

**ORIGINAL
PETITION**

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner: _____
(If the property owner is a company, please state the full legal name of the company)

Property Address: _____

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Fort Worth Public Improvement District.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Fort Worth Public Improvement District. I hereby certify on behalf the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of Petition to Establish the Las Vegas Trail Public Improvement District and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated company, as applicable, that I have read and understand the Petition Requesting Establishment of the Las Vegas Trail Fort Worth Public Improvement District dated **February 1, 2019**, including, without limitation, that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set out therein.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail Public Improvement District under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 (The "Act"), so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Company Name: _____

Name: _____
(Print Full Legal Name)

By: _____

Name: _____

Title: _____

(Signature)

Date: _____, 2019

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail Public Improvement District, the City is fully entitled to rely on the warranty and representation set forth in this form for purposes of creation of the proposed PID unless and until the City receives written notice from the Company of a change.

**Petition Requesting the Establishment of the
LAS VEGAS TRAIL FORT WORTH PUBLIC IMPROVEMENT DISTRICT**

February 1, 2019

**PETITION REQUESTING THE ESTABLISHMENT OF THE
LAS VEGAS TRAIL FORT WORTH PUBLIC IMPROVEMENT DISTRICT**

**ARTICLE 1
REQUEST TO ESTABLISH DISTRICT**

1. This petition (“Petition”) is submitted to the City of Fort Worth, Texas (“City”) by LVTRise (“Petitioner”) on behalf of the undersigned property owners (“Owners”) (as set forth in **Exhibit “A”**) requesting the establishment of a public improvement district to be known as Las Vegas Trail Fort Worth Public Improvement District No. 21 (“District”) pursuant to Chapter 372 of the Texas Local Government Code (“Code”), as amended, and the City’s Policy for Operating Public Improvement Districts, adopted by the City Council on February 13, 2018 through Resolution No. 4905-02-2018, as amended (“Operating PID Policy”).
2. Based on the information provided in this Petition, the Owners request and concur with the establishment of the District and with the levy of assessments against the property within the District to pay for the costs associated with Improvements and Services (as defined hereinafter) to the extent that the same complies with the Code and Operating PID Policy.
3. The establishment of the District pursuant to this Petition will confer a special benefit on all property within the District, and promote the interest of the City, District, and all property within the District.
4. Petitioner and Owners are committed to the long-term backing and support of the District.

**ARTICLE II
LEGAL SUFFICIENCY OF THE PETITION**

This Petition will be legally sufficient under the Code to establish the District when it has been signed by:

(1) owners of taxable real property representing more than 50% of the appraised value of taxable real property liable for assessment under this Petition, as determined by the current roll of the Tarrant Appraisal District; and

(2) record owners of real property liable for assessment under this Petition who:

(a) constitute more than 50% all record owners of property that is liable for assessment under this Petition; or

(b) own taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under this Petition.

A copy of the current roll of the Tarrant Appraisal District (with original signatures of each property shown next to each parcel within the boundaries of the proposed District that is liable for assessment) is provided as **Exhibit “A”**.

ARTICLE III
GENERAL NATURE OF PROPOSED DISTRICT IMPROVEMENTS AND SERVICES

The general nature of the proposed public improvements and services authorized by the Act to be undertaken and financed from time-to-time for the special benefit of the District includes those improvements and services set forth in **Exhibit “B”** (the “Improvements and Services”). In addition to the Improvements and Services set forth in **Exhibit “B”**, the Petitioner requests that the District be authorized to engage in any activity permitted under the Code, subject to annual approval by the City Council. The manager of the District will recommend each year, to both property owners within the District and to the City Council, an annual plan of service and budget setting forth in detail the Improvements and Services proposed for the District.

The Improvements and Services will be for the use and benefit of all property owners within the District and contribute to, create, and maintain a sense of individual and community pride within the District. Taken together, these benefits will help to create, preserve, and protect stable neighborhoods that will provide an enhanced tax base for the City far into the future.

ARTICLE IV
ESTIMATED COST OF DISTRICT IMPROVEMENTS AND SERVICES

1. The Petitioner estimates that the District’s first-year budget, beginning on October 1, 2019 will be approximately \$299,958.00, which will result in an assessment for the first year of \$.10 per each \$100 of valuation for taxable property liable for assessments within the District.
2. An itemized estimate of the District’s budget for the first five years together with a five-year service plan summary for the District (including, without limitation, estimated sources of revenues for the District, e.g., subsidy revenues that the Petitioner may provide) are set forth in **Exhibit “C”**. The amount, if any, of the Petitioner’s annual subsidy is within the sole discretion of the Petitioner.
3. Each annual service plan and budget for the District, although prepared and recommended by the District’s manager, will be subject to approval by the City Council in accordance with the Code. Each annual service plan and budget will fully fund all costs incurred by the City in connection with the administration of the District, including, but not limited to, the costs for personnel, data services, appraisals, notifications, and collection fees.
4. All assessment revenue funds will be managed in accordance with accounting methods approved by the City.

ARTICLE V
ANNUAL SERVICE AND BUDGET REVIEW PROCESS

Each year, beginning on October 1, 2019, the District’s manager will prepare and recommend to the City Council an ongoing service plan and budget that must cover a period of at least five years and define the projected costs for the Improvements and Services. Prior to presenting each annual service plan and budget to the City Council, the District’s manager will submit the service plan and budget to any informal advisory boards for the District and will conduct at least one public hearing within the District at which time the proposed plan and budget including any comments from the informal advisory board’s review will be presented and property owners within the District will be given an opportunity for public comment. The District’s manager will give

individual, written notice to the office of the City Manager and to each property owner within the District not less than 15 days before the date of each hearing, which notice will be accompanied by an outline of the proposed annual service plan and budget, or revisions thereto, as the case may be. This public hearing is in addition to the public hearing that will be held by the City Council as required by the Code before approving and adopting an annual service plan and budget for the District. Petitioner and Owners understand that the annual budget, service and assessment plan, and assessment levy for the District are subject to review by the Director of the City's Financial Management Services Department (or that person's authorized designee) with final approval by the City Council.

ARTICLE VI
BOUNDARIES OF THE PROPOSED DISTRICT

The proposed District is shown on the map that is attached as **Exhibit "D"** and more particularly described by the legal descriptions on the attached **Exhibit "E"**. Only those properties within the proposed boundaries of the District that are commercial or multi-family will be subject to assessment, all of which are generally highlighted on the map in Exhibit D. Multi-family property means any residential development with eight (8) or more dwelling units. Any property within the proposed boundaries that is redeveloped into commercial or multi-family after the establishment of the District will automatically be subject to assessment in the City's fiscal year following such redevelopment. Land owned by the City or another public entity or exempt jurisdiction within the District's boundaries that have been identified in either **Exhibit D or E** will be included in the District but will not be subject to assessment.

ARTICLE VII
PROPOSED METHOD OF ASSESSMENT

The City Council is authorized by the Code to apportion the costs of the Improvements and Services to be assessed against property in the District on the basis of special benefits accruing to such property because of the Improvements and Services. The Petitioner proposes that the taxable commercial and multi-family properties within the District be assessed annually for the Improvements and Services to be performed within the District according to the appraised values of the properties, as determined by the then current tax roll of the Tarrant Appraisal District. However, the amount of assessment for each property within the District may be adjusted following the annual review of the service plan. The District's assessment will not exceed \$0.10 per each \$100.00 of appraised valuation.

ARTICLE VIII
PROPOSED APPORTIONMENT OF COSTS BETWEEN THE DISTRICT AND THE CITY

Except as provided in this Article VIII, the Petitioner proposes that all costs of the District be apportioned solely to the District to the extent allowed by the Code and City Policy. No City property within the District will be assessed, and the City will not be obligated to pay any assessments levied against the District. The City will contribute to the District each year an amount equal to the costs that the City would have paid or incurred for the maintenance of any City owned property within the District for which the District provides maintenance. Additional participation, if any, by the City in the costs of the District will be at the discretion of the City Council of the City.

ARTICLE IX
MANAGEMENT OF THE DISTRICT

The Petitioner proposes that the District be managed by the City with, at the City's option, the assistance of a third-party administrator contracted by the City and paid for as part of the administrative costs of the District.

ARTICLE X
ADVISORY BODY

The Petitioner proposes that the District be established and managed without the creation of an "advisory body" under the Code but, understands that, pursuant to the Code, an informal advisory body may be established to recommend an improvement plan to the City Council.

ARTICLE XI
ESTABLISHMENT AND DISSOLUTION OF THE DISTRICT

The District will be established and dissolved pursuant to the Code. Establishment of the District will occur on the date that the City Council adopted resolution authorizing the District is published in a newspaper of general circulation and will continue in full force and effect until September 30, 2029, unless otherwise dissolved pursuant to the Code. There is no contingency plan in place to maintain or dispose of improvements and property that have not been dedicated to the public as this will not be an issue for this District.

ARTICLE XII
ESTABLISHMENTS OF THE DISTRICT DOES NOT OBLIGATE THE CITY

Except as provided in Article VIII, establishment of the District does not obligate the City to fund or perform any District Improvements or Services, even if the District is dissolved. Petitioner and Owners understand that the construction of improvements in the public right-of-way, if any, will be maintained by assessments from the District and in no way obligates the City to future maintenance or operational costs, unless otherwise stated in a subsequent agreement.

ARTICLE XIII
APPLICATION FEE

The Petitioner will pay the City an application fee covering all cost incurred by the City that are associated with evaluating this Petition and establishing the District, including, but not limited to, salaries for City staff, consultant fees, attorneys' fees, independent appraisal fees, and all other reasonable and appropriate expenses. Such fees are anticipated to be reimbursed to the City during the first year of the District's operation from assessment revenues.

ARTICLE XIV – SALES DISCLOSURES

The Petitioner will provide written communication to all property owners within the District informing them of their obligation to disclose the existence of the District in any deeds related to future land transfers, along with a statement that the City is not obligated to fund or perform any District services, even if the District is terminated.

LIST OF EXHIBITS

- Exhibit "A" Proposed District – 2018 Tarrant Appraisal District Roll with Owners' Signatures
- Exhibit "B" Summary of Initial District Improvements and Services
- Exhibit "C" Five-Year Itemized Estimate of Revenues and Expenses
- Exhibit "D" Map of Proposed District
- Exhibit "E" Legal Description of Proposed District

Exhibit A

**Proposed District – 2018 Tarrant Appraisal District Roll
with Owners' Signatures**

Exhibit B

Summary of Initial District Improvements and Services

- A) The general nature of the proposed improvements and services to be provided in the District, include, without limitation the following:**
- a. Landscaping, promotional sign and banner programs, lighting, and various other streetscape and capital improvements, including streets, sidewalks, roadways, and rights-of-way.**
 - b. Special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and waste water, public safety, security, business recruitment, development, recreation, and cultural enhancements.**
 - c. Payment of expenses incurred in the establishment, administration, and operation of the District.**
 - d. Any other improvements and services allowed pursuant to the Act.**
- B) The following programs may be initiated to ensure that the improvements and services within the District are implemented:**
- a. Public Safety**
 - i. Security patrols will be added to the District to increase public safety and allow for more support in high transit areas and at public and private events held throughout the District.**
 - ii. Additional surveillance cameras will be installed in areas where high illegal activity may occur.**
 - iii. Additional lighting will be installed in areas where the community has expressed a need to create a well-lit and safe walkable environment during evening hours.**
 - b. Community Center Operations**
 - i. The community center to be opened within the District will be available for public use and will provide services that are intended to improve and promote the District, including, without limitation, programs designed to increase community engagement and meet social service needs, including, without limitation, job training, after and out-of-school programming, educational pathway courses, and access to additional social service providers. District funding will help fund these services and offset the overhead expenses associated with providing the above-state services, including, without limitation, staff wages, office supplies, maintenance fees, equipment, and utilities.**
 - c. Community Enhancement**

- i. A cooperative program with local governments, neighborhood groups, foundations, universities, and others to assist with obtaining grants or other special funding to undertake studies, historic preservation/restoration, landscape improvements, street improvements, signs and banners programs, and other streetscape amenities.**
- ii. Various enhancements to the District's main corridors, including, without limitation, landscaping, maintenance, and litter abatement.**

Exhibit C

Five-Year Itemized Estimate of Revenues and Expenses

Revenue Projections	10/1/19 thru 9/30/20	10/1/20 thru 9/30/21	10/1/21 thru 9/30/22	10/1/22 thru 9/30/23	10/1/23 thru 9/30/24
TOTAL REVENUES					
Assessment Revenues	\$299,958	\$305,957	\$312,076	\$318,317	\$324,683
TOTAL	\$299,958	\$305,957	\$312,076	\$318,317	\$324,683
TOTAL EXPENSES					
Management Fee	\$25,000	\$25,500	\$26,010	\$26,530	\$27,061
City Administrative Fee	\$5,999	\$6,119	\$6,241	\$6,366	\$6,493
Public Safety	\$150,000	\$153,000	\$156,060	\$159,181	\$162,365
Community Center Operations	\$50,000	\$51,000	\$52,020	\$53,060	\$54,121
Community Enhancement	\$68,959	\$70,338	\$71,745	\$73,180	\$74,643
TOTAL	\$299,958	\$305,957	\$312,076	\$318,317	\$324,683

Exhibit D

Map of Proposed District



Las Vegas Trail Area

Legend

- Las Vegas Trail Selected Parcels (915)
- Target Area



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* Highlighted areas represent the commercial and multi-family properties liable for assessment under the petition.

Exhibit E

Legal Description of Proposed District

**REVISED
PETITION**

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

(If the property owner is a company, please state the full legal name of the company)

Property Address:

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

**Petition Requesting the Establishment of the
LAS VEGAS TRAIL FORT WORTH PUBLIC IMPROVEMENT DISTRICT**

February 1, 2019

**PETITION REQUESTING THE ESTABLISHMENT OF THE
LAS VEGAS TRAIL FORT WORTH PUBLIC IMPROVEMENT DISTRICT**

**ARTICLE 1
REQUEST TO ESTABLISH DISTRICT**

1. This petition (“Petition”) is submitted to the City of Fort Worth, Texas (“City”) by LVTRise (“Petitioner”) on behalf of the undersigned property owners (“Owners”) (as set forth in **Exhibit “A”**) requesting the establishment of a public improvement district to be known as Las Vegas Trail Fort Worth Public Improvement District No. 21 (“District”) pursuant to Chapter 372 of the Texas Local Government Code (“Code”), as amended, and the City’s Policy for Operating Public Improvement Districts, adopted by the City Council on February 13, 2018 through Resolution No. 4905-02-2018, as amended (“Operating PID Policy”).
2. Based on the information provided in this Petition, the Owners request and concur with the establishment of the District and with the levy of assessments against the property within the District to pay for the costs associated with Improvements and Services (as defined hereinafter) to the extent that the same complies with the Code and Operating PID Policy.
3. The establishment of the District pursuant to this Petition will confer a special benefit on all property within the District, and promote the interest of the City, District, and all property within the District.
4. Petitioner and Owners are committed to the long-term backing and support of the District.

**ARTICLE II
LEGAL SUFFICIENCY OF THE PETITION**

This Petition will be legally sufficient under the Code to establish the District when it has been signed by:

(1) owners of taxable real property representing more than 50% of the appraised value of taxable real property liable for assessment under this Petition, as determined by the current roll of the Tarrant Appraisal District; and

(2) record owners of real property liable for assessment under this Petition who:

(a) constitute more than 50% all record owners of property that is liable for assessment under this Petition; or

(b) own taxable real property that constitutes more than 50% of the area of all taxable real property that is liable for assessment under this Petition.

A copy of the current roll of the Tarrant Appraisal District (with original signatures of each property shown next to each parcel within the boundaries of the proposed District that is liable for assessment) is provided as **Exhibit “A”**.

ARTICLE III
GENERAL NATURE OF PROPOSED DISTRICT IMPROVEMENTS AND SERVICES

The general nature of the proposed public improvements and services authorized by the Act to be undertaken and financed from time-to-time for the special benefit of the District includes those improvements and services set forth in **Exhibit “B”** (the “Improvements and Services”). In addition to the Improvements and Services set forth in **Exhibit “B”**, the Petitioner requests that the District be authorized to engage in any activity permitted under the Code, subject to annual approval by the City Council. The manager of the District will recommend each year, to both property owners within the District and to the City Council, an annual plan of service and budget setting forth in detail the Improvements and Services proposed for the District.

The Improvements and Services will be for the use and benefit of all property owners within the District and contribute to, create, and maintain a sense of individual and community pride within the District. Taken together, these benefits will help to create, preserve, and protect stable neighborhoods that will provide an enhanced tax base for the City far into the future.

ARTICLE IV
ESTIMATED COST OF DISTRICT IMPROVEMENTS AND SERVICES

1. The Petitioner estimates that the District’s first-year budget, beginning on October 1, 2019 will be approximately \$299,958.00, which will result in an assessment for the first year of \$.10 per each \$100 of valuation for taxable property liable for assessments within the District.
2. An itemized estimate of the District’s budget for the first five years together with a five-year service plan summary for the District (including, without limitation, estimated sources of revenues for the District, e.g., subsidy revenues that the Petitioner may provide) are set forth in **Exhibit “C”**. The amount, if any, of the Petitioner’s annual subsidy is within the sole discretion of the Petitioner.
3. Each annual service plan and budget for the District, although prepared and recommended by the District’s manager, will be subject to approval by the City Council in accordance with the Code. Each annual service plan and budget will fully fund all costs incurred by the City in connection with the administration of the District, including, but not limited to, the costs for personnel, data services, appraisals, notifications, and collection fees.
4. All assessment revenue funds will be managed in accordance with accounting methods approved by the City.

ARTICLE V
ANNUAL SERVICE AND BUDGET REVIEW PROCESS

Each year, beginning on October 1, 2019, the District’s manager will prepare and recommend to the City Council an ongoing service plan and budget that must cover a period of at least five years and define the projected costs for the Improvements and Services. Prior to presenting each annual service plan and budget to the City Council, the District’s manager will submit the service plan and budget to any informal advisory boards for the District and will conduct at least one public hearing within the District at which time the proposed plan and budget including any comments from the informal advisory board’s review will be presented and property owners within the District will be given an opportunity for public comment. The District’s manager will give

individual, written notice to the office of the City Manager and to each property owner within the District not less than 15 days before the date of each hearing, which notice will be accompanied by an outline of the proposed annual service plan and budget, or revisions thereto, as the case may be. This public hearing is in addition to the public hearing that will be held by the City Council as required by the Code before approving and adopting an annual service plan and budget for the District. Petitioner and Owners understand that the annual budget, service and assessment plan, and assessment levy for the District are subject to review by the Director of the City's Financial Management Services Department (or that person's authorized designee) with final approval by the City Council.

ARTICLE VI
BOUNDARIES OF THE PROPOSED DISTRICT

The proposed District is shown on the map that is attached as **Exhibit "D"** and more particularly described by the legal descriptions on the attached **Exhibit "E"**. Only those properties within the proposed boundaries of the District that are commercial or multi-family will be subject to assessment, all of which are generally highlighted on the map in Exhibit D. Multi-family property means any residential development with eight (8) or more dwelling units. Any property within the proposed boundaries that is redeveloped into commercial or multi-family after the establishment of the District will automatically be subject to assessment in the City's fiscal year following such redevelopment. Land owned by the City or another public entity or exempt jurisdiction within the District's boundaries that have been identified in either **Exhibit D or E** will be included in the District but will not be subject to assessment.

ARTICLE VII
PROPOSED METHOD OF ASSESSMENT

The City Council is authorized by the Code to apportion the costs of the Improvements and Services to be assessed against property in the District on the basis of special benefits accruing to such property because of the Improvements and Services. The Petitioner proposes that the taxable commercial and multi-family properties within the District be assessed annually for the Improvements and Services to be performed within the District according to the appraised values of the properties, as determined by the then current tax roll of the Tarrant Appraisal District. However, the amount of assessment for each property within the District may be adjusted following the annual review of the service plan. The District's assessment will not exceed \$0.10 per each \$100.00 of appraised valuation.

ARTICLE VIII
PROPOSED APPORTIONMENT OF COSTS BETWEEN THE DISTRICT AND THE CITY

Except as provided in this Article VIII, the Petitioner proposes that all costs of the District be apportioned solely to the District to the extent allowed by the Code and City Policy. No City property within the District will be assessed, and the City will not be obligated to pay any assessments levied against the District. The City will contribute to the District each year an amount equal to the costs that the City would have paid or incurred for the maintenance of any City owned property within the District for which the District provides maintenance. Additional participation, if any, by the City in the costs of the District will be at the discretion of the City Council of the City.

ARTICLE IX
MANAGEMENT OF THE DISTRICT

The Petitioner proposes that the District be managed by the City with, at the City's option, the assistance of a third-party administrator contracted by the City and paid for as part of the administrative costs of the District.

ARTICLE X
ADVISORY BODY

The Petitioner proposes that the District be established and managed without the creation of an "advisory body" under the Code but, understands that, pursuant to the Code, an informal advisory body may be established to recommend an improvement plan to the City Council.

ARTICLE XI
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The District will be established and dissolved pursuant to the Code. Establishment of the District will occur on the date that the City Council adopted resolution authorizing the District is published in a newspaper of general circulation and will continue in full force and effect until September 30, 2029, unless otherwise dissolved pursuant to the Code. There is no contingency plan in place to maintain or dispose of improvements and property that have not been dedicated to the public as this will not be an issue for this District.

ARTICLE XII
ESTABLISHMENTS OF THE DISTRICT DOES NOT OBLIGATE THE CITY

Except as provided in Article VIII, establishment of the District does not obligate the City to fund or perform any District Improvements or Services, even if the District is dissolved. Petitioner and Owners understand that the construction of improvements in the public right-of-way, if any, will be maintained by assessments from the District and in no way obligates the City to future maintenance or operational costs, unless otherwise stated in a subsequent agreement.

ARTICLE XIII
APPLICATION FEE

The Petitioner will pay the City an application fee covering all cost incurred by the City that are associated with evaluating this Petition and establishing the District, including, but not limited to, salaries for City staff, consultant fees, attorneys' fees, independent appraisal fees, and all other reasonable and appropriate expenses. Such fees are anticipated to be reimbursed to the City during the first year of the District's operation from assessment revenues.

ARTICLE XIV – SALES DISCLOSURES

The Petitioner will provide written communication to all property owners within the District informing them of their obligation to disclose the existence of the District in any deeds related to future land transfers, along with a statement that the City is not obligated to fund or perform any District services, even if the District is terminated.

LIST OF EXHIBITS

- Exhibit "A" Proposed District – 2018 Tarrant Appraisal District Roll with Owners' Signatures
- Exhibit "B" Summary of Initial District Improvements and Services
- Exhibit "C" Five-Year Itemized Estimate of Revenues and Expenses
- Exhibit "D" Map of Proposed District
- Exhibit "E" Legal Description of Proposed District

Exhibit A

**Proposed District – 2018 Tarrant Appraisal District Roll
with Owners' Signatures**

Exhibit B

Summary of Initial District Improvements and Services

- A) The general nature of the proposed improvements and services to be provided in the District, include, without limitation the following:**
- a. Landscaping, promotional sign and banner programs, lighting, and various other streetscape and capital improvements, including streets, sidewalks, roadways, and rights-of-way.**
 - b. Special supplemental services for improvement and promotion of the District, including services relating to advertising, promotion, health and sanitation, water and waste water, public safety, security, business recruitment, development, recreation, and cultural enhancements.**
 - c. Payment of expenses incurred in the establishment, administration, and operation of the District.**
 - d. Any other improvements and services allowed pursuant to the Act.**
- B) The following programs may be initiated to ensure that the improvements and services within the District are implemented:**
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 - i. Security patrols will be added to the District to increase public safety and allow for more support in high transit areas and at public and private events held throughout the District.**
 - ii. Additional surveillance cameras will be installed in areas where high illegal activity may occur.**
 - iii. Additional lighting will be installed in areas where the community has expressed a need to create a well-lit and safe walkable environment during evening hours.**
 - b. Community Center Operations**
 - i. The community center to be opened within the District will be available for public use and will provide services that are intended to improve and promote the District, including, without limitation, programs designed to increase community engagement and meet social service needs, including, without limitation, job training, after and out-of-school programming, educational pathway courses, and access to additional social service providers. District funding will help fund these services and offset the overhead expenses associated with providing the above-state services, including, without limitation, staff wages, office supplies, maintenance fees, equipment, and utilities.**
 - c. Community Enhancement**

- i. A cooperative program with local governments, neighborhood groups, foundations, universities, and others to assist with obtaining grants or other special funding to undertake studies, historic preservation/restoration, landscape improvements, street improvements, signs and banners programs, and other streetscape amenities.**
- ii. Various enhancements to the District's main corridors, including, without limitation, landscaping, maintenance, and litter abatement.**

Exhibit C

Five-Year Itemized Estimate of Revenues and Expenses

Revenue Projections	10/1/19 thru 9/30/20	10/1/20 thru 9/30/21	10/1/21 thru 9/30/22	10/1/22 thru 9/30/23	10/1/23 thru 9/30/24
TOTAL REVENUES					
Assessment Revenues	\$299,958	\$305,957	\$312,076	\$318,317	\$324,683
TOTAL	\$299,958	\$305,957	\$312,076	\$318,317	\$324,683
TOTAL EXPENSES					
Management Fee	\$25,000	\$25,500	\$26,010	\$26,530	\$27,061
City Administrative Fee	\$5,999	\$6,119	\$6,241	\$6,366	\$6,493
Public Safety	\$150,000	\$153,000	\$156,060	\$159,181	\$162,365
Community Center Operations	\$50,000	\$51,000	\$52,020	\$53,060	\$54,121
Community Enhancement	\$68,959	\$70,338	\$71,745	\$73,180	\$74,643
TOTAL	\$299,958	\$305,957	\$312,076	\$318,317	\$324,683

Exhibit D

Map of Proposed District



Las Vegas Trail Area

Legend

- Las Vegas Trail Selected Parcels (915)
- Target Area



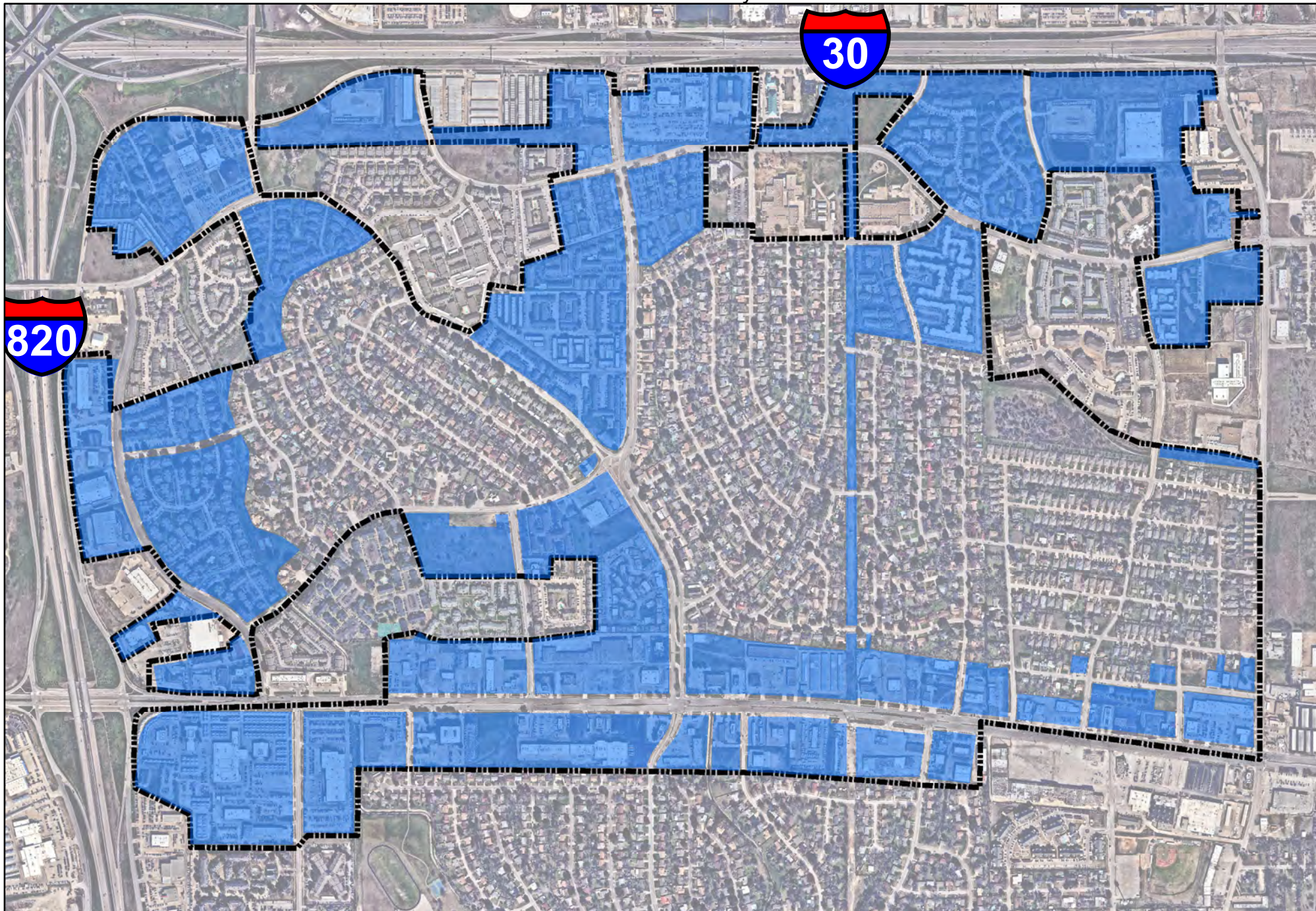
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

* Highlighted areas represent the commercial and multi-family properties liable for assessment under the petition.

Exhibit E

Legal Description of Proposed District

Revised Boundary



 Initial Properties to be Assessed
 LVT PID Boundary



0 500 1,000 Feet

Source: Planning & Data Analytics, August 24, 2020

2020 Aerial Photography
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UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR GRAPHICAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.



Five-Year Itemized Estimate of Revenues and Expenses

	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25
REVENUES					
PID Assessments	\$ 289,774	\$ 298,467	\$ 307,421	\$ 316,644	\$ 326,143
EXPENSES					
Management Fee	\$ 25,000	\$ 25,500	\$ 26,010	\$ 26,530	\$ 27,061
City Administrative Fee	\$ 5,795	5,969	6,148	6,333	6,523
Public Safety	\$ 117,371	138,368	141,353	146,080	150,453
Community Center Operations	\$ 76,141	98,494	101,449	104,493	107,627
Community Enhancement	\$ 17,162	29,847	30,742	31,664	32,614
Total Budgeted Expenses	\$ 241,469	\$ 298,178	\$ 305,702	\$ 315,100	\$ 324,278
Contribution to Fund Balance	\$ 48,305	\$ -	\$ 1,719	\$ 1,544	\$ 1,865
Net Change in Fund Balance	\$ 48,305	\$ 289	\$ 1,719	\$ 1,544	\$ 1,865
Estimated Fund Balance, Beginning of Year	-	48,305	48,594	50,313	51,857
Estimated Fund Balance, End of Year	48,305	48,594	50,313	51,857	53,722
Reserve Requirement	48,305	40,245	49,696	50,950	52,517
Over (Under) Reserve	\$ -	\$ 8,349	\$ 617	\$ 907	\$ 1,205

*FY2021 Assessment Rate = \$.10

**REVISED
PETITION
SIGNATURES**

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

CAMP BOWIE EXECUTIVE SUITES LLC
(If the property owner is a company, please state the full legal name of the company)

Property Address:

8200 CAMP BOWIE WEST
FORT WORTH, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: CAMPBELL EXECUTIVE SUITES LLC

By: _____

Name: ROBERT HIGGINS

Title: MANAGING PARTNER

Date: 3/24/21

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: ROBERT HIGGINS

(Signature)

Date: 3/24/21

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 00289698

Location

Property Address: 8200 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [3640-1-1R](#)

Neighborhood Code: [OFC-West Tarrant County](#)

Latitude: 32.7245287006

Longitude: -97.4574765071

TAD Map: [2012-384](#)

MAPSCO: [TAR-073Q](#)

Property Data

Legal Description: BROADMOOR ADDITION-FORT WORTH Block 1 Lot 1R & 6

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [13838512](#)

Agent: None

Notice Sent: 04-30-2021

Notice Value: \$1,020,883

Protest Deadline: 06-01-2021

††† Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80027865](#)

Site Name: ROBERT HIGGINS & ASSOC

Site Class: OFCLowRise - Office-Low Rise
of Parcels: 1

Primary Building:

Building Name: ROBERT HIGGINS & ASSOC/ATTY / 00289698

Building Type: Commercial

Year Built: 1974

Gross Building Area †††: 7,916

Net Leasable Area †††: 7,916

Land Sqft ◆: 59,677

Land Acres ◆: 1.3699

Pool: N



Owner Information

Current Owner:

CAMP BOWIE EXECUTIVE SUITES
8200 CAMP BOWIE BLVD W
 FORT WORTH, TX 76116-6321

Deed Date: 05-03-2010**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** D210104495**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
ENTERPRISE LEASING CO OF DFW	04-20-1995	00119430000991	0011943	0000991
VESTRY CORP	09-19-1994	00117400001170	0011740	0001170
FRANCHISEE ACQUISITION CORP	12-13-1993	00114010000317	0011401	0000317
WESTERN SIZZLING STEAK	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$782,175	\$238,708	\$1,020,883	\$1,020,883
2020	\$782,175	\$238,708	\$1,020,883	\$1,020,883
2019	\$669,099	\$238,708	\$907,807	\$907,807
2018	\$669,099	\$238,708	\$907,807	\$907,807
2017	\$447,859	\$238,708	\$686,567	\$686,567
2016	\$373,719	\$238,708	\$612,427	\$612,427

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

Serrano HLD LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Shenandoah Ridge Apartments 1198998
8222 Calmont Ave

Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Serrano HLD LLC

Company Name: _____

By: D. Michael Ballard

Name: D. Michael Ballard

Title: Manager

Date: 8/27/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 01198998

Location

Property Address: 8222 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [17615-1-1](#)

Neighborhood Code: [APT-Normandale](#)

Latitude: 32.7355923794

Longitude: -97.4570873486

TAD Map: [2012-388](#)

MAPSCO: [TAR-073G](#)

Property Data

Legal Description: HAYSTACK ADDITION Block 1 Lot 1 **Site Number:** [80880761](#)

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

Site Name: SHENANDOAH RIDGE

Site Class: APTIndMtr - Apartment-Individual
Meter

of Parcels: 1

Primary Building:

Building Name: SHENANDOAH RIDGE / 01198998

Building Type: Multi-Family

Year Built: 1979

State Code: BC MultiFamily Commercial

Agent: [KURZ GROUP INC \(00036\)](#)

Gross Building Area †††: 150,734

Net Leasable Area †††: 150,734

Land Sqft ♦: 446,940

Land Acres ♦: 10.2603

Pool: Y

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

SERRANO HLD LLC
190 W DAYTON ST STE 103
 EDMONDS, WA 98020

Deed Date: 10-28-2015**Instrument:** D215244975**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
DCP SERRANO LLC	12-31-2013	<u>D214000290</u>	0000000	0000000
TEXAS HI-PORT PROPERTIES	07-06-2005	<u>D205205438</u>	0000000	0000000
BLUE VALLEY APARTMENTS INC	03-01-2005	<u>D205056642</u>	0000000	0000000
FANNIE MAE	03-01-2005	<u>D205056641</u>	0000000	0000000
DSTAR BENNINGTON PARTNERS LLC	08-24-1998	00133840000289	0013384	0000289
VERMA AVTAR C;VERMA SATYA P	11-05-1993	00113180001678	0011318	0001678
NEW YORK LIFE INS CO	05-07-1991	00102490000312	0010249	0000312
CANTEX JOINT VENTURE IX	08-17-1987	00090470000604	0009047	0000604
HAYSTACK FORT WORTH #1	11-05-1986	00087400000538	0008740	0000538



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$6,865,710	\$1,564,290	\$8,430,000	\$8,430,000
2019	\$6,415,710	\$1,564,290	\$7,980,000	\$7,980,000
2018	\$7,091,325	\$558,675	\$7,650,000	\$7,650,000
2017	\$6,441,325	\$558,675	\$7,000,000	\$7,000,000
2016	\$4,441,325	\$558,675	\$5,000,000	\$5,000,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

Lone Star Drive-In Rest INC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Japanese Palace 3316289
8445 CAMP BOWIE WEST BLVD

Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

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- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
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(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Lone Star Drive-In Rest INC

Company Name: _____

By: Pam Benson

Name: Pam Benson

Title: President

Date: 8/27/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03316289

Location

Property Address: 8445 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [45390-13-C1C](#)

Neighborhood Code: [Food Service General](#)

Latitude: 32.7237391046

Longitude: -97.4629805274

TAD Map: [2006-384](#)

MAPSCO: [TAR-073P](#)

Property Data

Legal Description: WAVERLY PARK ADDITION
Block 13 Lot C1C

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [08258198](#)

Agent: [INTEGRATAX \(00753\)](#)

Site Number: [80232728](#)

Site Name: JAPANESE PALACE

Site Class: FSRest - Food Service-Full Service
Restaurant

of Parcels: 1

Primary Building:

Building Name: JAPANESE PALACE RESTAURANT
& SUSHI BAR / 03316289

Building Type: Commercial

Year Built: 1974

Gross Building Area †††: 5,984

Net Leasable Area †††: 5,984

Land Sqft †: 40,500

Land Acres †: 0.9297

Pool: N

††† Rounded

† This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

LONE STAR DRIVE-IN REST INC
PO BOX 121302
 FORT WORTH, TX 76121-1302

Deed Date: 12-31-1900

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Values

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Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$262,984	\$162,000	\$424,984	\$424,984
2019	\$263,000	\$162,000	\$425,000	\$425,000
2018	\$238,000	\$162,000	\$400,000	\$400,000
2017	\$236,900	\$162,000	\$398,900	\$398,900
2016	\$236,900	\$162,000	\$398,900	\$398,900

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

MILAR REALTY LLC
6152 OVERTON RIDGE BLVD
FORT WORTH, TX, 76132
Re: Doc Holidays Pawn Shop

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

MILAR REALTY LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8222 CAMP BOWIE WEST BLVD

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

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- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name:

Milco Realty, LLC

By:

Name:

Title:

Date:

Michael O'Brien
President
Aug 11, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03421481

Location

Property Address: 8222 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46065-1-CR1](#)

Neighborhood Code: [RET-Southwest Tarrant County General](#)

Latitude: 32.7243305461

Longitude: -97.4581150563

TAD Map: [2012-384](#)

MAPSCO: [TAR-073Q](#)

Property Data

Legal Description: WESTERN HILLS ADDITION
SEC I Block 1 Lot CR1

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [14244000](#)

Agent: None

Site Number: [80238599](#)

Site Name: DOC HOLIDAYS PAWN SHOP

Site Class: RETGen - Retail-General/Specialty
of Parcels: 1

Primary Building:

Building Name: DOC HOLIDAYS PAWN SHOP /
03421481

Building Type: Commercial

Year Built: 1971

Gross Building Area †††: 8,479

Net Leasable Area †††: 8,479

Land Sqft ♦: 28,380

Land Acres ♦: 0.6515

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:
MILAR REALTY LLC
6152 OVERTON RIDGE BLVD
 FORT WORTH, TX 76132

Deed Date: 01-01-2016
Instrument: D216007665

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
O'BRIEN MICHAEL P SR	04-11-1990	00098970000515	0009897	0000515
LAKE GRANBURY NATIONAL BANK	04-09-1987	00089120002356	0008912	0002356
HEATH DONALD RAY	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$474,886	\$113,520	\$588,406	\$588,406
2019	\$455,068	\$113,520	\$568,588	\$568,588
2018	\$377,245	\$113,520	\$490,765	\$490,765
2017	\$334,480	\$113,520	\$448,000	\$448,000
2016	\$314,486	\$113,520	\$428,006	\$428,006

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

MIRA MONTE APARTMENTS LLC
2800 LAS VEGAS TRL
FORT WORTH, TX, 76116
Re: Mira Monte Apartments

*Staff Note: 4/20/2021 CH
Mira Monte Apartments, LLC is Secretary
Of State managing member - Approved

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

MIRA MONTE APARTMENTS LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address:

2800 LAS VEGAS TRAIL

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

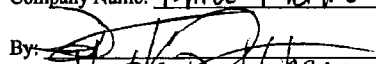
- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

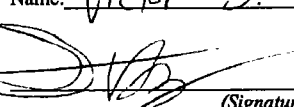
(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: Mira Monte Apts
By: 
Name: Victor D. Huhem
Title: President, General Counsel
Date: Sept 2nd, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Victor D. Huhem

(Signature)
Date: Sept 2nd, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03433382

Location

Property Address: 2800 LAS VEGAS TR [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-70-1](#)

Neighborhood Code: [APT-Normandale](#)

Latitude: 32.7348049522

Longitude: -97.4676030302

TAD Map: [2006-388](#)

MAPSCO: [TAR-073K](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 70 Lot 1

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: BC MultiFamily Commercial

Agent: None

Site Number: [80238912](#)

Site Name: MIRA MONTE APTS

Site Class: APTIndMtr - Apartment-Individual
Meter

of Parcels: 1

Primary Building:

Building Name: MIRA MONTE APTS / 03433382

Building Type: Multi-Family

Year Built: 1968

Gross Building Area †††: 115,059

Net Leasable Area †††: 107,360

Land Sqft ♦: 232,915

Land Acres ♦: 5.3469

Pool: Y

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

MIRA MONTE APARTMENTS FW LLC
5850 GOLDENWOOD DR STE 248
 FORT WORTH, TX 76112

Deed Date: 02-25-2020

Instrument: D220048444

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
MIRA MONTE APARTMENTS LLC	07-10-2012	<u>D212166162</u>	0000000	0000000
ORIME NOAYA	06-27-2012	<u>D212154891</u>	0000000	0000000
ORIME NAOYA;ORIME TIERRA CAPITAL	12-29-2006	<u>D206411394</u>	0000000	0000000
LA SALLE BANK NATIONAL ASSOC	12-06-2005	<u>D205362364</u>	0000000	0000000
DUKEWELL INVESTMENTS LP	10-08-2004	<u>D204317167</u>	0000000	0000000
SIERRA TRAILS LP	04-21-2003	00166280000030	0016628	0000030
NUMBER ONE SIERRA LTD	07-05-1994	00116520001103	0011652	0001103
HACIENDA INV LTD	12-31-1900	00063210000443	0006321	0000443

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$1,308,856	\$291,144	\$1,600,000	\$1,600,000
2019	\$784,798	\$815,202	\$1,600,000	\$1,600,000
2018	\$1,308,856	\$291,144	\$1,600,000	\$1,600,000
2017	\$4,626,584	\$291,144	\$4,917,728	\$4,917,728
2016	\$3,658,237	\$291,144	\$3,949,381	\$3,949,381

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

Bhavik Investment Inc.

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8701 West Fwy

Ft Worth TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Hitendrabhai Patel

H. P. Patel.
(Signature)

Date: 09/02/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03433528

Location

Property Address: 8701 WEST FWY [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-72-2B](#)

Neighborhood Code: [Motel/Hotel General](#)

Latitude: 32.7369963132

Longitude: -97.4680749565

TAD Map: [2006-388](#)

MAPSCO: [TAR-073F](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC
III-VIII Block 72 Lot 2B

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Agent: [AMERICAN PROPERTY SERVICES \(00577\)](#)

Site Number: [80239013](#)

Site Name: RELAX INN

Site Class: MHMotel - Motel
of Parcels: 1

Primary Building:

Building Name: RELAX INN / 03433528

Building Type: Commercial

Year Built: 1972

Gross Building Area †††: 30,960

Net Leasable Area †††: 30,960


Land Sqft †: 90,925

Land Acres †: 2.0873

Pool: Y

††† Rounded

† This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:
BHAVIK INVESTMENTS INC
11950 WEBB CHAPEL RD
 DALLAS, TX 75234

Deed Date: 05-22-2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D212124085

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
LANE FAMILY LP	12-30-1995	00122280002165	0012228	0002165
MOTEL 6 OPERATING LP	10-02-1993	00112610001869	0011261	0001869
NETZKY THEODORE P	10-01-1993	00112610001853	0011261	0001853
FMM PARTNERS LTD	09-30-1993	00112610001837	0011261	0001837
FACET MCKINLEY MOTEL LTD	10-20-1986	00087520000407	0008752	0000407
MOTEL 6 INC	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$667,816	\$272,775	\$940,591	\$940,591
2019	\$623,225	\$272,775	\$896,000	\$896,000
2018	\$532,225	\$272,775	\$805,000	\$805,000
2017	\$532,225	\$272,775	\$805,000	\$805,000
2016	\$586,428	\$272,775	\$859,203	\$859,203

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

*Staff Note: 4/20/2021 CH
Authorized Signor initialed form being marked
through- Approved

FPS RE FT W LLC
925 S KIMBALL AVE STE 100
SOUTHLAKE, TX, 76092

Re: Honda/Kawasaki Service Dealership

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

FPS REAL ESTATE FORT WORTH, LLC
~~HONDA / KAWASAKI DEALERSHIP~~

(If the property owner is a company, please state the full legal name of the company)

Property Address:

3101 W LOOP 820 S
PTW TX 76114

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

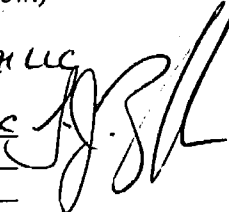
Company Name: FPS REAL ESTATE FORT WORTH LLC

By: FPS REAL ESTATE FORT WORTH LLC

Name: TOM ZELAWSKI

Title: CEO

Date: 9/21, 2020



(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03434885

Location

Property Address: 3101 W LOOP 820 S [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-86-3](#)
Neighborhood Code: [RET-Southwest Tarrant County General](#)
Latitude: 32.7280946242
Longitude: -97.4796459169
TAD Map: [2006-384](#)
MAPSCO: [TAR-072M](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 86 Lot 3

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

State Code: F1 Commercial

Personal Property Account: [14256041](#)

Agent: [ALTUS GROUP US INC/SOUTHLAKE \(00652\)](#)

Site Number: [80865334](#)

Site Name: HONDA/KAWASAKI 3101 W LOOP 820

Site Class: RETGen - Retail-General/Specialty
of Parcels: 1

Primary Building:

Building Name: HONDA/KAWASAKI WEST / 03434885
Building Type: Commercial
Year Built: 2008

Gross Building Area †††: 37,887

Net Leasable Area †††: 37,887

Land Sqft ♦: 144,489

Land Acres ♦: 3.3170

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

FPS RE FT W LLC
925 S KIMBALL AVE STE 100
 SOUTHLAKE, TX 76092

Deed Date: 10-26-2015**Instrument:** D215247254**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
HKW 820 PARTNERS LP	11-20-2007	<u>D207448725</u>	0000000	0000000
KEMP ANDREW P ETAL	04-20-2004	<u>D204120876</u>	0000000	0000000
CROSSLEY DELIA	01-13-2003	00163320000439	0016332	0000439
STALEY JOE H TR	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$2,936,022	\$288,978	\$3,225,000	\$3,225,000
2019	\$2,936,022	\$288,978	\$3,225,000	\$3,225,000
2018	\$2,893,529	\$288,978	\$3,182,507	\$3,182,507
2017	\$2,893,529	\$288,978	\$3,182,507	\$3,182,507
2016	\$2,779,857	\$288,978	\$3,068,835	\$3,068,835

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

8713 NORMANDALE LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Normandale Place Apartments 3435253
8713 NORMANDALE LLC

Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

8713 NORMANDALE LLC

Company Name by: _____

By: [Signature]

Name: Hudson Henley

Title: Managing Member

Date: 8/28/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03435253

Location

Property Address: 8713 S NORMANDEALE ST [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-89-3D](#)

Neighborhood Code: [APT-Normandale](#)

Latitude: 32.7279637751

Longitude: -97.4684868458

TAD Map: [2006-384](#)

MAPSCO: [TAR-073K](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 89 Lot 3D

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: BC MultiFamily Commercial

Agent: [BENTON COOK \(00150\)](#)

Site Number: [80239242](#)

Site Name: NORMANDEALE PLACE APTS

Site Class: APTLowInc - Apartment-Low
Income/Govt Program

of Parcels: 1

Primary Building:

Building Name: NORMANDEALE PLACE APT-8713 S
NORMANDEALE ST / 03435253

Building Type: Multi-Family

Year Built: 1973

Gross Building Area †††: 83,688

Net Leasable Area †††: 62,098

Land Sqft ♦: 194,103

Land Acres ♦: 4.4559

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

8713 NORMANDALE LLC
2520 FAIRMOUNT ST STE 200
 DALLAS, TX 75201

Deed Date: 08-25-2017**Instrument:** D217197794**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
O'CONNOR PLACE LP	11-05-2004	<u>D204346016</u>	0000000	0000000
NPA-NORMANDALE PLACE APTS LLC	12-05-2002	00161940000128	0016194	0000128
NORMANDALE PLACE APTS LTD	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$4,008,846	\$291,154	\$4,300,000	\$4,300,000
2019	\$3,808,846	\$291,154	\$4,100,000	\$4,100,000
2018	\$3,158,846	\$291,154	\$3,450,000	\$3,450,000
2017	\$2,332,019	\$291,154	\$2,623,173	\$2,623,173
2016	\$1,960,869	\$291,154	\$2,252,023	\$2,252,023

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

KOSEL INVESTMENTS INC
226 BAILEY AVE STE 104
FORT WORTH, TX, 76107
Re: Autozone

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

KOSEL INVESTMENTS

(If the property owner is a company, please state the full legal name of the company)

Property Address:

2713 LAS VEGAS TR

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

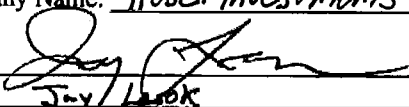
- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: Kosel Investments
By: 
Name: Jay Lesok
Title: Vice President
Date: September 2, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Jay Lesok

(Signature)

Date: September 2, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03435393

Location

Property Address: 2713 LAS VEGAS TR [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-96-1](#)

Neighborhood Code: [RET-Ridgmar Mall](#)

Latitude: 32.737020268

Longitude: -97.4664788833

TAD Map: [2006-388](#)

MAPSCO: [TAR-073F](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 96 Lot 1

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [10824162](#)

Agent: [WILSON & FRANCO \(00625\)](#)

Site Number: [80239307](#)

Site Name: AUTOZONE

Site Class: RETGen - Retail-General/Specialty
of Parcels: 1

Primary Building:

Building Name: AUTOZONE / 03435393

Building Type: Commercial

Year Built: 1967

Gross Building Area †††: 7,520

Net Leasable Area †††: 7,320

Land Sqft ♦: 26,903

Land Acres ♦: 0.6176

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

KOSEL INVESTMENTS INC
226 BAILEY AVE STE 104
 FORT WORTH, TX 76107-1260

Deed Date: 09-27-1994
Deed Volume: 0011744
Deed Page: 0002367
Instrument: 00117440002367

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
SOUTHLAND CORP #12528	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$344,842	\$107,612	\$452,454	\$452,454
2019	\$310,145	\$107,612	\$417,757	\$417,757
2018	\$294,077	\$107,612	\$401,689	\$401,689
2017	\$282,377	\$107,612	\$389,989	\$389,989
2016	\$267,377	\$107,612	\$374,989	\$374,989

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

KRISHA INVESTMENTS INC

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8401 W FRW7

FORT WORTH, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: KRISHA INVESTMENTS INC

By: A R Patidar

Name: ANIL PATIDAR

Title: PRESIDENT

Date: 9-5-20

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03435415

Location

Property Address: 8401 WEST FWY [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-96-2AR-C](#)

Neighborhood Code: [Motel/Hotel General](#)

Latitude: 32.7371318174

Longitude: -97.464012309

TAD Map: [2006-388](#)

MAPSCO: [TAR-073F](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC
III-VIII Block 96 Lot 2AR

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Agent: [AMERICAN PROPERTY SERVICES \(00577\)](#)

Site Number: [80239315](#)

Site Name: EXPRESS INN

Site Class: MHExtStay - Motel/Hotel-Extended
Stay

of Parcels: 1

Primary Building:

Building Name: KNIGHTS INN / 03435415

Building Type: Commercial

Year Built: 1979

Gross Building Area †††: 63,456

Net Leasable Area †††: 63,456

Land Sqft ♦: 131,147

Land Acres ♦: 3.0107

Pool: Y

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:
KRISHA INVESTMENTS INC
11950 WEBB CHAPEL RD
 DALLAS, TX 75234

Deed Date: 11-14-2005
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D205347680

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
UNITED CENTRAL BANK	09-06-2005	00000000000000	0000000	0000000
VASP INVESTMENTS INC	04-30-1997	00127520000421	0012752	0000421
PARIN ENTERPRISES INC	10-21-1993	00112910000551	0011291	0000551
OUTLOOK ALL SUITE HOTELS	12-15-1986	00087860000698	0008786	0000698
LXINGTON APTS & MOTOR INN	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$1,008,070	\$393,441	\$1,401,511	\$1,401,511
2019	\$1,161,559	\$393,441	\$1,555,000	\$1,555,000
2018	\$583,559	\$393,441	\$977,000	\$977,000
2017	\$321,559	\$393,441	\$715,000	\$715,000
2016	\$284,461	\$393,441	\$677,902	\$677,902

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

*Staff Note: 4/21/21 CH
TAD Property Owner and address are matched below.
Authorized Signor: John Moritz signed but didn't print
name and placed in owner field not on behalf of
company. Not found in SOS.
Approved per staff notes

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

MORITZ INVEST LTD

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8501 WEST FWG FTW TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)
Date: 8/28/20

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03435466

 Location

Property Address: 8501 WEST FWY [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-96-2C](#)
Neighborhood Code: [Auto Sales General](#)
Latitude: 32.7370704418
Longitude: -97.4654114897
TAD Map: [2006-388](#)
MAPSCO: [TAR-073F](#)

 Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 96 Lot 2C
Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: F1 Commercial

Personal Property Account: [11283874](#)

Agent: [SOUTHLAND PROPERTY TAX CONSULTANTS INC \(00344\)](#)

Site Number: [80239358](#)

Site Name: MORITZ KIA AUTO MART

Site Class: ASDealer - Auto Sales-Full Service Dealership
of Parcels: 1

Primary Building:
Building Name: MORITZ KIA / 03435466
Building Type: Commercial
Year Built: 1992

Gross Building Area †††: 36,904
Net Leasable Area †††: 36,904
Land Sqft ♦: 217,800
Land Acres ♦: 5.0000

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:MORITZ INTEREST LTDPO BOX 490

ARLINGTON, TX 76004-0490

Deed Date: 09-29-2005**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** D205301247**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
TANNER REALTY LLC	07-06-2001	00150110000193	0015011	0000193
GENESIS AUTO GROUP INC	11-19-1992	00108560000057	0010856	0000057
SECURITY PACIFIC MTG CORP	03-30-1992	00107100002282	0010710	0002282
SECURITY PACIFIC AUTOMOTIVE	05-07-1991	00102490000322	0010249	0000322
CARLIDAN INC	12-01-1987	00091320000541	0009132	0000541
KIPP RICH AUTOMOTIVE ASSOC	06-07-1983	00075270001112	0007527	0001112
WESTERN DATSUN INC	03-01-1982	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$3,911,000	\$1,089,000	\$5,000,000	\$5,000,000
2019	\$3,911,000	\$1,089,000	\$5,000,000	\$5,000,000
2018	\$1,043,210	\$1,089,000	\$2,132,210	\$2,132,210
2017	\$931,000	\$1,089,000	\$2,020,000	\$2,020,000
2016	\$854,280	\$1,089,000	\$1,943,280	\$1,943,280

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 4B03 Oncor 3793842 ✓
2700 Dale Ln ✓

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

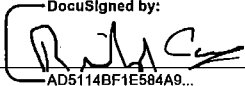
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03793842

Location

Property Address: 2700 DALE LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [A 256-4B01](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.736385415
Longitude: -97.4764598968
TAD Map: [2006-388](#)
MAPSCO: [TAR-073E](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
 Abstract 256 Tract 4B01

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: J3 Commercial Utility Electric
 Companies

Agent: [ONCOR \(ONCOR\)](#)

††† Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
 DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ◆: 11,761

Land Acres ◆: 0.2699

Pool: N



Owner Information

Current Owner:

ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000



Values

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Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$7,350	\$7,350	\$7,350
2019	\$0	\$7,350	\$7,350	\$7,350
2018	\$0	\$7,350	\$7,350	\$7,350
2017	\$0	\$7,350	\$7,350	\$7,350
2016	\$0	\$7,350	\$7,350	\$7,350

A zero value indicates that the property record has not yet been completed for the indicated tax year † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

*Staff Note: 4/21/21 CH
TAD account #3793877 linked to tract 4B03 and address
2701 Dale Lane
Authorized Signor : Richard Casarez linked to SOS
Management (Vice President) - signed in wrong owner
field
Status: Approved per staff notes CH

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 4B01 Oncor 3793877
2700 Dale Ln

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

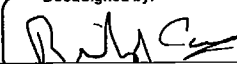
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03793877

Location

Property Address: 2701 DALE LN [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [A 256-4B03](#)

Neighborhood Code: [Utility General](#)

Latitude: 32.7363964343

Longitude: -97.4746994332

TAD Map: [2006-388](#)

MAPSCO: [TAR-073E](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 4B03

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J3 Commercial Utility Electric
Companies

Agent: [ONCOR \(ONCOR\)](#)

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 183,823

Land Acres ♦: 4.2199

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$114,889	\$114,889	\$114,889
2019	\$0	\$114,889	\$114,889	\$114,889
2018	\$0	\$114,889	\$114,889	\$114,889
2017	\$0	\$114,889	\$114,889	\$114,889
2016	\$0	\$114,889	\$114,889	\$114,889

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 6L01 Oncor 3794555
8550 Calmont Ave

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

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- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

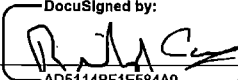
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03794555

Location

Property Address: 8850 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [A 256-6L01](#)

Neighborhood Code: [Utility General](#)

Latitude: 32.7363719198

Longitude: -97.4702184567

TAD Map: [2006-388](#)

MAPSCO: [TAR-073E](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 6L01

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J3 Commercial Utility Electric
Companies

Agent: [ONCOR \(ONCOR\)](#)

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 338,461

Land Acres ♦: 7.7699

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$211,538	\$211,538	\$211,538
2019	\$0	\$211,538	\$211,538	\$211,538
2018	\$0	\$211,538	\$211,538	\$211,538
2017	\$0	\$211,538	\$211,538	\$211,538
2016	\$0	\$211,538	\$211,538	\$211,538

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 7D Oncor, 3794830
8550 Calmont Ave

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

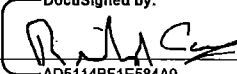
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez _____

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020 _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03794830

Location

Property Address: 8550 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [A 256-7A](#)

Neighborhood Code: [Utility General](#)

Latitude: 32.7375080612

Longitude: -97.4603340415

TAD Map: [2012-388](#)

MAPSCO: [TAR-073F](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 7A

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J3 Commercial Utility Electric
Companies

Agent: [ONCOR \(ONCOR\)](#)

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 83,199

Land Acres ♦: 1.9099

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** 000000000000000**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$124,798	\$124,798	\$124,798
2019	\$0	\$124,798	\$124,798	\$124,798
2018	\$0	\$124,798	\$124,798	\$124,798
2017	\$0	\$124,798	\$124,798	\$124,798
2016	\$0	\$124,798	\$124,798	\$124,798

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 7B Oncor 3794865
8550 Calmont Ave

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03794865

Location

Property Address: 8550 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [A 256-7B](#)

Neighborhood Code: [Utility General](#)

Latitude: 32.7308911885

Longitude: -97.4610635778

TAD Map: [2012-384](#)

MAPSCO: [TAR-073K](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 7B

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J3 Commercial Utility Electric
Companies

Agent: [ONCOR](#) ([ONCOR](#))

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 300,999

Land Acres ♦: 6.9099

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:ONCOR ELECTRIC DELIVERY CO LLCPO BOX 139100

DALLAS, TX 75313

Deed Date: 01-17-2002**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** 000000000000000**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$225,749	\$225,749	\$225,749
2019	\$0	\$225,749	\$225,749	\$225,749
2018	\$0	\$225,749	\$225,749	\$225,749
2017	\$0	\$225,749	\$225,749	\$225,749
2016	\$0	\$225,749	\$225,749	\$225,749

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Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 7C Oncor 3794873
8550 Calmont Ave

Fort worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

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- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
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- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

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(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

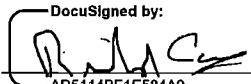
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03794873

Location

Property Address: 8550 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [A 256-7C](#)

Neighborhood Code: [Utility General](#)

Latitude: 32.7372851908

Longitude: -97.4613967056

TAD Map: [2006-388](#)

MAPSCO: [TAR-073F](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 7C

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J3 Commercial Utility Electric
Companies

Agent: [ONCOR \(ONCOR\)](#)

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:


Land Sqft ♦: 6,969

Land Acres ♦: 0.1599

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$4,355	\$4,355	\$4,355
2019	\$0	\$4,355	\$4,355	\$4,355
2018	\$0	\$4,355	\$4,355	\$4,355
2017	\$0	\$4,355	\$4,355	\$4,355
2016	\$0	\$4,355	\$4,355	\$4,355

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 7A Oncor 3794911
8550 Calmont Ave

Fort worth TX, 76116

Check the box that applies:

I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.

I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

(1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");

(2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;

(3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;

(4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

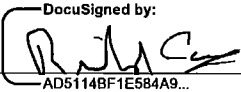
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9...

(Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03794911

Location

Property Address: 8550 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [A 256-7D](#)

Neighborhood Code: [Utility General](#)

Latitude: 32.7372680064

Longitude: -97.4601237757

TAD Map: [2012-388](#)

MAPSCO: [TAR-073F](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 7D

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J3 Commercial Utility Electric
Companies

Agent: [ONCOR \(ONCOR\)](#)

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 94,525

Land Acres ♦: 2.1699

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$141,787	\$141,787	\$141,787
2019	\$0	\$141,787	\$141,787	\$141,787
2018	\$0	\$141,787	\$141,787	\$141,787
2017	\$0	\$141,787	\$141,787	\$141,787
2016	\$0	\$141,787	\$141,787	\$141,787

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 7P01 Oncor 3795047
8550 Calmont Ave

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

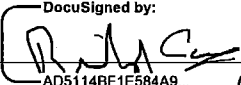
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 7D Oncor 3794830
8550 Calmont Ave

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

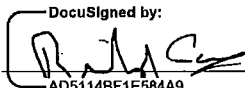
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez _____

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020 _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03795047

Location

Property Address: 8550 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [A 256-7P01](#)

Neighborhood Code: [Utility General](#)

Latitude: 32.7364260588

Longitude: -97.4635162888

TAD Map: [2006-388](#)

MAPSCO: [TAR-073F](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 7P01

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J3 Commercial Utility Electric
Companies

Agent: [ONCOR \(ONCOR\)](#)

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 265,280

Land Acres ♦: 6.0899

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

*Staff Note: 4/21/21 CH
TAD account #3795462 linked to tract 9D03
Authorized Signor : Richard Casarez linked to SOS
Management (Vice President) - signed in wrong
owner field
Status: Approved per staff notes CH

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 9D05 Oncor 3795462
2600 CHERRY LN

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

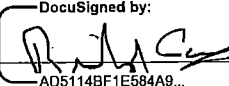
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03795462

Location

Property Address: 2600 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [A 256-9D03](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.7374940578
Longitude: -97.4539716555
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
 Abstract 256 Tract 9D03

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: J3 Commercial Utility Electric
 Companies

Personal Property Account: [14754831](#)

Agent: [ONCOR \(ONCOR\)](#)

††† Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
 DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ◆: 122,186
Land Acres ◆: 2.8050

Pool: N

Owner Information

Current Owner:

ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000

Values

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Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$183,279	\$183,279	\$183,279
2019	\$0	\$183,279	\$183,279	\$183,279
2018	\$0	\$183,279	\$183,279	\$183,279
2017	\$0	\$183,279	\$183,279	\$183,279
2016	\$0	\$183,279	\$183,279	\$183,279

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

*Staff Note: 4/21/21 CH
TAD account #3795489 linked to tract 9D04A
Authorized Signor : Richard Casarez linked to SOS
Management (Vice President) - signed in wrong
owner field
Status: Approved per staff notes CH

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 9D03 Oncor 3795489
2600 CHERRY LN

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

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(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

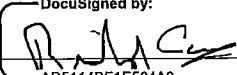
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03795489

Location

Property Address: 2600 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [A 256-9D04A](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.737262679
Longitude: -97.4570624724
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
 Abstract 256 Tract 9D04A

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: J3 Commercial Utility Electric
 Companies

Agent: [ONCOR \(ONCOR\)](#)

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
 DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 31,363
Land Acres ♦: 0.7199

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$47,044	\$47,044	\$47,044
2019	\$0	\$47,044	\$47,044	\$47,044
2018	\$0	\$47,044	\$47,044	\$47,044
2017	\$0	\$47,044	\$47,044	\$47,044
2016	\$0	\$47,044	\$47,044	\$47,044

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

*Staff Note: 4/21/21 CH
TAD account #3795497 linked to tract 9D05
Authorized Signor : Richard Casarez linked to SOS
Management (Vice President) - signed in wrong owner
field
Status: Approved per staff notes CH

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 9D06 oncor 3795497
2600 CHERRY LN

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

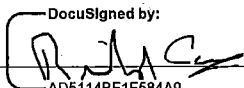
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03795497

Location

Property Address: 2600 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [A 256-9D05](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.7372742363
Longitude: -97.4534033731
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
 Abstract 256 Tract 9D05
Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ♦: 114,562
Land Acres ♦: 2.6299

State Code: J3 Commercial Utility Electric
Companies

Pool: N

Agent: [ONCOR \(ONCOR\)](#)

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:ONCOR ELECTRIC DELIVERY CO LLCPO BOX 139100

DALLAS, TX 75313

Deed Date: 01-17-2002**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** 000000000000000**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$171,843	\$171,843	\$171,843
2019	\$0	\$171,843	\$171,843	\$171,843
2018	\$0	\$171,843	\$171,843	\$171,843
2017	\$0	\$171,843	\$171,843	\$171,843
2016	\$0	\$171,843	\$171,843	\$171,843

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

*Staff Note: 4/21/21 CH
TAD account #3795500 linked to tract 9D06
Authorized Signor : Richard Casarez linked to SOS
Management (Vice President) - signed in wrong owner
field
Status: Approved per staff notes CH

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ONCOR ELECTRIC DELIVERY CO LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tract 9D04A oncor 3795500
2600 CHERRY LN

Fort Worth TX, 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

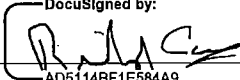
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Richard Casarez

DocuSigned by:

AD5114BF1E584A9... (Signature)

Date: 9/4/2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03795500

Location

Property Address: 2600 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [A 256-9D06](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.7374879787
Longitude: -97.4575594556
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
 Abstract 256 Tract 9D06

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: J3 Commercial Utility Electric
 Companies

Personal Property Account: [14754644](#)

Agent: [ONCOR \(ONCOR\)](#)

††† Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80844510](#)

Site Name: ONCOR TRANSMISSION LAND:
 DENTON AVE-CALMONT

Site Class: UtilityElec - Utility-Electric
of Parcels: 14

Primary Building:

Land Sqft ◆: 46,740
Land Acres ◆: 1.0730

Pool: N



Owner Information

Current Owner:

ONCOR ELECTRIC DELIVERY CO LLC
PO BOX 139100
 DALLAS, TX 75313

Deed Date: 01-17-2002

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TXU ELECTRIC DELIVERY CO	12-14-2001	00153420000166	0015342	0000166
TXU ELECTRIC DELIVERY CO	05-09-2000	00144030000441	0014403	0000441
TEXAS UTILITIES ELECTRIC CO	12-31-1900	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$70,110	\$70,110	\$70,110
2019	\$0	\$70,110	\$70,110	\$70,110
2018	\$0	\$70,110	\$70,110	\$70,110
2017	\$0	\$70,110	\$70,110	\$70,110
2016	\$0	\$70,110	\$70,110	\$70,110

A zero value indicates that the property record has not yet been completed for the indicated tax year † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

JOHNSON, PEGGY ANN
8383 CAMP BOWIE BLVD W
FORT WORTH, TX, 76116
Re: Truck Toys / Warehouse Storage

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

JOHNSON, PEGGY ANN

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8383 CAMP BOWIE WEST BLVD

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Peggy Ann Johnson

Peggy Ann Johnson
(Signature)

Date: 9/1, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 04974050

Location

Property Address: 8383 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [45390-13-C1A1](#)

Neighborhood Code: [WH-West Fort Worth/Hulen General](#)

Latitude: 32.7234234446

Longitude: -97.4620658273

TAD Map: [2006-384](#)

MAPSCO: [TAR-073P](#)

Property Data

Legal Description: WAVERLY PARK ADDITION
Block 13 Lot C1A1

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [08332002](#)

Agent: [SIMMONS PROPERTY TAX SERVICE](#)
(00601)

Site Number: [80443419](#)

Site Name: WESTERN CAMPERS

Site Class: WHStorage - Warehouse-Storage
of Parcels: 1

Primary Building:

Building Name: WESTERN CAMPERS / 04974050

Building Type: Commercial

Year Built: 1980

Gross Building Area †††: 5,360

Net Leasable Area †††: 5,360

Land Sqft ♦: 99,946

Land Acres ♦: 2.2944

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

JOHNSON PEGGY ANN
8383 CAMP BOWIE BLVD W
 FORT WORTH, TX 76116-6331

Deed Date: 06-19-1996
Deed Volume: 0012412
Deed Page: 0001157
Instrument: 00124120001157

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
JOHNSON FREDERICK C	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$155,140	\$259,860	\$415,000	\$415,000
2019	\$155,140	\$259,860	\$415,000	\$415,000
2018	\$105,140	\$259,860	\$365,000	\$365,000
2017	\$105,140	\$259,860	\$365,000	\$365,000
2016	\$97,069	\$249,871	\$346,940	\$346,940

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

JOHNSON, PEGGY ANN
8383 CAMP BOWIE BLVD W
FORT WORTH, TX, 76116
Re: Western Campers / Warehouse
Storage

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

JOHNSON, PEGGY ANN

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8395 CAMP BOWIE WEST BLVD

FORT WORTH TX 76114

Check the box that applies:



I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.



I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

(1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");

(2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;

(3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;

(4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

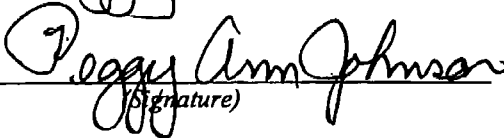
Name: _____

Title: _____

Date: _____, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Peggy Ann Johnson


(Signature)

Date: 9/1, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 04974069

Location

Property Address: 8395 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [45390-13-C1A2](#)

Neighborhood Code: [WH-West Fort Worth/Hulen General](#)

Latitude: 32.7234467132

Longitude: -97.4625870181

TAD Map: [2006-384](#)

MAPSCO: [TAR-073P](#)

Property Data

Legal Description: WAVERLY PARK ADDITION
Block 13 Lot C1A2

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [14593713](#)

Agent: [SIMMONS PROPERTY TAX SERVICE](#)
(00601)

Site Number: [80443427](#)

Site Name: TRUCK TOYS

Site Class: WHStorage - Warehouse-Storage
of Parcels: 1

Primary Building:

Building Name: TRUCK TOYS / 04974069

Building Type: Commercial

Year Built: 1984

Gross Building Area †††: 8,835

Net Leasable Area †††: 8,835

Land Sqft ♦: 35,105

Land Acres ♦: 0.8058

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
JOHNSON PEGGY ANN
8383 CAMP BOWIE BLVD W
 FORT WORTH, TX 76116-6331

Deed Date: 06-19-1996
Deed Volume: 0012412
Deed Page: 0001154
Instrument: 00124120001154

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
JOHNSON FREDERICK C	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$305,643	\$119,357	\$425,000	\$425,000
2019	\$305,643	\$119,357	\$425,000	\$425,000
2018	\$210,643	\$119,357	\$330,000	\$330,000
2017	\$190,643	\$119,357	\$310,000	\$310,000
2016	\$158,109	\$119,357	\$277,466	\$277,466

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ASV Family Partnership

(If the property owner is a company, please state the full legal name of the company)

Property Address: Westchase Apartments 4974166
2900 GUNNISON TR

Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

ASV Family
Company Name by: Partnership
By: Avtar Verma
Name: Avtar Verma
Title: Member
Date: 10/31/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 04974166

Location

Property Address: 2900 GUNNISON TR [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-91-1R](#)
Neighborhood Code: [APT-Normandale](#)
Latitude: 32.732927141
Longitude: -97.4603300559
TAD Map: [2012-384](#)
MAPSCO: [TAR-073K](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 91 Lot 1R

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

State Code: BC MultiFamily Commercial

Agent: [SOUTHLAND PROPERTY TAX CONSULTANTS INC \(00344\)](#)

Site Number: [80443508](#)

Site Name: WESTCHASE

Site Class: APTIndMtr - Apartment-Individual Meter

of Parcels: 1

Primary Building:

Building Name: WESTCHASE / 04974166

Building Type: Multi-Family

Year Built: 1984

Gross Building Area †††: 123,634

Net Leasable Area †††: 120,880

Land Sqft †: 242,893

Land Acres †: 5.5760

Pool: Y

††† Rounded

† This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[ASV FAMILY LLP](#)
[1038 W SOUTHERN AVE](#)
 TEMPE, AZ 85282-4514

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$6,749,874	\$850,126	\$7,600,000	\$7,600,000
2019	\$6,349,874	\$850,126	\$7,200,000	\$7,200,000
2018	\$6,296,384	\$303,616	\$6,600,000	\$6,600,000
2017	\$5,786,384	\$303,616	\$6,090,000	\$6,090,000
2016	\$4,296,384	\$303,616	\$4,600,000	\$4,600,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

Staff Note: 4/21/21 CH Approved
Property Owner Field Okay per SOS
Authorization. Assumed Name Saddlehorn
Vista linked to 2925 West Normandale LP

2925 WEST NORMANDELE LP
5214 68TH ST STE 402
LUBBOCK, TX, 79424

STATE OF TEXAS § Re: Saddlehorn Vista Apartments

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

SADDLEHORN VISTA

(If the property owner is a company, please state the full legal name of the company)

Property Address:

2925 W NORMANDELE ST

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

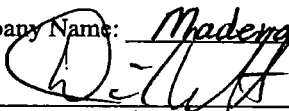
- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: Madery Residential
By: 
Name: David Marcinkowski
Title: Partner
Date: August 28, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 05450942

Location

Property Address: 2925 W NORMANDEALE ST [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-80-AR](#)
Neighborhood Code: [APT-Normandale](#)
Latitude: 32.7305277199
Longitude: -97.4778237785
TAD Map: [2006-384](#)
MAPSCO: [TAR-073J](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 80 Lot AR

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

State Code: BC MultiFamily Commercial

Agent: [ALLIANCE TAX ADVISORS \(00745\)](#)

Site Number: [80467954](#)

Site Name: SADDLEHORN VISTA APTS

Site Class: APTIndMtr - Apartment-Individual Meter

of Parcels: 1

Primary Building:

Building Name: SADDLEHORN VISTA APTS / 05450942

Building Type: Multi-Family

Year Built: 1985

Gross Building Area †††: 156,405

Net Leasable Area †††: 148,976

Land Sqft †: 357,192

Land Acres †: 8.2000

Pool: Y

††† Rounded

† This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

2925 WEST NORMAN DALE LP
5214 68TH ST STE 402
 LUBBOCK, TX 79424

Deed Date: 07-27-2016**Instrument:** D216172686**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
POINT WEST ASSOCIATES LLC	09-01-2011	<u>D211215516</u>	0000000	0000000
SHIELDS FAMILY LLC III	09-19-2002	00159880000499	0015988	0000499
MBS POINT WEST LTD	06-25-1997	00128130000256	0012813	0000256
NORMAN DALE PARTNERS LTD	07-10-1992	00107050000774	0010705	0000774
AMERICAN FEDERAL BANK F S B	03-06-1990	00098650000050	0009865	0000050
D & F CONSTRUCTION INC	07-22-1985	00082500001345	0008250	0001345
CIMARRON CONSTRUCTION CO	10-26-1984	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$9,649,828	\$1,250,172	\$10,900,000	\$10,900,000
2019	\$9,249,828	\$1,250,172	\$10,500,000	\$10,500,000
2018	\$8,164,212	\$535,788	\$8,700,000	\$8,700,000
2017	\$7,624,212	\$535,788	\$8,160,000	\$8,160,000
2016	\$5,972,716	\$535,788	\$6,508,504	\$6,508,504

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

SMITH HOLDINGS LTD
3025 W LOOP 820 S
FORT WORTH, TX, 76116

STATE OF TEXAS §
COUNTY OF TARRANT §

Re: Fort Worth Indian Motorcycle / Full
Service

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

SMITH HOLDINGS LTD

(If the property owner is a company, please state the full legal name of the company)

Property Address:

3025 W LOOP 820 S.

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

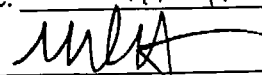
- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: SMITH HOLDINGS, LTD
By: 
Name: MARC SMITH
Title: LIMITED PARTNER
Date: August 31, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 05451043

Location

Property Address: 3025 W LOOP 820 S [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-86-2B](#)

Neighborhood Code: [Auto Sales General](#)

Latitude: 32.7289528964

Longitude: -97.4798991098

TAD Map: [2006-384](#)

MAPSCO: [TAR-072M](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC
III-VIII Block 86 Lot 2B

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [11168722](#)

Agent: [SOUTHLAND PROPERTY TAX
CONSULTANTS INC \(00344\)](#)

Site Number: [80467970](#)

Site Name: HARLEY DAVIDSON FTW

Site Class: ASLtd - Auto Sales-Limited Service
Dealership

of Parcels: 1

Primary Building:

Building Name: FORT WORTH HARLEY DAVIDSON
/ 05451043

Building Type: Commercial

Year Built: 2002

Gross Building Area †††: 60,316

Net Leasable Area †††: 60,316

Land Sqft ♦: 94,500

Land Acres ♦: 2.1694

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded,
Computed, System, Calculated



Owner Information

Current Owner:SMITH HOLDINGS LTD3025 W LOOP 820 S

FORT WORTH, TX 76116-5989

Deed Date: 09-06-2006**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** D206281401**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
FW HARLEY PRNTNS LP	01-01-2005	<u>D205038366</u>	0000000	0000000
SMITH DON R	11-02-2001	00152350000130	0015235	0000130
LUBY'S RESTAURANT LTD PRNTNSHP	02-01-1997	00127340000118	0012734	0000118
LUBY'S CAFETERIAS INC	02-09-1984	00077400001169	0007740	0001169
LOOP 820 PARTNERSHIP	01-27-1984	00000000000000	0000000	0000000



Values

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Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$4,244,516	\$189,000	\$4,433,516	\$4,433,516
2019	\$4,244,516	\$189,000	\$4,433,516	\$4,433,516
2018	\$2,025,000	\$189,000	\$2,214,000	\$2,214,000
2017	\$1,811,000	\$189,000	\$2,000,000	\$2,000,000
2016	\$1,631,000	\$189,000	\$1,820,000	\$1,820,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

*Staff Note: 4/21/21 CH
TAD Property Owner and address are matched below.
Authorized Signor: John Moritz signed but didn't print name
and placed in owner field not on behalf of company. Not
found in SOS.
Approved per staff notes

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

MORITZ INVESTMENTS

(If the property owner is a company, please state the full legal name of the company)

Property Address:

9101 CAMP BOWIE W

FTW TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

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- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
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*Staff Note: 4/21/21 CH
TAD Property Owner and address are matched below.
Authorized Signor: John Moritz signed but didn't print
name and placed in owner field not on behalf of
company. Not found in SOS.
Approved per staff notes

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

MORITZ INVESTMENT

(If the property owner is a company, please state the full legal name of the company)

Property Address:

3450 FENZEL

FTW TX. 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
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(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

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(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: 8/28/20

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 05691079

Location

Property Address: 3450 RENZEL BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46975-1-1R2](#)

Neighborhood Code: [Auto Sales General](#)

Latitude: 32.7216818874

Longitude: -97.4755768938

TAD Map: [2006-380](#)

MAPSCO: [TAR-073N](#)

Property Data

Legal Description: WILLIAMS, JACK ADDN (FT WORTH) Block 1 Lot 1R2

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Agent: [SOUTHLAND PROPERTY TAX CONSULTANTS INC \(00344\)](#)

Site Number: [80486541](#)

Site Name: MORITZ CHEVROLET

Site Class: ASDealer - Auto Sales-Full Service Dealership

of Parcels: 3

Primary Building:

Building Name: BLDG 1 / MORITZ / 05691052

Building Type: Commercial

Year Built: 1985

Gross Building Area †††: 13,815

Net Leasable Area †††: 13,815

Land Sqft ♦: 45,669

Land Acres ♦: 1.0484

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

MORITZ INVESTMENTS LTD
 2111 N COLLINS ST STE 323
 ARLINGTON, TX 76011-2810

Deed Date: 06-14-2012**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** D212150274**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
JACK WILLIAMS CHEVROLET INC	01-01-1901	00000000000000	0000000	0000000



Values

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Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$416,206	\$287,715	\$703,921	\$703,921
2019	\$389,131	\$287,715	\$676,846	\$676,846
2018	\$321,447	\$287,715	\$609,162	\$609,162
2017	\$226,112	\$287,715	\$513,827	\$513,827
2016	\$179,401	\$287,715	\$467,116	\$467,116

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)
Date: 8/29/20

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

*Staff Note: 4/21/21 CH
TAD Property Owner and address are matched below.
Authorized Signor: John Moritz signed but didn't print
name and placed in owner field not on behalf of
company. Not found in SOS.
Approved per staff notes

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

MORITZ INVESTMENTS LTD
(If the property owner is a company, please state the full legal name of the company)

Property Address:

9101 CAMP BOWIE
FTW TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: 8/28/20

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 05691052

Location

Property Address: 9101 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46975-1-1R](#)

Neighborhood Code: [Auto Sales General](#)

Latitude: 32.7229889791

Longitude: -97.4768340407

TAD Map: [2006-384](#)

MAPSCO: [TAR-073N](#)

Property Data

Legal Description: WILLIAMS, JACK ADDN (FT WORTH) Block 1 Lot 1R 21.89 AC

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [10975799](#)

Agent: [SOUTHLAND PROPERTY TAX
CONSULTANTS INC \(00344\)](#)

Site Number: [80486541](#)

Site Name: MORITZ CHEVROLET

Site Class: ASDealer - Auto Sales-Full Service
Dealership

of Parcels: 3

Primary Building:

Building Name: BLDG 1 / MORITZ / 05691052

Building Type: Commercial

Year Built: 1985

Gross Building Area ††: 123,012

Net Leasable Area ††: 122,143

Land Sqft ♦: 953,528

Land Acres ♦: 21.8899

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

MORITZ INVESTMENTS LTD
2111 N COLLINS ST STE 323
 ARLINGTON, TX 76011-2810

Deed Date: 06-14-2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D212150274

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
JACK WILLIAMS CHEVROLET INC	01-01-1901	000000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$2,886,245	\$3,337,348	\$6,223,593	\$6,223,593
2019	\$2,646,876	\$3,337,348	\$5,984,224	\$5,984,224
2018	\$2,048,453	\$3,337,348	\$5,385,801	\$5,385,801
2017	\$1,776,947	\$3,337,348	\$5,114,295	\$5,114,295
2016	\$1,309,284	\$3,337,348	\$4,646,632	\$4,646,632

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

Account #: 05691087

Location

Property Address: 9101 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46975-1-1R1](#)

Neighborhood Code: [Auto Sales General](#)

Latitude: 32.7239283765

Longitude: -97.477551884

TAD Map: [2006-384](#)

MAPSCO: [TAR-073N](#)

Property Data

Legal Description: WILLIAMS, JACK ADDN (FT WORTH) Block 1 Lot 1R1 1.73

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Agent: [SOUTHLAND PROPERTY TAX
CONSULTANTS INC \(00344\)](#)

Site Number: [80486541](#)

Site Name: MORITZ CHEVROLET

Site Class: ASDealer - Auto Sales-Full Service
Dealership

of Parcels: 3

Primary Building:

Building Name: BLDG 1 / MORITZ / 05691052

Building Type: Commercial

Year Built: 1985

Gross Building Area †††: 8,466

Net Leasable Area †††: 8,466

Land Sqft ♦: 75,905

Land Acres ♦: 1.7425

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

MORITZ INVESTMENTS LTD
2111 N COLLINS ST STE 323
 ARLINGTON, TX 76011-2810

Deed Date: 06-14-2012**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** D212150274**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
WILLIAMS CHRYSLER-PLYMOUTH LP	06-13-2000	<u>D208121681</u>	0000000	0000000
WILLIAMS CHRYSLER PLYMOUTH IN	07-06-1984	00078810001696	0007881	0001696



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$165,702	\$265,668	\$431,370	\$431,370
2019	\$149,112	\$265,668	\$414,780	\$414,780
2018	\$107,634	\$265,668	\$373,302	\$373,302
2017	\$49,209	\$265,668	\$314,877	\$314,877
2016	\$26,792	\$259,460	\$286,252	\$286,252

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

WELLS FARGO BANK NA

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8800 CAMP BOWIE WEST BLVD

FORT WORTH, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

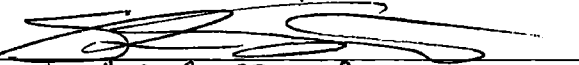
(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: WELLS FARGO BANK NA

By: 

Name: SCOTT M CARPENTER

Title: DISTRICT MANAGER, N P

Date: 10 Mar 21

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 05735378

Location

Property Address: 8800 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-88-AR](#)

Neighborhood Code: [Bank General](#)

Latitude: 32.7248534325

Longitude: -97.4695042755

TAD Map: [2006-384](#)

MAPSCO: [TAR-073N](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 88 Lot AR

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: F1 Commercial

Personal Property Account: [11064498](#)

Agent: [RYAN LLC \(00320\)](#)

Notice Sent: 04-30-2021

Notice Value: \$654,996

Protest Deadline: 06-01-2021

††† Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80493963](#)

Site Name: WELLS FARGO BANK

Site Class: BKFullSvc - Bank-Full Service
of Parcels: 2

Primary Building:

Building Name: WELLS FARGO BANK / 05735378

Building Type: Commercial

Year Built: 1985

Gross Building Area †††: 3,279

Net Leasable Area †††: 3,279

Land Sqft ◆: 28,183

Land Acres ◆: 0.6469

Pool: N



Owner Information

Current Owner:

WELLS FARGO BANK NA
333 MARKET FL 10TH ST
 SAN FRANCISCO, CA 94105-2101

Deed Date: 11-21-2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
CENTRAL BANK & TRUST	01-19-1988	00091740000477	0009174	0000477
CARL KARCHER ENTERPRISES INC	05-24-1985	00081920001320	0008192	0001320
HWY 80 JV	01-01-1985	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$426,150	\$228,846	\$654,996	\$654,996
2020	\$426,150	\$228,846	\$654,996	\$654,996
2019	\$346,473	\$228,846	\$575,319	\$575,319
2018	\$278,926	\$228,846	\$507,772	\$507,772
2017	\$262,061	\$228,988	\$491,049	\$491,049
2016	\$262,061	\$228,988	\$491,049	\$491,049

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

Account #: 05735386

Location

Property Address: 8800 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-88-B](#)

Neighborhood Code: [Bank General](#)

Latitude: 32.7252166259

Longitude: -97.4695112734

TAD Map: [2006-384](#)

MAPSCO: [TAR-073N](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 88 Lot B

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Agent: [RYAN LLC \(00320\)](#)

Notice Sent: 04-30-2021

Notice Value: \$66,384

Protest Deadline: 06-01-2021

††† Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80493963](#)

Site Name: WELLS FARGO BANK

Site Class: BKFullSvc - Bank-Full Service

of Parcels: 2

Primary Building:

Building Name: WELLS FARGO BANK / 05735378

Building Type: Commercial

Year Built: 1985

Land Sqft ◆: 16,596

Land Acres ◆: 0.3809

Pool: N



Owner Information

Current Owner:

WELLS FARGO BANK NA
333 MARKET FL 10TH ST
 SAN FRANCISCO, CA 94105-2101

Deed Date: 11-21-2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
CENTRAL BANK & TRUST	01-19-1988	00091740000477	0009174	0000477
CARL KARCHER ENTERPRISES INC	07-15-1986	00086140001047	0008614	0001047
CARL KARCHER ENTERPRISES	05-24-1985	00081920001320	0008192	0001320
HWY 80 JV	01-01-1985	000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0	\$66,384	\$66,384	\$66,384
2020	\$0	\$66,384	\$66,384	\$66,384
2019	\$0	\$66,384	\$66,384	\$66,384
2018	\$0	\$66,384	\$66,384	\$66,384
2017	\$0	\$66,384	\$66,384	\$66,384
2016	\$0	\$66,384	\$66,384	\$66,384

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

Stratton FW Investors LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Bellevue Chase
9200 N Normandale St

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: Stratton FW Investors LLC
By: Sana Syed
Name: Sana Syed
Title: EVP
Date: 9/2/2020, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 05933471

Location

Property Address: 9200 N NORMANDEALE ST [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-85-B](#)
Neighborhood Code: [APT-Normandale](#)
Latitude: 32.7353398589
Longitude: -97.4787311755
TAD Map: [2006-388](#)
MAPSCO: [TAR-072H](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC
 III-VIII Block 85 Lot B

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: BC MultiFamily Commercial

Agent: [M&H PROPERTY TAX CONSULTANTS LLC](#)
 (11721)

Site Number: [80508162](#)

Site Name: BELLEVUE CHASE APTS

Site Class: APTIndMtr - Apartment-Individual
 Meter

of Parcels: 1

Primary Building:

Building Name: BELLEVUE CHASE APTS /
 05933471

Building Type: Multi-Family

Year Built: 1985

Gross Building Area †††: 181,636

Net Leasable Area †††: 170,976

Land Sqft ♦: 399,881

Land Acres ♦: 9.1800

Pool: Y

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded,
 Computed, System, Calculated



Owner Information

Current Owner:

STRATTON FW INVESTORS LLC
3710 RAWLINS ST STE 1375
 DALLAS, TX 75219

Deed Date: 10-27-2016**Instrument:** D216252830**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
CP APARTMENTS LLC	04-24-2013	<u>D213107134</u>	0000000	0000000
BENT/COUNTRY LTD ETAL	03-16-2006	<u>D206078529</u>	0000000	0000000
SFC COUNTRY PLACE LTD	06-01-1997	00127840000410	0012784	0000410
SFC CO	05-10-1996	00123630000299	0012363	0000299
FSM COUNTRY PLACE LP	05-17-1993	00110740000764	0011074	0000764
FIRST HEIGHTS BANK FSB	08-06-1991	00103670001617	0010367	0001617
FIRSTCO SERVICE CORP	01-29-1988	00092150002273	0009215	0002273
COUNTRY PLACE APARTMENTS LTD	07-07-1986	00086030001373	0008603	0001373
HUNNINGTON PARTNERS LTD	08-20-1984	00079260001218	0007926	0001218



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$12,600,416	\$1,399,584	\$14,000,000	\$14,000,000
2019	\$12,100,416	\$1,399,584	\$13,500,000	\$13,500,000
2018	\$14,350,149	\$499,851	\$14,850,000	\$14,850,000
2017	\$11,500,149	\$499,851	\$12,000,000	\$12,000,000
2016	\$9,490,149	\$499,851	\$9,990,000	\$9,990,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
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Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

SOMERSET FW INVESTORS LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: The Parks at Bellevue 5933528
9001 N NORMANDALE ST

Fort worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: SOMERSET FW INVESTORS LLC
by: _____
By: Sara Syed
Name: Sana Syed
Title: EVP
Date: 9/8/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 05933528

Location

Property Address: 9001 N NORMANDALE ST [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-78R1-C](#)
Neighborhood Code: [APT-Normandale](#)
Latitude: 32.7341860859
Longitude: -97.4748490546
TAD Map: [2006-388](#)
MAPSCO: [TAR-073J](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 78R1LOT C
Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

State Code: BC MultiFamily Commercial

Agent: [M&H PROPERTY TAX CONSULTANTS LLC](#)
(11721)

Site Number: [80508189](#)

Site Name: PARK AT BELLEVUE

Site Class: APTIndMtr - Apartment-Individual Meter

of Parcels: 1

Primary Building:

Building Name: PARK AT BELLEVUE / 05933528
Building Type: Multi-Family
Year Built: 1986

Gross Building Area †††: 239,659

Net Leasable Area †††: 217,312


Land Sqft ♦: 472,190

Land Acres ♦: 10.8399

Pool: Y

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:
SOMERSET FW INVESTORS LLC
3710 RAWLINS ST STE 1375
 DALLAS, TX 75219

Deed Date: 10-27-2016
Instrument: D216252834

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
BT APARTMENTS LLC	04-24-2013	<u>D213107133</u>	0000000	0000000
BENT/COUNTRY LTD ETAL	03-16-2006	<u>D206078530</u>	0000000	0000000
SFC CO	05-10-1996	00123630000311	0012363	0000311
SM BENT TREE LLC	05-09-1996	00123630000292	0012363	0000292
FSM COUNTRY PLACE	03-16-1993	00109840001487	0010984	0001487
FIRST HEIGHTS BANK FSB	08-06-1991	00103670001565	0010367	0001565
FIRSTCO SERVICE CORP	01-29-1988	00092210001921	0009221	0001921
BENTREE APARTMENTS LTD	07-07-1986	00086030001306	0008603	0001306
HUNNINGTON PTNRS LTD	01-01-1985	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$12,847,335	\$1,652,665	\$14,500,000	\$14,500,000
2019	\$12,497,335	\$1,652,665	\$14,150,000	\$14,150,000
2018	\$14,409,762	\$590,238	\$15,000,000	\$15,000,000
2017	\$12,159,762	\$590,238	\$12,750,000	\$12,750,000
2016	\$9,009,762	\$590,238	\$9,600,000	\$9,600,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

*Staff Note: 4/21/21 CH
TAD Property Owner and address are matched below.
Authorized Signor: John Moritz signed but didn't print name
and placed in owner field not on behalf of company. Not found
in SOS.
Approved per staff notes

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

LAND ROVER LTD

(If the property owner is a company, please state the full legal name of the company)

Property Address:

3048 CHERRY LN
FTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

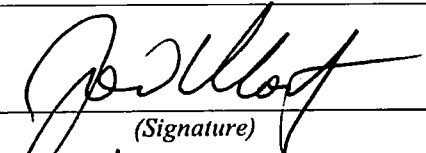
Name: _____

Title: _____

Date: _____, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____



(Signature)

Date: 8/28, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 06023681

Location

Property Address: 3048 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [45950-4-E](#)
Neighborhood Code: [RET-Ridgmar Mall](#)
Latitude: 32.7294357091
Longitude: -97.4522341671
TAD Map: [2012-384](#)
MAPSCO: [TAR-073L](#)

Property Data

Legal Description: WEST PLAZA ADDITION
Block 4 Lot E
Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

Site Number: [80527116](#)

Site Name: 80527116

Site Class: LandVacantComm - Vacant Land -
Commercial
of Parcels: 1

Primary Building:

Land Sqft ♦: 57,063
Land Acres ♦: 1.3100

State Code: C1C Vacant Land Commercial

Agent: [SOUTHLAND PROPERTY TAX
CONSULTANTS INC \(00344\)](#)

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
[LAND ROVER LTD](#)
[2111 N COLLINS ST STE 323](#)
ARLINGTON, TX 76011-2810

Deed Date: 01-04-1990
Deed Volume: 0009806
Deed Page: 0001448
Instrument: [00098060001448](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
RYAN MORTGAGE CO	01-01-1986	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$100	\$100	\$100
2019	\$0	\$100	\$100	\$100
2018	\$0	\$100	\$100	\$100
2017	\$0	\$1,141	\$1,141	\$1,141
2016	\$0	\$856	\$856	\$856

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

KD & M PROPERTIES LLC
4041 MCCART AVE
FORT WORTH, TX, 76110
Re: Texas Best Pawn

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

K D M

(If the property owner is a company, please state the full legal name of the company)

Property Address:

3300 W NORMANDALE ST

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: KD&M Properties

By: Owner

Name: MICHAEL MEYER

Title: PRESIDENT

Date: ~~JOSE~~ Aug 30, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Michael Meyer


(Signature)

Date: Aug 30, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.



SMITH HOLDINGS LTD
3025 W LOOP 820 S
FORT WORTH, TX, 76116
Re: Harley Davidson FTW

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

SMITH HOLDINGS LTD
(If the property owner is a company, please state the full legal name of the company)

Property Address:

3009 W NORMANDAE ST
FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: SMITH HOLDINGS LTD

By: [Signature]

Name: MARK SMITH

Title: LIMITED PARTNER

Date: AUGUST 31, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 06707440

Location

Property Address: 3008 W NORMAN DALE ST [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-86-2C](#)

Neighborhood Code: [Auto Sales General](#)

Latitude: 32.7295954886

Longitude: -97.4800527686

TAD Map: [2006-384](#)

MAPSCO: [TAR-072M](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 86 Lot 2C PER PLAT A-1772

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: F1 Commercial

Personal Property Account: [14696873](#)

Agent: [SOUTHLAND PROPERTY TAX CONSULTANTS INC \(00344\)](#)

Site Number: [80467962](#)

Site Name: Fort Worth Indian Motorcycle

Site Class: ASDealer - Auto Sales-Full Service Dealership

of Parcels: 1

Primary Building:

Building Name: FW INDIAN MOTORCYCLE / 06707440

Building Type: Commercial

Year Built: 1994

Gross Building Area †††: 8,346

Net Leasable Area †††: 8,346

Land Sqft ♦: 66,504

Land Acres ♦: 1.5267

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:
SMITH HOLDINGS LTD
3025 W LOOP 820 S
FORT WORTH, TX 76116-5989

Deed Date: 11-01-2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D213285186

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
ROBERTSON PAUL M;ROBERTSON VIRGINIA R	07-29-2005	<u>D205227790</u>	0000000	0000000
MUSFELDT ANTOINETTE;MUSFELDT BRIAN	02-25-1997	00127390000412	0012739	0000412
MARTINO ANTHONY A	11-14-1996	00125990001005	0012599	0001005
SOBRANTE FUNDING LTD PRTNSHP	01-01-1994	00000000000000	0000000	0000000



Values

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Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$910,242	\$133,008	\$1,043,250	\$1,043,250
2019	\$785,052	\$133,008	\$918,060	\$918,060
2018	\$593,094	\$133,008	\$726,102	\$726,102
2017	\$451,212	\$133,008	\$584,220	\$584,220
2016	\$363,570	\$133,008	\$496,578	\$496,578

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

*Staff Note: 4/21/21 CH
TAD Property Owner and address are matched below.
Authorized Signor: Tracey Sanford listed in SOS as owner of company
Approved per staff notes

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

Westside Cafe

(If the property owner is a company, please state the full legal name of the company)

Property Address:

7950 CAMP BOWIE WEST BLVD

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

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- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

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(If you are signing on behalf of a company, please sign below.)

Company Name: _____

By: _____

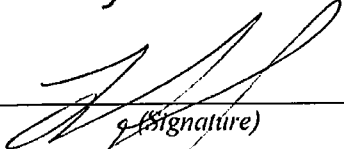
Name: _____

Title: _____

Date: _____

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: Tracey Sanford


(Signature)

Date: 8.4.2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 07925824

Location

Property Address: 7950 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [490-35R-1A](#)

Neighborhood Code: [RET-Southwest Tarrant County General](#)

Latitude: 32.7237233938

Longitude: -97.452646718

TAD Map: [2012-384](#)

MAPSCO: [TAR-073Q](#)

Property Data

Legal Description: ALTA MERE ADDITION Block 35R Lot 1A

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [10450998](#)

Agent: None

Site Number: [80785476](#)

Site Name: STRIP CENTER

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

of Parcels: 1

Primary Building:

Building Name: WESTSIDE CAFE / 07925824

Building Type: Commercial

Year Built: 1972

Gross Building Area †††: 7,602

Net Leasable Area †††: 7,602

Land Sqft ♦: 21,715

Land Acres ♦: 0.4985

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[WESTSIDE CAFE DEVELOPMENT LTD](#)

[7950 CAMP BOWIE BLVD W](#)

FORT WORTH, TX 76116-6311

Deed Date: 01-01-2001

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [00000000000000](#)



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$476,140	\$86,860	\$563,000	\$563,000
2019	\$487,140	\$86,860	\$574,000	\$574,000
2018	\$395,867	\$86,860	\$482,727	\$482,727
2017	\$313,140	\$86,860	\$400,000	\$400,000
2016	\$313,140	\$86,860	\$400,000	\$400,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

VOA Texas Calmont Place, Inc

(If the property owner is a company, please state the full legal name of the company)

Property Address: Tremont Terrace Apartments 40608018
8017 CALMONT AVE

Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: VOA Texas Calmont Place, Inc
By: Betty Morris
Name: Betty Morris
Title: VP of Housing
Date: 11/3/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 40608018

Location

Property Address: 8017 CALMONT AVE [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [45950-4-AR](#)

Neighborhood Code: [APT-Normandale](#)

Latitude: 32.7327217403

Longitude: -97.4525110648

TAD Map: [2012-384](#)

MAPSCO: [TAR-073L](#)

Property Data

Legal Description: WEST PLAZA ADDITION
Block 4 Lot AR

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: BC MultiFamily Commercial

Agent: None

Site Number: [80864620](#)

Site Name: TREMONT TERRACE

Site Class: APTExempt - Apartment-Exempt
of Parcels: 1

Primary Building:

Building Name: TREMONT TERRACE / 40608018

Building Type: Multi-Family

Year Built: 2004

Gross Building Area †††: 17,128

Net Leasable Area †††: 15,895

Land Sqft ♦: 152,024

Land Acres ♦: 3.4900

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated



Owner Information

Current Owner:

VOA TEXAS CALMONT PLACE INC
 1424 HEMPHILL ST
 FORT WORTH, TX 76104-4703

Deed Date: 04-14-2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D204126947

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
VOLUNTEERS OF AMERICA TX INC	01-01-2004	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$1,680,077	\$228,036	\$1,908,113	\$1,908,113
2019	\$1,441,526	\$228,036	\$1,669,562	\$1,669,562
2018	\$1,395,582	\$228,036	\$1,623,618	\$1,623,618
2017	\$1,395,452	\$228,036	\$1,623,488	\$1,623,488
2016	\$1,327,089	\$228,036	\$1,555,125	\$1,555,125

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

- CHARITABLE

* Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older.

KOSEL INVESTMENTS INC
226 BAILEY AVE STE 104
FORT WORTH, TX, 76107
Re: Westside Business Park /
Warehouse Storage

STATE OF TEXAS §
COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

**APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC
IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY**

Property Owner:

KOSEL INVESTMENTS INC

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8901 WEST FWY

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

Account #: 40926265

Location

Property Address: 8901 WEST FWY [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [23840J-1-1A](#)
Neighborhood Code: [WH-Northwest Fort Worth/Northside General](#)
Latitude: 32.7371777866
Longitude: -97.4723103098
TAD Map: [2006-388](#)
MAPSCO: [TAR-073E](#)

Property Data

Legal Description: LESOK ADDITION Block 1
Lot 1A

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [12694789](#)

Agent: [INTEGRATAX \(00753\)](#)

Site Number: [80866597](#)

Site Name: WESTSIDE BUSINESS PARK

Site Class: WHStorage - Warehouse-Storage
of Parcels: 1

Primary Building:

Building Name: WESTSIDE BUSINESS PARK /
40926265
Building Type: Commercial
Year Built: 2005

Gross Building Area †††: 22,110

Net Leasable Area †††: 22,110

Land Sqft ♦: 117,940

Land Acres ♦: 2.7075

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[KOSEL INVESTMENTS INC](#)
[226 BAILEY AVE STE 104](#)
FORT WORTH, TX 76107-1260

Deed Date: 01-01-2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [00000000000000](#)



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$800,150	\$294,850	\$1,095,000	\$1,095,000
2019	\$800,150	\$294,850	\$1,095,000	\$1,095,000
2018	\$631,550	\$294,850	\$926,400	\$926,400
2017	\$605,150	\$294,850	\$900,000	\$900,000
2016	\$552,253	\$300,747	\$853,000	\$853,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

ABERFELDY PROPERTIES INC
PO BOX 1287
NORTHBROOK, IL, 60065
Re: Atrium Centre

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

ABERFELDY PROPERTIES, INC.

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8801 CAMP BOWIE WEST BLVD

FORT WORTH TX 76116

Check the box that applies:

I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.

I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

(1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");

(2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;

(3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;

(4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

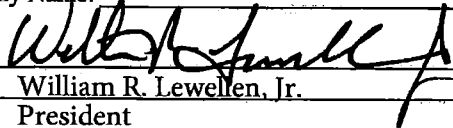
(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: Aberfeldy Properties, Inc.

By: 
Name: William R. Lewellen, Jr.
Title: President
Date: September 1, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 41437527

Location

Property Address: 8851 CAMP BOWIE WEST BLVD [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-26-BR11-10](#)

Neighborhood Code: [OFC-West Tarrant County](#)

Latitude: 32.7235679079

Longitude: -97.4710795506

TAD Map: [2006-384](#)

MAPSCO: [TAR-073N](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 26 Lot B-R1-1R

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

Site Number: [80874744](#)

Site Name: ATRIUM CENTRE

Site Class: OFCMidHigh - Office-Mid to High Rise
of Parcels: 1

Primary Building:

Building Name: ATRIUM CENTRE / 41437527

Building Type: Commercial

Year Built: 1986

State Code: F1 Commercial

Personal Property Account: [14509712](#)

Agent: [ELITE APPEALS LLC \(05442\)](#)

Gross Building Area †††: 48,985

Net Leasable Area †††: 50,686

Land Sqft ♦: 151,371

Land Acres ♦: 3.4750

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[ABERFELDY PROPERTIES INC](#)

[PO BOX 1287](#)

[NORTHBROOK, IL 60065](#)



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$3,312,870	\$787,130	\$4,100,000	\$4,100,000
2019	\$3,197,870	\$787,130	\$3,985,000	\$3,985,000
2018	\$2,518,204	\$787,129	\$3,305,333	\$3,305,333
2017	\$2,112,871	\$787,129	\$2,900,000	\$2,900,000
2016	\$2,100,546	\$787,129	\$2,887,675	\$2,887,675

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

3145 Blue Crescent FW LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address:

3001 W Normandale St

Fort Worth TX 76116

TAD Accounts 41525787 & 41564685

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

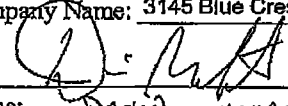
- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: 3145 Blue Crescent FW LLC
By: 
Name: DAVID MARCINIAK
Title: PARTNER
Date: 5/12/2021

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 41564685

 Location

Property Address: 3001 W NORMANDALE ST [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-84-BR](#)

Neighborhood Code: [APT-Normandale](#)

Latitude: 32.7289723632

Longitude: -97.4778111938

TAD Map: [2006-384](#)

MAPSCO: [TAR-073J](#)

 Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 84 Lot BR

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: BC MultiFamily Commercial

Agent: [ALLIANCE TAX ADVISORS \(00745\)](#)

Site Number: [80877544](#)

Site Name: MEADOW RIDGE

Site Class: APTIndMtr - Apartment-Individual Meter

of Parcels: 2

Primary Building:

Building Name: MEADOW RIDGE / 41564685

Building Type: Multi-Family

Year Built: 1980

Gross Building Area †††: 190,013

Net Leasable Area †††: 181,392

Land Sqft †: 489,702

Land Acres †: 11.2420

Pool: Y

††† Rounded

† This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

3145 BLUE CRESCENT FW LLC
5214 68TH ST STE 402
 LUBBOCK, TX 79424

Deed Date: 05-14-2020

Instrument: D220121135

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
3145 BLUE CRESCENT LP	06-23-2017	<u>D217144225</u>		
KARKAW HILLS LLC	12-14-2012	<u>D212307272</u>	0000000	0000000
G8 FORT WORTH LLC	01-01-2011	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$9,320,293	\$1,713,957	\$11,034,250	\$11,034,250
2019	\$9,320,293	\$1,713,957	\$11,034,250	\$11,034,250
2018	\$9,324,037	\$734,553	\$10,058,590	\$10,058,590
2017	\$6,733,631	\$734,553	\$7,468,184	\$7,468,184
2016	\$3,162,423	\$734,553	\$3,896,976	\$3,896,976

A zero value indicates that the property record has not yet been completed for the indicated tax year † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

Account #: 41525787

Location

Property Address: 3001 W NORMANDALE ST [Interactive Map](#)

City: FORT WORTH

Zipcode: 76116

Georeference: [46075-84-AR1](#)

Neighborhood Code: [APT-Normandale](#)

Latitude: 32.7274759078

Longitude: -97.4766038212

TAD Map: [2006-384](#)

MAPSCO: [TAR-073J](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 84 Lot AR1

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: BC MultiFamily Commercial

Agent: [ALLIANCE TAX ADVISORS \(00745\)](#)

Site Number: [80877544](#)

Site Name: MEADOW RIDGE

Site Class: APTIndMtr - Apartment-Individual
Meter

of Parcels: 2

Primary Building:

Building Name: MEADOW RIDGE / 41564685

Building Type: Multi-Family

Year Built: 1980

Gross Building Area †††: 237,447

Net Leasable Area †††: 209,008

Land Sqft ♦: 564,146

Land Acres ♦: 12.9510

Pool: Y

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

3145 BLUE CRESCENT FW LLC
5214 68TH ST STE 402
 LUBBOCK, TX 79424

Deed Date: 05-14-2020
Instrument: D220121135

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
3145 BLUE CRESCENT LP	06-23-2017	<u>D217144225</u>		
KARKAW HILLS LLC	12-14-2012	<u>D212307272</u>	0000000	0000000
G8 FORT WORTH LLC	01-01-2010	000000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$10,741,239	\$1,974,511	\$12,715,750	\$12,715,750
2019	\$10,741,239	\$1,974,511	\$12,715,750	\$12,715,750
2018	\$10,745,191	\$846,219	\$11,591,410	\$11,591,410
2017	\$8,385,597	\$846,219	\$9,231,816	\$9,231,816
2016	\$4,006,805	\$846,219	\$4,853,024	\$4,853,024

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

CONTI RIDGMAR LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Conti Warehouse / Storage
41731824
2600 CHERRY LN
Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: CONTI RIDGMAR LLC
Signed by: _____
By: Bruce Conti
Name: Bruce Conti
Title: Manager
Date: 8/31/2020, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 41731824

Location

Property Address: 2600 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [45950-2-B1R1](#)
Neighborhood Code: [WH-Northwest Fort Worth/Northside General](#)
Latitude: 32.736296797
Longitude: -97.4537132334
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: WEST PLAZA ADDITION
 Block 2 Lot B-1R1 PER PLAT D214135938

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: F1 Commercial

Agent: [SOUTHLAND PROPERTY TAX
 CONSULTANTS INC \(00344\)](#)

Site Number: [141731824](#)

Site Name: CONTI WAREHOUSE

Site Class: WHStorage - Warehouse-Storage
of Parcels: 1

Primary Building:

Building Name: CONTI WAREHOUSES / 41731824
Building Type: Commercial
Year Built: 1979

Gross Building Area †††: 102,971

Net Leasable Area †††: 102,971

Land Sqft †: 359,980

Land Acres †: 8.2640

Pool: N

††† Rounded

† This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[CONTI RIDGMAR LLC](#)
[6913 CAMP BOWIE BLVD #157](#)
 FORT WORTH, TX 76116

Deed Date: 01-01-2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [00000000000000](#)



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$2,726,353	\$719,960	\$3,446,313	\$3,446,313
2019	\$2,726,353	\$719,960	\$3,446,313	\$3,446,313
2018	\$2,369,170	\$719,960	\$3,089,130	\$3,089,130
2017	\$2,056,695	\$719,960	\$2,776,655	\$2,776,655
2016	\$1,291,455	\$988,812	\$2,280,267	\$2,280,267

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

CONTI RIDGMAR LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address: Conti Parking Lot 41731840
2608 CHERRY LN

Fort Worth, TX 76116

Check the box that applies:

I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.

I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

(1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");

(2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;

(3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;

(4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: CONTI RIDGMAR LLC
Signed by: Bruce Conti
By: Bruce Conti
Name: Bruce Conti
Title: Manager
Date: 8/31/2020, 2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____, 2020

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 41731840

Location

Property Address: 2608 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [45950-2-B1R3](#)
Neighborhood Code: [RET-Ridgmar Mall](#)
Latitude: 32.7368241153
Longitude: -97.4524490209
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: WEST PLAZA ADDITION
 Block 2 Lot B-1R3 PER PLAT D214135938

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL
 WATER DISTRICT
 224 TARRANT COUNTY
 HOSPITAL
 225 TARRANT COUNTY
 COLLEGE

State Code: C1C Vacant Land Commercial

Agent: [SOUTHLAND PROPERTY TAX
 CONSULTANTS INC \(00344\)](#)

Site Number: [141731840](#)

Site Name: PARKING LOT

Site Class: LandVacantComm - Vacant Land -
 Commercial

of Parcels: 1

Primary Building:

Land Sqft ♦: 47,219

Land Acres ♦: 1.0840

Pool: N

+++ Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
[CONTI RIDGMAR LLC](#)
[6913 CAMP BOWIE BLVD #157](#)
 FORT WORTH, TX 76116

Deed Date: 01-01-2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [000000000000000](#)

 **Values**

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$0	\$188,876	\$188,876	\$188,876
2019	\$0	\$188,876	\$188,876	\$188,876
2018	\$0	\$188,876	\$188,876	\$188,876
2017	\$0	\$188,876	\$188,876	\$188,876
2016	\$125,249	\$188,876	\$314,125	\$314,125

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases

 **Exemptions**

New Form: Approved by Staff 5/12/2021
*correct property owner displayed per TAD

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

QT SOUTH LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address:
2712 LAS VEGAS TR

FORT WORTH TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

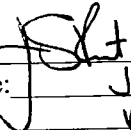
(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: QT SOUTH LLC

By: 
Name: Joseph S. Faust
Title: Vice President
Date: 5/12/2021

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

Quiktrip Corporation

(If the property owner is a company, please state the full legal name of the company)

Property Address: QUIKTRIP CORPORATION 42332531
2712 LAS VEGAS TR

Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

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- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

QUIKTRIP CORPORATION

Company Name: _____

By: Joseph S Faust

Name: Joseph S Faust

Title: Assistant Secretary

Date: 8/31/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 42332531

Location

Property Address: 2712 LAS VEGAS TR [Interactive Map](#)
City: FORT WORTH
Georeference: [46075-72-1R](#)
Neighborhood Code: [Service Station General](#)
Latitude: 32.7372531538
Longitude: -97.4675143671
TAD Map: [2006-388](#)
MAPSCO: [TAR-073E](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 72 Lot 1R

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [14542850](#)

Agent: [INVOKE TAX PARTNERS \(00054R\)](#)

Site Number: [800030329](#)

Site Name: QUIKTRIP

Site Class: SSConvStore - Svc Station-
Convenience Store with Fuel
of Parcels: 1

Primary Building:

Building Name: QT / 42332531
Building Type: Commercial
Year Built: 2017

Gross Building Area ††: 6,300

Net Leasable Area ††: 6,300

Land Sqft ♦: 95,609

Land Acres ♦: 2.1949

Pool: N

†† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:
[QT SOUTH LLC](#)
[4705 S 129TH AVE E](#)
TULSA, OK 74134

Deed Date: 05-02-2020
Instrument: [D220101251](#)

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$1,520,938	\$382,436	\$1,903,374	\$1,903,374
2019	\$1,520,938	\$382,436	\$1,903,374	\$1,903,374
2018	\$645,908	\$382,436	\$1,028,344	\$1,028,344

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner: CARS-DB4, L.P.
a Delaware limited partnership

Property Address:

9001 U.S Highway 80 West, 9001 Camp Bowie West, Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

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- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

CARS-DB4, L.P.
a Delaware limited partnership

By: CARS-DBSPE4, INC.
a Delaware corporation
its General Partner

By: Stephanie Rochel
Name: Stephanie Rochel
Title: SVP, General Counsel
Date: 5/14/2021

SEEN AND AGREED TO:

TENANT:

By: DocuSigned by:
John E Russ III
46791DC804EB4BA...
Name: John E Russ III
Title: VP
Date: 5/12/2021

SUBTENANT:

By: [Signature]
Name: _____
Title: _____
Date: _____

Account #: 01810928

Location

Property Address: 9001 CAMP BOWIE WEST BLVD [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [26600-C](#)
Neighborhood Code: [Auto Sales General](#)
Latitude: 32.7229911239
Longitude: -97.474181168
TAD Map: [2006-384](#)
MAPSCO: [TAR-073N](#)

Property Data

Legal Description: MOORE, L W SUBDIVISION
Block C

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [14573542](#)

Agent: [DUFF & PHELPS LLC \(00891\)](#)

Notice Sent: 04-30-2021

Notice Value: \$7,825,838

Protest Deadline: 06-01-2021

††† Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80137113](#)

Site Name: GARY MCKINNEY TOYOTA OF FTW

Site Class: ASDealer - Auto Sales-Full Service Dealership

of Parcels: 1

Primary Building:

Building Name: TOYOTA/SCION OF FORT WORTH / 01810928

Building Type: Commercial

Year Built: 2002

Gross Building Area †††: 53,712

Net Leasable Area †††: 53,712

Land Sqft ◆: 363,237

Land Acres ◆: 8.3387

Pool: N



Owner Information

Current Owner:
CARS-DB4 LP
4401 COLWICK RD
 CHARLOTTE, NC 28211-2311

Deed Date: 06-23-2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D210168344

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
CAR SON MCKNY II LP	12-23-2002	00162560000159	0016256	0000159
SRE TEXAS-2 LP	03-22-2001	00147890000191	0014789	0000191
WESTRIDGE BAPTIST CHURCH	12-31-1900	00000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$6,173,110	\$1,652,728	\$7,825,838	\$7,825,838
2020	\$6,173,110	\$1,652,728	\$7,825,838	\$7,825,838
2019	\$6,173,110	\$1,652,728	\$7,825,838	\$7,825,838
2018	\$4,677,272	\$1,652,728	\$6,330,000	\$6,330,000
2017	\$4,347,272	\$1,652,728	\$6,000,000	\$6,000,000
2016	\$4,247,272	\$1,652,728	\$5,900,000	\$5,900,000

A zero value indicates that the property record has not yet been completed for the indicated tax year
 † Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

Approved Per Staff Comment: CH 5.17.2021
*See attached merger documents showing property owners change to CARS-DB4, LP

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner: CARS-DB4, L.P.
a Delaware limited partnership

Property Address:

8901 U.S Highway 80 West, 8901 Camp Bowie West, Fort Worth, TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

CARS-DB4, L.P.
a Delaware limited partnership

By: CARS-DBSPE4, INC.
a Delaware corporation
its General Partner

By: Stephanic Rochel
Name: Stephanic Rochel
Title: SVP, General Counsel
Date: 5/14/2021

SEEN AND AGREED TO:

TENANT:

DocuSigned by:
By: John E Russ III
46791DCB04EB4BA...
Name: John E RUSS III
Title: VP
Date: 5/12/2021

SUBTENANT:

By: [Signature]
Name: _____
Title: _____
Date: _____

Account #: 04974115

Location

Property Address: 8901 CAMP BOWIE WEST BLVD [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-55-J](#)
Neighborhood Code: [Auto Sales General](#)
Latitude: 32.7236814245
Longitude: -97.4728687114
TAD Map: [2006-384](#)
MAPSCO: [TAR-073N](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 55 Lot J

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL WATER DISTRICT
224 TARRANT COUNTY HOSPITAL
225 TARRANT COUNTY COLLEGE

State Code: F1 Commercial

Agent: [DUFF & PHELPS LLC \(00891\)](#)

Notice Sent: 04-30-2021

Notice Value: \$2,271,438

Protest Deadline: 06-01-2021

Site Number: [80443478](#)

Site Name: GARY MCKINNEY TOYOTA

Site Class: ASLtd - Auto Sales-Limited Service Dealership

of Parcels: 1

Primary Building:

Building Name: CAR SON MCKNY LP, / 04974115

Building Type: Commercial

Year Built: 1984

Gross Building Area †††: 29,912

Net Leasable Area †††: 29,912

Land Sqft ♦: 169,012

Land Acres ♦: 3.8799

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[CAR SON MCKNY LP](#)
[8270 GREENSBORO DR STE 950](#)
 MC LEAN, VA 22102-4909

Deed Date: 01-22-2001

Deed Volume: 0014702

Deed Page: 0000240

Instrument: [00147020000240](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
MCKINNEY GARRY W	05-13-1991	00102550001395	0010255	0001395
SEBASTIAN-CAPUA PRTNSHP	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$1,414,547	\$856,891	\$2,271,438	\$2,271,438
2020	\$1,414,547	\$856,891	\$2,271,438	\$2,271,438
2019	\$1,043,109	\$856,891	\$1,900,000	\$1,900,000
2018	\$1,043,109	\$856,891	\$1,900,000	\$1,900,000
2017	\$821,110	\$856,890	\$1,678,000	\$1,678,000
2016	\$821,110	\$856,890	\$1,678,000	\$1,678,000

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

**CERTIFICATE OF MERGER
OF
CAR FAA L.L.C., CAR CASA L.L.C., CAR BOH II L.L.C., CAR LIT 2 L.L.C.,
CAR JMC L.L.C., CAR MIL L.L.C., CAR ASBFL L.L.C., CAR WTH L.P.,
CAR ASBTX L.P., CAR SON MCKNY L.P. AND CAR SON LMC L.P.
INTO
CARS-DB4, L.P.**

Pursuant to Title 6, Sec. 17-211 of the Delaware Code, the undersigned surviving limited partnership submits the following Certificate of Merger for filing and certifies that:

1. The name and jurisdiction of formation or organization of each of the domestic limited partnerships and other business entities which are to merge are:

<u>Name</u>	<u>Jurisdiction</u>
CAR FAA L.L.C.	Delaware
CAR CASA L.L.C.	Delaware
CAR BOH II L.L.C.	Delaware
CAR LIT 2 L.L.C.	Delaware
CAR JMC L.L.C.	Delaware
CAR MIL L.L.C.	Delaware
CAR ASBFL L.L.C.	Delaware
CAR WTH L.P.	Delaware
CAR ASBTX L.P.	Delaware
CAR SON MCKNY L.P.	Delaware
CAR SON LMC L.P.	Delaware

2. An agreement of merger has been approved and executed by each of the domestic limited partnerships and other business entities which are to merge.

3. The name of the surviving limited partnership is: CARS-DB4, L.P.

4. The merger shall become effective upon filing of this Certificate of Merger with the Secretary of State of the State of Delaware.

5. The agreement of merger is on file at a place of business of CARS-DB4, L.P., which is located at 1420 Spring Hill Road, Suite 525, McLean, Virginia 22102.

6. A copy of the agreement of merger will be furnished by CARS-DB4, L.P., on request and without cost, to any partner or any domestic limited partnership or any person holding an interest in any other business entity (including, without limitation, any member of a domestic limited liability company) which is to merge.

281945.3

STATE OF DELAWARE
SECRETARY OF STATE
DIVISION OF CORPORATIONS
FILED 07:30 AM 06/28/2002
020418146 - 2963244

IN WITNESS WHEREOF, this Certificate of Merger has been duly executed as of the 28 day of June, 2002, and is being filed in accordance with Title 6, Sec. 17-211 by an authorized person of CARS-DB4, L.P.

CARS-DB4, L.P.

By: CARS-DBSPE4, INC.,
its general partner

By: John M. Weaver
Name: John M. Weaver
Title: Vice President and Secretary

Approved per staff note: CH 5.17.21
* Deed reviewed and approved by GIS team that parcel legal descriptions accurately correspond to land information shown on deed for Total E&P USA Barnett, LLC. TAD showing old owner information

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

TOTAL E&P USA Barnett, LLC
(If the property owner is a company, please state the full legal name of the company)

Property Address: 8901 West Freeway, 2701 Shenandoah Rd,
2793 Shenandoah Rd, 2600 Cherry Lane

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

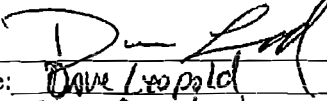
(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: TOTAL ETD USA-BONNETT LLC

By: 
Name: Dave Leopold
Title: CEO & President
Date: 9/11/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.



D216266568

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

This Instrument Prepared By:

John M. Craven
Baker Botts L.L.P.
One Shell Plaza
910 Louisiana
Houston, Texas 77002

When Recorded Mail to:

TOTAL E&P USA BARNETT, LLC
1201 Louisiana Street, Suite 1800
Houston, Texas 77002
Attention: Mr. Pierre Germain
Facsimile: 713-647-3662

DEED

STATE OF TEXAS §
 § KNOW ALL BY THESE PRESENTS:
COUNTY OF TARRANT §

That CHESAPEAKE EXPLORATION, L.L.C., an Oklahoma limited liability company, having as its address 6100 North Western Avenue, Oklahoma City, Oklahoma 73118 (“CELLC”) and CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C., an Oklahoma limited liability company, having as its address 6100 North Western Avenue, Oklahoma City, Oklahoma 73118 (“CLDC”, together with CELLC, each a “Grantor” and, collectively, the “Grantors”), for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration paid to Grantors by TOTAL E&P USA BARNETT, LLC, a Delaware limited liability company, having as its address 1201 Louisiana, Suite 1800, Houston, Texas 77002 (“Grantee”), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of such Grantor’s right, title and interest in and to those certain tracts of real property located in Tarrant County, Texas, and being more particularly described in **Exhibit A** attached hereto and by this reference made a part hereof for all purposes, together with all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, including all fixtures, buildings, offices, field offices, yards, improvements, equipment, and tangible personal property thereon or in anywise appertaining thereto (collectively, the “Properties” and singularly, a “Property”), together with all Contracts,

Records and Permits relating to the Properties.

This Deed is made subject to the Permitted Encumbrances together with any and all restrictions, covenants, conditions, easements, prescriptive rights, reservations, rights-of-way, and all other matters of record in the county in which the Property is located, and further excepting and excluding from any warranty expressly stated herein any interests in and to the oil, condensate, gas, casinghead gas and other liquid or gaseous hydrocarbons produced in association therewith.

This Deed is expressly made subject to that certain Purchase and Sale Agreement dated as of September 14, 2016 but made effective as of November 1, 2016 among Grantors, MC Mineral Company, L.L.C., Chesapeake Operating, L.L.C., Chesapeake Royalty, L.L.C., Midcon Compression, L.L.C. and TOTAL E&P USA, INC. (the “**Purchase and Sale Agreement**”), the terms of which shall survive the delivery of this Deed as provided therein. In the event of a conflict between this Deed and the Purchase and Sale Agreement, the Purchase and Sale Agreement shall control to the extent of such conflict; *provided, however*, that Third Parties may conclusively rely on this Deed to vest title to the Properties in Grantee. By executing, delivering and accepting this Deed, Grantors and Grantee do not intend to cause a merger of the terms of the Purchase and Sale Agreement into this Deed and all covenants, indemnities and other terms and provisions set forth in the Purchase and Sale Agreement shall remain in full force and effect on and after the date hereof to the extent set forth in the Purchase and Sale Agreement. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Purchase and Sale Agreement.

To the extent transferable, Grantee shall be and is hereby subrogated to all covenants and warranties of title by parties (other than Grantors or their Affiliates) heretofore given or made to Grantors or their respective predecessors in title with respect to and to the extent applicable to the Properties.

This Deed shall be effective as of 12:01 a.m. Central Time, November 1, 2016 (the “**Effective Time**”).

TO HAVE AND TO HOLD the Properties, unto Grantee, its successors and assigns forever. This Deed is made without any warranty of title, express, implied, statutory or otherwise, except that each Grantor, with respect to the Property being conveyed by such Grantor hereunder, warrants title to the Properties, subject to Permitted Encumbrances and otherwise as expressly set forth above unto Grantee, its successors and assigns, against every Person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under such Grantor, but not otherwise.

(Signature Pages to Follow)

IN WITNESS WHEREOF, the undersigned have executed this Deed on the date set forth in the notaries' acknowledgments affixed hereto, but effective for all purposes as of the Effective Time.

“GRANTOR”

CHESAPEAKE EXPLORATION, L.L.C.

By: Chesapeake E&P Holding Corporation, its manager

By: 

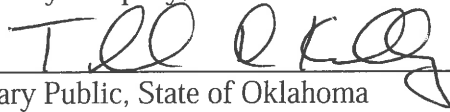
Name: Bryan J. Lemmerman

Title: Vice President – Business Development

ACKNOWLEDGEMENT

THE STATE OF OKLAHOMA §
 §
COUNTY OF OKLAHOMA §

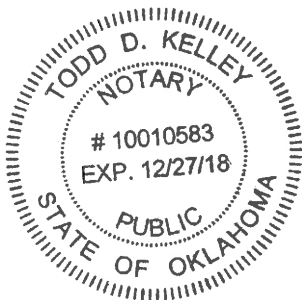
This instrument was acknowledged before me on the 27 day of October, 2016, by Bryan J. Lemmerman, Vice President – Business Development of **CHESAPEAKE EXPLORATION, L.L.C.**, an Oklahoma limited liability company, on behalf of said company.


Notary Public, State of Oklahoma

(Seal)

Commission Expiration: 12/27/18

Commission No.: 10010583



IN WITNESS WHEREOF, the undersigned have executed this Deed on the date set forth in the notaries' acknowledgments affixed hereto, but effective for all purposes as of the Effective Time.

“GRANTOR”

CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.,
an Oklahoma limited liability company

By: *[Signature]* Chesapeake Operating, L.L.C., its manager

By: _____

Name: Bryan J. Lemmerman

Title: Vice President – Business Development

ACKNOWLEDGEMENT

THE STATE OF OKLAHOMA §

COUNTY OF OKLAHOMA §

This instrument was acknowledged before me on the 27 day of October, 2016, by Bryan J. Lemmerman, Vice President – Business Development, Chesapeake Operating, L.L.C., **CHESAPEAKE LAND DEVELOPMENT COMPANY, L.L.C.**, an Oklahoma limited liability company, on behalf of said company.

Claudia DeLoera

Notary Public, State of Oklahoma

Commission Expiration: 11/20/17

Commission No.: 13010654

(Seal)



M65
Legal Description

BEING a 7.189 acre tract of land situated in the Hays Covington Survey, Abstract Number 256, Tarrant County, Texas, in the City of Fort Worth, being all of a tract of land described in Special Warranty Deed Harish D. Dand dated November 15, 1995, and as recorded in Volume 12171, Page 802 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), said 7.189 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch found iron rod at the intersection of the easterly right-of-way line of Shenandoah Road (80-foot wide) with the south line of a tract of land described as "Tract No. 1" in Warranty Deed to Texas Electric Service Company, a corporation, as recorded in Volume 2560, Page 151, D.R.T.C.T.:

THENCE North 89 degrees 16 minutes 34 seconds East, departing said easterly right-of-way line and along said south line, a distance of 568.74 feet to a 5/8-inch set iron rod with a yellow plastic cap stamped "Dunaway Assoc, LP" (hereinafter referred to as "with cap") for the northwest corner of Lot B-1R, Block 2 of West Plaza Addition, an addition to the City of Fort Worth, as recorded in Volume 388-210, Page 48 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.);

THENCE South 00 degrees 44 minutes 21 seconds East, departing said south line and along the west line of said Lot B-1R, a distance of 502.71 feet to a 5/8-inch set iron rod with cap for the most westerly southwest corner of said Lot B-1R, said corner being on the north line of Lot A, Block 2 of West Plaza Addition, an addition to the City of Fort Worth, as recorded in Volume 388-44, Page 97, P.R.T.C.T.;

THENCE South 89 degrees 41 minutes 22 seconds West, along the north line of said Lot A, a distance of 439.18 feet to a 5/8-inch found iron rod for the northwest corner of said Lot A on the easterly right-of-way line of said Shenandoah Road;

THENCE North 18 degrees 03 minutes 22 seconds West, along said easterly right-of-way line, a distance of 255.03 feet to a 1/2-inch found iron rod for the point of curvature of a circular curve to the right, having a radius of 1,183.98 feet and whose chord bears North 09 degrees 18 minutes 30 seconds West, a distance of 360.13 feet;

THENCE Northwesterly, continuing along said easterly right-of-way line and along said circular curve to the right, through a central angle of 17 degrees 29 minutes 44 seconds and an arc distance of 361.53 feet to the POINT OF BEGINNING and containing 7.189 acres, or 313,132 square feet of land, more or less.

M252
Legal Description

BEING a 4.261 acre tract of land situated in the Hays Covington Survey, Abstract Number 256, located in the City of Fort Worth, Tarrant County, Texas, being part of Lot 1, Block 1 of Lesok Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 10321 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), same being part of the tract of land described in Special Warranty Deed with Vendor's Lien to Kosel Investments, Inc., a Texas corporation, recorded in Document Number D204321297 of the Deed Records of Tarrant County, Texas, (D.R.T.C.T.), said 4.261 acre tract being more particularly described as follows:

BEGINNING at a 3/4 inch found iron rod for the most northerly west corner of said Lot 1, said corner being on the southerly right of way line of Interstate Highway Number 30 (variable width);

THENCE North 67 degrees 27 minutes 03 seconds East, along said southerly right of way line, a distance of 89.79 feet to a found TxDOT monument for the point of curvature of a circular curve to the left, having a radius of 838.51 feet and whose chord bears North 56 degrees 48 minutes 57 seconds East, a distance of 309.50 feet;

THENCE Northeasterly, continuing along said southerly right of way line and along said circular curve to the left, through a central angle of 21 degrees 16 minutes 12 seconds and an arc distance of 311.28 feet to a found TxDOT monument for the point of reverse curvature of a circular curve to the right, having a radius of 696.20 feet and whose chord bears North 61 degrees 01 minute 53 seconds East, a distance of 356.87 feet;

THENCE Northeasterly, continuing along said southerly right of way line and along said circular curve to the right, through a central angle of 29 degrees 42 minutes 04 seconds and an arc distance of 360.90 feet to a 5/8 inch set iron rod with cap stamped "Dunaway Assoc. LP" (hereinafter referred to as "with cap") for corner;

THENCE South, departing said southerly right-of-way line and crossing said Lot 1, a distance of 94.39 feet to a 5/8 inch set iron rod with cap for corner;

THENCE East, continuing across said Lot 1, a distance of 159.96 feet to a 5/8 inch set iron rod with cap for corner;

THENCE South 00 degrees 03 minutes 12 seconds East, continuing across said Lot 1, a distance of 300.00 feet to a 5/8 inch set iron rod with cap on the north line of a tract of land described as "Tract B" in Warranty Deed to Texas Electric Service Company as recorded in Volume 4153, Page 622, D.R.T.C.T.;

THENCE South 89 degrees 53 minutes 53 seconds West, along said north line, a distance of 807.79 feet to a 3/4 inch found iron rod for the most southerly west corner of said Lot 1;

THENCE North 19 degrees 05 minutes 07 seconds West, departing said north line and along the westerly line of said Lot 1, a distance of 20.27 feet to the POINT OF BEGINNING and containing 4.261 acres, or 185,630 square feet of land, more or less.

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

HOLLAND ACQUISITIONS INC
309 W. 7TH ST, STE 200
FT WORTH, TX 76102

Submitter: HOLLAND ACQUISITIONS INC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 11/11/2016 3:16 PM

Instrument #: D216266568

OPR 226 PGS \$912.00

By: Mary Louise Garcia

D216266568

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Account #: 03795470

Location

Property Address: 2793 SHENANDOAH RD [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [A 256-9D04](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.7362257845
Longitude: -97.4553356468
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 9D04

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J2 Commercial Utility Gas
Companies

Agent: [PROPERTY TAX PARTNERS LLC \(05563\)](#)

Notice Sent: 04-30-2021

Notice Value: \$720

Protest Deadline: 06-01-2021

+++ Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80878541](#)

Site Name: CHESAPEAKE/APPLE NINE GAS
WELL SITE 29

Site Class: Utility - Utility Accounts
of Parcels: 3

Primary Building:

Land Sqft ◆: 10,454

Land Acres ◆: 0.2399

Pool: N

Owner Information

Current Owner:

[TOTAL E&P USA REAL ESTATE LLC](#)

[PO BOX 17180](#)

FORT WORTH, TX 76102

Deed Date: 11-01-2016

Instrument: [D216266568](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
CHESAPEAKE LAND DEV CO LLC	01-29-2009	D209046006	0000000	0000000
FORT WORTH LAND LLC	09-07-2007	D207326129	0000000	0000000
TARRANT COUNTY LAND INVESTMENT	08-10-2007	D207300892	0000000	0000000
DAND HARISH D	11-15-1995	00121710000802	0012171	0000802
RYAN JOHN P	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0	\$720	\$720	\$720
2020	\$0	\$720	\$720	\$720
2019	\$0	\$720	\$720	\$720
2018	\$0	\$720	\$720	\$720
2017	\$0	\$720	\$720	\$720
2016	\$0	\$720	\$720	\$720

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

Account #: 04675568

Location

Property Address: 2701 SHENANDOAH RD [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [A 256-9D08](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.7360576744
Longitude: -97.4556633713
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: COVINGTON, HAYS SURVEY
Abstract 256 Tract 9D08

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J2 Commercial Utility Gas
Companies

Agent: [PROPERTY TAX PARTNERS LLC \(05563\)](#)

Notice Sent: 04-30-2021

Notice Value: \$12,000

Protest Deadline: 06-01-2021

+++ Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80878541](#)

Site Name: CHESAPEAKE/APPLE NINE GAS
WELL SITE 29

Site Class: Utility - Utility Accounts
of Parcels: 3

Primary Building:

Land Sqft ◆: 174,240

Land Acres ◆: 4.0000

Pool: N

Owner Information

Current Owner:

[TOTAL E&P USA REAL ESTATE LLC](#)

[PO BOX 17180](#)

FORT WORTH, TX 76102

Deed Date: 11-01-2016

Instrument: [D216266568](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
CHESAPEAKE LAND DEV CO LLC	01-29-2009	D209046006	0000000	0000000
FORT WORTH LAND LLC	09-07-2007	D207326129	0000000	0000000
TARRANT COUNTY LAND INVESTMENT	08-10-2007	D207300892	0000000	0000000
DAND HARISH D	11-15-1995	00121710000802	0012171	0000802
RYAN JOHN P	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0	\$12,000	\$12,000	\$12,000
2020	\$0	\$12,000	\$12,000	\$12,000
2019	\$0	\$12,000	\$12,000	\$12,000
2018	\$0	\$12,000	\$12,000	\$12,000
2017	\$0	\$12,000	\$12,000	\$12,000
2016	\$0	\$12,000	\$12,000	\$12,000

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

Account #: 41526619

Location

Property Address: 8901 WEST FWY [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [23840J-1-1B](#)
Neighborhood Code: [Vacant Unplatted](#)
Latitude: 32.7369933656
Longitude: -97.4735859246
TAD Map: [2006-388](#)
MAPSCO: [TAR-073E](#)

Property Data

Legal Description: LESOK ADDITION Block 1 Lot 1B

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

State Code: C1C Vacant Land Commercial

Agent: [PROPERTY TAX PARTNERS LLC \(05563\)](#)

Notice Sent: 04-30-2021
Notice Value: \$12,784
Protest Deadline: 06-01-2021

+++ Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80877384](#)

Site Name: CHESAPEAKE LAND

Site Class: LandVacantComm - Vacant Land - Commercial
of Parcels: 1

Primary Building:

Land Sqft ◆: 185,630

Land Acres ◆: 4.2614

Pool: N

Owner Information

Current Owner:
[TOTAL E&P USA REAL ESTATE LLC](#)
[PO BOX 17180](#)
 FORT WORTH, TX 76102

Deed Date: 11-01-2016
Instrument: [D216266568](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
CHESAPEAKE LAND DEV CO LLC	09-30-2010	D210244319	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0	\$12,784	\$12,784	\$12,784
2020	\$0	\$12,784	\$12,784	\$12,784
2019	\$0	\$12,784	\$12,784	\$12,784
2018	\$0	\$12,784	\$12,784	\$12,784
2017	\$0	\$371,262	\$371,262	\$371,262
2016	\$0	\$371,262	\$371,262	\$371,262

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

Account #: 41551648

Location

Property Address: 2600 CHERRY LN [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [21025D-A](#)
Neighborhood Code: [Utility General](#)
Latitude: 32.7367064439
Longitude: -97.4553847101
TAD Map: [2012-388](#)
MAPSCO: [TAR-073G](#)

Property Data

Legal Description: I H 30 & CHERRY LANE
Block A

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: J2 Commercial Utility Gas
Companies

Agent: [PROPERTY TAX PARTNERS LLC \(05563\)](#)

Notice Sent: 04-30-2021

Notice Value: \$7,819

Protest Deadline: 06-01-2021

+++ Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Site Number: [80878541](#)

Site Name: CHESAPEAKE/APPLE NINE GAS
WELL SITE 29

Site Class: Utility - Utility Accounts
of Parcels: 3

Primary Building:

Land Sqft ◆: 113,535

Land Acres ◆: 2.6064

Pool: N

Owner Information

Current Owner:

[TOTAL E&P USA REAL ESTATE LLC](#)

[PO BOX 17180](#)

FORT WORTH, TX 76102

Deed Date: 11-01-2016

Instrument: [D216266568](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
CHESAPEAKE LAND DEV CO LLC	11-01-2013	D213283471	0000000	0000000
APPLE NINE VENTURES OWNERSHIP	01-01-2011	0000000000000000	0000000	0000000
111 REALTY INVESTORS LP	04-24-2010	D212101122	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0	\$7,819	\$7,819	\$7,819
2020	\$0	\$7,819	\$7,819	\$7,819
2019	\$0	\$7,819	\$7,819	\$7,819
2018	\$0	\$7,819	\$7,819	\$7,819
2017	\$0	\$7,819	\$7,819	\$7,819
2016	\$0	\$7,819	\$7,819	\$7,819

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

LURIN REAL ESTATE HOLDINGS VIII LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address:

8021 Calmont Ave

Fort Worth TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: LURIN REAL ESTATE HOLDINGS, ^{IX} LLC

By: _____

Name: Jon P Venetos

Title: President

Date: 6/1/2021

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03480933

Location

Property Address: 8021 CALMONT AVE [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [45950-4-A1](#)
Neighborhood Code: [APT-Normandale](#)
Latitude: 32.7327293305
Longitude: -97.4532530807
TAD Map: [2012-384](#)
MAPSCO: [TAR-073L](#)

Property Data

Legal Description: WEST PLAZA ADDITION
Block 4 Lot A1

Jurisdictions: 026 CITY OF FORT WORTH
220 TARRANT COUNTY
905 FORT WORTH ISD
223 TARRANT REGIONAL
WATER DISTRICT
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: BC MultiFamily Commercial

Agent: [SOUTHLAND PROPERTY TAX
CONSULTANTS INC \(00344\)](#)

Notice Sent: 04-30-2021
Notice Value: \$6,843,411
Protest Deadline: 06-01-2021

Site Number: [80241409](#)

Site Name: ESTRELLA AT BROADMOOR

Site Class: APTMasterMtr - Apartment-Master
Meter
of Parcels: 1

Primary Building:

Building Name: ESTRELLA AT BROADMOOR /
03480933

Building Type: Multi-Family
Year Built: 1968

Gross Building Area †††: 81,200

Net Leasable Area †††: 81,160

Land Sqft ♦: 137,214

Land Acres ♦: 3.1500

Pool: Y

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[LURIN REAL ESTATE HOLDINGS VIII LLC](#)
[2850 N HARWOOD ST STE 1700](#)
 DALLAS, TX 75201

Deed Date: 06-28-2018
Instrument: [D218143450](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
TANINITA LLC	02-23-2016	D216037759		
REYNOSO GUILLERMO TORRES	03-07-2007	D207080649	0000000	0000000
M & J WICHITA PARTNERS LTD	03-03-2007	D207080648	0000000	0000000
QUALITY RESIDENCES LLC	02-23-2005	D205060842	0000000	0000000
M&J WICHITA PARTNERS LTD	01-01-2005	D205017475	0000000	0000000
BAKER ASHLEY	07-20-2004	D204230906	0000000	0000000
BACM 2000-2 CALMONT LTP	07-01-2003	00168700000228	0016870	0000228
WESTVIEW ESTATES LTD	04-14-2000	00143130000365	0014313	0000365
TEXAS WESTVIEW INC	12-02-1997	00129920000393	0012992	0000393
AZT CORPORATION	08-20-1996	00124850000203	0012485	0000203
T MARK CORP	03-21-1991	00102050000029	0010205	0000029
LETT RUTH WOODS	11-02-1989	00097530000109	0009753	0000109
LETT S JR	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$6,363,162	\$480,249	\$6,843,411	\$6,843,411
2020	\$4,169,751	\$480,249	\$4,650,000	\$4,650,000
2019	\$3,719,751	\$480,249	\$4,200,000	\$4,200,000
2018	\$4,644,522	\$205,821	\$4,850,343	\$4,850,343
2017	\$4,064,864	\$205,821	\$4,270,685	\$4,270,685
2016	\$3,438,921	\$205,821	\$3,644,742	\$3,644,742

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

STATE OF TEXAS §

COUNTY OF TARRANT §

TO: THE MAYOR AND CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS

APPROVAL OF A REVISED PETITION TO ESTABLISH THE LAS VEGAS TRAIL PUBLIC IMPROVEMENT DISTRICT AND VERIFICATION OF SIGNATORY AUTHORITY

Property Owner:

LURIN REAL ESTATE HOLDINGS XVII LLC

(If the property owner is a company, please state the full legal name of the company)

Property Address:

Calmont Ave

Fort Worth TX 76116

Check the box that applies:

- I, the undersigned, am the record owner of the real property listed above that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth.
- I, the undersigned, am a duly authorized representative of the Company identified above, which is the record owner of the real property that would be liable for assessment under the proposed Las Vegas Trail Public Improvement District in the City of Fort Worth. I hereby certify on behalf of the Company listed above that the individual and/or position identified below has the authority to legally bind the Company and to sign this document on the Company's behalf. I affirm that such binding authority has been granted by the Company.

By signing this **Approval of a Revised Petition to Establish the Las Vegas Trail Public Improvement District ("Las Vegas Trail PID") and Verification of Signatory Authority**, I hereby represent on behalf of myself or the above-stated Company that the following are true and correct:

- (1) I have received and read the Petition Requesting Establishment of the Las Vegas Trail PID, dated February 1, 2019 ("Petition");
- (2) I have received and reviewed a copy of the revised boundaries for the Las Vegas Trail PID, which supersede and replace the original boundaries contained in Article VI and Exhibit D of the Petition;
- (3) I understand and acknowledge that Article VI of the Petition is also being revised such that vacant properties that are zoned as commercial within the proposed boundaries of the Las Vegas Trail PID will be subject to assessment, which is in addition to the commercial and multifamily properties already subject to assessment in the Petition;
- (4) I have received and reviewed a copy of the revised estimated budget and five-year service plan for the Las Vegas Trail PID, (representing a new starting date of October 1, 2020), which supersede and replace the information in Exhibit C of the Petition;

(5) I acknowledge that the Petition, as modified by the revised boundaries and addition of commercially-zoned vacant property being liable for assessment, start date, budget, and five-year service plan, constitutes the Revised Petition; and

(6) I understand, acknowledge, and agree that the above-stated property is within the boundaries of the Revised Petition and that the property owner will be responsible for paying special assessments on an annual basis to fund the improvements and services set forth in the Revised Petition.

By virtue of the same (singular) signature below, I do request on behalf of myself or the Company, as applicable, that the City Council of the City of Fort Worth, Texas, initiate and establish the Las Vegas Trail PID under the Public Improvement District Assessment Act, V.T.C.A. Local Government Code, Chapter 372 ("Act"), in accordance with terms and conditions and within the boundaries of the Revised Petition, so that the powers granted under the Act may be exercised by the City of Fort Worth.

(If you are signing on behalf of a company, please sign below.)

Company Name: LURIN-REAL ESTATE HOLDINGS XVII LLC

By: _____

Name: Jon P Venetos

Title: President

Date: 01/12/2020

(If you are signing as an individual(s) property owner, please print your name, date, and sign below.)

Name: _____

(Signature)

Date: _____

Note: I further represent, affirm, and certify that, with respect to the creation and implementation of the Las Vegas Trail PID, the City is fully entitled to rely on the warranties and representations set forth in this form for purposes of creation of the proposed PID.

Account #: 03435385

Location

Property Address: CALMONT AVE [Interactive Map](#)
City: FORT WORTH
Zipcode: 76116
Georeference: [46075-95-1](#)
Neighborhood Code: [APT-Normandale](#)
Latitude: 32.7331157177
Longitude: -97.4586726179
TAD Map: [2012-384](#)
MAPSCO: [TAR-073L](#)

Property Data

Legal Description: WESTERN HILLS ADD SEC III-VIII Block 95 Lot 1

Jurisdictions: 026 CITY OF FORT WORTH
 220 TARRANT COUNTY
 905 FORT WORTH ISD
 223 TARRANT REGIONAL WATER DISTRICT
 224 TARRANT COUNTY HOSPITAL
 225 TARRANT COUNTY COLLEGE

State Code: BC MultiFamily Commercial

Agent: [SOUTHLAND PROPERTY TAX CONSULTANTS INC \(00344\)](#)

Notice Sent: 05-14-2021
Notice Value: \$13,256,270
Protest Deadline: 06-14-2021

Site Number: [80239293](#)

Site Name: MANITOBA APTS

Site Class: APTCHDO - Apartment-CHDO
of Parcels: 1

Primary Building:

Building Name: MANITOBA APTS. / 03435385
Building Type: Multi-Family
Year Built: 1971

Gross Building Area **+++**: 238,580

Net Leasable Area **+++**: 237,525

Land Sqft **◆**: 503,553

Land Acres **◆**: 11.5599

Pool: Y

+++ Rounded

◆ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Owner Information

Current Owner:

[LURIN REAL ESTATE HOLDINGS XVII LLC](#)
[2850 N HARWOOD ST STE 1700](#)
 DALLAS, TX 75201

Deed Date: 08-08-2019
Instrument: [D219176362](#)

Previous Owners:

Name	Date	Instrument	Deed Vol	Deed Page
AHF-MANITOBA LLC	12-21-2001	00153440000374	0015344	0000374
FSF MANITOBA ASSOCIATES LP	12-20-2001	00153440000372	0015344	0000372
FSF MANITOBA ASSOCIATES LP	08-20-1997	00128790000407	0012879	0000407
FSF MANITOBA/WARWICK ASSO LP	09-23-1996	00125230002068	0012523	0002068
MULTIVEST R E F LTD S-V	12-31-1900	00000000000000	0000000	0000000

Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#)

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$12,626,829	\$629,441	\$13,256,270	\$13,256,270
2020	\$10,358,559	\$629,441	\$10,988,000	\$10,988,000
2019	\$9,327,607	\$629,441	\$9,957,048	\$9,957,048
2018	\$8,859,683	\$629,441	\$9,489,124	\$9,489,124
2017	\$8,858,070	\$629,441	\$9,487,511	\$9,487,511
2016	\$8,787,026	\$629,441	\$9,416,467	\$9,416,467

A zero value indicates that the property record has not yet been completed for the indicated tax year

† Appraised value may be less than market value due to state-mandated limitations on value increases

Exemptions

From: [Willie Rankin](#)
To: [Hinojosa, Crystal](#)
Subject: Fwd:
Date: Wednesday, June 2, 2021 6:54:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image631789.png](#)
[image650420.png](#)

CAUTION: This email originated from outside of the City of Fort Worth email system. Do not click any links or open attachments unless you recognize the sender and know the content is safe.

FYI

Sent from my iPhone

Begin forwarded message:

From: "Silva, Al" <Al.Silva@marcusmillichap.com>
Date: June 2, 2021 at 6:50:03 AM CDT
To: Willie Rankin <wrankin@lvtrise.org>
Subject: FW:

Willie,

See confirmation below. Thanks!

Al Silva

Senior Managing Director Investments
Executive Director, Multi Housing Division
www.silvamultifamily.com

Marcus & Millichap 300 Throckmorton Street Suite 1500 Fort Worth, TX 76102	(817) 932-6134 direct (214) 704-6615 mobile (682) 478-1210 fax al.silva@marcusmillichap.com
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From: J. Jordan Rymer <jrymer@lurin.com>
Sent: Wednesday, June 2, 2021 6:48 AM
To: Silva, Al <Al.Silva@marcusmillichap.com>
Subject: Re:

That's correct. It is LREH IX



J. Jordan Rymer
Executive Vice President & Co-Founder

LURIN

o: [214-453-1523](tel:214-453-1523) | m: [210-273-1067](tel:210-273-1067)

jrymer@lurin.com | www.lurin.com

2850 N. Harwood St. Suite 1700, Dallas, TX, 75201



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On Jun 2, 2021, at 6:09 AM, Silva, Al <Al.Silva@marcusmillichap.com> wrote:

Jordan,

Good morning. TAD shows the owner of both Estrella at Seminary and Estrella at Broadmoor as Lurin Real Estate Holdings VIII LLC. I am guessing that Jon crossed that out for Broadmoor because the actual ownership entity is Lurin Real Estate Holdings IX LLC? That makes sense to me, but I wanted to confirm before getting back with the city, as they asked me about it last night. Just need to get them clarification. Thanks.

Al Silva

Senior Managing Director Investments
Executive Director, Multi Housing Division
www.silvamultifamily.com

Marcus & Millichap	(817) 932-6134 direct
300 Throckmorton Street	(214) 704-6615 mobile
Suite 1500	(682) 478-1210 fax
Fort Worth, TX 76102	al.silva@marcusmillichap.com

License: TX: 0520157

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[<image006.gif>](#)

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From: J. Jordan Rymer <jrymer@lurin.com>
Sent: Tuesday, June 1, 2021 5:37 PM
To: Silva, Al <Al.Silva@marcusmillichap.com>
Subject: Fwd:

Here you go. Thanks, Al!

Begin forwarded message:

J. Jordan Rymer
Executive Vice President & Co-Founder
LURIN
o: [214-453-1523](tel:214-453-1523) | m: [210-273-1067](tel:210-273-1067)
jrymer@lurin.com | www.lurin.com
2850 N. Harwood St. Suite 1700, Dallas, TX, 75201

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From: Scan Email <scan@lurin.com>

Date: June 1, 2021 at 5:35:30 PM CDT

To: "J. Jordan Rymer" <jrymer@lurin.com>

Cc: Jon P Venetos <jvenetos@lurin.com>

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1 of 5

Add To Cart ▼

Page 1 of 5

D218143450 6/29/2018 4:15 PM PG 5 Fee: \$32.00 Submitter: CSC ERECORDING SOLUTIONS
 Electronically Recorded by Tarrant County Clerk in Official Public Records *Mary Louise Garcia* Mary Louise Garcia

SPECIAL WARRANTY DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TARRANT §

TANINITA, LLC, a Texas limited liability company ("Grantor"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto LURIN REAL ESTATE HOLDINGS IX, LLC, a Delaware limited liability company ("Grantee") the real property in Tarrant County, Texas, fully described in Exhibit A hereto, together with all rights, titles, and interests appurtenant thereto (collectively, the "Property").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND TO DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

Grantee's address is: 2911 Turtle Creek Blvd., Suite 800, Dallas, TX 75219.

[SIGNATURE ON FOLLOWING PAGE]

Unofficial Copy