

A RESOLUTION

NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, GRANTING CONDITIONAL CONSENT TO THE CREATION OF A SPECIAL DISTRICT (FRESH WATER SUPPLY DISTRICT) PURSUANT TO ARTICLE XVI, SECTION 59 OF THE TEXAS CONSTITUTION AND THE INCLUSION OF 335 ACRES OF LAND INTO SAID DISTRICT; MAKING FINDINGS RELATED THERETO; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Worth, Texas (the “City”), a home rule municipality created under the laws of the State of Texas, received a request for consent from BRN Piedmont, LLC (“BRN”) to the creation of a special district pursuant to Article XVI, Section 59 of the Texas Constitution (the “District”) encompassing 335 acres in Tarrant County, Texas, as more particularly described in Exhibit A, attached hereto and incorporated by reference (the “Land”); and

WHEREAS, BRN intends to develop the Land in the City’s extraterritorial jurisdiction (“ETJ”) as a mixed-use master-planned community in accordance with the attached Conceptual Plan in Exhibit B; and

WHEREAS, the District will be created pursuant to Article XVI, Section 59 of the Texas Constitution and Chapter 53 of the Texas Water Code, by order of the Tarrant County Commissioners Court as a Fresh Water Supply District and then the District will be converted into a Water Control and Improvement District organized pursuant to Article XVI, Section 59, of the Texas Constitution and Chapters 49 and 51 of the Texas Water Code, as amended; and

WHEREAS, Chapter 42 of the Texas Local Government Code provides that land within a municipality or its extraterritorial jurisdiction may not be included within a special district without such municipality’s consent; and

WHEREAS, BRN and the City intend for the City to be the retail provider of water and wastewater service to the Land and BRN agrees to construct certain facilities and improvements necessary for the Project and the City’s extension and expansion of its water and wastewater systems; and

WHEREAS, the City wishes to evidence its conditional support and consent for the creation of the District within the City’s extraterritorial jurisdiction, subject to the terms of that certain development agreement and strategic partnership agreement to be negotiated between the City and BRN (the “Development Agreement”) and the terms of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS, THAT:

Section 1. All of the above premises are hereby found to be true and correct legislative findings of the City Council and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

Section 2. The City Council of the City (the “City Council”) hereby grants its support and consent for the creation of a district created pursuant to Article XVI, Section 59, Texas Constitution, as amended, within its extraterritorial jurisdiction and the inclusion in the District of land described more fully in **Exhibit A**, and specifically conditioned upon the following:

2.1 The development of the Land will be in accordance with the Subdivision Ordinance of the City and all development and infrastructure policies, rules and regulations;

2.2 The District shall construct all facilities to serve the land in accordance with plans and specifications that have been approved by the City;

2.3 The City shall have the right to inspect all facilities being constructed by the District;

2.4 The City shall be the retail water and sewer provider to the District who shall pay outside city limit rates and all other charges applicable, and the City shall maintain all its rights and privileges under its Certificate of Necessity and Convenience;

2.5 The City’s acknowledgement that the Conceptual Plan attached here to as **Exhibit B** reflects BRN’s anticipated development, and the City does not oppose BRN’s anticipated development in accordance with the Conceptual Plan;

2.6 The Land will be developed in accordance with the Neighborhood and Community Park Dedication Policy of the City of Fort Worth, Texas; and

2.7 The City will have the option to annex the Land into the City of Fort Worth upon dissolution of the District or satisfaction of bonds issued, whichever occurs first in time..

Section 3. The City Manager of the City is hereby authorized to execute any documents necessary to effectuate this Resolution.

Section 4. The City Council further states that it has not relinquished any rights, duties or powers relating to its regulatory control within its extraterritorial jurisdiction.

Section 5. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of the certain Development Agreement and Strategic Partnership Agreement, which may be entered into by and between the City and BRN. The District shall execute a joinder and become a party to the Development Agreement upon its organization. The City does not consent to the organization of the District, election, or issuance of bonds from any revenue available to the District until the Development Agreement is executed, if at all, and this consent further requires the order of Tarrant County creating the district to contain a provision whereby the District, if created, shall be automatically dissolved without further action by the City if a Development Agreement is not approved and executed by the City on or before one hundred and twenty (120) days after the date of adoption of this Resolution.

Section 6. The City Council hereby finds and determines that sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted as a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Texas Open Meetings Act, contained in Chapter 551 of the Texas

Government Code, as amended, and that this meeting was open to the public and the subject matter of this Resolution and its contents have been discussed, considered and formally acted upon by the City Council. Further, the City Council ratifies, approves and confirms such written notice and the contents and posting thereof, and the foregoing fully complied with all applicable law.

Section 7. This Resolution shall be effective from and after its passage by the City Council.

Adopted this 28th day of January 2025.

ATTEST:

Jannette Goodall, City Secretary

EXHIBIT A

(Legal Description of Property to be included in the District)

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the M.E.P. & P. R.R. Co. Survey, Abstract No. 1138, the T. & P. R.R. Co. Survey, Abstract No. 1568, the R. Ganzara Survey, Abstract No. 563, the Y. Samora Survey, Abstract No. 1385, and the J.J. Holt Survey, Abstract No. 1892, Tarrant County, Texas, being all of that tract of land as described in deed to BRN Piedmont LLC, recorded in D224031219, Official Public Records, Tarrant County, Texas (OPRTCT), being all of that tract of land as described in Quitclaim Deed to BRN Piedmont LLC, recorded in D224031220, OPRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Brookes Baker Surveyors found in the north line of Bonds Ranch Road (120' R.O.W. per Parcel A, Volume 13449, Page 39, Deed Records, Tarrant County, Texas) at the southeast corner of said BRN Piedmont tract and the southwest corner of TRACT I as described in deed to Pete and Jo Bonds Family Partnership, Ltd., recorded in D213039813, OPRTCT, from which a 1" rebar found bears North 89 degrees 23 minutes 42 seconds East, 3323.10 (Deed 3323.17 feet);

THENCE South 89 degrees 23 minutes 42 seconds West, along the north line of said Bonds Ranch Road and the south line of said BRN Piedmont tract, a distance of 1681.01 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of a remainder portion of a tract of land as described in deed to Bonds Ranch Investors II, Ltd., recorded in D207444902, OPRTCT;

THENCE departing the north line of said Bonds Ranch Road, along the lines common to said BRN Piedmont tract and a remainder portion of said Bonds Ranch tract, as follows:

North 00 degrees 36 minutes 18 seconds West, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

South 89 degrees 23 minutes 42 seconds West, a distance of 360.06 feet 5/8" rebar capped Brookes Baker Surveyors found;

South 00 degrees 36 minutes 18 seconds East, a distance of 604.98 feet 5/8" rebar capped Brookes Baker Surveyors found in the north line of said Bonds Ranch Road at the southwest corner of a remainder portion of said Bonds Ranch tract;

THENCE South 89 degrees 23 minutes 42 seconds West, along the north line of said Bonds Ranch Road and the south line of said BRN Piedmont tract, a distance of 1573.83 feet to 1/2" rebar capped Goodwin & Marshall found at the southwest corner of said BRN Piedmont tract and the southeast corner of Tract 2 as described in deed to MM Bonds 836, LLC, recorded in D224060969, OPRTCT, from which a 1" rebar found bears South 89 degrees 23 minutes 42 seconds West, 815.33 feet;

THENCE North 00 degrees 36 minutes 18 seconds West, departing the north line of said Bonds Ranch Road, along the west line of said BRN Piedmont tract and the east line of said MM Bonds 836 tract, at 3978.2 feet passing the center of the asphalt pavement within Peden Road (an apparent prescriptive right-of-way), continuing a total distance of 4008.29 feet to a 1/2" rebar capped GMCIVIL set in the south line of the final plat of Eagle Vista Estates, Phase One, an addition to Tarrant County, Texas as recorded in Cabinet A, Slide 2429, Plat Records, Tarrant County, Texas, from which a 1/2" rebar capped Goodwin & Marshall found bears North 00 degrees 36 minutes 18 seconds West, 7.12 feet;

THENCE North 89 degrees 35 minutes 52 seconds East, departing the east line of said MM Bonds 836 tract, along the south line of the final plat of said Eagle Vista Estates, Phase One, a distance of 820.91 feet to a 1/2" rebar capped MOSS 5122 found at the southeast corner of said final plat of said Eagle Vista Estates, Phase One and the southwest corner of a remainder portion of a tract of land as described in deed to Barbara Shelton, Trustee, recorded in D201240322, OPRTCT;

THENCE North 01 degrees 17 minutes 24 seconds West, along the east line of said Eagle Vista Estates, Phase One and the west line of said Shelton remainder tract, a distance of 7.44 feet;

THENCE North 89 degrees 34 minutes 32 seconds East, departing the east line of said Eagle Vista Estates, Phase One, across said Shelton tract, a distance of 3014.54 feet;

THENCE South 00 degrees 16 minutes 05 seconds East, across said Shelton tract, at a distance of 9.40 feet passing the south line of said Shelton tract, continuing along the east line of said BRN Piedmont tract and the west line of said Bonds TRACT I, at 38.4 feet passing the center of the asphalt pavement within said Peden Road, at a distance of 63.25 feet passing a 5/8" rebar capped Brookes Baker Surveyors found, continuing a total distance of 2483.34 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

THENCE along the east line of said BRN Piedmont tract and the west line of said Bonds TRACT I, as follows:

South 89 degrees 36 minutes 39 seconds West, a distance of 200.27 feet (Deeds 200.27 & 200.24 feet) to a 5/8" rebar capped Brookes Baker Surveyors found;

South 00 degrees 23 minutes 43 seconds East, a distance of 1520.80 feet (Deeds 1520.80 feet & 1520.73 feet) to the POINT OF BEGINNING and containing 339.863 acres of land.

SAVE & EXCEPT from the 339.863 acre tract described above, that certain 5.001 acre tract of land described as follows:

BEING a tract of land situated in the Y. Samora Survey, Abstract No. 1385, Tarrant County, Texas, being a remainder portion of that tract of land as described in deed to Bonds Ranch Investors II, Ltd., recorded in D207444902, Official Public Records, Tarrant County, Texas (OPRTCT), being all of Well Site 1 as described in deed recorded in D208118160, DRTCT, and being more particularly described as follows:

COMMENCING at a 5/8" rebar capped Brookes Baker Surveyors found in the north line of Bonds Ranch Road (120' R.O.W. per Parcel A, Volume 13449, Page 39, Deed Records, Tarrant County, Texas) at the southeast corner of a tract of land as described in deed to BRN Piedmont LP, recorded in D224031219, OPRTCT and the southwest corner of TRACT I as described in deed to Pete and Jo Bonds Family Partnership, Ltd., recorded in D213039813, OPRTCT;

THENCE departing the north line of said Bond Ranch Road, along the east line of said BRN Piedmont tract and the west line of said Bonds TRACT I, as follows:

North 00 degrees 23 minutes 43 seconds West, a distance of 1520.80 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

North 89 degrees 36 minutes 39 seconds East, a distance of 200.27 feet to a 5/8" rebar capped Brookes Baker Surveyors found;

North 00 degrees 16 minutes 05 seconds West, a distance of 2473.94 feet to a point in the south line of a tract of land as described in deed to Barbar Shelton, Trustee, recorded in D201240322, OPRTCT, from which a 5/8" rebar capped Brookes Baker Surveyors found bears South 00 degrees 16 minutes 05 seconds East, 53.85 feet;

THENCE South 89 degrees 36 minutes 46 seconds West, along the south line of said Shelton tract, a distance of 1204.37 feet;

THENCE South 00 degrees 25 minutes 28 seconds East, departing the south line of said Shelton tract, across said BRN Piedmont tract, a distance of 306.64 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the northeast corner of said 5.001 acre tract and the POINT OF BEGINNING;

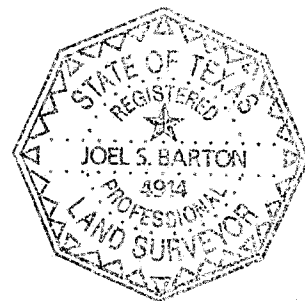
THENCE South 00 degrees 25 minutes 28 seconds East, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of said 5.001 acre tract;

THENCE South 89 degrees 34 minutes 32 seconds West, a distance of 360.06 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southwest corner of said 5.001 acre tract;

THENCE North 00 degrees 25 minutes 28 seconds West, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the northwest corner of said 5.001 acre tract;

THENCE North 89 degrees 34 minutes 32 seconds East, a distance of 360.06 feet to the POINT OF BEGINNING and containing 5.001 acres of land.

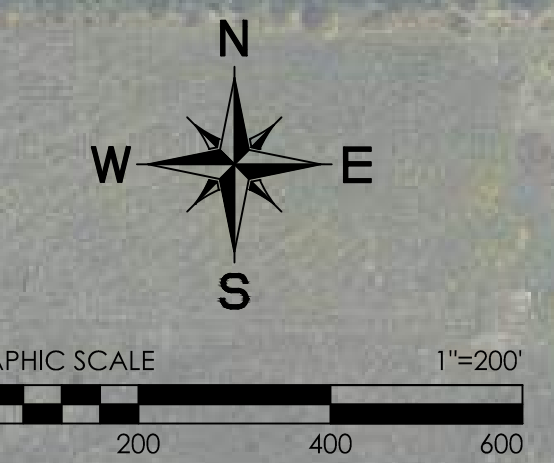
LEAVING a net acreage of 14,586,621 square feet or 334.863 acres of land, SAVE & EXCEPT any rights to the public and others in and along said Peden Road.



Joel S. Barton
1/23/2025

EXHIBIT B
Conceptual Plan

EXHIBIT B



SITE DATA					
PARCELS	60s	70s	TOTAL	AREA (SQ. FT)	AREA (ACRES)
PARCEL 1		102	102	1,478,067	33.932
PARCEL 2	44		44	554,390	12.727
PARCEL 3		117	117	3,277,491	75.241
PARCEL 4		148	148	1,978,186	45.413
PARCEL 5	108		108	1,428,532	32.795
PARCEL 6		60	60	1,758,384	40.367
PARCEL 7	102		102	1,206,076	27.688
PARCEL 8			SCHOOL	653,400	15.000
PARCEL 9A			COMMERCIAL	618,513	14.199
PARCEL 9B			EMERGENCY SERVICES; FIRE/POLICE	297,518	6.830
PARCEL 9C			COMMERCIAL	200,295	4.598
PARCEL 9D			COMMERCIAL	153,370	3.521
PEDEN ROAD				355,517	8.162
FLEMING RANCH ROAD				363,066	8.335
COLLECTOR - A				218,710	5.021
COLLECTOR - B				51,084	1.173
TOTAL	254	427	681	14,592,599	335.000
%	37%	63%	100%		
TOTAL BLOCKS	49				

PETE & JO BONDS
FAMILY PARTNERSHIP
D213039813.D.R.T.C.T.

PREPARED BY:
GMcivil
 Engineering & Surveying
 2559 W Grapevine Pkwy, Grapevine, Texas 76051
 817-329-4373
 TX Eng Firm # F-2944 | TX Surv Firm # 110021700

LAND PLAN
 OF
BONDS RANCH
 TARRANT COUNTY, TEXAS
 Date: May 2024

NORTHWEST ISD
 EAGLE MT SAGINAW ISD