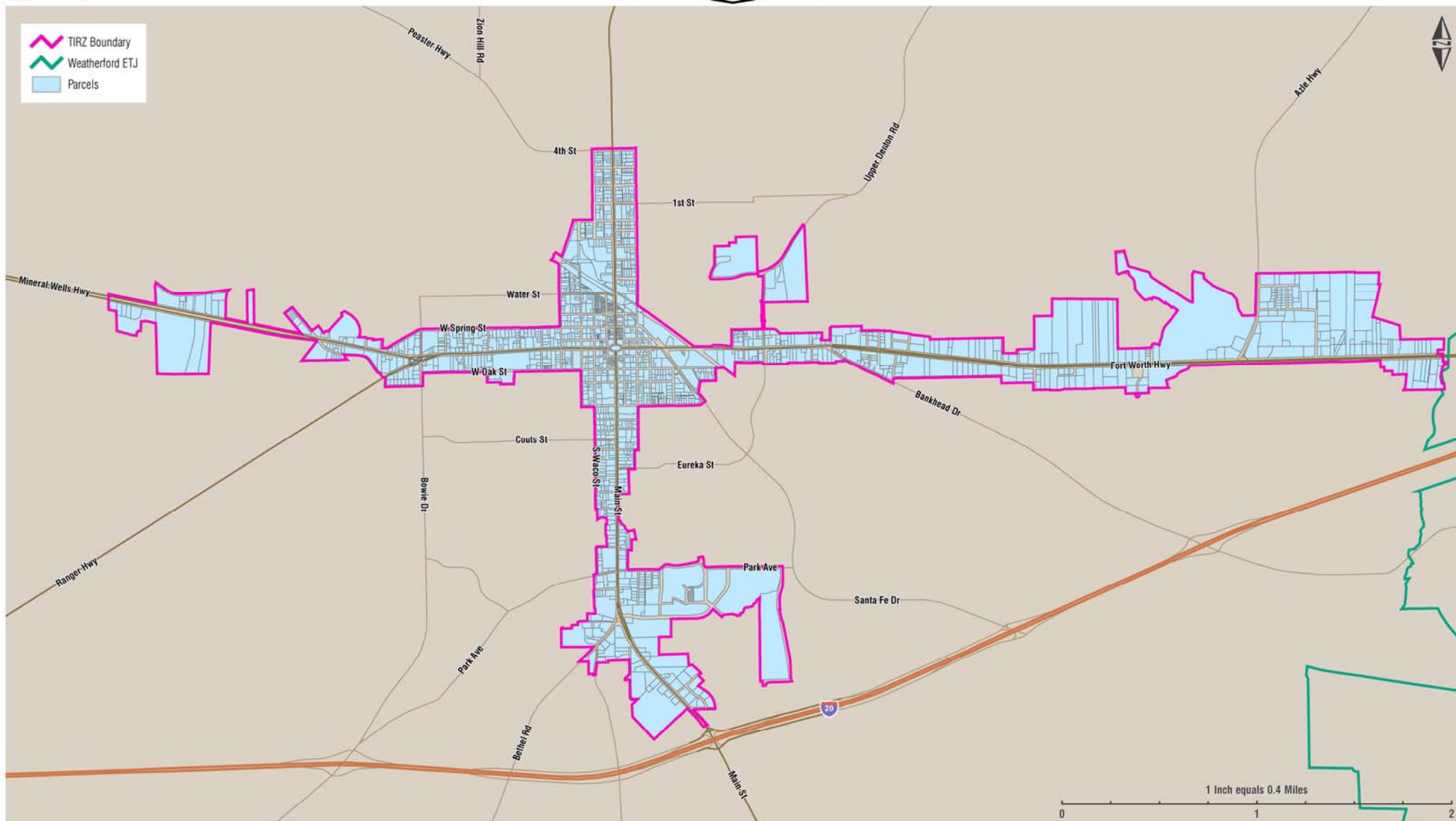




TIRZ BOUNDARY

- TIRZ Boundary
- Weatherford ETJ
- Parcels



CITY OF WEATHERFORD, TEXAS

ORDINANCE NO. 944-2018-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER TWO, CITY OF WEATHERFORD, TEXAS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND (TIRZ FUND) FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weatherford, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, pursuant to and as required by the Act, the City Council prepared a *Preliminary Project and Finance Plan for Reinvestment Zone Number Two, City of Weatherford* (the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the approximately 1,835.5 acres described and depicted on Exhibit A attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the Weatherford Democrat, a newspaper of general circulation within the City, on November 18, 2018, which date is not later than the seventh (7th) day before the public hearing held on November 27, 2018; and

WHEREAS, at the public hearing on November 27, 2018, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the zone; and

WHEREAS, the City has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

WHEREAS, the City desires to appoint initial members to the board of directors of the zone; and

WHEREAS, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Project and Finance Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEATHERFORD, TEXAS:

SECTION 1. FINDINGS.

(a) The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

(b) The City Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City.

(c) The City Council finds that the proposed zone meets the requirements of Section 311.005(a)(1) of the Act in that:

- (i) there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the City and the State of Texas, and increasing job opportunities for residents of the City and the region; and
- (ii) the reinvestment zone, as defined in **Exhibit A**, meets the criteria for the creation of a reinvestment zone set forth in Section 311.005 of the Act in that the area substantially arrests or impairs the sound growth of the City, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals or welfare in its present condition and use because of the presence of:
 - 1. A substantial number of substandard, slum, deteriorated, or deteriorating structures;
 - 2. The predominance of defective or inadequate sidewalk or street layout;
 - 3. Faulty lot layout in relation to site, adequacy, accessibility or usefulness; or
 - 4. The deterioration of site or other improvements.

(iii) these factors substantially impair and arrest the sound growth of the City.

(d) The City Council finds that the proposed zone is a geographic area located wholly within the City's corporate limits.

(e) The City Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and the total appraised value of taxable real property in the proposed zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City.

(f) The City Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(g) The City Council finds that the Preliminary Project and Finance Plan is feasible.

(h) The City Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

SECTION 2. DESIGNATION AND NAME OF THE ZONE. Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Two, City of Weatherford, Texas (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

SECTION 3. BOARD OF DIRECTORS.

3.1 The City Council hereby creates a board of directors for the Zone (the "Board") consisting of nine members. Five members shall be appointed by the City Council to Places 1,2,3,4, and 5. Place 6 and 7 shall be appointed by the Commissioners Court of Parker County, Texas (the "County"), if the County participates in the Zone. If the County does not participate in the Zone, the Commissioners Court shall be deemed to have waived its right to appoint such members and the Place goes away. Place 8 shall be appointed by the Board of Directors for the Parker County Hospital District (the "Hospital"), if the Hospital participates in the Zone. If the Hospital does not participate in the Zone, the Board of Directors shall be deemed to have waived its right to appoint such member and the Place goes away. Place 9 shall be appointed by the Board of Trustees for Weatherford College (the "College"), if the College participates in the Zone. If the College does not participate in the Zone, the Board of Trustees shall be deemed to have waived its right to appoint such member and the Place goes away.

3.2 The City Council hereby appoints the following five individuals to serve as the initial members of the Board for the terms indicated:

Place 1	Mayor	(term expires December 31, 2019)
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Place 2	Council Place 1	(term expires December 31, 2020)
Place 3	Council Place 2	(term expires December 31, 2019)
Place 4	Council Place 3	(term expires December 31, 2020)
Place 5	Council Place 4	(term expires December 31, 2020)

Place 6 shall be appointed by the County for a term that expires December 31, 2019.
Place 7 shall be appointed by the County for a term that expires December 31, 2020.

Place 8 shall be appointed by the Hospital for a term that expires December 31, 2020.

Place 9 shall be appointed by the College for a term that expires December 31, 2020.

Upon expiration of the indicated terms or upon City Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed to Place 1 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

3.3 The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone (the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The City Council hereby delegates to the Board all powers necessary to implement any Project and Finance Plan approved by the City Council, including the power to employ consultants and enter into agreements that the Board considers necessary or convenient to implement the Project and Finance Plan and to administer, operate, and manage the Zone including, but not limited to, the power to enter into reimbursement agreements and other obligations secured by the **TIRZ FUND** established pursuant to Section 6 of this Ordinance.

3.4 Directors shall not receive any salary or other compensation for their services as directors.

3.5. Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the TIRZ Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 4. DURATION OF THE ZONE. The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2047 (with final year's tax to be collected by September 30, 2048), unless otherwise terminated in accordance with this section. The City shall have the right to terminate the zone prior to the expiration of its

stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, neither the City, nor the County, nor shall the Hospital District, nor the College District, have any obligation to pay the shortfall.

SECTION 5. TAX INCREMENT BASE. The "tax increment base" for purposes of calculating the **CITY TAX INCREMENT**, and if the County participates in the Zone the **COUNTY TAX INCREMENT**, and if the Hospital District participates in the Zone the **HOSPITAL DISTRICT TAX INCREMENT**, and if the College District participates in the Zone the **COLLEGE DISTRICT TAX INCREMENT**, and means the total appraised value of all real property in the Zone that is taxable by the City and the County, respectively, as of January 1, 2018.

SECTION 6. CAPTURED APPRAISED VALUE. The "captured appraised value" for purposes of calculating the annual **CITY TAX INCREMENT**, and if the County participates in the Zone the **COUNTY TAX INCREMENT**, and if the Hospital District participates in the Zone the **HOSPITAL DISTRICT TAX INCREMENT**, and if the College District participates in the Zone the **COLLEGE DISTRICT TAX INCREMENT**, means the total real property value taxable (including increase tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the taxing unit.

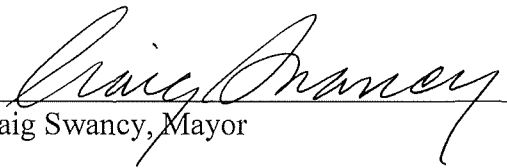
SECTION 7. TAX INCREMENT FUND. There is hereby created and established a **TIRZ FUND** for the Zone. Within the **TIRZ FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act. The **CITY TAX INCREMENT** and **COUNTY TAX INCREMENT**, and the **HOSPITAL TAX INCREMENT**, and the **COLLEGE DISTRICT TAX INCREMENT** shall be deposited into the **TIRZ FUND** as of the effective date of the Zone. The **TIRZ FUND** and all subaccounts shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ FUND** only to pay **PROJECT COSTS**.

SECTION 8. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 9. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED, APPROVED, AND ADOPTED



Craig Swancy, Mayor

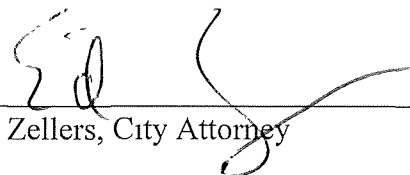
ATTEST:



Malinda Nowell, City Secretary

Effective: 12/11/18

APPROVED AS TO FORM:



Ed Zellers, City Attorney

Exhibit A – Metes and Bounds Description of the Zone

Being approximately an 1,835.5 acre tract of land, wholly located within the corporate limits of the City of Weatherford, Texas, located partially within the following surveys:

Parker County Survey, Abstract 1071, J. Trimble survey, Abstract 1293, J. Snow Survey, Abstract 1221,

D. Norton Survey, Abstract 1010, D. De La Cruz survey, Abstract 223, R. Baker survey, Abstract 150,

S. Monk Survey, Abstract 906, E. Crockett Survey, Abstract 214, H. Good Survey, Abstract 535, J. McCulloch Survey, Abstract 911, H. Hawkins survey, Abstract 2559, J. Bush Survey, Abstract 71, E. Alexander Survey, Abstract 1923, W. Cosley Survey, Abstract 244, M. Mesa Survey, Abstract 856,

O. Davis survey, Abstract 372, J. Yeoman Survey, Abstract 1693, A. Brackene Survey, Abstract 72,

L. McCarty Survey, Abstract 904, P. Hall Survey, Abstract 659, B. Draper Survey, Abstract 405, I & GN Railroad Survey, Abstract 1823, J. Detiste Survey, Abstract 369, R. Inman Survey, Abstract 725,

A. Sierra Survey, Abstract 1179, A. Krouse Survey, Abstract 85, R. Haley Survey, Abstract 626, P. Brannan Survey, Abstract 207, R. Davis Survey, Abstract 393, A. Bail Survey, Abstract 2288, W. Baylor Survey, Abstract 186, G. Staggs Survey, Abstract 1196, T & P Railroad Survey, Abstract 1453, and the W. Spracklin Survey, Abstract 1260, Parker County, Texas and being described as follows:

Thence N 00°07' 12" W 1706.32' to a point on the south boundary line (SBL) of Vine street,

Thence N 62° 40' 16" W 231.61' to a point in the SBL of Vine Street,

Thence N 40° 26' 47" E 107.61' to a point,

Thence North 53.70' to a point on the SBL UPRRC ROW,

Thence N 38° 35' 17" E 90.89' to a point in NBL of UPRRC ROW,

Thence S 53° 45' 12" E 193.11' to a point in the WBL of Franklin Street

Thence N 19° 13' 20" E 977.6 along the WBL of Franklin Street to a point in the SBL of Weatherford Street,

Thence N 05° 44' 16" E 58.53' to a point in the NBL of Weatherford Street,

Thence S 89° 47' 20" E 526.39' to a point in the WBL of Hanover Street,

Thence N 00° 27' 37" E 1916.84' to a point in the NBL of West 4th Street,

Thence N 89° 31' 00" E 1193.47' to a point in the EBL of North Elm Street,

Thence S 00° 18' 31" W 4271.81 along the EBL of North Elm Street to the NBL of UPRRC ROW,

Thence S 52° 59' 29" E 1889.72' along the NBL of UPRRC ROW to the NBL of US Highway 180,

Thence S 89° 33' 50" E 470.85' along the NBL of US Highway 180 to a point,

Thence N 56° 39' 04" E 63.57' along the NBL of US Highway 180 to a point,

Thence S 85° 33' 09" E 493.37' along the NBL of US Highway 180 to a point in the WBL of Hogle Street,

Thence N 01° 01' 55" E 449.92' to a point in the WBL of Hogle Street

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Thence N 87° 52' 14" E 803.05' along the NBL of Johnson Street to a point in the WBL of North Denton Street,
 Thence N 5° 30' 54" E 233.11' to a point in WBL of North Denton Street,
 Thence S 66° 49' 00" W 44.88' to a point,
 Thence N 00° 57' 13" W 152.24' to a point,
 Thence S 89° 46' 45" E 15' to a point,
 Thence N 00° 00' 51" W 320.13' to a point,
 Thence N 40° 42' 53" W 33.31' to a point,
 Thence N 00° 39' 09" W 44.97' to a point,
 Thence S 60° 59' 58" E 64.66' to a point in the WBL of North Denton Street,
 Thence N 03° 00' 43" E 680.93' to a point,
 Thence S 89° 25' 45" W 130.46' to a point,
 Thence N 01° 21' 42" W 63.72' to a point in the SBL of Front Street
 Thence along the SBL of Front Street the following calls:
 S 89° 58' 47" W 191.09'
 S 78° 12' 49" W 571.21'
 N 88° 11' 40" W 509.86'
 Thence N 20° 53' 26" W 67.36' to the NBL of Front Street and the WBL of Mill Street,
 Thence along the WBL of Mill Street the following calls:
 N 47° 09' 41" E 29.86'
 N 08° 30' 29" E 108.15'
 N 23° 29' 53" E 242.46'
 N 01° 03' 28" E 505.71'
 Thence the following calls:
 S 89° 56' 36" E 405.97'
 N 00° 24' 35" W 93.72'
 S 88° 41' 56" E 175.74'
 N 01° 21' 05" E 150.40'
 N 89° 15' 55" E 558.70'
 Thence S 00° 46' 14" E 956.30' to the NBL of north Denton Road,
 Thence along the NBL of North Denton Road the following calls:
 N 73° 28' 12" E 364.05'
 N 51° 47' 13" E 365.74'
 N 31° 09' 35" E 557.47'
 N 34° 39' 04" E 650.39'
 Thence S 57° 31' 36" E 43.86' to a point,
 Thence S 01° 33' 17" E 2077.71' to a point,
 Thence N 89° 32' 32" W 1207.72' to a point in the EBL of North Denton Street,
 Thence along the WBL of North Denton Street the following calls:
 S 01° 05' 44" E 459.35'
 S 63° 20' 55" E 56.82'
 N 63° 20' 55" W 56.82'
 S 05° 42' 47" W 221.77'

Thence N 88° 32' 18" E, 314.80' to a point in the NBL of Johnson Street
 Thence S 48° 01' 32" E 157.55' to a in the WBL of Line Street,
 Thence S 79° 26' 37" E 50.00' to the EBL of Line Street,
 Thence N 89° 44' 05" E 1097.00' to a point,
 Thence S 00° 26' 43" W 162.07' to a point,
 Thence N 89° 58' 43" W 24.4' to a point,
 Thence S 00° 49' 36" W 47.02 to appoint,
 Thence S 89° 08' 33" E 242.55' to a point in the WBL of North Bankhead Drive,
 Thence N 00° 51' 27" E 338.58' to a point in the WBL of North Bankhead Drive,
 Thence N 58° 48' 11" E 54.90' to a point in the EBL of North Bankhead Drive,
 Thence N 89° 48' 26" E 808.45' to a point for a corner,
 Thence S 02° 16' 47" W 121.45' to a point in the NBL of Camelia Street,
 Thence N 89° 47' 57" E 450.75' along the NBL of Camelia Street to a point in the WBL Mimosa Street,
 Thence S 77° 23' 06" E 51.24' to the EBL of Camelia Street,
 Thence East 129.19' to a point,
 Thence S 00° 45' 01" E 10.41' to a point,
 Thence N 89° 24' 45" E 168.78' to the WBL of Ward Street,
 Thence S 56° 22' 05" E 47.32' to the EBL of Ward Street,
 Thence S 82° 44' 52" E 450.10' to the WBL of Industrial Street,
 Thence S 64° 53' 35" E 57.10' to the EBL of Industrial Street,
 Thence S 81° 58' 23" E 511.50' to a WBL of Fox Hollow Addition Phase V,
 Thence S 00° 30' 23" E 67.17' to the Southwest corner of Fox Hollow Addition Phase V,
 Thence N 89° 44' 40" E 1978.18' to the EBL of Coyote Run,
 Thence S 01° 05' 43" W 413.91' along the EBL of Coyote Run to a point,
 Thence S 88° 34' 54" E 378.76' to the WBL of Sweetwater Drive,
 Thence N 00° 29' 51" W 98.99' to a point in the WBL of Sweetwater Drive,
 Thence N 81° 45' 20" E 59.34' to a point in the EBL of Sweetwater Drive,
 Thence N 89° 18' 41" E 410.27' to a point in the EBL of Fox Hollow Addition,
 Thence N 00° 37' 33" E 879.63' to an inner ell corner in the EBL of Fox Hollow Addition,
 Thence N 89° 34' 09" E 482.77' to the most eastern southeast corner of Fox Hollow Addition,
 Thence N 01° 00' 45" E 458.56' to a point,
 Thence S 88° 38' 25" E 1771.56' to a point in the WBL of the Willow Creek Addition,
 Thence S 00° 18' 59" W 1333.36' to a point in the WBL of the Willow Creek Addition,
 Thence N 89° 11' 21" E 903.23' to a point in the WBL of Willow Creek Drive,
 Thence N 19° 06' 29" E 112.51' to a point in the WBL of Willow Creek Drive,
 Thence N 84° 13' 42" E 66.12' to the EBL of Willow Creek Drive,
 Thence S 70° 53' 36" E 120.00' to the EBL of Willow Creek Addition,
 Thence with the EBL of Willow Creek addition the following calls:
 N 19° 25' 01" E 219.64'
 N 10° 33' 28" E 161.63'
 N 24° 16' 15" E 128.50'
 N 43° 18' 34" E 212.22'

N 37° 08' 34" E 360.99' to the most eastern northeast corner of Willow Creek Addition,
Thence generally along the NBL of Willow Creek Addition the following calls:

N 52° 32' 40" W 152.87'

S 67° 53' 06" W 41.61'

N 50° 33' 59" W 218.59'

S 39° 53' 28" W 29.41'

N 53° 09' 40" W 209.99'

N 74° 01' 07" W 148.65'

S 37° 44' 01" W 71.78'

S 86° 37' 00" W 191.30'

N 42° 40' 36" W 272.29'

N 30° 28' 27" W 149.11'

N 04° 50' 01" W 204.60'

N 27° 10' 34" W 60.49'

N 45° 49' 19" W 171.28'

N 59° 44' 30" W 101.23'

N 60° 32' 29" W 36.37'

S 68° 18' 04" W 161.93'

N 46° 29' 35" W 65.70' to the northwest corner of Willow Creek Addition,

Thence N 01° 48' 42" W 568.36' to the NBL of Old Dicey Road,

Thence N 84° 14' 20" E 228.25' along the NBL of Old Dicey Road to a point,

Thence the following calls:

S 14° 48' 51" E 439.78'

S 73° 03' 35" E 584.61'

S 22° 39' 44" E 122.91'

S 43° 53' 23" E 47.47'

S 57° 19' 41" E 1286.94'

N 00° 13' 33" E 766.00'

N 25° 13' 21" E 91.24'

S 76° 11' 08" E 275.15'

S 01° 21' 13" E 130.80'

S 50° 21' 25" E 330.37' to a point in the SBL of Mason Pond Addition,

Thence generally along the SBL of Mason Pond Addition the following calls:

S 64° 32' 23" E 573.55'

S 38° 21' 23" E 170.30'

S 10° 18' 08" E 271.3'

S 29° 38' 18" E 205.20'

N 88° 54' 04" E 350.39' to the WBL of FM Highway 730,

Thence N 02° 08' 44" E 1139.99' along the WBL of FM Highway 730 to a point,

Thence S 89° 57' 34" E 2670.36' to a point,

Thence S 01° 32' 33" W 17.66' to a point,

Thence S 89° 27' 22" E 659.98' to a point,

Thence S 04° 29' 33" W 317.70' to a point,

Thence S 89° 37' 58" E 47.99' to a point,
 Thence S 14° 03' 35" W 917.62' to a point,
 Thence S 71° 36' 13" E 771.67' to a point,
 Thence S 02° 04' 25" E 378.85' to a point,
 Thence N 89° 55' 44" E 1180.49' to a point,
 Thence S 01° 49' 51" W 294.70' to a point,
 Thence S 88° 09' 49" W 166.01' to a point,
 Thence S 01° 59' 25" W 107.23' to the NBL of US Highway 180,
 Thence N 89° 20' 57" E 143.59' along the NBL of US Highway 180 to a point,
 Thence S 01° 25' 11" W 204.46' to a point,
 Thence the following calls:
 N 85° 05' 07" E 31.72'
 S 12° 34' 06" E 22.06'
 N 89° 49' 43" E 97.02'
 S 06° 20' 06" W 61.53'
 S 54° 14' 50" W 17.64'
 N 77° 42' 26" W 37.71'
 S 23° 04' 00" W 34.81'
 S 50° 31' 31" W 39.73'
 S 13° 29' 02" W 264.91'
 S 08° 53' 51" E 203.33'
 N 86° 52' 25" E 59.15'
 S 02° 53' 46" E 161.28'
 S 89° 58' 17" W 1102.07'
 N 29° 30' 03" E 90.96'
 N 06° 00' 43" E 340.26'
 S 88° 56' 51" W 380.52'
 N 04° 34' 03" W 108.49'
 S 89° 32' 27" W 96.02' to the EBL of Center Point Road,
 Thence N 01° 30' 43" W 188.73' to the SBL of US Highway 180,
 Thence S 89° 20' 56" W 5153.68' along the SBL of US Highway 180 to a point,
 Thence the following calls:
 S 33° 24' 59" W 112.05'
 S 70° 14' 21" W 218.66'
 S 53° 19' 47" W 96.45'
 S 30° 54' 42" W 69.92'
 S 69° 37' 18" W 285.74'
 S 15° 06' 58" E 214.89'
 N 89° 52' 00" W 541.93' to a point the EBL East Point Plaza Addition,
 S 00° 59' 05" E 134.84' to a point in the EBL Point Plaza Addition,
 S 89° 05' 28" W 628.19 to a point in the WBL of East Point Plaza Addition,
 N 00° 01' 43" W 170.39' to a point in the WBL of East Point Plaza Addition,
 Thence S 89° 31' 53" W 1649.22' to a point

Thence S 72° 52' 25" W 105.37' to the northeast corner of Chimney Rock Addition, Phase II,
Thence N 88° 52' 21" W 748.92' along the NBL of Chimney Rock Addition, Phase II to the WBL
of Mesa Street.

Thence N 02° 00' 06" E 200.35' to a point in the WBL of Mesa Street,

Thence N 89° 50' 17" W 863.10' to a point,

Thence N 00° 26' 02" W 175.64' to a point,

Thence S 89° 51' 04" W 2916.97' to a point in the EBL of Allen Street

Thence S 07° 26' 22" W 132.49' to the SBL East Bankhead Drive,

Thence N 63° 19' 24" W 1487.14' to a point in the EBL of Cherry Street and the SBL of East
Bankhead Drive,

Thence S 62° 05' 47" W 13.97' to a point,

Thence S 00° 43' 51" W 35.60' to a point,

Thence S 89° 27' 28" W 201.78' to a point,

Thence S 00° 49' 32" E 39.38' to a point.

Thence S 89° 58' 55" W 448.90' to a point,

Thence N 00° 38' 03" W 25.80' to a point,

Thence S 89° 40' 44" W 845.45' to a point in the NBL of East Oak Street,

Thence S 00° 45' 08" E 40.48' to appoint in the SBL of East Oak Street,

Thence N 89° 25' 19" W 679.54' to a point in the WBL of Jack Borden Way,

Thence N 00° 11' 05" W 45.33' to a point,

Thence N 47° 07' 11" W 29.79' to the SBL of East Oak Street,

Thence N 89° 50' 52" W 728.92' to a point,

Thence S 02° 42' 18" W 367.48' to the NBL of UPRRC ROW,

Thence N 51° 18' 23" W 372.45' along to NBL of UPRRC ROW to a point,

Thence S 86° 50' 18" W 223.44' to a point in the WBL of Mill Street,

Thence S 00° 57' 56" E 342.87' to a point in the SBL of East Columbia Street,

Thence S 89° 51' 19" W 422.90' to a point,

Thence S 09° 12' 43" W 319.51' to a point in the EBL of Santa Fe Drive,

Thence S 38° 50' 52" E 298.39 to a point in the EBL of Santa Fe Drive,

Thence S 53° 09' 36" W 185.75 to a point in the SBL of East Lee Street,

Thence S 89° 56' 59" W 1642.93' to a point in the SBL of East Lee Street and the EBL of south
Elm Street,

Thence S 00° 36' 12" W 1189.94' to a point in the SBL of East Akard Street,

Thence N 89° 47' 23" W 106.36' to a point in the EBL of South Elm Street,

Thence S 00° 01' 44" W 511.92' to a point in the SBL of Eureka Street,

Thence N 89° 51' 38" W 176.73' to the EBL of South Elm Street,

Thence S 01° 05' 04" E 664.97' to the SBL of Roo Drive,

Thence N 89° 20' 41" W 294.13 to the EBL of South Main Street,

Thence S 00° 37' 35" W 721.82' along the EBL of South Main Street to a point,

Thence the following calls:

S 85° 00' 02" E 38.06'

S 32° 18' 35" E 21.37'

S 03° 52' 51" E 41.49'

S 43° 46' 48" E 161.31'
 S 21° 53' 06" E 60.85'
 S 41° 40' 34" E 131.65'
 N 72° 17' 47" E 162.04'
 S 11° 14' 55" E 266.60'
 West 120.87' to the WBL of Cottonwood Court,
 Thence S 00° 17' 44" W 285.43' to the SBL of East Rentz Street,
 Thence N 89° 41' 22" W 104.44' to the EBL of Cottonwood Street,
 Thence S 01° 16' 48" W 514.85' to the NBL of East Park Street,
 Thence along the NBL of East Park Street the following calls:
 S 88° 51' 30" E 853.78'
 N 49° 35' 10" E 181.83'
 N 81° 56' 22" E 103.48'
 S 80° 46' 31" E 215.65'
 N 87° 04' 56" E 152.84'
 N 78° 31' 31" E 478.75'
 N 27° 28' 06" E 47.65'
 N 11° 26' 46" W 59.23'
 N 79° 04' 01" E 122.03'
 S 06° 04' 04" E 209.54'
 S 26° 04' 26" E 82.93'
 N 89° 13' 54" E 648.90'
 S 89° 16' 20" E 1387.90' to a point in the NBL of East Park Street,
 Thence S 00° 15' 54" W 338.27' to a point in the WBL of Texas Drive,
 Thence along the WBL of Texas Drive the following calls:
 S 10° 35' 59" W 631.75'
 S 02° 16' 02" E 198.67'
 S 10° 14' 53" E 1414.26'
 S 05° 11' 05" E 530.79'
 S 23° 32' 07" W 20.56' to the NBL of Red Oak Lane,
 Thence S 89° 23' 55" W 768.96' to a point in the NBL of Red Oak Lane,
 Thence N 00° 20' 28" E 2028.07' to a point,
 Thence along the NBL of Southpark Addition the following calls:
 S 73° 45' 32" W 399.83'
 S 26° 19' 10" W 93.91'
 S 43° 49' 28" W 134.39'
 S 75° 22' 50" W 74.84'
 N 73° 16' 39" W 126.57'
 S 73° 15' 47" W 186.41' to a point in the EBL of Martin Drive,
 Thence N 45° 58' 50" W 451.54' to a point in the SBL of College Park Drive,
 Thence along the SBL of College Park Drive the following calls:
 S 38° 53' 38" W 268.60'
 S 58° 19' 32" W 196.04'

S 80° 52' 00" W 201.34'
 N 89° 54' 19" W 680.71' to a point in the SBL of College Park Drive,
 Thence S 00° 16' 31" W 479.48' to a point,
 Thence S 89° 33' 17" W 332.76 to a point,
 Thence S 00° 23' 26" W 468.02' to a point,
 Thence N 89° 24' 53" E 777.49' to a point,
 Thence S 03° 50' 58" E 331.63' to a point,
 Thence N 72° 26' 51" E 90.64' to a point,
 Thence S 46° 42' 28" E 347.90' to a point in the SBL of Martin Drive,
 Thence S 46° 14' 53" W 87.32' to a point,
 Thence S 40° 37' 54" E 191.91' to a point,
 Thence S 46° 57' 09" W 194.56' to a point,
 Thence S 55° 17' 22" E 317.78' to a point,
 Thence S 39° 37' 47" E 130.66' to a point,
 Thence S 26° 39' 26" E 200.69' to a point,
 Thence S 07° 47' 32" E 200.04' to a point in the SBL of Adams Drive,
 Thence S 89° 55' 53" W 581.66' to in the SBL of Adams Drive,
 Thence S 50° 28' 48" W 90.93' to a point in the EBL of South Main Street,
 Thence S 42° 03' 11" E 566.23' to a point in the EBL of South Main Street and the NBL of
 Interstate Highway 20,
 Thence S 65° 46' 46" W 111.75' to a point in the WBL of South Main Street,
 Thence N 41° 10' 09" W 672.78' to a point in the WBL of South Main Street,
 Thence S 47° 36' 06" W 1210.61' to the southwest corner of the Wal-Mart Subdivision,
 Thence N 42° 39' 09" W 848.81' to a point,
 Thence N 02° 17' 00" W 332.55' to a point,
 Thence N 47° 20' 40" E 205.47' to a point,
 Thence N 89° 03' 02" W 173.84' to a point,
 Thence N 00° 01' 15" E 50.66' to a point,
 Thence N 83° 06' 46" W 26.72' to a point,
 Thence N 00° 27' 03" W 1028.77' to a point,
 Thence S 88° 59' 00" W 579.05' to a point,
 Thence S 00° 58' 55" W 46.55' to a point,
 Thence S 89° 23' 35" W 297.38' to a point in the EBL of Tin Top Road,
 Thence S 09° 24' 52" W 292.01' to a point in the EBL of Tin Top Road,
 Thence S 05° 19' 04" E 50.56' to appoint in the EBL of Tin Top Road,
 Thence S 86° 33' 42" W 68.07' to a point in the WBL of Tin Top Road,
 Thence N 01° 55' 51" W 36.57' to a point in the WBL of Tin Top Road,
 Thence S 88° 20' 34" W 118.50' to a point,
 Thence N 00° 03' 06" W 342.60' to a point,
 Thence N 89° 35' 51" W 257.27' to a point in the WBL of Bethel Road,
 Thence N 44° 14' 35" E 553.33' along the WBL of Bethel Road to a point,
 Thence the following calls:
 N 89° 27' 44" W 855.62'

N 0° 07' 03" E 516.49'
 N 73° 48' 23" E 34 43'
 S 00° 08' 19" W 31.54'
 N 88° 03' 07" E 255.26'
 N 05° 08' 00" E 81.04'
 N 88° 25' 43" E 165.00'
 N 0° 13' 09" W 76.22'
 N 88° 00' 26" E 116.20'
 N 88° 29' 55" E 173.75' to a point in the NBL of Wiggs Lane,
 Thence the following calls:
 N 0° 32' 50" E 199.39'
 S 88° 21' 33" E 213.04'
 N 01° 11' 43" E 136.42'
 N 58° 57' 23" W 23.04'
 N 02° 29' 53" W 462.65'
 N 22° 30' 24" E 55.68'
 N 01° 33' 54" W 403.54' to a point in the NBL of West Park Avenue,
 Thence N 78° 53' 21" E 82.48' to a point in the NBL of West Park Avenue,
 Thence N 0° 30' 06" W 684.09' to a point,
 Thence N 15° 34' 40" E 47.07' to a point in the NBL of West Rentz Street,
 Thence N 88° 52' 36" E 281.58' to a point in the NBL of West Rentz Street,
 Thence the following calls:
 N 00° 58' 59" W 297.89'
 N 89° 52' 52" W 19.28'
 N 00° 00' 12" E 295.69'
 N 87° 21' 40" E 34.60'
 N 00° 29' 30" W 149.18'
 N 49° 09' 18" W 33.64'
 N 77° 38' 53" W 103.38'
 S 64° 15' 22" W 140.11'
 N 00° 34' 18" W 281.64' to a point in the SBL of Anderson Street,
 Thence N 88° 52' 00" W 39.52' along the SBL of Anderson Street to a point in the WBL of Waco Street,
 Thence N 00° 18' 51" E 2780.88' along the WBL of Waco Street to the SBL of West Lee Avenue,
 Thence N 89° 32' 02" W 349.09' along the SBL of West Lee Avenue to the WBL of South Alamo Street,
 Thence N 00° 04' 55" E 987.10' along the WBL of South Alamo Street to the SBL of West Oak Street,
 Thence S 89° 50' 09" W 1801.09' along the SBL of West Oak Street to a point,
 Thence S 00° 13' 50" W 148.43' to appoint,
 Thence S 88° 22' 49" W 15.06' to a point,
 Thence S 0° 06' 34" E 183.76' to a point in the SBL of West Columbia Street,
 Thence N 89° 59' 57" W 370.15' to a point,

Thence N 00° 17' 17" E 56.09' to a point,
 Thence N 89° 40' 43" W 355.09' to a point,
 Thence North 281.04' to a point in the SBL of West Oak Street,
 Thence S 89° 55' 59" W 1737.45' along the SBL of West Oak Street to the EBL of South Bowie Drive,
 Thence S 0° 09' 21" W 345.60' along the EBL of South Bowie Drive to the SBL of Bishop Street,
 Thence S 89° 13' 41" W 1029.75' along the SBL of Bishop Street to the WBL of Ridgeway Boulevard,
 Thence N 02° 42' 45" E 253.11' to the SBL of Ranger Highway,
 Thence N 51° 44' 26" W 156.26' to a point in the SBL of west Bankhead Drive,
 Thence N 56° 43' 44" W 109.39' to appoint in the SBL of West Bankhead Drive,
 Thence N 34° 45' 44" W 460.71' to appoint in the SBL of West Bankhead Drive,
 Thence N 52° 32' 13" W 120.73' to appoint in the SBL of West Bankhead Drive,
 Thence N 83° 57' 32" W 579.57' to a point in the SBL of West Bankhead Drive,
 Thence S 31° 40' 10" E 138.20' to a point,
 Thence S 89° 41' 00" W 1231.29' to a point,
 Thence N 38° 13' 15" E 680.19' to a point in the SBL of Mineral Wells Highway,
 Thence N 81° 51' 32" W 878.18' to a point in the SBL of Mineral Wells Highway,
 Thence N 77° 56' 03" W 1915.18' to a point in the SBL of Mineral Wells Highway,
 Thence the following calls:
 S 3° 16' 28" W 1402.49'
 N 88° 55' 41" W 1390.60'
 N 00° 34' 55" W 1704.12' to the SBL of Mineral Wells Highway
 Thence N 78° 17' 51" W 372.58' along the SBL of Mineral Wells Highway to a point,
 Thence the following calls:
 S 14° 40' 25" W 253.58'
 S 73° 32' 57" W 82.94'
 S 41° 13' 04" W 51.86'
 N 73° 47' 27" W 544.20'
 N 03° 30' 50" E 91.67'
 N 78° 44' 04" W 215.78'
 N 00° 59' 45" E 418.76' to the NBL of Mineral Wells Highway,
 Thence S 77° 32' 51" E 1305.04' along the NBL of Mineral Wells Highway to a point,
 Thence N 0° 49' 12" E 589.01' to the NBL of Old Mineral Wells Highway to a point,
 Thence along the NBL of Old Mineral Wells Highway the following calls:
 S 58° 27' 56" E 540.66'
 S 79° 29' 43" E 160.46'
 N 88° 50' 02" E 547.57'
 N 82° 12' 18" E 793.72' to a point,
 Thence S 42° 26' 57" W 101.37' to a point,
 Thence S 3° 24' 27" W 699.20' to the NBL of Mineral Wells Highway,
 Thence S 77° 32' 51" E 598.86' along the NBL of Mineral Wells Highway,
 Thence N 0° 10' 33" E 883.39' to the SBL of Old Mineral Wells Highway,

Thence N 84° 23' 47" E 183.07' to a point
 Thence S 0° 09' 44" W 941.50' to a point in the NBL of Mineral Wells Highway,
 Thence S 77° 55' 44" E 1300.41' to a point in the NBL of Mineral Wells Highway,
 Thence N 38° 44' 54" W 708.20' to a point,
 Thence N 54° 32' 04" E 264.70' to the EBL of West Bankhead Drive,
 Thence S 38° 56' 38" E 821.7' along the EBL of West Bankhead Highway to a point,
 Thence N 54° 30' 52" E 221.31' to a point,
 Thence S 33° 56' 51" E 235.65 to a point,
 Thence N 57° 39' 05" E 129.72' to appoint in the WBL of Garner Road,
 Thence the following calls:
 S 80° 56' 33" E 70.70'
 N 12° 59' 57" E 34.50'
 N 43° 41' 07" E 514.9'
 N 18° 20' 46" W 79.01'
 N 63° 00' 22" E 102.24'
 S 58° 54' 09" E 196.67'
 S 46° 44' 31" E 164.68'
 S 28° 23' 07" E 194.23'
 S 16° 30' 08" E 108.24'
 S 3° 55' 36" W 140.69'
 S 24° 23' 45" W 85.49'
 S 88° 02' 33" E 207.57'
 S 60° 44' 28" E 57.10'
 S 83° 48' 36" E 167.72'
 S 10° 52' 15" W 32.83'
 N 85° 11' 18" E 245.46' to a point in the EBL of Harmon Street,
 Thence S 3° 46' 36" W 246.68' to the NBL of Spring Street,
 Thence along the NBL of Spring Street the following calls:
 N 87° 58' 34" E 127.81'
 N 59° 05' 04" E 186.09'
 N 61° 12' 49" E 767.08'
 N 75° 39' 07" E 108.40' to the EBL of North Bowie Drive,
 Thence N 89° 54' 01" E 3741.08' along the NBL of Spring Street to the Place of Beginning.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B – Map of Proposed Zone and Property

