



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145565
PAGE 1 OF 19
DATE: 8/5/2025

SUBJECT: RECEIVE AND FILE PETITION FOR THE CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 3 AND SET TIME AND PLACE FOR A PUBLIC HEARING FOR THE CREATION OF THE DISTRICT

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. 3 and set the time and place for a public hearing for the creation of the district at its meeting scheduled for Wednesday September 3, 2025, at 10:00 a.m.

BACKGROUND

In early 2024, GRBK Edgewood, LLC (GRBK), Tarrant County, and the City of Fort Worth conducted a series of discussions regarding cooperation to facilitate development of approximately 322 acres of land located in an area of Tarrant County down Bonds Ranch Road. The development is a master planned community that consists of single-family lots, commercial acreage, open space and parkland.

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. 3, 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 Wednesday, September 3, 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. In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at the Charles J. Murray Courtroom,

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



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: 145565 DATE: 8/5/2025 PAGE 2 OF 19

Tom Vandergriff Civil Courts Building, 100 N. Calhoun Street, 2nd Floor, Fort Worth, Texas 76196. If the alternative location at the Tom Vandergriff Civil Courts Building is used, notice will be posted at the entrance of the G.K. Maenius Administration Building informing the public. 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 must determine whether the petition is sufficient, hear the testimony of any interested person, and make any necessary orders, including granting the petition.

The 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. 3**

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. 3 (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 August 5, 2025. Upon receipt and consideration of the Petition, the Commissioners Court set a public hearing concerning the Petition during the regularly scheduled meeting of the Tarrant County Commissioners Court at 10:00 a.m. on September 3, 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. In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at the Charles J. Murray Courtroom, Tom Vandergriff Civil Courts Building, 100 N. Calhoun Street, 2nd Floor, Fort Worth, Texas 76196. If the alternative location at the Tom Vandergriff Civil Courts Building is used, notice will be posted at the entrance of the G.K. Maenius Administration Building informing the public.

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. 3; DECLARING PETITION TO ADMINISTRATIVELY COMPLETE; AND ORDERING HEARING

WHEREAS, on August 5, 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. 3 (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 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: September 3, 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. In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at the Charles J. Murray Courtroom, Tom Vandergriff Civil Courts Building, 100 N. Calhoun Street, 2nd Floor, Fort Worth, Texas 76196. If the alternative location at the Tom Vandergriff Civil Courts Building is used, notice will be posted at the entrance of the G.K. Maenius Administration Building informing 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

PETITION FOR CREATION, ORGANIZATION AND ESTABLISHMENT OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 3

THE STATE OF TEXAS §
COUNTY OF TARRANT §

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

The undersigned, the owners of the land hereinafter described (collectively, 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. 3 (the "District").

II.

The District's boundaries will contain an area of 322.422 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



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Page: 1 of 7

Fees: \$44.00

PETITION

SUBMITTER: SCOTT EIDMAN

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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 improvements above described. 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.

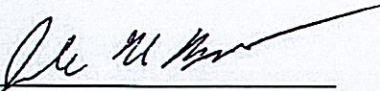
The sum of one hundred dollars (\$100.00) has been deposited with the County Clerk of Tarrant County to cover expenses incident to the hearing on this petition.

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 five individuals 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]

PETITIONER:

By: 
John M. Bonds, Individually

THE STATE OF TEXAS
COUNTY OF TARRANT

§
§

This instrument was acknowledged before me on the 22 day of May, 2025, by John M. Bonds, individually.



Notary Public, State of Texas

(NOTARY SEAL)



EXHIBIT A

BEING 322.442 GROSS-ACRES OF LAND SITUATED IN THE M. E. P. & P. RR. CO. #19 SURVEY, ABSTRACT NO. 1138, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO PETE AND JO BONDS FAMILY PARTNERSHIP BY DEED RECORDED IN COUNTY CLERK FILE NO. D213039813 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND FOR THE SOUTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT ON THE NORTH RIGHT-OF-WAY LINE OF W. BONDS RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE WESTERLY LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°23'50" WEST, A DISTANCE OF 1520.65 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 89°36'14" EAST, A DISTANCE OF 200.24 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 00°15'49" WEST, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND AT 2419.91 FEET, A TOTAL DISTANCE IN ALL OF 2483.37 FEET TO THE NORTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT;

THENCE NORTH 89°34'02" EAST, WITH THE NORTH LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, A DISTANCE OF 3428.70 FEET TO THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 00°31'49" EAST, OVER AND ACROSS SAID BONDS FAMILY PARTNERSHIP TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR REFERENCE AT 62.27 FEET, A TOTAL DISTANCE OF 3975.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON SAID NORTH RIGHT-OF-WAY LINE OF BONDS RANCH ROAD WITHIN A CURVE TO THE RIGHT HAVING A RADIUS OF 3030.41 FEET;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT HAVING A CHORD THAT BEARS SOUTH 86°15'05" WEST, 321.56 FEET, THROUGH A CENTRAL ANGLE OF 6°04'57", AN ARC-DISTANCE OF 321.71 FEET TO A 1-INCH IRON ROD FOUND;

THENCE SOUTH 89°23'49" WEST, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3322.97 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 322.442 GROSS-ACRES (14,045,561 SQ. FEET) OF LAND, OF WHICH 4.949 ACRES OF LAND IS LOCATED WITHIN THE APPARENT PRESCRIPTIVE RIGHT-OF-WAY OF PEDEN ROAD FOR A TOTAL CALCULATED AREA OF 317.493 NET-ACRES OF LAND.

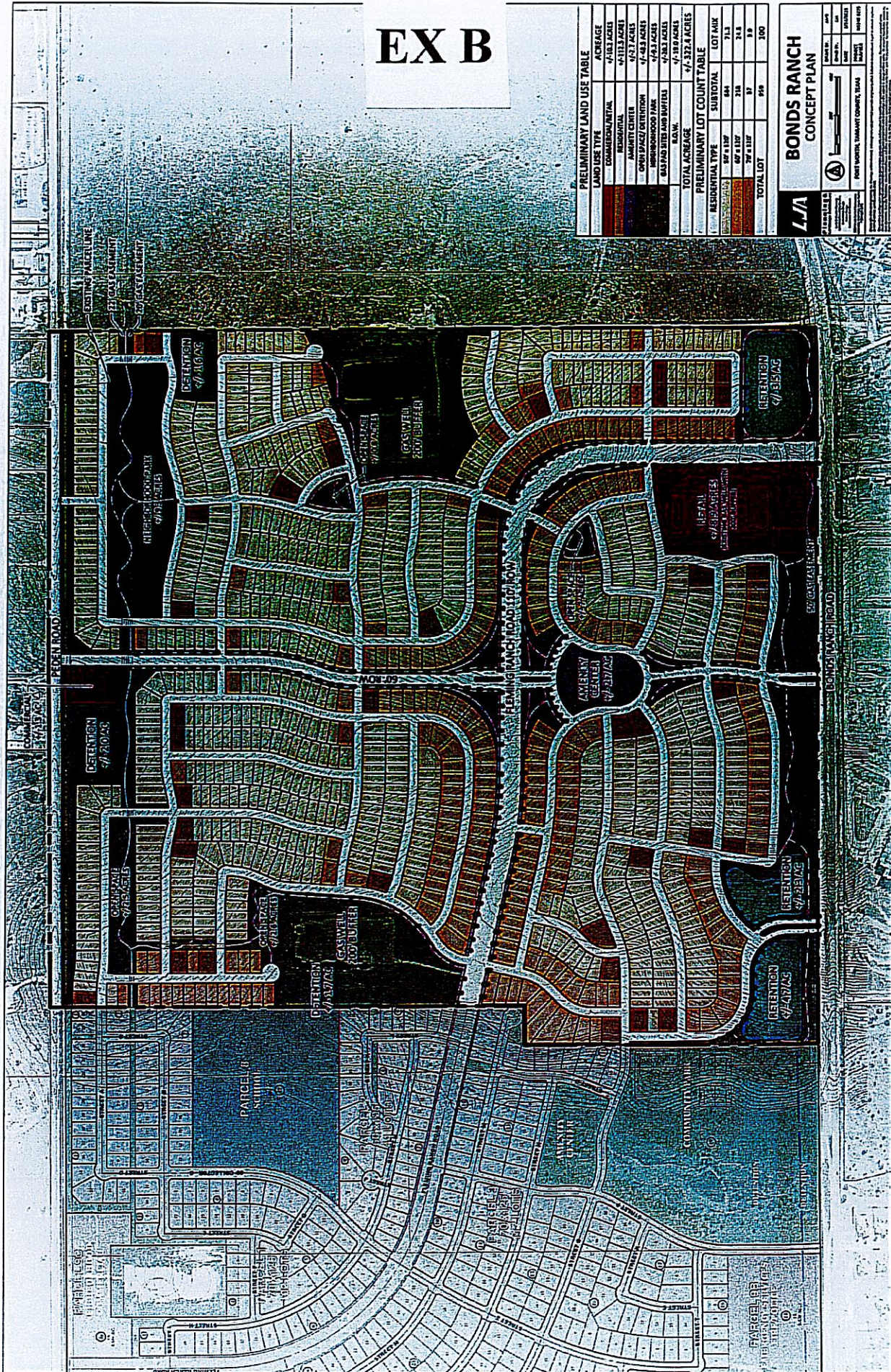


D225100269
PETITION
Pages: 7
Fees: \$44.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
06/03/2025 03:21 PM

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

EX B



PRELIMINARY LAND USE TABLE	
LAND USE TYPE	ACREAGE
EXHIBITION CENTER	45.00 ACRES
RECREATION	45.113 ACRES
AMENITY CENTER	4.02 ACRES
OFFICE SPACE DETENTION	47.08 ACRES
NEIGHBORHOOD PARK	47.28 ACRES
BUS AND BIKE AND BUFFERS	47.18 ACRES
TOTAL ACREAGE	47.322 ACRES

PRELIMINARY LOT COUNT TABLE	
RESIDENTIAL TYPE	LOT COUNT
RESIDENTIAL	850
RESIDENTIAL	713
RESIDENTIAL	38
RESIDENTIAL	17
TOTAL LOT	1618

BONDS RANCH
CONCEPT PLAN

L/A

SCALE: 1" = 100'

DATE: 10/15/10

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

PROJECT: BONDS RANCH CONCEPT PLAN

DATE: 10/15/10

EX C

A RESOLUTION

NO. 6095-05-2025

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 322.422 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 from GRBK Edgewood, LLC, ("GRBK"), for the City's consent to the creation of a special district pursuant to Article XVI, Section 59 of the Texas Constitution (the "District") encompassing 322.422 acres of land situated wholly in Tarrant County, Texas, and the City's extraterritorial jurisdiction ("ETJ") as more particularly described in Exhibit A, attached hereto and incorporated by reference (the "Land"); and

WHEREAS, GRBK intends to develop the Land in the City's 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, GRBK and the City intend for the City to be the retail provider of water and wastewater service to the Land and GRBK 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 to be negotiated between the City and GRBK (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 as more specifically set forth in the Development Agreement;

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, with all applicable charges and rates paid by the District or GRBK in accordance with the Development Agreement and utility agreement(s), 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 the anticipated development plan for the Land, and the City does not oppose the 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, as more specifically set forth in the Development Agreement; and

2.7 The City will have the option to annex the Land into the City of Fort Worth in accordance with the terms of the Development Agreement and that certain strategic partnership agreement to be entered by the District (the "Strategic Partnership Agreement"), but any event no earlier than the occurrence of substantial completion of development of one hundred percent (100%) of the District, and the full satisfaction of the District's reimbursement obligations to GRBK or any successor or assignee, whichever occurs later.

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.

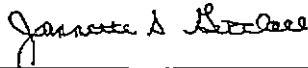
Section 5. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of the certain Development Agreement, which may be entered into by and between the City and GRBK. The District shall execute a joinder and become a party to the Development Agreement upon its organization and shall enter into the Strategic Partnership Agreement with the City. 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 shall be withdrawn 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 13th day of May 2025.

ATTEST:



Jannette S. Goodall, City Secretary



EXHIBIT A

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

BEING 322.442 GROSS-ACRES OF LAND SITUATED IN THE M. E. P. & P. RR. CO. #19 SURVEY, ABSTRACT NO. 1138, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO PETE AND JO BONDS FAMILY PARTNERSHIP BY DEED RECORDED IN COUNTY CLERK FILE NO. D213039813 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND FOR THE SOUTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT ON THE NORTH RIGHT-OF-WAY LINE OF W. BONDS RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE WITH THE WESTERLY LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°23'50" WEST, A DISTANCE OF 1520.65 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 89°36'14" EAST, A DISTANCE OF 200.24 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 00°15'49" WEST, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND AT 2419.91 FEET, A TOTAL DISTANCE IN ALL OF 2483.37 FEET TO THE NORTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT;

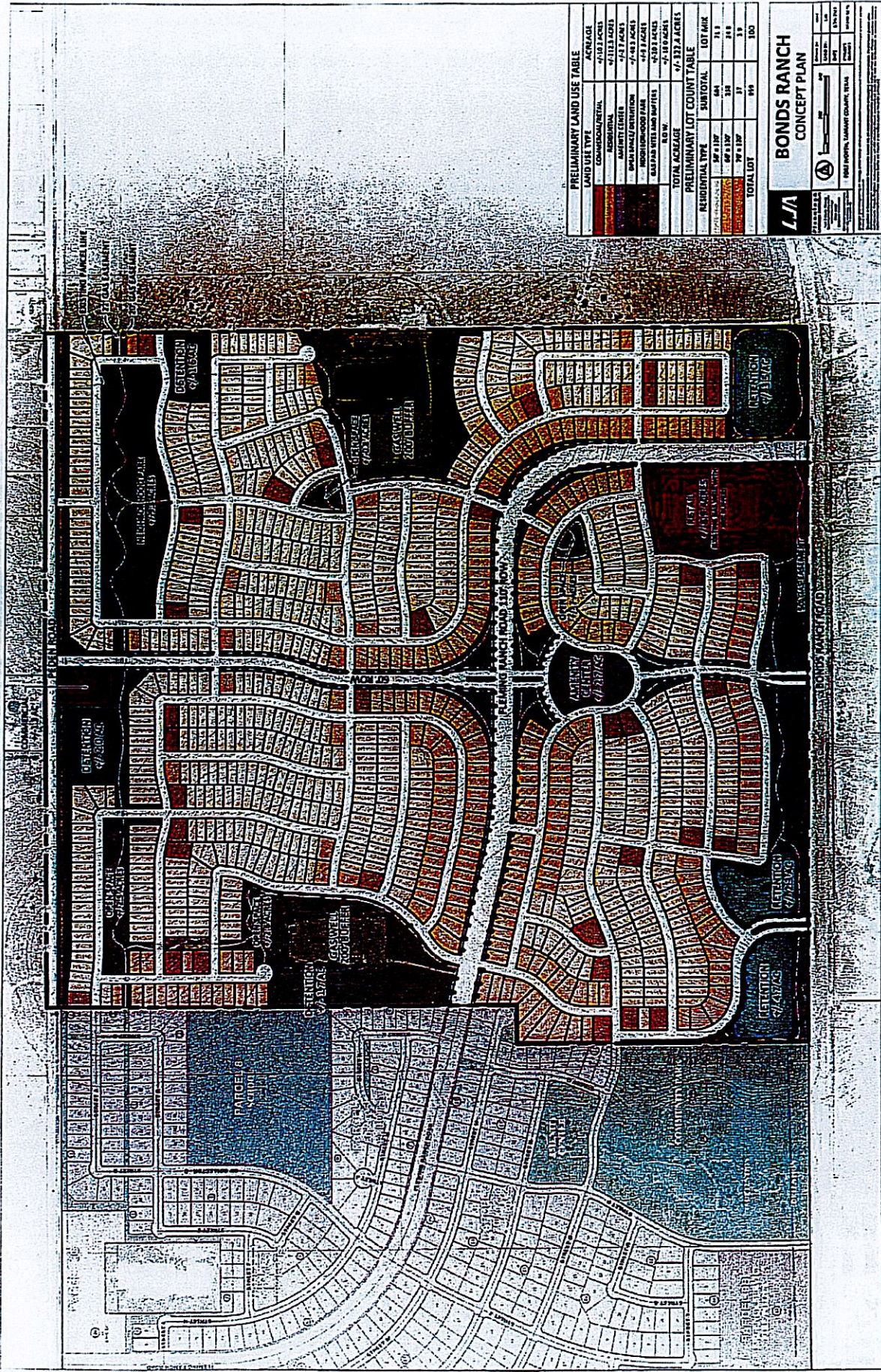
THENCE NORTH 89°34'02" EAST, WITH THE NORTH LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, A DISTANCE OF 3428.70 FEET TO THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 00°31'49" EAST, OVER AND ACROSS SAID BONDS FAMILY PARTNERSHIP TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR REFERENCE AT 62.27 FEET, A TOTAL DISTANCE OF 3975.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON SAID NORTH RIGHT-OF-WAY LINE OF BONDS RANCH ROAD WITHIN A CURVE TO THE RIGHT HAVING A RADIUS OF 3030.41 FEET;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT HAVING A CHORD THAT BEARS SOUTH 86°15'05" WEST, 321.56 FEET, THROUGH A CENTRAL ANGLE OF 6°04'57", AN ARC- DISTANCE OF 321.71 FEET TO A 1-INCH IRON ROD FOUND;

THENCE SOUTH 89°23'49" WEST, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3322.97 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 322.442 GROSS- ACRES (14,045,561 SQ. FEET) OF LAND, OF WHICH 4.949 ACRES OF LAND IS LOCATED WITHIN THE APPARENT PRESCRIPTIVE RIGHT-OF-WAY OF PEDEN ROAD FOR A TOTAL CALCULATED AREA OF 317.493 NET-ACRES OF LAND.

EXHIBIT B
(Conceptual Plan)



PRELIMINARY LAND USE TABLE

LAND USE TYPE	ACREAGE
COMMERCIAL	0.00 ACRES
INDUSTRIAL	0.00 ACRES
RESIDENTIAL	47.232 ACRES
AGRICULTURE	0.00 ACRES
OPEN SPACE/RECREATION	4.483 ACRES
ROADS/PAVEMENT	0.00 ACRES
UTILITIES AND INFRASTRUCTURE	0.00 ACRES
TOTAL ACREAGE	47.232 ACRES

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE	SUBTOTAL	LOT MIX
50' x 150'	648	13.1
60' x 150'	318	6.6
70' x 150'	37	0.8
TOTAL LOT	993	100

LVA

BONDS RANCH
CONCEPT PLAN

PREPARED BY: [Logo]
DATE: [Blank]
SCALE: [Blank]

PROJECT: BONDS RANCH, TARRANT COUNTY, TEXAS
SHEET NO. [Blank]



**COMMISSIONERS COURT
COMMUNICATION**

COURT ORDER NUMBER 145565
PAGE 1 OF 19
DATE: 8/5/2025

SUBJECT: RECEIVE AND FILE PETITION FOR THE CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 3 AND SET TIME AND PLACE FOR A PUBLIC HEARING FOR THE CREATION OF THE DISTRICT

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. 3 and set the time and place for a public hearing for the creation of the district at its meeting scheduled for Wednesday September 3, 2025, at 10:00 a.m.

BACKGROUND

In early 2024, GRBK Edgewood, LLC (GRBK), Tarrant County, and the City of Fort Worth conducted a series of discussions regarding cooperation to facilitate development of approximately 322 acres of land located in an area of Tarrant County down Bonds Ranch Road. The development is a master planned community that consists of single-family lots, commercial acreage, open space and parkland.

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. 3, 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 Wednesday, September 3, 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. In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at the Charles J. Murray Courtroom,

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



COMMISSIONERS COURT COMMUNICATION

REFERENCE NUMBER: <#CourtOrderNumber#> DATE: 8/5/2025 PAGE 2 OF 19

Tom Vandergriff Civil Courts Building, 100 N. Calhoun Street, 2nd Floor, Fort Worth, Texas 76196. If the alternative location at the Tom Vandergriff Civil Courts Building is used, notice will be posted at the entrance of the G.K. Maenius Administration Building informing the public. 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 must determine whether the petition is sufficient, hear the testimony of any interested person, and make any necessary orders, including granting the petition.

The 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.

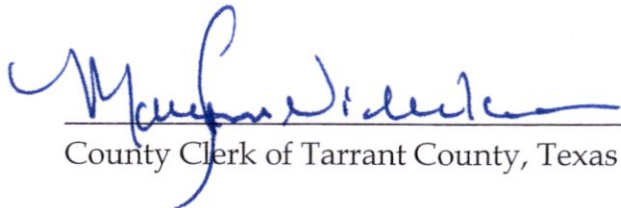
**NOTICE OF HEARING ON PETITION REQUESTING CREATION
OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 3**

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. 3 (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 August 5, 2025. Upon receipt and consideration of the Petition, the Commissioners Court set a public hearing concerning the Petition during the regularly scheduled meeting of the Tarrant County Commissioners Court at 10:00 a.m. on September 3, 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. In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at the Charles J. Murray Courtroom, Tom Vandergriff Civil Courts Building, 100 N. Calhoun Street, 2nd Floor, Fort Worth, Texas 76196. If the alternative location at the Tom Vandergriff Civil Courts Building is used, notice will be posted at the entrance of the G.K. Maenius Administration Building informing the public.

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. 145565

A RESOLUTION BY THE COMMISSIONERS COURT OF TARRANT COUNTY, TEXAS ACCEPTING A PETITION FOR CREATION OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 3; DECLARING PETITION TO ADMINISTRATIVELY COMPLETE; AND ORDERING HEARING

WHEREAS, on August 5, 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. 3 (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 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: September 3, 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. In the event the Tarrant County Commissioners Courtroom in the G.K. Maenius Administration Building is inaccessible to the public due to construction and renovations on September 3, 2025, the public hearing and the regularly scheduled Tarrant County Commissioners Court meeting will take place at the Charles J. Murray Courtroom, Tom Vandergriff Civil Courts Building, 100 N. Calhoun Street, 2nd Floor, Fort Worth, Texas 76196. If the alternative location at the Tom Vandergriff Civil Courts Building is used, notice will be posted at the entrance of the G.K. Maenius Administration Building informing the public

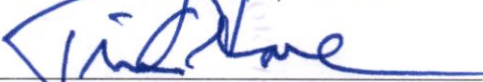
FURTHERMORE, BE IT RESOLVED, that the County Clerk is directed to issue notice of the above time and place of the Hearing, and in that notice the County Clerk shall include a statement that any person is entitled to appear at the Hearing, challenge the form and allegations of the Petition, and contest 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.

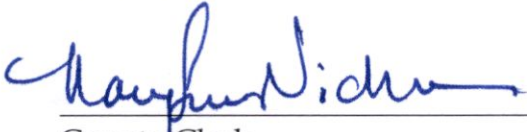
FURTHERMORE, BE IT RESOLVED, that we, the Commissioners Court of Tarrant County, shall have jurisdiction to determine all issues pertaining to the sufficiency of the Petition and shall allow any interested person to appear and offer testimony relative to the sufficiency of the Petition at the Hearing.

PASSED AND ADOPTED on this 5th day of Aug., 2025.

TARRANT COUNTY, TEXAS


Tim O'Hare, County Judge

ATTEST:

A handwritten signature in blue ink, appearing to read "Heather Nicks", written over a horizontal line.

County Clerk
Tarrant County, Texas

Attachment:

- Exhibit A** - the Petition
- Exhibit B** - Conceptual Plan
- Exhibit C** - City Resolution

EX A

PETITION FOR CREATION, ORGANIZATION AND ESTABLISHMENT OF TARRANT COUNTY FRESH WATER SUPPLY DISTRICT NO. 3

THE STATE OF TEXAS §
COUNTY OF TARRANT §

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

The undersigned, the owners of the land hereinafter described (collectively, 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. 3 (the "District").

II.

The District's boundaries will contain an area of 322.422 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



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Page: 1 of 7

Fees: \$44.00

PETITION

SUBMITTER: SCOTT EIDMAN

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

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 improvements above described. 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 five individuals 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]

EXHIBIT A

BEING 322.442 GROSS-ACRES OF LAND SITUATED IN THE M. E. P. & P. RR. CO. #19 SURVEY, ABSTRACT NO. 1138, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO PETE AND JO BONDS FAMILY PARTNERSHIP BY DEED RECORDED IN COUNTY CLERK FILE NO. D213039813 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND FOR THE SOUTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT ON THE NORTH RIGHT-OF-WAY LINE OF W. BONDS RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE WESTERLY LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°23'50" WEST, A DISTANCE OF 1520.65 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 89°36'14" EAST, A DISTANCE OF 200.24 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 00°15'49" WEST, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND AT 2419.91 FEET, A TOTAL DISTANCE IN ALL OF 2483.37 FEET TO THE NORTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT;

THENCE NORTH 89°34'02" EAST, WITH THE NORTH LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, A DISTANCE OF 3428.70 FEET TO THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 00°31'49" EAST, OVER AND ACROSS SAID BONDS FAMILY PARTNERSHIP TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR REFERENCE AT 62.27 FEET, A TOTAL DISTANCE OF 3975.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON SAID NORTH RIGHT-OF-WAY LINE OF BONDS RANCH ROAD WITHIN A CURVE TO THE RIGHT HAVING A RADIUS OF 3030.41 FEET;

THENCE WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE RIGHT HAVING A CHORD THAT BEARS SOUTH 86°15'05" WEST, 321.56 FEET, THROUGH A CENTRAL ANGLE OF 6°04'57", AN ARC-DISTANCE OF 321.71 FEET TO A 1-INCH IRON ROD FOUND;

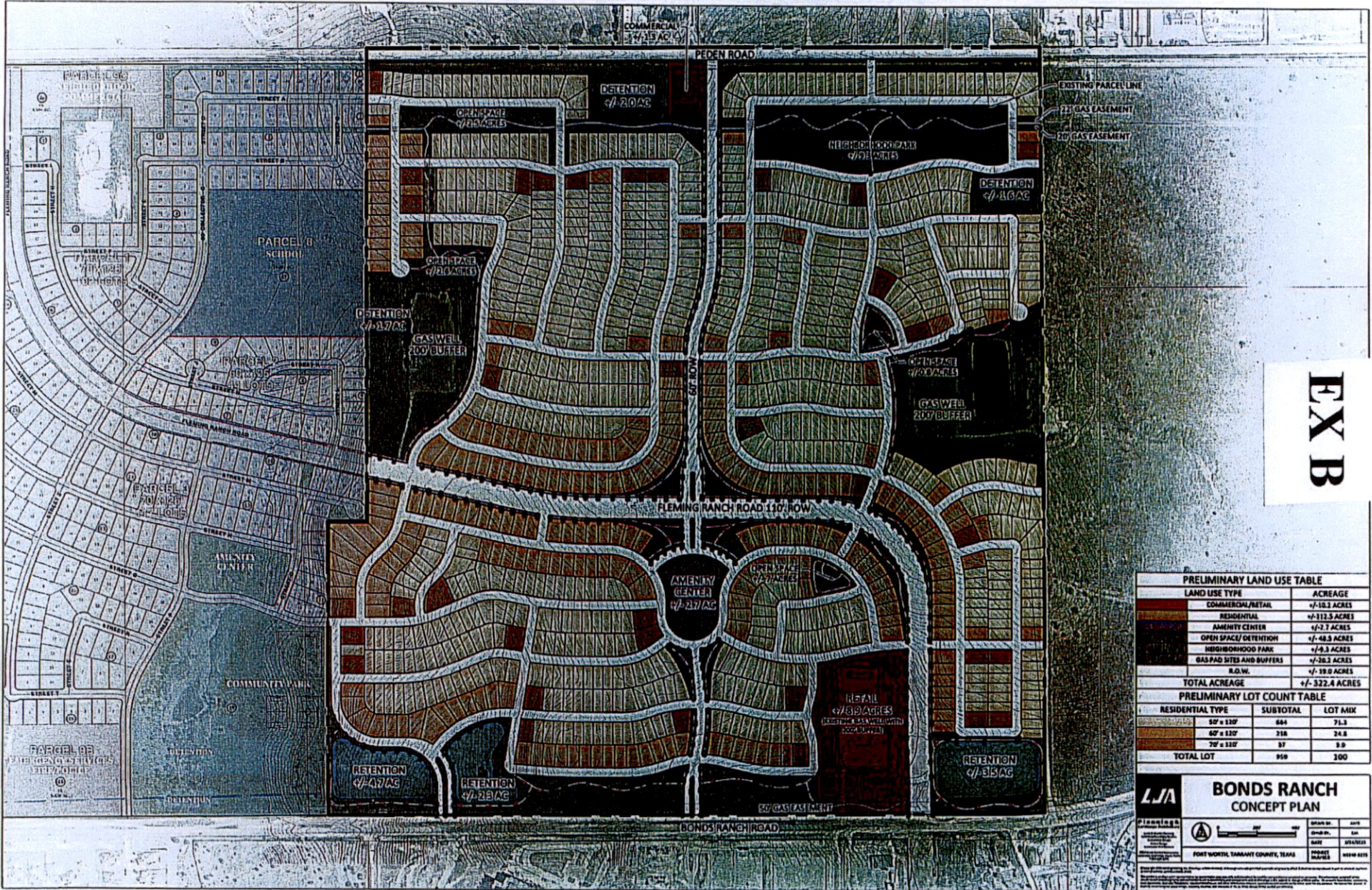
THENCE SOUTH 89°23'49" WEST, CONTINUING WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 3322.97 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 322.442 GROSS-ACRES (14,045,561 SQ. FEET) OF LAND, OF WHICH 4.949 ACRES OF LAND IS LOCATED WITHIN THE APPARENT PRESCRIPTIVE RIGHT-OF-WAY OF PEDEN ROAD FOR A TOTAL CALCULATED AREA OF 317.493 NET-ACRES OF LAND.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
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PETITION
Pages: 7
Fees: \$44.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK



EXB

PRELIMINARY LAND USE TABLE	
LAND USE TYPE	ACREAGE
COMMERCIAL/RETAIL	+/- 10.2 ACRES
RESIDENTIAL	+/- 312.5 ACRES
AMENITY CENTER	+/- 2.7 ACRES
OPEN SPACE/ DETENTION	+/- 48.3 ACRES
NEIGHBORHOOD PARK	+/- 9.3 ACRES
GAS PAD SITES AND BUFFERS	+/- 20.2 ACRES
R.O.W.	+/- 19.0 ACRES
TOTAL ACREAGE	+/- 322.4 ACRES

PRELIMINARY LOT COUNT TABLE		
RESIDENTIAL TYPE	SUBTOTAL	LOT AMK
50' x 120'	664	71.3
60' x 120'	216	24.6
70' x 120'	37	3.0
TOTAL LOT	917	100

LJA

BONDS RANCH CONCEPT PLAN

DATE: 08/11/11
 DRAWN BY: JAW
 CHECKED BY: JAW
 SCALE: AS SHOWN
 PROJECT NO.: 10110 0210

FOOT WORTH, TARRANT COUNTY, TEXAS

EX C

A RESOLUTION

NO. 6095-05-2025

**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 322.422 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 from GRBK Edgewood, LLC, ("GRBK"), for the City's consent to the creation of a special district pursuant to Article XVI, Section 59 of the Texas Constitution (the "District") encompassing 322.422 acres of land situated wholly in Tarrant County, Texas, and the City's extraterritorial jurisdiction ("ETJ") as more particularly described in Exhibit A, attached hereto and incorporated by reference (the "Land"); and

WHEREAS, GRBK intends to develop the Land in the City's 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, GRBK and the City intend for the City to be the retail provider of water and wastewater service to the Land and GRBK 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 to be negotiated between the City and GRBK (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 as more specifically set forth in the Development Agreement;

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, with all applicable charges and rates paid by the District or GRBK in accordance with the Development Agreement and utility agreement(s), 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 the anticipated development plan for the Land, and the City does not oppose the 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, as more specifically set forth in the Development Agreement; and

2.7 The City will have the option to annex the Land into the City of Fort Worth in accordance with the terms of the Development Agreement and that certain strategic partnership agreement to be entered by the District (the "Strategic Partnership Agreement"), but any event no earlier than the occurrence of substantial completion of development of one hundred percent (100%) of the District, and the full satisfaction of the District's reimbursement obligations to GRBK or any successor or assignee, whichever occurs later.

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.

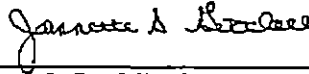
Section 5. The City Council further states that this Resolution is provided subject to and in reliance upon the terms of the certain Development Agreement, which may be entered into by and between the City and GRBK. The District shall execute a joinder and become a party to the Development Agreement upon its organization and shall enter into the Strategic Partnership Agreement with the City. 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 shall be withdrawn 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 13th day of May, 2025.

ATTEST:



Jannette S. Goodall, City Secretary



EXHIBIT A

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

BEING 322.442 GROSS-ACRES OF LAND SITUATED IN THE M. E. P. & P. RR. CO. #19 SURVEY, ABSTRACT NO. 1138, TARRANT COUNTY, TEXAS AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO PETE AND JO BONDS FAMILY PARTNERSHIP BY DEED RECORDED IN COUNTY CLERK FILE NO. D213039813 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND FOR THE SOUTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT ON THE NORTH RIGHT-OF-WAY LINE OF W. BONDS RANCH ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE WESTERLY LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°23'50" WEST, A DISTANCE OF 1520.65 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 89°36'14" EAST, A DISTANCE OF 200.24 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND;

NORTH 00°15'49" WEST, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "BROOKS BAKER" FOUND AT 2419.91 FEET, A TOTAL DISTANCE IN ALL OF 2483.37 FEET TO THE NORTHWEST CORNER OF SAID BONDS FAMILY PARTNERSHIP TRACT;

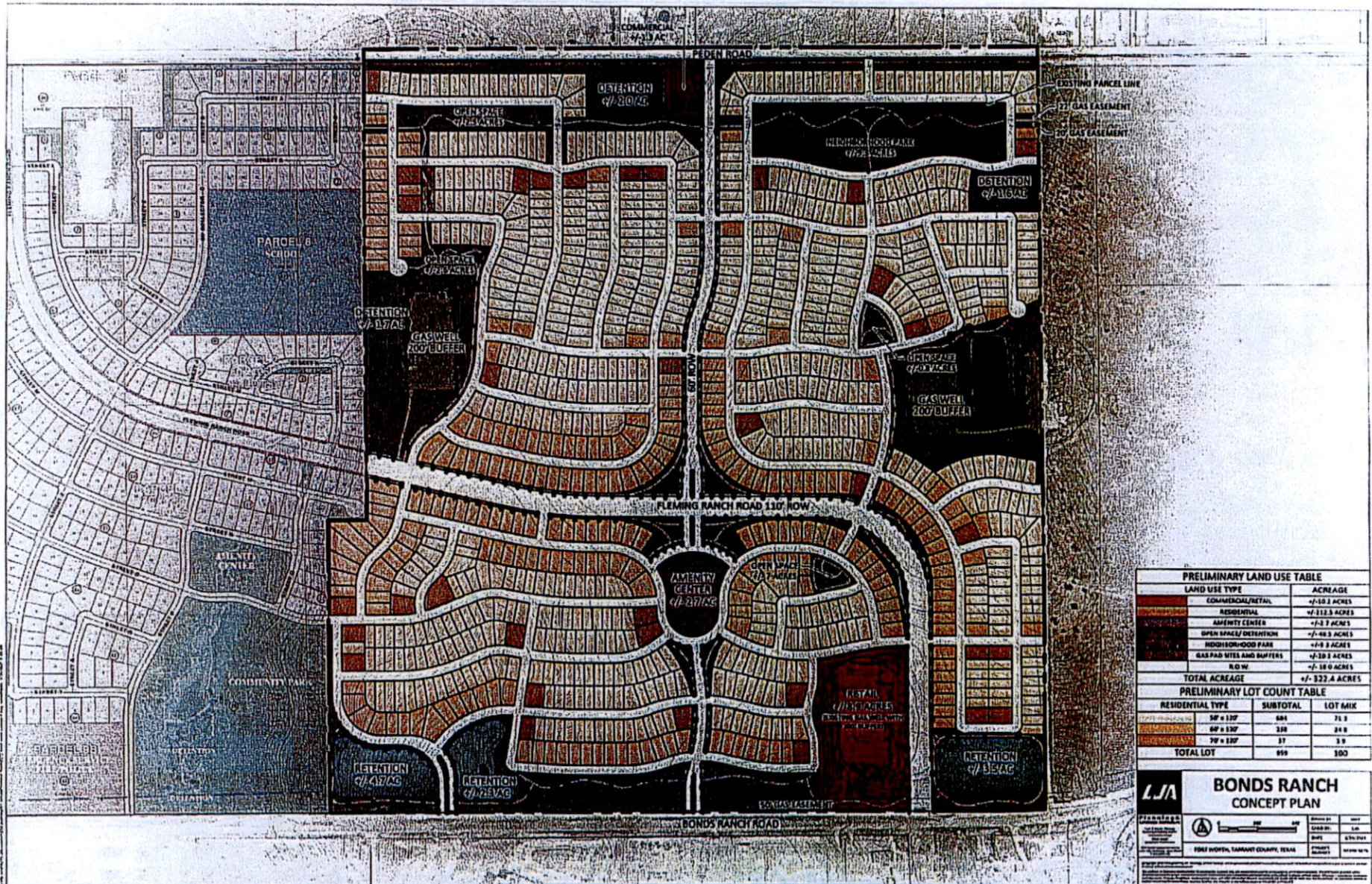
THENCE NORTH 89°34'02" EAST, WITH THE NORTH LINE OF SAID BONDS FAMILY PARTNERSHIP TRACT, A DISTANCE OF 3428.70 FEET TO THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 00°31'49" EAST, OVER AND ACROSS SAID BONDS FAMILY PARTNERSHIP TRACT, PASSING A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET FOR REFERENCE AT 62.27 FEET, A TOTAL DISTANCE OF 3975.43 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON SAID NORTH RIGHT-OF-WAY LINE OF BONDS RANCH ROAD WITHIN A CURVE TO THE RIGHT HAVING A RADIUS OF 3030.41 FEET;

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EXHIBIT B
(Conceptual Plan)



PRELIMINARY LAND USE TABLE

LAND USE TYPE	ACREAGE
COMMERCIAL/RETAIL	+/- 10.2 ACRES
RESIDENTIAL	+/- 312.3 ACRES
AMENITY CENTER	+/- 2.7 ACRES
OPEN SPACE/ DETENTION	+/- 60.3 ACRES
NEIGHBORHOOD PARK	+/- 9.3 ACRES
GAS PAD SITES AND BUFFERS	+/- 20.3 ACRES
R.O.W.	+/- 18.0 ACRES
TOTAL ACREAGE	+/- 322.4 ACRES

PRELIMINARY LOT COUNT TABLE

RESIDENTIAL TYPE	SUBTOTAL	LOT MIX
50' x 130'	684	71.3
60' x 130'	320	24.8
70' x 130'	37	3.9
TOTAL LOT	1041	100

LJA

BONDS RANCH CONCEPT PLAN

DATE: 11/15/2011

PROJECT: BONDS RANCH CONCEPT PLAN

CLIENT: TAMAMOUNT COMMUNITY DEVELOPMENT

SCALE: 1" = 100'

DATE: 11/15/2011

PROJECT: BONDS RANCH CONCEPT PLAN

CLIENT: TAMAMOUNT COMMUNITY DEVELOPMENT