

**A RESOLUTION**

**NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS,  
GRANTING CONDITIONAL CONSENT OF A SPECIAL DISTRICT (MUNICIPAL  
UTILITY DISTRICT) PURSUANT TO ARTICLE XVI, SECTION 59 OF THE TEXAS  
CONSTITUTION AND THE INCLUSION OF APPROXIMATELY 1476.889 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 its consent from Hines Acquisitions, LLC, (“Hines”) to the creation of a special district pursuant to Article XVI, Section 59 of the Texas Constitution (the “District”) encompassing approximately 1476.889 acres, being more particularly described in **Exhibit A** attached hereto and incorporated by reference (the “Land”) into the boundaries of the District; and

**WHEREAS**, Hines intends to develop the Land as a mixed-use master-planned community (the “Project”) in the City’s extraterritorial jurisdiction; and

**WHEREAS**, the District will be created and organized under the terms and provisions of Article XVI, Section 59, and Article III, Section 52, of the Constitution of Texas, and Chapters 49 and 54 of the Texas Water Code, as amended; and

**WHEREAS**, Section 54.016 of the Texas Water Code and Section 42.042 of the Texas Local Government Code provide that land within the extraterritorial jurisdiction of a municipality may not be included within a district without written consent of such municipality; and

**WHEREAS**, Hines and the City intend for the City to be the retail provider of water and sewer service to the Project and Hines agrees to construct certain facilities and improvements necessary for the Project and to the extension and expansion of City water and sewer systems; and

**WHEREAS**, the City desires to evidence its conditional support and consent to the creation of the District within the extraterritorial jurisdiction of the City and the inclusion of the Land within the District subject to the terms of that certain development agreement (the “Development Agreement”) and strategic partnership agreement (the “Strategic Partnership Agreement”) to be negotiated between the City and Hines 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 of the City (“City Council”) and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Section 2.** City Council hereby grants its support and consent to the creation of the District to be created pursuant to Article XVI, Section 59 of the Texas Constitution and operated under Chapters 49 and 54 of the Texas Water Code, as amended, and to the inclusion of Land described more particularly in **Exhibit A** within the boundaries of the District, conditioned upon the following:

2.1 The Project will be developed in accordance with the Subdivision Ordinance of the City and all development and infrastructure policies, rules, and regulations, as more specifically set forth in the Development Agreement;

2.2 All public infrastructure constructed to serve the Project shall be designed and constructed in accordance with plans and specifications approved by the City, as more specifically set forth in the Development Agreement;

2.3 The City shall have the right to inspect all public infrastructure constructed to serve the Project, as more specifically set forth in the Development Agreement;

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

2.5 The Project will be developed in accordance with the Neighborhood and Community Park Dedication Policy of the City of Fort Worth, Texas, as more specifically set forth in the Development Agreement;

2.6 The City will have the unilateral option to annex the entire Project and commercial areas in the Project into the corporate limits of the City upon satisfaction of certain conditions set forth in the Development Agreement and Strategic Partnership Agreement; and

2.7 The City acknowledges that the Conceptual Plan attached hereto as **Exhibit B** reflects Hines's anticipated development and the City does not oppose Hines's anticipated development in accordance with the Conceptual Plan.

**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 the extraterritorial jurisdiction.

**Section 5.** The City Council further states that this Resolution is provided subject to and in reliance upon the terms of the Development Agreement and Strategic Partnership Agreement, which may be entered into by and between the City, Hines, and the District. The District shall execute a joinder and become a party to the Development Agreement upon the District's organization. The City does not consent to the organization of the District, elections, or

issuance of bonds from any revenue available to the District until the Development Agreement is executed, if at all. The City hereby revokes its consent without further action by the City if a Development Agreement is not approved and executed by the City on or before one hundred twenty (120) days after the date of adoption of this Resolution, or as mutually agreed by the City and Hines.

**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 \_\_\_\_ day of December 2025.

**ATTEST:**

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Jannette S. Goodall, City Secretary

**EXHIBIT A**  
**(Legal Description of the Land to be included in the District)**

All that certain lot, tract, or parcel of land, situated in a portion of the H. Thompson Survey, Abstract No. 2434, the I. & G.N. R.R. CO. Survey, Abstract No. 1809, the J. Farmer Survey, Abstract No. 2631, the Thomas Hamilton Survey, Abstract No. 560, the M.C. Moulton Survey Abstract No. 933 & 934, the Albert Boon Survey, Abstract No. 53, and the John Kelsey Survey, Abstract No. 782 in Parker County, Texas and a portion of the T. & N.O. R.R. CO. Survey, Abstract No. 1556, the Nathaniel Holbrook Survey, Abstract No. 647, and the John Kelsey Survey, Abstract No. 913 in Tarrant County, Texas, being part of that certain called 1,612.42 net acre tract described in a deed to William M. Brown Family Ranching Operation, L.P. recorded in Volume 1802, Page 557 of the Deed Records of Parker County, Texas (DRPCT) and recorded in Volume 13716, Page 590 of the Deed Records of Tarrant County, Texas (DRTCT), and being more completely described as follows, to-wit:

**BEGINNING** at a 1/2" capped iron rod found stamped "TEXAS SURVEYING" for a Southeast corner of said 1,612.42 net acre tract, the Southwest corner of a called 600 acres described in a deed to Tannahill Ranch Surface Partnership, LTD recorded in Instrument No. D209144492 (DRTCT) and being in the North line of a called 800 acre tract described in a deed to Vernon Investment Corporation, N.V. recorded in Volume 6342, Page 749 (DRTCT);

**THENCE** South 89 deg. 45 min. 05 sec. West along said North line, the North line of a called 125.000 acre tract described in a deed to Deblock, LTD recorded in Instrument No. D214247803 (DRTCT) and a South line of said 1,612.42 net acre tract, a distance of 999.80 feet to a 1" iron rod found for an ell corner of said 1,612.42 net acre tract, the Northwest corner of said 800 acre tract, and the Northwest corner of said 125.000 acre tract;

**THENCE** South 00 deg. 14 min. 42 sec. East along the East line of said 1,612.42 net acre tract and the West lines of said 800 acre tract and 125.000 acre tract, at 1,676.10 feet pass a 1/2" iron rod found for an ell corner of said 125.000 acre tract, at 2,126.11 feet pass a 1/2" iron rod found (top bent) for another ell corner of same, continue along said East and West lines a total distance of 3,597.74 feet to a mag nail found for an ell corner of said 1,612.42 net acre tract and being in Old Weatherford Road, from which a 1/2" iron rod found in asphalt (bent) bears North 00 deg. 14 min. 17 sec. East – 5.18 feet and a 1" iron rod found bears North 00 deg. 04 min 48 sec. West – 25.48 feet;

**THENCE** South 50 deg. 36 min. 59 sec. West departing said deed lines, a distance of 548.45 feet to a 1" iron rod found for the Northeast corner of a called 12.20 acre tract described in a deed to Lois J. Banta recorded in Volume 1474, Page 435 (DRPCT) and being in the South line of Old Weatherford Road, from which a concrete monument found bears North 03 deg. 53 min. 39 sec. West – 4.14 feet and another concrete monument found bears South 00 deg. 10 min. 45 sec. West – 90.03 feet;

**THENCE** South 58 deg. 26 min. 13 sec. West along the North line of said 12.20 acre tract and the South line of Old Weatherford Road, a distance of 243.99 feet to a 1/2" blue capped iron rod found (illegible);

**THENCE** North 88 deg. 09 min. 54 sec. West along said North line and the South line of Old Weatherford Road, a distance of 234.32 feet to a 1/2" iron rod found for the Northwest corner of Lot 3 of Shannon Marie Addition recorded in Cabinet C, Page 55 of the Plat Records of Parker County, Texas (PRPCT) and the Northeast corner of Lot 2 of said Shannon Marie Addition;

**THENCE** North 76 deg. 16 min. 54 sec. West along the North line of said Shannon Marie Addition and the South line of Old Weatherford Road, at 394.83 feet pass a 1/2" iron rod found for the Northwest corner of Lot 1 of said Shannon Marie Addition and the Northeast corner of a called 3.592 acre tract described in a deed Robert James Stanton & Virginia B. Stanton recorded in Volume 1433, Page 630 (DRPCT), continue along the North line of said 3.592 acre tract and said South line of Old Weatherford Road a total distance of 453.35 feet to a 1/2" iron rod found;

**THENCE** North 64 deg. 42 min. 55 sec. West along the North line of said 3.592 acre tract and the South line of Old Weatherford Road, at 66.95 feet pass a 1/2" iron rod found for the Northwest corner of said 3.592 acre tract and the Northeast corner of a called 0.207 acre tract described in a deed to Robert James Stanton & Virginia B. Stanton recorded in Volume 1461, Page 423 (DRPCT), continue along the North line of said 0.207 acre tract and the South line of Old Weatherford Road a total distance of 133.82 feet to a 1/2" iron rod found;

**THENCE** North 57 deg. 02 min. 53 sec. West along said North line and the South line of Old Weatherford Road, at 8.14 feet pass a 1/2" iron rod found for the Northwest corner of said 0.207 acre tract and the Northeast corner of a called 1.054 acre tract described as Tract 2 in a deed to Joshua Matthew Graham & Kaitlyn Shelby Graham recorded in Instrument No. 201721575 (DRPCT), continue along the North line of said 1.054 acre tract, the North line of a called 2.454

acre tract described as Tract 1 in said deed and the South line of Old Weatherford Road a total distance of 84.92 feet to a 1/2" iron rod found;

**THENCE** North 61 deg. 04 min. 32 sec. West along said North line and the South line of Old Weatherford Road, at 165.44 feet pass a 1/2" iron rod found for the Northwest corner of said 2.454 acre tract and the Northeast corner of a called 2.706 acre tract described in a deed to Roland K. Johnson & Cynthia T. Johnson recorded in Volume 1665, Page 5 (DRPCT), continue along the North line of said 2.706 acre tract a total distance of 266.53 feet to a 5/8" iron rod found;

**THENCE** North 61 deg. 32 min. 52 sec. West along said North line and the South line of Old Weatherford Road, at 216.42 feet pass a 1/2" iron rod found for the Northwest corner of said 2.706 acre tract and the Northeast corner of a called 63.993 acre tract described in a deed to V8 Ranch, Inc. recorded in Instrument No. 201413977 (DRPCT), continue along the North line of said 63.993 acre tract and the South line of Old Weatherford Road a total distance of 375.64 feet to a 1/2" blue capped iron rod found (illegible);

**THENCE** North 65 deg. 18 min. 40 sec. West along said North line and the South line of Old Weatherford Road, a distance of 386.14 feet to a 3/4" iron rod found;

**THENCE** North 86 deg. 43 min. 36 sec. West along said North line and the South line of Old Weatherford Road, a distance of 110.25 feet to a 1/2" capped iron rod found stamped "TEXAS SURVEYING";

**THENCE** South 77 deg. 17 min. 03 sec. West along said North line and the South line of Old Weatherford Road, a distance of 461.79 feet to a 1/2" iron rod found for the Northwest corner of said 63.993 acre tract and being in the West line of said 1,612.42 net acre tract, from which a 5/8" iron rod found bears North 00 deg. 05 min. 46 sec. East – 34.00 feet;

**THENCE** North 01 deg. 06 min. 15 sec. West departing the South line of Old Weatherford Road and continue along the West line of said 1,612.42 net acre tract and the East line of a called 55.339 acre tract described in a deed to Old Weatherford Road, L.P. recorded in Instrument No. 202138674 (DRPCT), a distance of 2,189.36 feet to a 4" iron fence corner post for an ell corner of said 1,612.42 net acre tract and the Northeast corner of said 55.339 acre tract;

**THENCE** South 89 deg. 00 min. 41 sec. West along the North line of said 55.339 acre tract and a South line of said 1,612.42 net acre tract, at 388.20 feet pass a 1/2" capped iron rod found stamped "PRICE" for the Northeast corner of a called 10.000 acre tract described in a deed to Todd Creel & Whitney Creel recorded in Documents No. 202138673 (DRPCT), at 1,048.20 feet pass a 1/2" capped iron rod found stamped "PRICE" for the Northwest corner of said 10.000 acre tract, at 2,286.00 feet pass a 5/8" iron rod found for the Northwest corner of said 55.339 acre tract, continue along said South line and the North line of a called 884.1 acre tract described in a deed to Walsh Ranches Limited Partnership recorded in Volume 1699, Page 1765 and Volume 237, Page 562 (DRPCT) a total distance of 4,370.08 feet to a 4" metal fence corner post for the most westerly Southwest corner of said 1,612.42 net acre tract and an ell corner of said 884.1 acre tract;

**THENCE** North 00 deg. 39 min. 19 sec. West along the East line of said 884.1 acre tract and the West line of said 1,612.42 net acre tract, a distance of 4,661.94 feet to a 1/2" capped iron rod found stamped "TEXAS SURVEYING";

**THENCE** North 18 deg. 38 min. 11 sec. East along said East and West lines, a distance of 3,482.30 feet to a 6" metal fence corner post for an ell corner of said 1,612.42 net acre tract and an ell corner of said 884.1 acre tract;

**THENCE** South 89 deg. 50 min. 35 sec. West along a North line of said 884.1 acre tract and a South line of said 1,612.42 net acre tract, a distance of 135.51 feet to a 1/2" capped iron rod found stamped "TEXAS SURVEYING" for an ell corner of both;

**THENCE** North 00 deg. 39 min. 35 sec. West along the East line of said 884.1 acre tract and the West line of said 1,612.42 net acre tract, a distance of 433.07 feet to a 1" iron pipe found (bent) for the Northwest corner of said 1,612.42 net acre tract and the Southwest corner of a called 463 acre tract described in a deed to Frances Tannahill Wynne, Margaret Tannahill, & Clifton Allen Tannahill recorded in Volume 597, Page 239 (DRPCT);

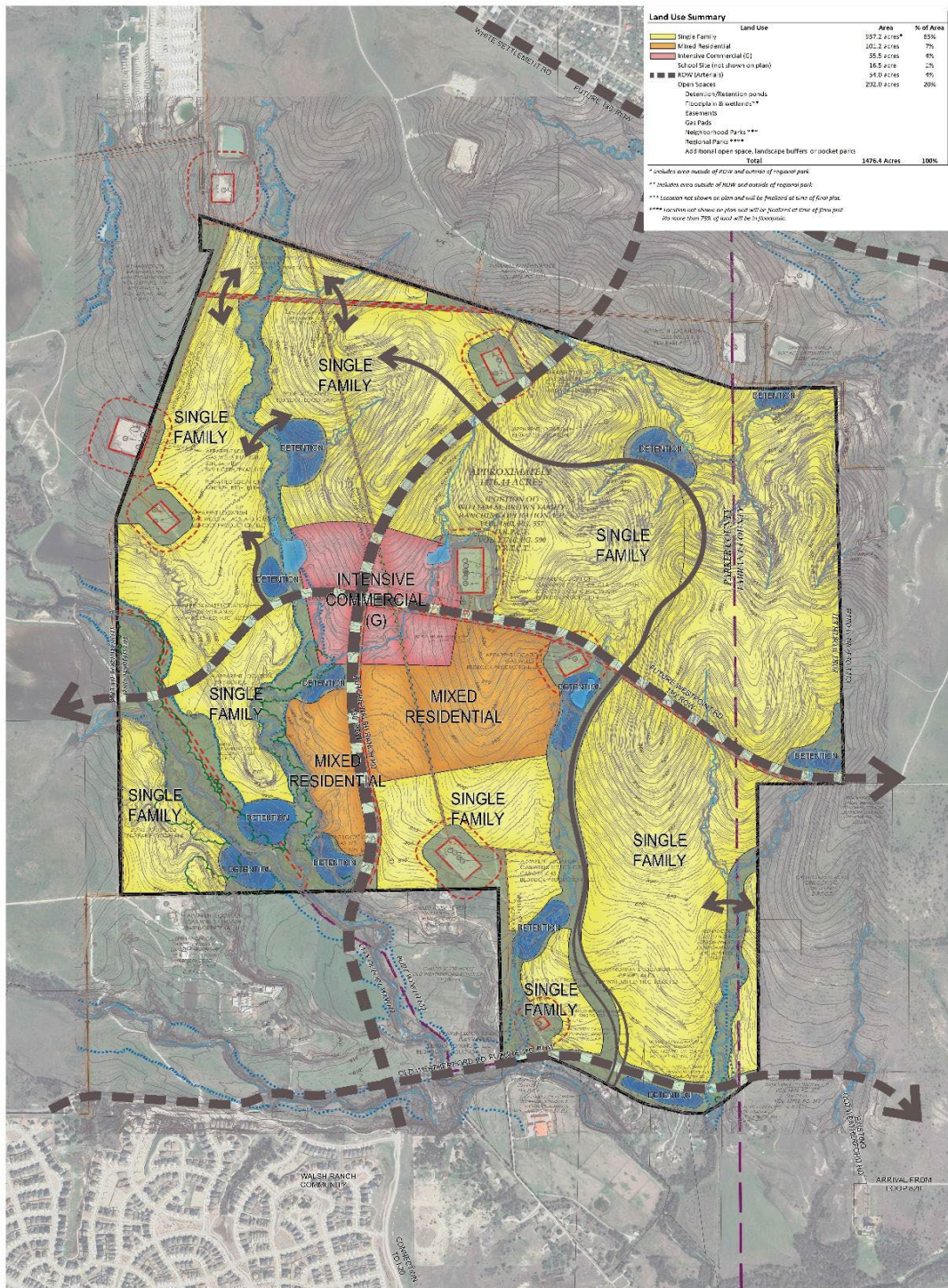
**THENCE** South 70 deg. 54 min. 17 sec. East departing said East line and continue along the North line of said 1,612.42 net acre tract and the South line of said 463 acre tract, a distance of 6,521.83 feet to a 1" iron rod found for the Southeast corner of said 463 acre tract and the most westerly Southwest corner of said 600 acre tract;

**THENCE** North 89 deg. 40 min. 33 sec. East along said North line and the South line of said 600 acre tract, a distance of 1,194.35 feet to a 1" iron rod found for the Northeast corner of said 1,612.42 net acre tract and an ell corner of said 600 acre tract;

**THENCE** South 01 deg. 05 min. 33 sec. East along the East line of said 1,612.42 net acre tract and the West line of said 600 acre tract, a distance of 4,896.05 feet to the **POINT OF BEGINNING**, containing 64,333,292 square feet or 1,476.889 acres of land, more or less.



# EXHIBIT B (Conceptual Plan)



CONCEPTUAL PLAN  
BROWN RANCH  
FORT WORTH, TX

Hines

MESA

DESIGNED BY Hines MESA  
DATE: 01/11/11  
PROJECT: BROWN RANCH  
PROJECT NO: 1000000000

0 500 1000 1500  
Scale: 1" = 500'  
NORTH