

MUNICIPAL SERVICES AGREEMENT
BETWEEN THE CITY OF FORT WORTH, TEXAS
AND WTXS, LLC

This Municipal Services Agreement ("Agreement") is entered into on _____ day of _____, _____ by and between the City of Fort Worth, Texas, a home-rule municipality of the State of Texas, ("City") and WTXS, LLC, a Delaware limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, Section 43.0671 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation (the "Effective Date");

WHEREAS, Owner owns certain parcels of land situated in Tarrant County, Texas, which consists of approximately 297.083 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit "A" attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property, identified as Annexation Case No. AX-21-017 ("Annexation Case");

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Fort Worth City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law. For purposes of this Agreement, "full municipal services" means all services provided by the City within its full-purpose

boundaries, including water and wastewater services and excluding gas or electrical service.

3. MUNICIPAL SERVICES.

- a. Commencing on the Effective Date, the City will provide the municipal services set forth below. As used in this Agreement, "providing services" includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
 - i. Fire – The City's Fire Department will provide emergency and fire protection services comparable with the provision of services available in other parts of the municipality with topography, land use and population density similar to the level of service contemplated or projected in the area.
 - ii. Police – The City's Police Department will provide protection and law enforcement services.
 - iii. Emergency Medical Services - The City's Fire Department and MedStar (or other entity engaged by the City after the Effective Date) will provide emergency medical services.
 - iv. Planning and Zoning – The City's Development Services Department will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.
 - v. Parks and Recreational Facilities. Residents of the Property will be permitted to utilize all existing publicly-owned parks and recreational facilities and all such facilities acquired or constructed after the Effective Date (including community service facilities, libraries, swimming pools, etc.), throughout the City. Any private parks, facilities, and buildings will be unaffected by the annexation; provided, however, that the City will provide for maintenance and operation of the same upon acceptance of legal title thereto by the City and appropriations therefor. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.
 - vi. Other Publicly Owned Buildings. Residents of the Property will be permitted to use all other publicly owned buildings and facilities where the public is granted access.
 - vii. Stormwater Utility Services – The Property will be included in the City's Stormwater Utility service area and will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services.
 - viii. Roads and Streets (including Street lighting) - The City's Transportation and Public Works Department will maintain the public streets and streetlights over which the City has jurisdiction. The City will provide regulatory signage services in accordance with the City policies and procedures and applicable laws.
 - ix. Water and Wastewater to Existing Structures. Occupied structures that are using water-well and on-site sewer facilities on the Effective Date may continue

to use the same. If a property owner desires to connect an existing structure to the City water and sewer system, then the owner may request a connection and receive up to 200 linear feet of water and sewer extension at the City's cost for each occupied lot or tract in accordance with the City's "Policy for the Installation of Community Facilities" and applicable law. Once connected to the City's water and sanitary sewer mains, the water and sanitary sewage service will be provided by the City at rates established by City ordinances for such service.

- x. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.
 - xi. Code Compliance – The City's Code Department will provide education, enforcement, and abatement relating to code violations within the Property.
 - xii. Full Municipal Services – Commencing on the Effective Date, the City will provide to the Property all services provided by the City within its full-purpose boundaries and not otherwise listed above, except as provided in Section 3(b).
- b. The City will provide water service and wastewater treatment service to developments established after the Effective Date in accordance with, and on the schedule determined by, the City's extension policies and applicable law and at rates established by City ordinances for such services.
 - c. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - d. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
4. **SERVICE LEVEL.** The City will provide the Property with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected for the Property.
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
7. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal

bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.

8. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas, Fort Worth Division and construed in conformity with the provisions of Texas Local Government Code Chapter 43.
9. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.
10. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.
11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **AGREEMENT BINDS AND BENEFITS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property, is binding on the Owner and the City, and is enforceable by any current or future owner of any portion of the Property.
14. **ENTIRE AGREEMENT.** Except as provided in Section 15, this Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF FORT WORTH

WTXS, LLC, a Delaware limited liability company, on behalf of itself in its capacity as owner and on behalf of all other owners in its capacity as manager, operator or agent, as applicable

By: _____

Name: _____

Title: Assistant City Manager

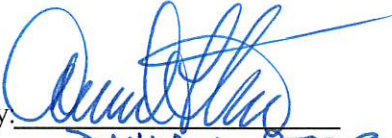
By: Walton International Group (USA), Inc., an Arizona corporation

Its: Sole member and Manager

Approved as to Form and Legality:

Name: _____

Senior Assistant City Attorney

By: 
Name: DAVID L. PETEC
Title: AUTHORIZED SIGNATORY

Attest:

City Secretary

Approvals:

M&C: _____

Ordinance No. _____

State of Texas §
County of Tarrant §

This instrument was acknowledged before me on the _____ day of _____, 20____,
by _____, Assistant City Manager of the City of Fort Worth, a Texas
municipal corporation, on behalf of said corporation.

By: _____

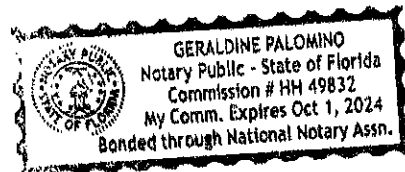
Notary Public, State of Texas

State of Florida §
County of Hillsborough §

This instrument was acknowledged before me on the 26 day of July, 2022,
by David Peter, Authorized Signatory of on behalf of said WTXS, a Delaware limited liability
company.

By: Geraldine

Notary Public, State of Florida



After Recording Return to:
City Secretary
City of Fort Worth
200 Texas Street
Fort Worth, Texas 76102

Exhibit A Continued

PROPERTY DESCRIPTION

BEING a tract of land situated in the H. Maples Survey, Abstract Number 1023, the J. Leath Survey, Abstract Number 962, the A. Costello Survey, Abstract Number 271 and the A. Fernandes Survey, Abstract Number 506, all of Tarrant County, Texas and being the remainder of Tract 1 and all of Tract 2 described in deed to the Sewell Family Partnership, Ltd., as recorded in Correction Deed recorded in County Clerk's File Number D206044638, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 Inch Iron rod found at the northwest corner of said Sewell tract, being found at the Intersection of the existing east Right-of-Way line of W. Cleburne Road (County Road 1035) and the south line of Lot 17, Block A, Country Corner Estates, as recorded in Cabinet A, Slide 3991, Official Public Records, Tarrant County, Texas;

THENCE N 89°29'18"E, a distance of 2832.00 feet (previously recorded as S 89°56'31"E) along the north line of said Sewell tract and along the south line of said County Corner Estates and then along the south line of Garden Arbors Estates, as recorded in Cabinet A, Slide 8829, Official Public Records, Tarrant County, Texas and the along the existing south Right-of-Way line of Cleburne Crowley Road (County Road 1082, a variable width Right-of-Way) to a 1/2 inch Iron rod with cap stamped "Pierce Murray" set;

THENCE N 89°43'15"E, a distance of 2001.21 feet (previously recorded as S 89°42'34"E) continuing along the north line of said Sewell tract and the existing south Right-of-Way line of said Cleburne Crowley Road to a 1/2 inch iron rod with cap stamped "Pierce Murray" set, being the northwest corner of a variable width Right-of-Way dedication as shown on the plat of Lot 1, Block 1, Crowley CTE Addition, as recorded in County Clerk's File Number D220085476, Official Public Records, Tarrant County, Texas;

THENCE S 00°23'42"E, departing the north line of said Sewell tract, at 19.69 feet pass the northwest corner of said Lot 1, Block 1, Crowley CTE Addition, and then along the west line of said Lot 1, Block 1, Crowley CTE Addition a total distance of 2235.81 feet to a 5/8 inch iron rod with cap stamped "TNP" found at the southwest corner of said Lot 1, Block 1, Crowley CTE Addition, being at an "L" corner in the existing north Right-of-Way line of Longhorn Trail (Farm to Market Road 1081) and being an angle point in the east line of the remainder of said Sewell tract;

THENCE S 00°41'59"W, a distance of 400.62 feet (previously recorded as S 01°36'31"W) along the common line of the southeast line of said Sewell tract and said Right-of-Way line to a 1/2 Inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 29°31'05"W, a distance of 32.50 feet (previously recorded as S 30°00'00"W) continuing along said common line to a 1/2 Inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 59°31'05"W, a distance of 33.00 feet (previously recorded as S 60°00'00"W) continuing along said common line to a 1/2 Inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 89°28'03"W, a distance of 1952.73 feet (previously recorded as S 89°56'58"W) continuing along said common line to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE N 89°53'51"W, a distance of 2824.34 feet (previously recorded as N 89°23'29"W) continuing along said common line to a 1/2 inch iron rod with cap stamped "Pierce Murray" set at the intersection

**Exhibit A
Continued**

of the north Right-of-Way line of said Longhorn Trail and the east Right-of-Way line of the
aforementioned W. Cleburne Road and being the southwest corner of said Sewell tract;

THENCE N 00°28'39"W, a distance of 2659.52 feet (previously recorded as N 00°01'55"E) along the
existing east Right-of-Way line of said W. Cleburne Road returning to the Point of Beginning and
containing 12,940,921 square feet or 297.083 acres of land, more or less.

