COMMISSIONERS COURT COMMUNICATION

COURT ORDER NUMBER 144736

DATE: 2/19/2025

SUBJECT: **RECEIVE AND FILE PETITION FOR THE CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2 AND SET TIME AND PLACE FOR A PUBLIC HEARING FOR THE CREATION OF THE DISTRICT**

***** CONSENT AGENDA *****

COMMISSIONERS COURT ACTION REQUESTED

It is requested that the Commissioners Court receive and file the petition for the creation of Tarrant County Fresh Water Supply District No. 2 and set the time and place for a public hearing for the creation of the district at its meeting scheduled for Tuesday, March 18, 2025, at 10:00 a.m.

BACKGROUND

In early 2024, PMB Capital Investments, Tarrant County, and the City of Fort Worth conducted a series of discussions regarding cooperation to facilitate development of approximately 335 acres of land located in an area of Tarrant County generally known as "Bonds Ranch North." The development is a master planned community that consists of single-family lots, commercial acreage, open space and parkland, and dedicated acres for a potential school site and public safety building.

In an effort to work collaboratively and find a solution that allowed for future annexation of the development into the City of Fort Worth, a Fresh Water Supply District was a proposed solution. In Texas, Fresh Water Supply Districts (FWSDs) are governed by Chapters 49 and 53 of the Texas Water Code and are typically created to provide water, wastewater, infrastructure, and drainage services to rural or unincorporated areas. The creation of the FWSD helps to support rural development by providing essential utilities necessary for the future residents of this area, encourages economic growth by making the area more attractive and accessible for businesses, gives residents a local governing body to oversee services and debt, and allows the district to levy taxes and issue bonds to fund infrastructure. Upon the bonds being paid off, the development would then be annexed into the City of Fort Worth. Tarrant County has received the conceptual plan for this development and, if the petition is approved, must appoint five temporary supervisors to the board of directors which will allow oversight to ensure the conceptual plan is adhered to. In addition to Tarrant County participation, the City of Fort Worth has approved a Resolution of Support, attached hereto, for the creation of Tarrant County FWSD No. 2, and is working towards a Strategic Partnership Agreement and Development Agreement with the City so that when annexation does occur, it will meet City standards.

Tarrant County intends to conduct a public hearing for the creation of the Tarrant County Fresh Water Supply District on Tuesday, March 18, 2025, at 10:00 a.m. in the G.K. Maenius Administration Building, Commissioners Courtroom, 5th Floor, 100 E. Weatherford Street, Fort Worth, Texas 76196. Interested persons may attend to provide public comment on the proposed creation of the FWSD. Such a public hearing is required to occur between fifteen to thirty days from the filing of the petition. At the hearing, the Commissioners Court

SUBMITTED BY	Administrator	PREPARED BY:	Maegan South
		APPROVED BY:	Chandler Merritt

must determine whether the petition is sufficient, hear the testimony of any interested person, and make any necessary orders, including granting the petition.

The Criminal District Attorney's Office has reviewed the petition and public meeting notice as to form.

FISCAL IMPACT

There is no fiscal impact to Tarrant County associated with the acceptance of the petition or the provision of this notice.

NOTICE OF HEARING ON PETITION REQUESTING CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2

To all persons interested in the hearing concerning the petition for creation, organization and establishment (the "Petition") of Tarrant County Fresh Water Supply District No. 2 (the "District"), presented to the Commissioners Court of Tarrant County (the "Commissioners Court"):

Notice is hereby given that Commissioners Court received the Petition requesting creation, organization and establishment District at the regular meeting held by the Commissioners Court on February 19, 2025. Upon receipt and consideration of the Petition, the Commissioners Court set a public hearing concerning the Petition at 10:00 a.m. on March 18, 2025, at the G.K. Maenius Administration Building, Tarrant County Commissioners Courtroom, 5th Floor, 100 E. Weatherford Street, Fort Worth, Texas 76196, which is a place open and accessible to the public, and authorized the County Clerk of Tarrant County, Texas, to issue this notice providing the time, date, and location of said public hearing.

At the public hearing, the Commissioners Court will invite and consider evidence and testimony concerning the Petition; whether creation of the proposed District and the development of the proposed improvements thereby are desirable, feasible, and practicable and would constitute a public use and a public benefit and would be conducive to public health; and other matters relating to the subject.

Any person is entitled to appear at the public hearing, challenge the form and allegations of the Petition, and contest the proposition that the projects to be undertaken by the proposed District would benefit the land inside its boundaries.

_____

County Clerk of Tarrant County, Texas

(SEAL)

COURT ORDER NO. _____

A RESOLUTION BY THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS ACCEPTING A PETITION FOR CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2; DECLARING PETITION TO ADMINISTRATIVELY COMPLETE; AND ORDERING HEARING

WHEREAS, on February 19, 2025, the Commissioners Court of Tarrant County (the *Court*) was presented a petition (the *Petition*) requesting creation, organization, and establishment of a fresh water supply district to be known as Tarrant County Fresh Water Supply District No. 2 (the *District*), under the authority of Article XVI, Section 59, Texas Constitution and Chapter 53, Texas Water Code, as amended (*Chapter 53*), a copy of which Petition is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Petition is signed by a person who holds title to land in the proposed District that represents a total value of more than 50 percent of the value of all the land in the proposed District as indicated by the appraisal roll of the Tarrant Appraisal District; and

WHEREAS, the Petition states in sufficient detail the boundaries of the proposed District as more specifically shown in the attached Conceptual Plan which is attached hereto as **Exhibit B**; the general nature of the projects proposed to be done; the necessity of the proposed District; the feasibility, practicality, and benefit of the proposed improvements to land within the proposed District; and proposes the name for the District; and

WHEREAS, in an effort to work collaboratively and find a solution that allows for future annexation of the development into the City of Fort Worth, the City of Fort Worth approved a Resolution granting conditional consent to the creation of this district, a copy of this Resolution is attached hereto as **Exhibit C** and is incorporated herein for all purposes; and

WHEREAS, the person who presented the Petition at the same time paid a deposit of One Hundred and 00/100 ($100) dollars to the County Clerk of Tarrant County, Texas.

NOW, THEREFORE, BE IT RESOLVED, that we, the Commissioners Court of Tarrant County, find and declare the Petition to be administratively complete.

FURTHERMORE, BE IT RESOLVED, that, in accordance with Chapter 53, we, the Commissioners Court of Tarrant County hereby set the time and place for a hearing on the Petition as follows, which will be held beginning on the 15th day and ending the 30th day after the date the Petition is presented (the *Hearing*):

Time/Date of the Hearing: March 18, 2025, at 10:00 a.m.

Place of the Hearing: G.K. Maenius Administration Building, Tarrant County Commissioners Courtroom, 5th Floor, 100 E. Weatherford Street, Fort Worth, Texas 76196, a location open to the public.

FURTHERMORE, BE IT RESOLVED, that the County Clerk is directed to issue notice of the above time and place of the Hearing, and in that notice the County Clerk shall include a statement that any person is entitled to appear at the Hearing, challenge the form and allegations of the Petition, and contest the proposition that the projects to be undertaken by the proposed District would benefit the land inside its boundaries (the *Notice*).

FURTHERMORE, BE IT RESOLVED, that a copy of the Notice shall be posted at the courthouse door and a copy at each of four different places inside the proposed District and that such person who posted the Notice shall provide to the Court a written sworn statement that the Notice was posted in accordance with this Court's resolution and all applicable provisions in Chapter 53.

FURTHERMORE, BE IT RESOLVED, that we, the Commissioners Court of Tarrant County, shall have jurisdiction to determine all issues pertaining to the sufficiency of the Petition and shall allow any interested person to appear and offer testimony relative to the sufficiency of the Petition at the Hearing.

PASSED AND ADOPTED on this ____ day of _____, 2025.

TARRANT COUNTY, TEXAS

_____
Tim O'Hare, County Judge

ATTEST:

_____
County Clerk
Tarrant County, Texas

Attachment:

Exhibit A – the Petition
Exhibit B – Conceptual Plan
Exhibit C – City Resolution

Ex A

D225018613 02/04/2025 03:56 PM Page: 1 of 4 Fee: $32.00 Submitter: Title Partners, LLC
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

PETITION FOR CREATION, ORGANIZATION AND ESTABLISHMENT OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

TO THE HONORABLE COUNTY JUDGE AND COMMISSIONERS OF TARRANT COUNTY, TEXAS:

The undersigned, the owner of the land hereinafter described (the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 53, Texas Water Code, as amended, and in keeping with the provisions of Article XVI, Section 59, of the Texas Constitution, respectfully petition for the creation, organization and establishment of a fresh water supply district and would show the following:

I.

The name of the proposed fresh water supply district is TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2 (the "District").

II.

The District's boundaries will contain an area of 335.000 acres of land, more or less, situated wholly within Tarrant County, Texas, and in the extraterritorial jurisdiction of the City of Fort Worth, Texas, described by metes and bounds in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Land"). All of the Land is within Tarrant County and may properly be included in the District.

III.

The Petitioner owns a majority in value of land in the proposed District as indicated by the tax rolls of the Tarrant Appraisal District. The Petitioner represents that there are no lienholders on the Land.

IV.

The District shall be organized under Article XVI, Section 59, of the Texas Constitution for any purpose authorized by Chapter 53 and Chapter 49, Texas Water Code, as amended, and any other applicable law.

V.

The general nature of the work proposed to be done by the District is the building, acquisition, construction, completion, carrying out, maintaining, protection, and in case of necessity, the addition to and rebuilding of all works and improvements necessary or proper to conserve, transport and distribute fresh water from any source; a sanitary sewer system and storm sewer system, to the extent permitted by law; and if approved by voters in the District, the assumption of the rights, authority, privileges, and functions of a road district under Article III, Section 52, of the Texas Constitution.

VI.

There is a necessity for the above-described improvements. The territory to be included in said proposed District is located wholly within the extraterritorial jurisdiction of the City of Fort Worth, Texas, and within Tarrant County, Texas, and will be developed for primarily residential purposes. There is not available within the area proposed to be included in the District an adequate waterworks system, sanitary sewer system, or road system, and the health and welfare of the present and future inhabitants of the District and of the areas adjacent thereto require the purchase, construction, acquisition, maintenance and operation of an adequate waterworks system, sanitary sewer system, storm sewer system, and road system.

VII.

The proposed improvements are feasible and practicable and would benefit the Land within the proposed District. There is an ample supply of water available, and the terrain of the territory to be included in the proposed District is such that a waterworks system, sanitary sewer system, storm sewer system, and road system can be constructed at a reasonable cost.

VIII.

The sum of one hundred dollars ($100.00) has been deposited with the County Clerk of Tarrant County to cover expenses incident to the hearing on this petition.

WHEREFORE, Petitioner prays (1) this petition be properly filed as provided by law; (2) that upon filing of this petition, the Honorable Commissioners Court of Tarrant County, Texas, if it be in session, and if not, then the Honorable County Judge of Tarrant County, Texas, order that a hearing be set on this petition before said Commissioners Court or County Judge during the period beginning with the fifteenth (15th) day and ending with the thirtieth (30th) day after the date of such order; (3) that the County Clerk be ordered to issue notice informing all persons concerned of the time and place of such hearing and of their right to appear at the hearing and contend for or

contest the creation of the District; (4) that such notice be given and posted as required by law by posting notice of such hearing at the courthouse door and at four different places inside the proposed District for at least ten days before the date of the hearing; (5) that said hearing be held and conducted as required by law and, if upon such hearing it be found that this petition sets forth and conforms to the requirements of law and is signed by the owners of a majority in value of land in the proposed District, that notice of the hearing was given, that the proposed improvements are desirable, feasible, and practicable and conducive to public health, and that the District should be created, that the Commissioners Court so find and render its judgment reciting such findings and creating and establishing the District; (7) that the Commissioners Court appoint _____, _____, _____, _____, and _____ to serve as supervisors of the District in the manner provide by law; and (8) for such other proceedings and orders are proper and necessary and appropriate to the creation and organization of said District and to the execution of the purposes for which said District shall be created and organized.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this 31st day of January, 2025.

PETITIONER:

By: BRN PIEDMONT, LLC, a Delaware limited liability company,

By: BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, its sole member

By: BOA SORTE, LLC, an Arizona limited liability company, its general partner

By: _____
Name: Matt Mildren
Title: Manager

THE STATE OF TEXAS §
§
COUNTY OF ~~TARRANT~~ Dallas §

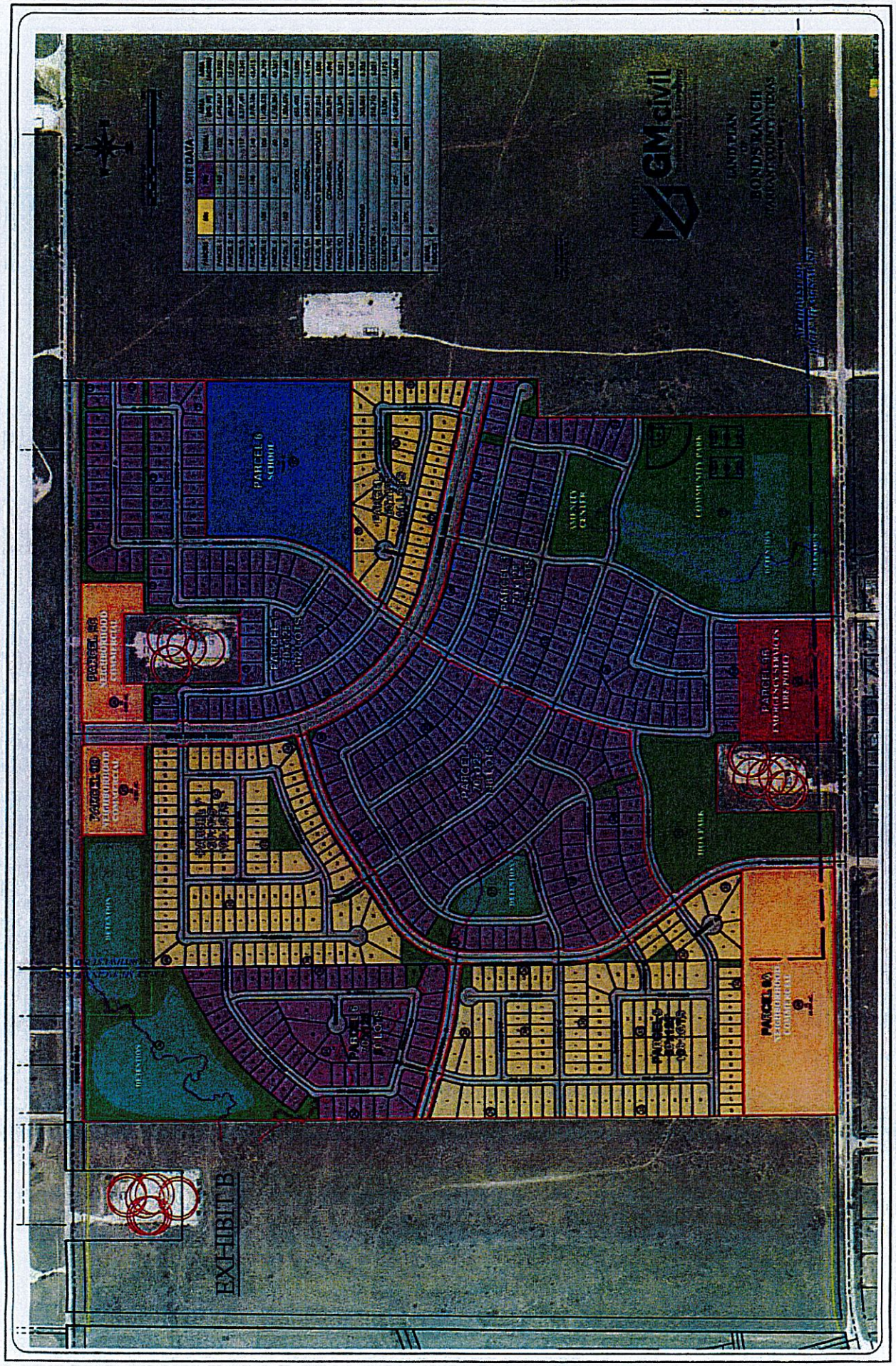
This instrument was acknowledged before me on the 31 day of January 2025, by Matt Mildren Manager of BOA SORTE, LLC, an Arizona limited liability company, the General Partner of BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, the sole member of BRN PIEDMONT, LLC, a Delaware limited liability company, on behalf of said entity.

_____
Notary Public, State of Texas

(NOTARY SEAL)



Ex. B


EXHIBIT B
PARCEL 6
SCHOOL
PARCEL 16
NEIGHBORHOOD COMMERCIAL
PARCEL 16
NEIGHBORHOOD COMMERCIAL
PARCEL 16
NEIGHBORHOOD COMMERCIAL
PARCEL 16
EMERGENCY SERVICES
FIRE/POLICE
AMENITY CENTER
COMMUNITY PARK
DETENTION
DETENTION
DETENTION
DETENTION
GM civil
BONDS RANCH

Ex. C

A RESOLUTION

NO. 6051-01-2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adopted this 28th day of January 2025.

ATTEST:

Jannette S. Goodall, City Secretary

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

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the M.E.P. & P. R.R. Co. Survey, Abstract No. 1138, the T. & P. R.R. Co. Survey, Abstract No. 1568, the R. Ganzara Survey, Abstract No. 563, the Y. Samora Survey, Abstract No. 1385, and the J.J. Holt Survey, Abstract No. 1892, Tarrant County, Texas, being all of that tract of land as described in deed to BRN Piedmont LLC, recorded in 0224031219, Official Public Records, Tarrant County, Texas (OPRTCT), being all of that tract of land as described in Quitclaim Deed to BRN Piedmont LLC, recorded in 0224031220, OPRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Brookes Baker Surveyors found in the north line of Bonds Ranch Road (120' R.O.W. per Parcel A, Volume 13449, Page 39, Deed Records, Tarrant County, Texas) at the southeast corner of said BRN Piedmont tract and the southwest corner of TRACT I as described in deed to Pete and Jo Bonds Family Partnership, Ltd., recorded in 0213039813, OPRTCT, from which a 1" rebar found bears North 89 degrees 23 minutes 42 seconds East, 3323.10 (Deed 3323.17 feet);

THENCE South 89 degrees 23 minutes 42 seconds West, along the north line of said Bonds Ranch Road and the south line of said BRN Piedmont tract, a distance of 1681.01 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of a remainder portion of a tract of land as described in deed to Bonds Ranch Investors II, Ltd., recorded in 0207444902, OPRTCT;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

North 00 degreesl 6 minutes 05 seconds West, a distance of 2473.94 feet to a point in the south line of a tract of land as described in deed to Barbar Shelton, Trustee, recorded in 0201240322, OPRTCT, from which a 5/8" rebar capped Brookes Baker Surveyors found bears South 00 degrees 16 minutes 05 seconds East, 53.85 feet;

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

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

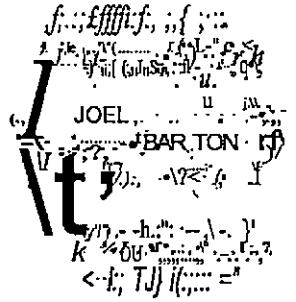
THENCE South 00 degrees 25 minutes 28 seconds East, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of said 5.001 acre tract;

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

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

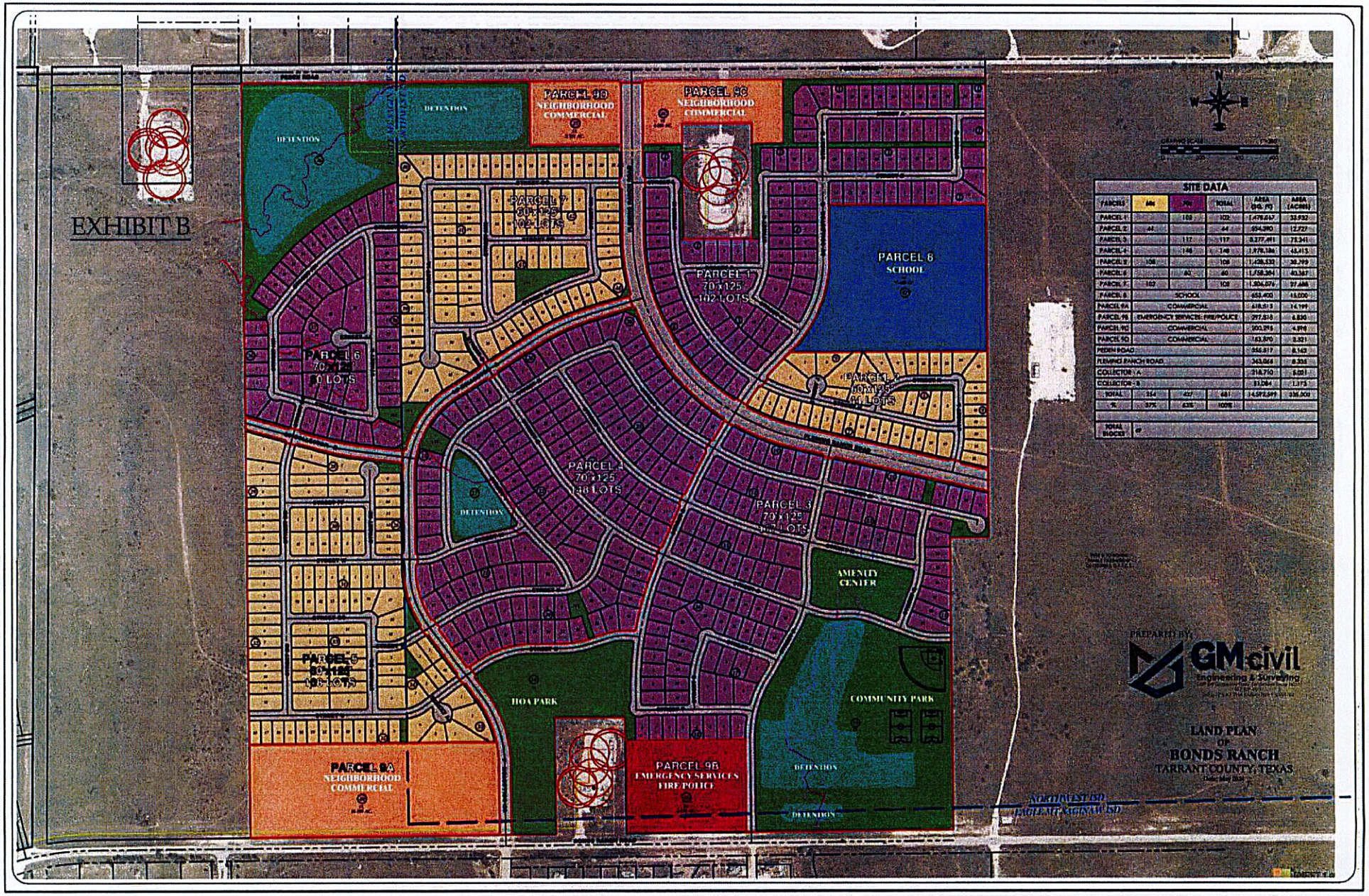
THENCE North 89 degrees 34 minutes 32 seconds East, a distance of 360.06 feet to the POINT OF BEGINNING and containing 5.001 acres of land.

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



1/23 Jt2_02. 5

EXHIBIT B
Conceptual Plan


EXHIBIT B
PARCEL 9B
NEIGHBORHOOD COMMERCIAL
PARCEL 9C
NEIGHBORHOOD COMMERCIAL
DETENTION
DETENTION
PARCEL 7
80'x125'
102 LOTS
PARCEL 1
70'x125'
102 LOTS
PARCEL 6
SCHOOL
PARCEL 6
70'x125'
80 LOTS
PARCEL 4
60'x125'
64 LOTS
PARCEL 2
70'x125'
148 LOTS
DETENTION
PARCEL 3
70'x125'
LOTS
AMENITY CENTER
PARCEL 5
80'x125'
96 LOTS
HOA PARK
COMMUNITY PARK
PARCEL 9A
NEIGHBORHOOD COMMERCIAL
PARCEL 9B
EMERGENCY SERVICES FIRE/POLICE
DETENTION
DETENTION
NORTHWEST ISD
EAGLE MT-SAGINAW ISD
N
SITE DATA
PREPARED BY:
GMcivil
Engineering & Surveying
LAND PLAN
OF
BONDS RANCH
TARRANT COUNTY, TEXAS

NOTICE OF HEARING ON PETITION REQUESTING CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2

To all persons interested in the hearing concerning the petition for creation, organization and establishment (the "Petition") of Tarrant County Fresh Water Supply District No. 2 (the "*District*"), presented to the Commissioners Court of Tarrant County (the "*Commissioners Court*"):

Notice is hereby given that Commissioners Court received the Petition requesting creation, organization and establishment District at the regular meeting held by the Commissioners Court on February 19, 2025. Upon receipt and consideration of the Petition, the Commissioners Court set a public hearing concerning the Petition at 10:00 a.m. on March 18, 2025, at the G.K. Maenius Administration Building, Tarrant County Commissioners Courtroom, 5th Floor, 100 E. Weatherford Street, Fort Worth, Texas 76196, which is a place open and accessible to the public, and authorized the County Clerk of Tarrant County, Texas, to issue this notice providing the time, date, and location of said public hearing.

At the public hearing, the Commissioners Court will invite and consider evidence and testimony concerning the Petition; whether creation of the proposed District and the development of the proposed improvements thereby are desirable, feasible, and practicable and would constitute a public use and a public benefit and would be conducive to public health; and other matters relating to the subject.

Any person is entitled to appear at the public hearing, challenge the form and allegations of the Petition, and contest the proposition that the projects to be undertaken by the proposed District would benefit the land inside its boundaries.

Mary Louise Nicholson

County Clerk of Tarrant County, Texas

(SEAL)

COURT ORDER NO. 144736

A RESOLUTION BY THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS ACCEPTING A PETITION FOR CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2; DECLARING PETITION TO ADMINISTRATIVELY COMPLETE; AND ORDERING HEARING

WHEREAS, on February 19, 2025, the Commissioners Court of Tarrant County (the *Court*) was presented a petition (the *Petition*) requesting creation, organization, and establishment of a fresh water supply district to be known as Tarrant County Fresh Water Supply District No. 2 (the *District*), under the authority of Article XVI, Section 59, Texas Constitution and Chapter 53, Texas Water Code, as amended (*Chapter 53*), a copy of which Petition is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Petition is signed by a person who holds title to land in the proposed District that represents a total value of more than 50 percent of the value of all the land in the proposed District as indicated by the appraisal roll of the Tarrant Appraisal District; and

WHEREAS, the Petition states in sufficient detail the boundaries of the proposed District as more specifically shown in the attached Conceptual Plan which is attached hereto as **Exhibit B**; the general nature of the projects proposed to be done; the necessity of the proposed District; the feasibility, practicality, and benefit of the proposed improvements to land within the proposed District; and proposes the name for the District; and

WHEREAS, in an effort to work collaboratively and find a solution that allows for future annexation of the development into the City of Fort Worth, the City of Fort Worth approved a Resolution granting conditional consent to the creation of this district, a copy of this Resolution is attached hereto as **Exhibit C** and is incorporated herein for all purposes; and

WHEREAS, the person who presented the Petition at the same time paid a deposit of One Hundred and 00/100 ($100) dollars to the County Clerk of Tarrant County, Texas.

NOW, THEREFORE, BE IT RESOLVED, that we, the Commissioners Court of Tarrant County, find and declare the Petition to be administratively complete.

FURTHERMORE, BE IT RESOLVED, that, in accordance with Chapter 53, we, the Commissioners Court of Tarrant County hereby set the time and place for a hearing on the Petition as follows, which will be held beginning on the 15th day and ending the 30th day after the date the Petition is presented (the *Hearing*):

Time/Date of the Hearing: March 18, 2025, at 10:00 a.m.

Place of the Hearing: G.K. Maenius Administration Building, Tarrant County Commissioners Courtroom, 5th Floor, 100 E. Weatherford Street, Fort Worth, Texas 76196, a location open to the public.

FURTHERMORE, BE IT RESOLVED, that the County Clerk is directed to issue notice of the above time and place of the Hearing, and in that notice the County Clerk shall include a statement that any person is entitled to appear at the Hearing, challenge the form and allegations of the Petition, and contest the proposition that the projects to be undertaken by the proposed District would benefit the land inside its boundaries (the *Notice*).

FURTHERMORE, BE IT RESOLVED, that a copy of the Notice shall be posted at the courthouse door and a copy at each of four different places inside the proposed District and that such person who posted the Notice shall provide to the Court a written sworn statement that the Notice was posted in accordance with this Court's resolution and all applicable provisions in Chapter 53.

FURTHERMORE, BE IT RESOLVED, that we, the Commissioners Court of Tarrant County, shall have jurisdiction to determine all issues pertaining to the sufficiency of the Petition and shall allow any interested person to appear and offer testimony relative to the sufficiency of the Petition at the Hearing.

PASSED AND ADOPTED on this 19th day of Feb., 2025.

TARRANT COUNTY, TEXAS

Tim O'Hare, County Judge

ATTEST:

County Clerk
Tarrant County, Texas

Attachment:

Exhibit A – the Petition
Exhibit B – Conceptual Plan
Exhibit C – City Resolution

EX A

D225018613 02/04/2025 03:56 PM Page: 1 of 4 Fee: $32.00 Submitter: Title Partners, LLC
Electronically Recorded by Tarrant County Clerk in Official Public Records
MARY LOUISE NICHOLSON
COUNTY CLERK

PETITION FOR CREATION, ORGANIZATION AND ESTABLISHMENT OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

TO THE HONORABLE COUNTY JUDGE AND COMMISSIONERS OF TARRANT COUNTY, TEXAS:

The undersigned, the owner of the land hereinafter described (the "Petitioner"), acting pursuant to the provisions of Chapters 49 and 53, Texas Water Code, as amended, and in keeping with the provisions of Article XVI, Section 59, of the Texas Constitution, respectfully petition for the creation, organization and establishment of a fresh water supply district and would show the following:

I.

The name of the proposed fresh water supply district is TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 2 (the "District").

II.

The District's boundaries will contain an area of 335.000 acres of land, more or less, situated wholly within Tarrant County, Texas, and in the extraterritorial jurisdiction of the City of Fort Worth, Texas, described by metes and bounds in **Exhibit A** attached hereto and incorporated herein for all purposes (the "Land"). All of the Land is within Tarrant County and may properly be included in the District.

III.

The Petitioner owns a majority in value of land in the proposed District as indicated by the tax rolls of the Tarrant Appraisal District. The Petitioner represents that there are no lienholders on the Land.

IV.

The District shall be organized under Article XVI, Section 59, of the Texas Constitution for any purpose authorized by Chapter 53 and Chapter 49, Texas Water Code, as amended, and any other applicable law.

V.

The general nature of the work proposed to be done by the District is the building, acquisition, construction, completion, carrying out, maintaining, protection, and in case of necessity, the addition to and rebuilding of all works and improvements necessary or proper to conserve, transport and distribute fresh water from any source; a sanitary sewer system and storm sewer system, to the extent permitted by law; and if approved by voters in the District, the assumption of the rights, authority, privileges, and functions of a road district under Article III, Section 52, of the Texas Constitution.

VI.

There is a necessity for the above-described improvements. The territory to be included in said proposed District is located wholly within the extraterritorial jurisdiction of the City of Fort Worth, Texas, and within Tarrant County, Texas, and will be developed for primarily residential purposes. There is not available within the area proposed to be included in the District an adequate waterworks system, sanitary sewer system, or road system, and the health and welfare of the present and future inhabitants of the District and of the areas adjacent thereto require the purchase, construction, acquisition, maintenance and operation of an adequate waterworks system, sanitary sewer system, storm sewer system, and road system.

VII.

The proposed improvements are feasible and practicable and would benefit the Land within the proposed District. There is an ample supply of water available, and the terrain of the territory to be included in the proposed District is such that a waterworks system, sanitary sewer system, storm sewer system, and road system can be constructed at a reasonable cost.

VIII.

The sum of one hundred dollars ($100.00) has been deposited with the County Clerk of Tarrant County to cover expenses incident to the hearing on this petition.

WHEREFORE, Petitioner prays (1) this petition be properly filed as provided by law; (2) that upon filing of this petition, the Honorable Commissioners Court of Tarrant County, Texas, if it be in session, and if not, then the Honorable County Judge of Tarrant County, Texas, order that a hearing be set on this petition before said Commissioners Court or County Judge during the period beginning with the fifteenth (15th) day and ending with the thirtieth (30th) day after the date of such order; (3) that the County Clerk be ordered to issue notice informing all persons concerned of the time and place of such hearing and of their right to appear at the hearing and contend for or

contest the creation of the District; (4) that such notice be given and posted as required by law by posting notice of such hearing at the courthouse door and at four different places inside the proposed District for at least ten days before the date of the hearing; (5) that said hearing be held and conducted as required by law and, if upon such hearing it be found that this petition sets forth and conforms to the requirements of law and is signed by the owners of a majority in value of land in the proposed District, that notice of the hearing was given, that the proposed improvements are desirable, feasible, and practicable and conducive to public health, and that the District should be created, that the Commissioners Court so find and render its judgment reciting such findings and creating and establishing the District; (7) that the Commissioners Court appoint _____, _____, _____, _____, and _____ to serve as supervisors of the District in the manner provide by law; and (8) for such other proceedings and orders are proper and necessary and appropriate to the creation and organization of said District and to the execution of the purposes for which said District shall be created and organized.

[EXECUTION PAGE FOLLOWS]

RESPECTFULLY SUBMITTED this 31st day of January, 2025.

PETITIONER:

By: BRN PIEDMONT, LLC, a Delaware limited liability company,

By: BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, its sole member

By: BOA SORTE, LLC, an Arizona limited liability company, its general partner

By: _____
Name: Matt Milder
Title: Manager

THE STATE OF TEXAS §
§
COUNTY OF ~~TARRANT~~ Dallas §

This instrument was acknowledged before me on the 31 day of January 2025, by Matt Milder Manager of BOA SORTE, LLC, an Arizona limited liability company, the General Partner of BOA SORTE LIMITED PARTNERSHIP, an Arizona limited partnership, the sole member of BRN PIEDMONT, LLC, a Delaware limited liability company, on behalf of said entity.

_____
Notary Public, State of Texas

(NOTARY SEAL)

TERESA L. KEETON
NOTARY PUBLIC
STATE OF TEXAS
ID 128563763
EXP 04-20-2028

Ex. B

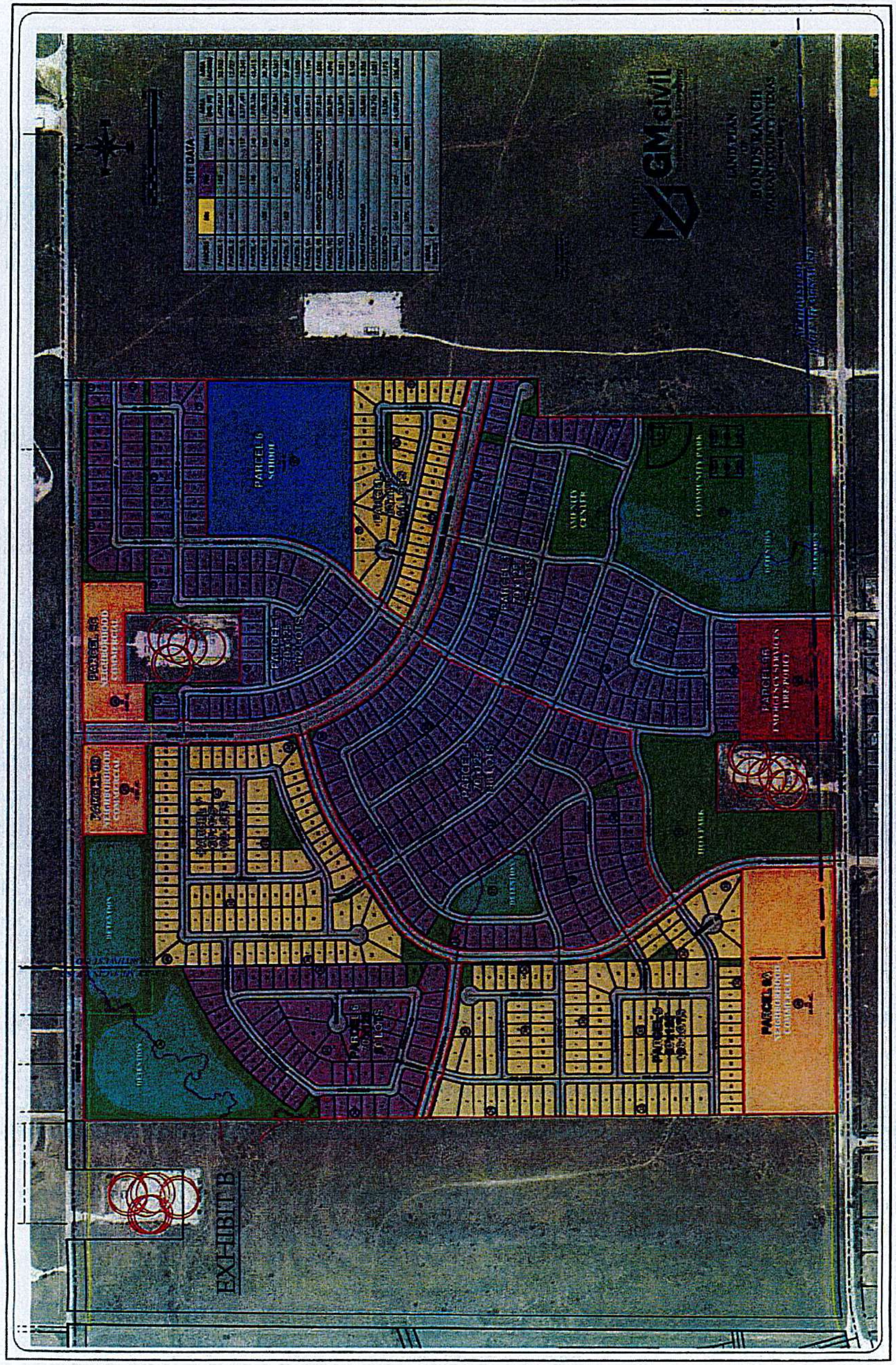


EXHIBIT B
SITE DATA
GMcivil
PARCEL 6
SCHOOL
AMENITY CENTER
COMMUNITY PARK
DETENTION

Ex. C

A RESOLUTION

NO. 6051-01-2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adopted this 28th day of January 2025.

ATTEST:

Jannette S. Goodall, City Secretary

CITY OF FORT WORTH TEXAS

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

PROPERTY DESCRIPTION

STATE OF TEXAS:
COUNTY OF TARRANT:

BEING a tract of land situated in the M.E.P. & P. R.R. Co. Survey, Abstract No. 1138, the T. & P. R.R. Co. Survey, Abstract No. 1568, the R. Ganzara Survey, Abstract No. 563, the Y. Samora Survey, Abstract No. 1385, and the J.J. Holt Survey, Abstract No. 1892, Tarrant County, Texas, being all of that tract of land as described in deed to BRN Piedmont LLC, recorded in 0224031219, Official Public Records, Tarrant County, Texas (OPRTCT), being all of that tract of land as described in Quitclaim Deed to BRN Piedmont LLC, recorded in 0224031220, OPRTCT, and being more particularly described as follows:

BEGINNING at a 5/8" rebar capped Brookes Baker Surveyors found in the north line of Bonds Ranch Road (120' R.O.W. per Parcel A, Volume 13449, Page 39, Deed Records, Tarrant County, Texas) at the southeast corner of said BRN Piedmont tract and the southwest corner of TRACT I as described in deed to Pete and Jo Bonds Family Partnership, Ltd., recorded in 0213039813, OPRTCT, from which a 1" rebar found bears North 89 degrees 23 minutes 42 seconds East, 3323.10 (Deed 3323.17 feet);

THENCE South 89 degrees 23 minutes 42 seconds West, along the north line of said Bonds Ranch Road and the south line of said BRN Piedmont tract, a distance of 1681.01 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of a remainder portion of a tract of land as described in deed to Bonds Ranch Investors II, Ltd., recorded in 0207444902, OPRTCT;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

North 00 degreesl 6 minutes 05 seconds West, a distance of 2473.94 feet to a point in the south line of a tract of land as described in deed to Barbar Shelton, Trustee, recorded in 0201240322, OPRTCT, from which a 5/8" rebar capped Brookes Baker Surveyors found bears South 00 degrees 16 minutes 05 seconds East, 53.85 feet;

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

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

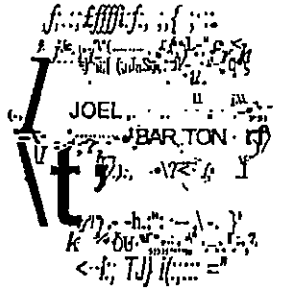
THENCE South 00 degrees 25 minutes 28 seconds East, a distance of 604.98 feet to a 5/8" rebar capped Brookes Baker Surveyors found at the southeast corner of said 5.001 acre tract;

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

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

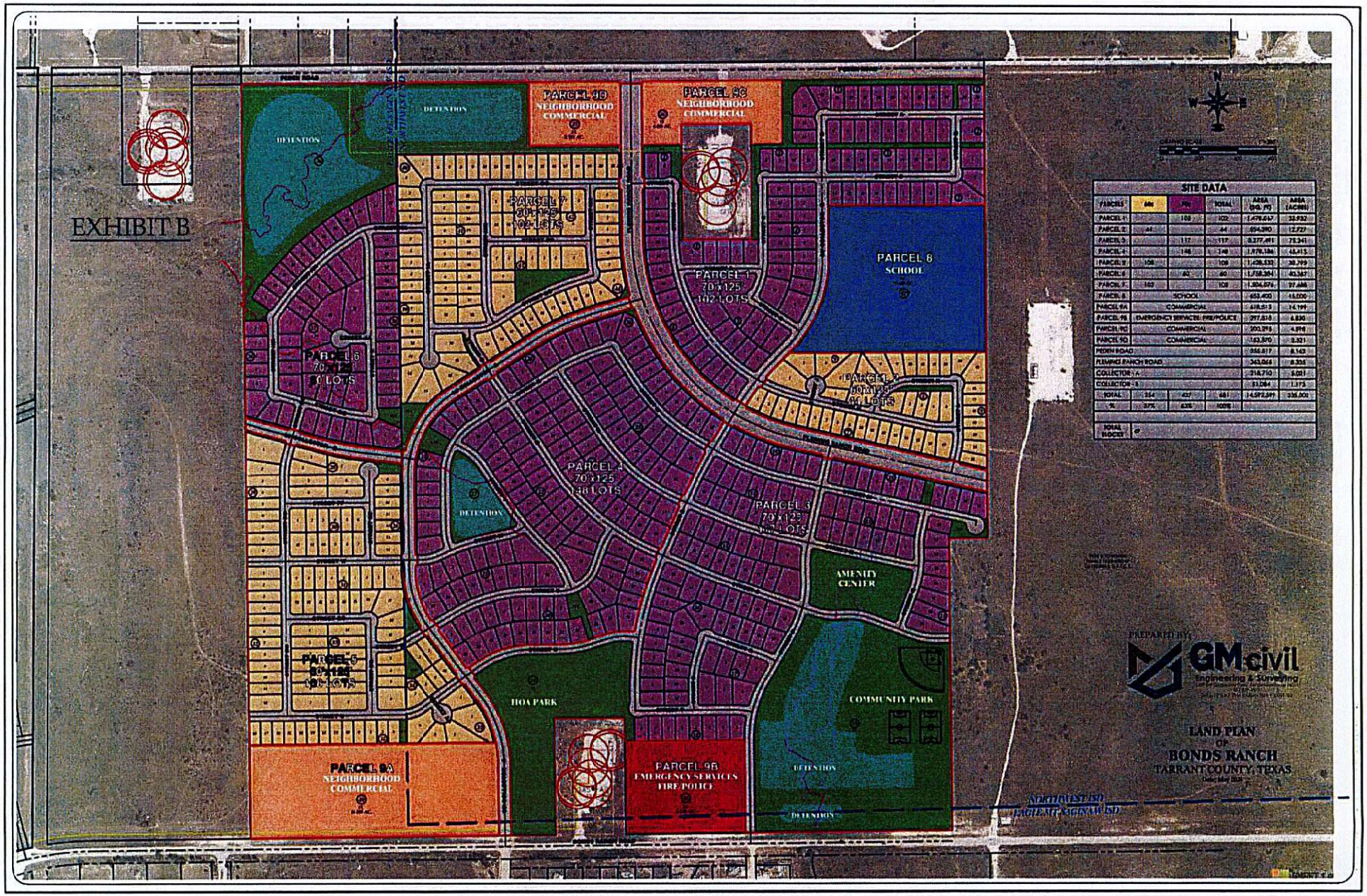
THENCE North 89 degrees 34 minutes 32 seconds East, a distance of 360.06 feet to the POINT OF BEGINNING and containing 5.001 acres of land.

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



1/23 J12_0?. 5

EXHIBIT B
Conceptual Plan


EXHIBIT B
PARCEL 9B
NEIGHBORHOOD COMMERCIAL
PARCEL 9C
NEIGHBORHOOD COMMERCIAL
DETENTION
PARCEL 7
70'x125'
102 LOTS
PARCEL 1
70'x125'
102 LOTS
PARCEL 8
SCHOOL
PARCEL 6
70'x125'
80 LOTS
PARCEL 2
60'x125'
64 LOTS
PARCEL 4
70'x125'
148 LOTS
PARCEL 3
70'x125'
141 LOTS
AMENITY CENTER
PARCEL 5
60'x125'
90 LOTS
HOA PARK
COMMUNITY PARK
PARCEL 9A
NEIGHBORHOOD COMMERCIAL
PARCEL 9B
EMERGENCY SERVICES FIRE/POLICE
NORTHWEST ISD
EAGLE MOUNTAIN-SAGINAW ISD
SITE DATA
PREPARED BY:
GMcivil
Engineering & Surveying
LAND PLAN
OF
BONDS RANCH
TARRANT COUNTY, TEXAS