinate System, NAD 83 North Central Zone. Said 276.816 acres being described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found at the most easterly northeast corner of said 217.359 acre tract;

THENCE North 78°26'00" West, along a northerly line of said 217.359 acre tract, a distance of 96.73 Feet to the POINT OF BEGINNING;

THENCE departing said northerly line and over and across said 217.359 acre tract the following courses and distances:

South 89°42'09" West, a distance of 1076.52 Feet;

South 00°00'00" East, a distance of 87.77 Feet to the point of curvature of a tangent curve, concave to the west, having a radius of 1200.00 Feet a central angle of 22°36'37", and a chord of 470.48 Feet bearing South 11°18'19" West;

Southerly along said curve, a distance of 473.55 Feet;

South 22°36'37" West, a distance of 607.99 Feet to the point of curvature of a tangent curve, concave to the east, having a radius of 2000.00 Feet a central angle of 36°41'16", and a chord of 1258.87 Feet bearing South 04°15'59" West;

Southerly along said curve, a distance of 1280.64 Feet;

South 14°04'38" East, a distance of 378.46 Feet to the point of curvature of a tangent curve, concave to the west, having a radius of 1600.00 Feet a central angle of 13°33'33", and a chord of 377.36 Feet bearing South 07°17'52" West;

Southerly along said curve, a distance of 378.64 Feet;

North 87°39'18" East, a distance of 431.66 Feet to the east line of the said called 217.359 acre tract;

THENCE South 00°17'42" East, along the east line of said 217.359 acre tract, a distance of 2149.91 Feet to a brass monument in concrete found at the southernmost southeast corner of said 217.359 acre tract;

THENCE South 89°41'14" West, along the south line of said 217.359 acre tract, a distance of 1258.33 Feet to a 1/2" iron rod with plastic cap stamped "Landes" found at the southwest corner of said 217.359 acre tract and the southeast corner of said 167.3358 acre tract;

THENCE South 89°43'41" West, along the south line of said 167.3358 acre tract, a distance of 1389.05 Feet to a nail in concrete found at the southwest corner of said 167.3358 acre tract;

THENCE North 00°17'28" West, along the west line of said 167.3358 acre tract, a distance of 1105.22 Feet;

THENCE departing said west line and over and across said 167.3358 acre tract the following courses and distances:

North 89°43'41" East, a distance of 754.63 Feet;

North 44°43'41" East, a distance of 14.14 Feet;

North 00°16'19" West, a distance of 5.87 Feet to the point of curvature of a tangent curve, concave to the east, having a radius of 1970.00 Feet a central angle of 06°06'53", and a chord of 210.14 Feet bearing North 03°19'45" West;

Northerly along said curve, a distance of 210.24 Feet;

North 06°23'11" West, a distance of 666.29 Feet;

South 83°36'49" West, a distance of 263.72 Feet;

South 88°11'47" West, a distance of 420.66 Feet to the west line of said 167.3358 acre tract;

THENCE North 00°17'28" West, along the west line of said 167.3358 acre tract, a distance of 3341.14 Feet to a 5/8" iron rod found at the northwest corner of said 167.3358 acre tract;

THENCE North 89°42'36" East, generally along the centerline of Avondale-Haslet Road, a variable width right of way, a distance of 1364.37 Feet to the northeast corner of said 167.3358 acre tract and the northwest corner of said 217.359 acre tract;

THENCE North 89°42'09" East, continuing generally along the centerline of said Avondale-Haslet Road and along the north line of said 217.359 acre tract, a distance of 2079.68 Feet;

THENCE South 00°42'41" East, continuing along said north line, a distance of 24.63 Feet to a 5/8" iron rod found;

THENCE South 78°26'00" East, along said north line, a distance of 146.65 Feet to the POINT OF BEGINNING; and containing a computed area of 276.816 Acres, 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 21st day of February, 2017 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
Mitch Hill Councilmember
Kathy Hopper Councilmember
Patricia Hilborn Councilmember
Harold Williams Councilmember

and all of said persons were present, except N/A, 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. 5, 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: 5
NOES:
ABSTENTIONS:
MAYOR Golden present but 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 3 day of MARCH 2017.



Dianna Buchanan, City Secretary
Haslet, Texas