



Filing Receipt

Received - 2021-09-23 02:34:06 PM
Control Number - 52632
ItemNumber - 1



Application for Sale, Transfer, or Merger of a Retail Public Utility

Pursuant to Texas Water Code § 13.301 and 16 Texas Administrative Code § 24.239

Sale, Transfer, or Merger (STM) Application Instructions

- I. **COMPLETE:** In order for the Commission to find the application sufficient for filing, the Applicant should:
 - i. Provide an answer to every question and submit any required attachment applicable to the STM request (i.e., agreements or contracts).
 - ii. Use attachments or additional pages to answer questions as necessary. If you use attachments or additional pages, reference their inclusion in the form.
 - iii. Provide all mapping information as detailed in Part G: Mapping & Affidavits.
- II. **FILE:** Seven (7) copies of the completed application with numbered attachments. One copy should be filed with no permanent binding, staples, tabs, or separators; and 7 copies of the portable electronic storage medium containing the digital mapping data.
 - i. **SEND TO:** Public Utility Commission of Texas, Attention: Filing Clerk, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326 (**NOTE: Electronic documents may be sent in advance of the paper copy, however they will not be processed and added to the Commission's on-line Interchange until the paper copy is received and file-stamped in Central Records.**)
- III. The application will be assigned a docket number, and an administrative law judge (ALJ) will issue an order requiring Commission Staff to file a recommendation on whether the application is sufficient. The ALJ will issue an order after Staff's recommendation has been filed:
 - i. **DEFICIENT (Administratively Incomplete):** Applicants will be ordered to provide information to cure the deficiencies by a certain date, usually 30 days from ALJ's order. ***Application is not accepted for filing.***
 - ii. **SUFFICIENT (Administratively Complete):** Applicants will be ordered by the ALJ to give appropriate notice of the application using the notice prepared by Commission Staff. ***Application is accepted for filing.***
- IV. Once the Applicants issue notice, a copy of the actual notice sent and an affidavit attesting to notice should be filed in the docket assigned to the application. Recipients of notice may request a hearing on the merits.
HEARING ON THE MERITS: An affected party may request a hearing within 30 days of notice. In this event, the application may be referred to the State Office of Administrative Hearings (SOAH) to complete this request.
- V. **TRANSACTION TO PROCEED:** at any time following the provision of notice, or prior to 120 days from the last date that proper notice was given, Commission Staff will file a recommendation for the transaction to proceed as proposed or recommend that the STM be referred to SOAH for further investigation. The Applicants will be required to file an update in the docket to the ALJ every 30 days following the approval of the transaction. The transaction must be completed within six (6) months from the ALJ's order (Note: The Applicants may request an extension to the 6 month provision for good cause).
- VI. **FILE:** Seven (7) copies of completed transaction documents and documentation addressing the transfer or disposition of any outstanding deposits. After receiving all required documents from the Applicants, the application will be granted a procedural schedule for final processing. The Applicants are requested to consent in writing to the proposed maps and certificates, or tariff if applicable.
- VII. **FINAL ORDER:** The ALJ will issue a final order issuing or amending the applicable CCNs.

FAQ:

Who can use this form?

Any retail public utility that provides water or wastewater service in Texas.

Who is required to use this form?

A retail public utility that is an investor owned utility (IOU) or a water supply corporation (WSC) prior to any STM of a water or sewer system, or utility, or prior to the transfer of a portion of a certificated service area.

Terms

Transferor: Seller

Transferee: Purchaser

CCN: Certificate of Convenience and Necessity

STM: Sale, Transfer, or Merger

IOU: Investor Owned Utility

Application Summary

Transferor: Town of Lakeside

(selling entity)

CCN No.s: 10073

☐ Sale
 ☒ Transfer
 ☐ Merger
 ☐ Consolidation
 ☐ Lease/Rental

Transferee: City of Fort Worth

(acquiring entity)

CCN No.s: 12311

☐ Water
 ☐ Sewer
 ☐ All CCN
 ☒ Portion CCN
 ☐ Facilities transfer

County(ies): Tarrant

Table of Contents

Sale, Transfer, or Merger (STM) Application Instructions	1
Part A: General Information	3
Part B: Transferor Information	3
Part C: Transferee Information	4
Part D: Proposed Transaction Details	6
Part E: CCN Obtain or Amend Criteria Considerations	8
Part F: TCEQ Public Water System or Sewer (Wastewater) Information	9
Part G: Mapping & Affidavits	10
Part H: Notice Information	12
Appendix A: Historical Financial Information (Balance Sheet and Income Schedule)	15
Appendix B: Projected Information	18

Please mark the items included in this filing

<input checked="" type="checkbox"/> Contract, Lease, Purchase, or Sale Agreement	Part A: Question 1
<input type="checkbox"/> Tariff including Rate Schedule	Part B: Question 4
<input checked="" type="checkbox"/> List of Customer Deposits	Part B: Question 5
<input type="checkbox"/> Partnership Agreement	Part C: Question 7
<input type="checkbox"/> Articles of Incorporation and By-Laws (WSC)	Part C: Question 7
<input type="checkbox"/> Certificate of Account Status	Part C: Question 7
<input checked="" type="checkbox"/> Financial Audit	Part C: Question 10
<input type="checkbox"/> Application Attachment A & B	Part C: Question 10
<input type="checkbox"/> Disclosure of Affiliated Interests	Part C: Question 10
<input type="checkbox"/> Capital Improvement Plan	Part C: Question 10
<input type="checkbox"/> List of Assets to be Transferred	Part D: 11.B
<input type="checkbox"/> Developer Contribution Contracts or Agreements	Part D: 11.D
<input checked="" type="checkbox"/> Enforcement Action Correspondence	Part E: Question 18 (Part D: Q12)
<input type="checkbox"/> TCEQ Compliance Correspondence	Part F: Question 22
<input type="checkbox"/> TCEQ Engineering Approvals	Part F: Question 24
<input checked="" type="checkbox"/> Purchased Water Supply or Treatment Agreement	Part F: Question 26
<input checked="" type="checkbox"/> Detailed (large scale) Map	Part G: Question 29
<input checked="" type="checkbox"/> General Location (small scale) Map	Part G: Question 29
<input checked="" type="checkbox"/> Digital Mapping Data	Part G: Question 29
<input checked="" type="checkbox"/> Signed & Notarized Oath	Page 13-14

Part A: General Information

1. Describe the proposed transaction, including the effect on all CCNs involved, and provide details on the existing or expected land use in the area affected by the proposed transaction. Attach all supporting documentation, such as a contract, a lease, or proposed purchase agreements:

This application is being made pursuant to a Compromise Settlement Agreement and Release of Claim negotiated and signed by both the City of Fort Worth and the Town of Lakeside. Parcel 2 of the attached settlement was transferred under PUC Docket 48032. This application is to transfer the remaining parcels 3, 4, and 5 as shown in submitted copy of the settlement.

2. The proposed transaction will require (check all applicable):

For **Transferee** (Purchaser) CCN:

For **Transferor** (Seller) CCN:

- ☐ Obtaining a NEW CCN for Purchaser
☐ Transfer all CCN into Purchaser's CCN (Merger)
☒ Transfer Portion of CCN into Purchaser's CCN
☐ Transfer all CCN to Purchaser and retain Seller CCN
☐ Uncertificated area added to Purchaser's CCN

- ☐ Cancellation of Seller's CCN
☐ Transfer of a Portion of Seller's CCN to Purchaser
☐ Only Transfer of Facilities, No CCN or Customers
☐ Only Transfer of Customers, No CCN or Facilities
☐ Only Transfer CCN Area, No Customers or Facilities

Part B: Transferor Information

Questions 3 through 5 apply only to the *transferor* (current service provider or seller)

3. A. Name: Town of Lakeside
(individual, corporation, or other legal entity)
☐ Individual ☐ Corporation ☐ WSC ☒ Other: Municipality

B. Mailing Address: 9830 Confederate Park Rd., Lakeside, TX 76108

Phone: (817) 237-1234

Email: lakeside@lakesidetexas.us

- C. Contact Person. Please provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.

Name: Norman Craven

Title: Town Administrator

Mailing Address: 9830 Confederate Park Rd., Lakeside, TX 76108

Phone: (817) 237-1234

Email: ncraven@lakesidetexas.us

4. If the utility to be transferred is an Investor Owned Utility (IOU), for the most recent rate change, attach a copy of the current tariff and complete A through B:

A. Effective date for most recent rates: _____

- B. Was notice of this increase provided to the Public Utility Commission of Texas (Commission) or a predecessor regulatory authority?

☐ No ☐ Yes Application or Docket Number: _____

If the transferor is a Water Supply or Sewer Service Corporation, provide a copy of the current tariff.

5. For the customers that will be transferred following the approval of the proposed transaction, check all that apply:

☐ There are no customers that will be transferred

☐ # of customers without deposits held by the transferor _____

☒ # of customers with deposits held by the transferor* _____

71

*Attach a list of all customers affected by the proposed transaction that have deposits held, and include a customer indicator (name or account number), date of each deposit, amount of each deposit, and any unpaid interest on each deposit.

Part C: Transferee Information

Questions 6 through 10 apply only to the transferee (purchaser or proposed service provider)

6. A. Name: City of Fort Worth

(individual, corporation, or other legal entity)

☐ Individual

☐ Corporation

☐ WSC

☒ Other: Municipality

B. Mailing Address: 200 Texas Street, Fort Worth, TX 76102

Phone: (817) 392-1234

Email: MyWaterAccount@FortWorthTexas.gov

C. **Contact Person.** Provide information about the person to be contacted regarding this application. Indicate if this person is the owner, operator, engineer, attorney, accountant, or other title.

Name: Christopher Harder

Title: Director, Water Department

Address: 200 Texas Street, Fort Worth, TX 76102

Phone: (817) 392-5020

Email: Christopher.Harder@fortworthtexas.gov

D. If the transferee is someone other than a municipality, is the transferee current on the Regulatory Assessment Fees (RAF) with the Texas Commission on Environmental Quality (TCEQ)?

☐ No

☐ Yes

☒ N/A

E. If the transferee is an IOU, is the transferee current on the Annual Report filings with the Commission?

☐ No

☐ Yes

☒ N/A

7. The legal status of the transferee is:

☐ Individual or sole proprietorship

☐ Partnership or limited partnership (*attach* Partnership agreement)

☐ Corporation

Charter number (as recorded with the Texas Secretary of State): _____

☐ Non-profit, member-owned, member controlled Cooperative Corporation [Article 1434(a) Water Supply or Sewer Service Corporation, incorporated under TWC Chapter 67]

Charter number (as recorded with the Texas Secretary of State): _____

☐ Articles of Incorporation and By-Laws established (*attach*)

☒ Municipally-owned utility

☐ District (MUD, SUD, WCID, FWSD, etc.)

- ☐ County
- ☐ Affected County (a county to which Subchapter B, Chapter 232, Local Government Code, applies)
- ☐ Other (please explain): _____

8. If the transferee operates under any d/b/a, provide the name below:

Name: _____

9. If the transferee's legal status is anything other than an individual, provide the following information regarding the officers, members, or partners of the legal entity applying for the transfer:

Name: Christopher Harder

Position: Director, Water Department

Ownership % (if applicable): 0.00%

Address: 200 Texas Street, Fort Worth, TX 76102

Phone: (817) 392-5020

Email: Christopher.Harder@fortworthtexas.gov

Name: David Cooke

Position: City Manager

Ownership % (if applicable): 0.00%

Address: 200 Texas Street, Fort Worth, TX 76102

Phone: (817) 392-1234

Email: David.Cooke@fortworthtexas.gov

Name: _____

Position: _____

Ownership % (if applicable): 0.00%

Address: _____

Phone: _____

Email: _____

Name: _____

Position: _____

Ownership % (if applicable): 0.00%

Address: _____

Phone: _____

Email: _____

10. **Financial Information**

The transferee Applicant must provide accounting information typically included within a balance sheet, income statement, and statement of cash flows. If the Applicant is an existing retail public utility, this must include historical financial information and projected financial information. However, projected financial information is only required if the Applicant proposes new service connections and new investment in plant, or if requested by Staff. If the Applicant is a new market entrant and does not have its own historical balance sheet, income statement, and statement of cash flows information, then the Applicant should establish a five-year projection taking the historical information of the transferor Applicant into consideration when establishing the projections.

Historical Financial Information may be shown by providing any combination of the following that includes necessary information found in a balance sheet, income statement, and statement of cash flows:

1. Completed Appendix A;
2. Documentation that includes all of the information required in Appendix A in a concise format; or
3. Audited financial statements issued within 18 months of the application filing date. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

Projected Financial Information may be shown by providing any of the following:

1. Completed Appendix B;
2. Documentation that includes all of the information required in Appendix B in a concise format;
3. A detailed budget or capital improvement plan, which indicates sources and uses of funds required, including improvements to the system being transferred; or
4. A recent budget and capital improvements plan that includes information needed for analysis of the operations test (16 Tex. Admin. Code § 24.11(e)(3)) for the system being transferred and any operations combined with the system. This may be provided electronically by providing a uniform resource locator (URL) or a link to a website portal.

Part D: Proposed Transaction Details

11. A. Proposed Purchase Price: \$ _____

If the transferee Applicant is an investor owned utility (IOU) provide answers to B through D.

B. Transferee has a copy of an inventory list of assets to be transferred (*attach*):

☐ No ☐ Yes ☐ N/A

Total Original Cost of Plant in Service: \$ _____

Accumulated Depreciation: \$ _____

Net Book Value: \$ _____

C. **Customer contributions in aid of construction (CIAC)**: Have the customers been billed for any surcharges approved by the Commission or TCEQ to fund any assets currently used and useful in providing utility service? Identify which assets were funded, or are being funded, by surcharges on the list of assets.

☐ No ☐ Yes

Total Customer CIAC: \$ _____

Accumulated Amortization: \$ _____

D. **Developer CIAC**: Did the transferor receive any developer contributions to pay for the assets proposed to be transferred in this application? If so, identify which assets were funded by developer contributions on the list of assets and provide any applicable developer agreements.

☐ No ☐ Yes

Total developer CIAC: \$ _____

Accumulated Amortization: \$ _____

12. A. Are any improvements or construction required to meet the minimum requirements of the TCEQ or Commission and to ensure continuous and adequate service to the requested area to be transferred plus any area currently certificated to the transferee Applicant? Attach supporting documentation and any necessary TCEQ approvals, if applicable.

☐ No ☒ Yes

B. If yes, describe the source and availability of funds and provide an estimated timeline for the construction of any planned or required improvements:

Improvements funded by the Fort Worth Water Department's Water and Sewer Capital Fund. City Project Number 100962 (CCN Area 2) was completed 9-25-2019. City Project Number 102303 is at 90% design completion at the time of creation of this application.

13. Provide any other information concerning the nature of the transaction you believe should be given consideration:

14. Complete the following proposed entries (listed below) as shown in the books of the Transferee (purchaser) after the acquisition. Debits (positive numbers) should equal credits (negative numbers) so that all line items added together equal zero. Additional entries may be made; the following are suggested only, and not intended to pose descriptive limitations:

Utility Plant in Service: \$ _____

Accumulated Depreciation of Plant: \$ _____

Cash: \$ _____

Notes Payable: \$ _____

Mortgage Payable: \$ _____

(Proposed) Acquisition Adjustment*: \$ _____

* Acquisition Adjustments will be subject to review under 16 TAC § 24.41(d) and (e)

Other (NARUC account name & No.): _____

Other (NARUC account name & No.): _____

15. A. Explain any proposed billing change (NOTE: If the acquiring entity is an IOU, the IOU may not change the rates charged to the customers through this STM application. Rates can only be changed through the approval of a rate change application.)

Existing Lakeside water accounts are to be transferred to the City of Fort Worth Water Billing within Parcels 3, 4, and 5 of the settlement agreement and will be subject to rates established under Ordinance No. 23818-09-2019 as shown in provided attachement for Part C Question 10 of this application.

B. If transferee is an IOU, state whether or not the transferee intends to file with the Commission, or an applicable municipal regulatory authority, an application to change rates for some or all of its customers as a result of the transaction within the next twelve months. If so, provide details below:

Part E: CCN Obtain or Amend Criteria Considerations

16. Describe, in detail, the anticipated impact or changes in the quality of retail public utility service in the requested area as a result of the proposed transaction:

Improvements by the Fort Worth Water Department will replace existing small diameter water pipes (within Parcel Areas 3, 4, & 5) with infrastructure to provide sufficient pressure and fire protection. City of Fort Worth is the 2nd largest municipal water provider in North Texas.

17. Describe the transferee's experience and qualifications in providing continuous and adequate service. This should include, but is not limited to: other CCN numbers, water and wastewater systems details, and any corresponding compliance history for all operations.

City of Fort Worth has a total treatment capacity of 500 million gallons per day for drinking water with five water treatment plants. There are more than 3,780 miles of pipe in the water distribution system. The system serves more than 1.4 million people in Fort Worth and surrounding areas, which include 32 water wholesale customers.

18. Has the transferee been under an enforcement action by the Commission, TCEQ, Texas Department of Health (TDH), the Office of the Attorney General (OAG), or the Environmental Protection Agency (EPA) in the past five (5) years for non-compliance with rules, orders, or state statutes? Attach copies of any correspondence with the applicable regulatory agency(ies)

☐

No

☒

Yes

19. Explain how the environmental integrity or the land will be impacted or disrupted as a result of the proposed transaction:

Temporary construction disturbance of street right of ways for new water mains and minor disruption on private property for installation of service lines from water mains up to new installed meters. Project plan sheets to include stormwater pollution protection for proposed improvements.

20. How will the proposed transaction serve the public interest?

It will increase the land value. The customers will pay a lower water rate.

21. List all neighboring water or sewer utilities, cities, districts (including ground water conservation districts), counties, or other political subdivisions (including river authorities) providing the same service within two (2) miles from the outer boundary of the requested area affected by the proposed transaction:

Town of Lakeside (water and sewer), City of Lake Worth (water and sewer), Trinity River Authority of Texas, Tarrant Regional Water District, Northern Trinity Groundwater Conservation District.

Part F: TCEQ Public Water System or Sewer (Wastewater) Information

Complete Part F for EACH Public Water or Sewer system to be transferred subject to approval of the transaction.
Attach a separate sheet with this information if you need more space for additional systems being transferred.

22. A. For Public Water System (PWS):

TCEQ PWS Identification Number: 2200012 (7 digit ID)

Name of PWS: City of Fort Worth

Date of last TCEQ compliance inspection: August 15, 2016 (attach TCEQ letter)

Subdivisions served: _____

B. For Sewer service:

TCEQ Water Quality (WQ) Discharge Permit Number: WQ - (8 digit ID)

Name of Wastewater Facility: _____

Name of Permittee: _____

Date of last TCEQ compliance inspection: _____ (attach TCEQ letter)

Subdivisions served: _____

Date of application to transfer permit submitted to TCEQ: _____

23. List the number of existing connections, by meter/connection type, to be affected by the proposed transaction:

Water				Sewer	
	Non-metered	1	2"		Residential
69	5/8" or 3/4"		3"		Commercial
1	1"		4"		Industrial
	1 1/2"		Other		Other
Total Water Connections:		71	Total Sewer Connections:		

24. A. Are any improvements required to meet TCEQ or Commission standards?

☐ No ☒ Yes

B. Provide details on each required major capital improvement necessary to correct deficiencies to meet the TCEQ or Commission standards (attach any engineering reports or TCEQ approval letters):

Description of the Capital Improvement:	Estimated Completion Date:	Estimated Cost:
Lake Worth Water and Sanitary Sewer Improvements Part 1 (CPN 100962)	September 25, 2019	\$ 2,408,131.50
Water and Sanitary Sewer Replacement Contract 2019 WSM-G (CPN 102303)	October 1, 2023	\$ 1,500,000.00

C. Is there a moratorium on new connections?

☒ No ☐ Yes:

25. Does the system being transferred operate within the corporate boundaries of a municipality?

☐ No ☒ Yes: City of Fort Worth (name of municipality)

If yes, indicate the number of customers within the municipal boundary.

Water: 918,915 Sewer: _____

26. A. Does the system being transferred purchase water or sewer treatment capacity from another source?

☐ No ☒ Yes: If yes, attach a copy of purchase agreement or contract.

Capacity is purchased from: Tarrant County Regional Water Supply Facilities

Water: 100.00%

Sewer: _____

B. Is the PWS required to purchase water to meet capacity requirements or drinking water standards?

☐ No ☒ Yes

C. What is the amount of water supply or sewer treatment purchased, per the agreement or contract? What is the percent of overall demand supplied by purchased water or sewer treatment (if any)?

	Amount in Gallons	Percent of demand
Water:	69,243,000,000.00	100.00%
Sewer:		0.00%

D. Will the purchase agreement or contract be transferred to the Transferee?

☒ No ☐ Yes:

27. Does the PWS or sewer treatment plant have adequate capacity to meet the current and projected demands in the requested area?

☐ No ☒ Yes:

28. List the name, class, and TCEQ license number of the operator that will be responsible for the operations of the water or sewer utility service:

Name (as it appears on license)	Class	License No.	Water or Sewer
((See attachement for Part F Q28))			

Part G: Mapping & Affidavits

ALL applications require mapping information to be filed in conjunction with the STM application.

Read question 29 A and B to determine what information is required for your application.

29. A. For applications requesting to transfer an entire CCN, without a CCN boundary adjustment, provide the following mapping information with each of the seven (7) copies of the application:

1. A general location (small scale) map identifying the requested area in reference to the nearest county boundary, city, or town. The following guidance should be adhered to:
 - i. If the application requests to transfer certificated service areas for both water and sewer, separate maps must be provided for each.
 - ii. A hand drawn map, graphic, or diagram of the requested area is not considered an acceptable mapping document.

- iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.

- 2. A detailed (large scale) map identifying the requested area in reference to verifiable man-made and natural landmarks such as roads, rivers, and railroads. The Applicant should adhere to the following guidance:
 - i. The map must be clearly labeled and the outer boundary of the requested area should be marked in reference to the verifiable man-made or natural landmarks. These verifiable man-made or natural landmarks must be labeled and marked on the map as well.
 - ii. If the application requests an amendment for both water and sewer certificated service area, separate maps need to be provided for each.
 - iii. To maintain the integrity of the scale and quality of the map, copies must be exact duplicates of the original map. Therefore, copies of maps cannot be reduced or enlarged from the original map, or in black and white if the original map is in color.
 - iv. The outer boundary of the requested area should not be covered by any labels, roads, city limits or extraterritorial jurisdiction (ETJ) boundaries.

B. For applications that are requesting to include area not currently within a CCN, or for applications that require a CCN amendment (any change in a CCN boundary), such as the transfer of only a portion of a certificated service area, provide the following mapping information with each of the seven (7) copies of the application:

- 1. A general location (small scale) map identifying the requested area with enough detail to locate the requested area in reference to the nearest county boundary, city, or town. Please refer to the mapping guidance in part A 1 (above).
- 2. A detailed (large scale) map identifying the requested area with enough detail to accurately locate the requested area in reference to verifiable man-made or natural landmarks such as roads, rivers, or railroads. Please refer to the mapping guidance in part A 2 (above).
- 3. One of the following identifying the requested area:
 - i. A metes and bounds survey sealed or embossed by either a licensed state land surveyor or a registered professional land surveyor. Please refer to the mapping guidance in part A 2 (above);
 - ii. A recorded plat. If the plat does not provide sufficient detail, Staff may request additional mapping information. Please refer to the mapping guidance in part A 2 (above); or
 - iii. Digital mapping data in a shapefile (SHP) format georeferenced in either NAD 83 Texas State Plane Coordinate System (US Feet) or in NAD 83 Texas Statewide Mapping System (Meters). The digital mapping data shall include a single, continuous polygon record. The following guidance should be adhered to:
 - a. The digital mapping data must correspond to the same requested area as shown on the general location and detailed maps. The requested area must be clearly labeled as either the water or sewer requested area.
 - b. A shapefile should include six files (.dbf, .shp, .shx, .sbx, .sbn, and the projection (.prj) file).
 - c. The digital mapping data shall be filed on a data disk (CD or USB drive), clearly labeled, and filed with Central Records. Seven (7) copies of the digital mapping data is also required.

Part H: Notice Information

The following information will be used to generate the proposed notice for the application.

DO NOT provide notice of the application until it is found sufficient and the Applicants are ordered to provide notice.

30. Complete the following using verifiable man-made or natural landmarks such as roads, rivers, or railroads to describe the requested area (to be stated in the notice documents). Measurements should be approximated from the outermost boundary of the requested area:

The total acreage of the requested area is approximately: 139.00

Number of customer connections in the requested area: 71

Affected subdivision :

The closest city or town: Lakeside

Approximate mileage to closest city or town center: 1

Direction to closest city or town: West

The requested area is generally bounded on the North by: Lake Worth (Water Body)

on the East by: Lake Worth (Water Body)

on the South by: Lake worth (Water Body)

on the West by: Town of Lakeside

31. A copy of the proposed map will be available at: Fort Worth City Hall, Water Department: 200 Texas St. Fort Worth, TX 76102

32. What effect will the proposed transaction have on an average bill to be charged to the affected customers? Take into consideration the average consumption of the requested area, as well as any other factors that would increase or decrease a customer's monthly bill.

☐ All of the customers will be charged the same rates they were charged before the transaction.

☐ All of the customers will be charged different rates than they were charged before the transaction.

☐ higher monthly bill ☐ lower monthly bill

☒ Some customers will be charged different rates than they were charged before
(i.e. inside city limit customers)

☐ higher monthly bill ☒ lower monthly bill

Oath for Transferor (Transferring Entity)

STATE OF TEXAS

COUNTY OF TARRANT

I, Norman Craven being duly sworn, file this application for sale,
merger, consolidation, acquisition, lease, or transfer,
rental, as the City Administrator of the Town of Lakeside
(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further state that I have been provided with a copy of the 16 TAC § 24.239 Commission rules. I am also authorized to agree and do agree to be bound by and comply with any outstanding enforcement orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas or the Attorney General which have been issued to the system or facilities being acquired and recognize that I will be subject to administrative penalties or other enforcement actions if I do not comply.

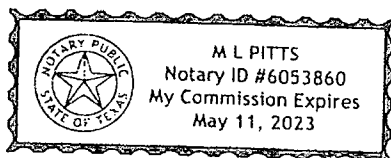


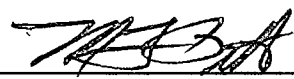
AFFIANT
(Utility's Authorized Representative)

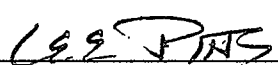
If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas
this day the 8th of September, 2021

SEAL





NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS


PRINT OR TYPE NAME OF NOTARY

My commission expires: 05-11-2023

Oath for Transferee (Acquiring Entity)

STATE OF TEXAS

COUNTY OF TARRANT

I, Christopher Harder being duly sworn, file this application for sale, transfer, merger, consolidation, acquisition, lease, or rental, as Director of the Fort Worth Water Department
(owner, member of partnership, title as officer of corporation, or authorized representative)

I attest that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the documents filed with this application, and have complied with all the requirements contained in the application; and, that all such statements made and matters set forth therein with respect to Applicant are true and correct. Statements about other parties are made on information and belief. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Commission.

I further state that I have been provided with a copy of the 16 TAC § 24.239 Commission rules. I am also authorized to agree and do agree to be bound by and comply with any outstanding enforcement orders of the Texas Commission on Environmental Quality, the Public Utility Commission of Texas or the Attorney General which have been issued to the system or facilities being acquired and recognize that I will be subject to administrative penalties or other enforcement actions if I do not comply.

Christopher Harder

AFFIANT

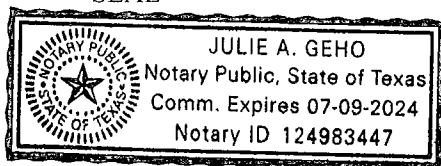
(Utility's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public in and for the State of Texas

this day the 13th of September, 2021

SEAL



Julie A. Geho

**NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS**

Julie Geho

PRINT OR TYPE NAME OF NOTARY

My commission expires:

July 09, 2024

Appendix A: Historical Financial Information (Balance Sheet and Income Schedule)

(Audited financial statements may be substituted for this schedule – see Item 17 of the instructions)

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
CURRENT ASSETS						
Cash						
Accounts Receivable						
Inventories						
Other						
A. Total Current Assets						
FIXED ASSETS						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets						
C. TOTAL Assets (A + B)						
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A – D)						
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (E / G)						

DO NOT INCLUDE ATTACHMENTS A OR B IN FILED APPLICATION IF LEFT BLANK

HISTORICAL NET INCOME INFORMATION

(ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
METER NUMBER						
Existing Number of Taps						
New Taps Per Year						
Total Meters at Year End						
METER REVENUE						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc)						
Gross Income						
EXPENSES						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
NET INCOME						

HISTORICAL EXPENSE INFORMATION (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries & Benefits–Office/Management						
Office (services, rentals, supplies, electricity)						
Contract Labor						
Transportation						
Insurance						
Telephone						
Utilities						
Property Taxes						
Professional Services/Fees (recurring)						
Regulatory - other						
Other (describe)						
Interest						
Other						
Total General Admin. Expenses (G&A)						
% Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
OPERATIONS & MAINTENANCE EXPENSES						
Salaries & Benefits (Employee, Management)						
Materials & Supplies						
Utilities Expense-office						
Contract Labor						
Transportation Expense						
Depreciation Expense						
Other(describe)						
Total Operational Expenses (O&M)						
Total Expense (Total G&A + O&M)						
Historical % Increase Per Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ASSUMPTIONS						
Interest Rate/Terms						
Depreciation Schedule (attach)						
Other assumptions/information (List all)						

Appendix B: Projected Information

HISTORICAL BALANCE SHEETS (ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- - -)	A-2 YEAR (- - -)	A-3 YEAR (- - -)	A-4 YEAR (- - -)	A-5 YEAR (- - -)
CURRENT ASSETS						
Cash						
Accounts Receivable						
Inventories						
Income Tax Receivable						
Other						
A. Total Current Assets						
FIXED ASSETS						
Land						
Collection/Distribution System						
Buildings						
Equipment						
Other						
Less: Accum. Depreciation or Reserves						
B. Total Fixed Assets						
C. TOTAL Assets (A + B)						
CURRENT LIABILITIES						
Accounts Payable						
Notes Payable, Current						
Accrued Expenses						
Other						
D. Total Current Liabilities						
LONG TERM LIABILITIES						
Notes Payable, Long-term						
Other						
E. Total Long Term Liabilities						
F. TOTAL LIABILITIES (D + E)						
OWNER'S EQUITY						
Paid in Capital						
Retained Equity						
Other						
Current Period Profit or Loss						
G. TOTAL OWNER'S EQUITY						
TOTAL LIABILITIES+EQUITY (F + G) = C						
WORKING CAPITAL (A – D)						
CURRENT RATIO (A / D)						
DEBT TO EQUITY RATIO (F / G)						

PROJECTED NET INCOME INFORMATION

(ENTER DATE OF YEAR END)	CURRENT(A) (- -)	A-1 YEAR (- -)	A-2 YEAR (- -)	A-3 YEAR (- -)	A-4 YEAR (- -)	A-5 YEAR (- -)
METER NUMBER						
Existing Number of Taps						
New Taps Per Year						
Total Meters at Year End						
METER REVENUE						
Revenue per Meter (use for projections)						
Expense per Meter (use for projections)						
Operating Revenue Per Meter						
GROSS WATER REVENUE						
Revenues- Base Rate & Gallonage Fees						
Other (Tap, reconnect, transfer fees, etc)						
Gross Income						
EXPENSES						
General & Administrative (see schedule)						
Operating (see schedule)						
Interest						
Other (list)						
NET INCOME						

PROJECTED EXPENSE DETAIL	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries						
Office						
Computer						
Auto						
Insurance						
Telephone						
Utilities						
Depreciation						
Property Taxes						
Professional Fees						
Interest						
Other						
Total						
% Increase Per projected Year	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
OPERATIONAL EXPENSES						
Salaries						
Auto						
Utilities						
Depreciation						
Repair & Maintenance						
Supplies						
Interest						
Other						
Total						

PROJECTED SOURCES AND USES OF CASH STATEMENTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
SOURCES OF CASH						
Net Income						
Depreciation (If funded by revenues of system)						
Loan Proceeds						
Other						
Total Sources						
USES OF CASH						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve						
Other						
Total Uses						
NET CASH FLOW						
DEBT SERVICE COVERAGE						
Cash Available for Debt Service (CADS)						
A: Net Income (Loss)						
B: Depreciation, or Reserve Interest						
C: Total CADS (A + B = C)						
D: DEBT SERVICE (DS)						
Principle Plus Interest						
E: DEBT SERVICE COVERAGE RATIO						
CADS Divided by DS (E = C / D)						

**Attachment for
Part A, Question 1**

CAUSE NO. 141-280413-15

CITY OF FORT WORTH, TEXAS	§	IN THE DISTRICT COURT OF
	§	
Plaintiff,	§	
v.	§	
	§	TARRANT COUNTY, TEXAS
TOWN OF LAKESIDE, TEXAS	§	
	§	
Defendant.	§	141 st JUDICIAL DISTRICT

COMPROMISE SETTLEMENT AGREEMENT AND RELEASE OF ALL CLAIMS

I. PARTIES

This Settlement Agreement and Release ("Agreement") is made and entered into by and between the CITY OF FORT WORTH ("Fort Worth" or "City"), a home rule municipal corporation located in the state of Texas and situated in portions of Tarrant, Wise, Parker, Johnson and Denton Counties, acting by and through its duly authorized Assistant City Manager, and the TOWN OF LAKESIDE ("Lakeside"), a Type A, General Law City located in the state of Texas, acting by and through its duly authorized agent. Fort Worth and Lakeside are collectively referred to as the "Parties."

II. RECITALS

WHEREAS, the Parties have shared a common corporate boundary, which is adjacent and contiguous, since Lakeside's incorporation in 1958; and

WHEREAS, in 1971 the Parties entered into a mutual common boundary line agreement in the form of a Joint Resolution; and

WHEREAS, the Parties have their own respective certificates of convenience and necessity (CCN), which allow the holder the exclusive right to provide retail water and/or sewer utility service to an identified geographic area; and

WHEREAS, A municipality may not provide services within an area for which another utility holds a CCN unless the municipality has a CCN itself for that area; and

WHEREAS, Lakeside maintains CCN No. 10073 and provides water service for 91 customers residing in Fort Worth's city limits to the south of Lakeside near Watercress Drive¹. The City seeks to acquire that CCN to provide water service to those citizens; and

¹ See PARCEL "2" on attached Exhibit 3.

WHEREAS, Lakeside maintains the CCN and provides water service for its customers who are in Fort Worth's ETJ near the Ella Young addition². The City seeks to acquire that CCN to provide water service to those citizens within its jurisdiction; and

WHEREAS, the Parties have the unique situation of holding separate CCNs that overlap. Specifically, Fort Worth and Lakeside both have a CCN in the Casino Beach area of Fort Worth, resulting in a dual CCN³. The City seeks to acquire that CCN to exclusively provide water service to its citizens in that area; and

WHEREAS, it is Fort Worth's policy to seek to acquire and maintain the CCN in its territory to provide water service to all customers within its city limits and ETJ exclusively and uniformly; and

WHEREAS, Lakeside has an interest in expanding its town limits; and

WHEREAS, on June 4, 2015, Lakeside annexed Rankin Street (f/k/a Young Road and a/k/a County Road 4023) through Ordinance Number 380 and Silver Creek Road by Ordinance Number 381; and

WHEREAS, on July 9, 2015, Lakeside annexed Confederate Park Road beyond the eastern right-of-way line of Silver Creek Road through Ordinance Number 382; and

WHEREAS, on August 17, 2015, Lakeside annexed a 119.262-acre tract east of Lakeside bisected by Highway 199 ("eastern tract") through Ordinance No. 383; and

WHEREAS, on August 17, 2015, the City filed suit against Lakeside challenging the annexations of Rankin Road, Silver Creek Road, the area of Confederate Park beyond the eastern right-of-way line of Silver Creek Road, and the 119.262-acre eastern tract; and

WHEREAS, the Parties have identified that given Lakeside's desire to expand its territory and Fort Worth's desire to acquire the CCN in its city limits, the impetus for negotiations is present; and

WHEREAS, the Parties have engaged in considerable good faith negotiations and discussions in an effort to amicably resolve all claims and matters that the Parties have raised arising out of, or relating to, the annexations initiated by Lakeside and the CCN issue; and

WHEREAS, the Parties mutually wish to avoid further litigation relating to the annexation dispute and the CCN issue, and therefore are desirous of a final negotiated settlement and compromise of their dispute, as more fully set forth herein. The Parties have agreed to exchange land and CCN to settle their dispute. The specifics are outlined in greater detail below, but generally Fort Worth will release to Lakeside via a boundary agreement the territory depicted as AREAS "B," "C," "D," and "E" on the map attached as **Exhibit 1** to this Agreement. Lakeside will disannex the territory depicted as AREAS "F," "G," "H," and "K" to be annexed by Fort Worth.

² See PARCEL "5" on attached Exhibit 3.

³ See PARCEL "3" on attached Exhibit 3.

The Parties agree to release the CCN in the exchanged areas so that Lakeside will maintain the CCN within its territory and Fort Worth will maintain the CCN within its territory.

III. TERMS

NOW THEREFORE, in consideration of the mutual promises described herein, including the Recitals set forth above, which are incorporated herein by reference, the City and Lakeside agree as follows:

A. LAND EXCHANGE. Pursuant to the Parties Agreement, the following territory shall be exchanged as outlined below:

1. LAKESIDE DISANNEXES AREAS "F," "G," "H," and "K." Prior to November 1, 2016, Lakeside will disannex the areas north of the south pavement edge of the north service road of Highway 199, from approximately Rankin Road to Haley Road, depicted as AREAS "G," "H," and "K" on the attached map. Lakeside will also disannex AREA "F," which is to the east of Midland Drive, consisting of lots 1 through 7 of Block 4 and lots 1 through 7 of Block 5 of the Ella Young Subdivision of Tarrant County, Texas, fronting on the north side of Ella Young. The territory being disannexed by Lakeside is depicted by **Exhibit 1** and more specifically described in the land descriptions attached as **Exhibit 2** to this Agreement. Lakeside will also release that portion of CCN it maintains in these areas to Fort Worth. See CCN Section B below, PARCELS 4 and 5.

2. FORT WORTH WILL ANNEX AREAS "A," "B," "F," "G," "H," and "K." Fort will annex the area east of Tyler Place to Casino Beach, which is depicted as AREA "A" on the attached map. Fort Worth will also annex the area south of Hwy. 199, west of the east right-of-way line of Tyler Place, and east of Midland Drive, which is depicted as AREA "B" on the attached map. Lastly, Fort Worth will annex the areas disannexed by Lakeside in Subsection 1 above. Specifically, Fort Worth will annex the areas north of the south pavement edge of the north service road of Highway 199, from approximately Rankin Road to Haley Road, depicted as AREAS "G," "H," and "K" on the attached map; and Fort Worth will annex AREA "F," which is to the east of Midland Drive, consisting of lots 1 through 7 of Block 4 and lots 1 through 7 of Block 5 of the Ella Young Subdivision of Tarrant County, Texas fronting on the north side of Ella Young. The territory being annexed by Fort Worth is depicted by **Exhibit 1** and more specifically described in the land descriptions attached as **Exhibit 2** to this Agreement.

3. FORT WORTH WILL RELEASE AREAS "B," "C," "D," and "E" to LAKESIDE. After Fort Worth annexes the territory outlined in Subsection 2 above, the Parties will enter into a joint ordinance and boundary adjustment agreement authorized by the Parties' respective City and Town Councils. Per the boundary agreement, Fort Worth will release AREAS "B," "C," "D," and "E" to Lakeside. AREA "B" is the area south of Hwy. 199, west of the east right-of-way line of Tyler Place, and east of Midland Drive. AREA "C" is the triangular and rectangular-shaped tracts north of Lakeside, southwest of Highway 199. AREA "D" is Highway 199 from Nine Mile Bridge Road to Rankin Road, except for the north service road. Combined with the territory it previously annexed, Lakeside will have Highway 199 from Nine Mile Bridge Road to Haley Road, except for the north service road. Lastly, AREA "E" is generally described as a 50 foot band of Fort Worth city limits bordering the complete current northern edge of Lakeside, west of Highway 199. The territory being released by Fort Worth is depicted by **Exhibit 1** and more specifically described in

the land descriptions attached as **Exhibit 2** to this Agreement. Fort Worth will also release that portion of CCN it maintains in these areas to Lakeside. *See* CCN Section B below, PARCEL 1. The Parties agree to execute the joint ordinance and boundary agreement detailed herein to fulfill the terms of this settlement agreement.

4. LAKESIDE'S NEW CITY LIMITS: AREA "I." Once all territory is acquired and exchanged pursuant to the terms of this Agreement, the new boundary between the Parties would appear as depicted in AREA "I" on the attached map. AREA "I" will include the areas annexed by Lakeside under Ordinance Nos. 380, 381, 382, and the portion of Ord. 383 depicted as AREA "J" on the map. AREA "J" is generally the area east of Rankin Road, south of Highway 199, and west of Tyler Place containing the Ella Young Addition. As a part of this Agreement, Fort Worth will release any claim to ETJ for any portion of AREA "I" that will constitute Lakeside's new boundary. AREAS "I" and "J" are depicted by **Exhibit 1** and more specifically described in the land descriptions attached as **Exhibit 2** to this Agreement.

B. CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN). Pursuant to the Parties Agreement, the following terms shall apply to the transfer of CCN:

1. PARCEL "1" – Fort Worth will release to Lakeside that portion of its CCN in the triangular shaped tract north of Lakeside depicted as PARCEL "1" on the map attached as **Exhibit 3** to this Agreement. The CCN territory is more specifically described in the description attached as **Exhibit 4**.

2. PARCEL "2" – Lakeside will release to Fort Worth that portion of its CCN in Fort Worth's city limits to the south of Lakeside near Watercress Drive, where there are 91 Fort Worth citizens; Lakeside retains the CCN for 19 months from the date this Agreement is executed. This area is depicted as PARCEL "2" on **Exhibit 3**. The CCN territory is more specifically described in the description attached as **Exhibit 4**.

3. PARCEL "3" – Lakeside will release that portion of its CCN for the Casino Beach area to Fort Worth 5 years from the date this Agreement is executed, giving Fort Worth the exclusive CCN in the Casino Beach area. This area is depicted as PARCEL "3" on **Exhibit 3**. The CCN territory is more specifically described in the description attached as **Exhibit 4**.

4. PARCEL "4" – Lakeside will transfer that portion of its CCN for the area north of the south pavement edge of the north service road of Hwy. 199 to Fort Worth 5 years from the date this Agreement is executed. This area is depicted as PARCEL "4" on **Exhibit 3**. The CCN territory is more specifically described in the description attached as **Exhibit 4**.

5. PARCEL "5" – Lakeside will transfer that portion of its CCN for the area approximately south of Hwy. 199 from Tyler Place to Casino Beach to Fort Worth 5 years from the date this Agreement is executed. This area is depicted as PARCEL "5" on **Exhibit 3**. The CCN territory is more specifically described in the description attached as **Exhibit 4**.

6. COMPENSATION. Fort Worth will pay \$175,000.00 to Lakeside for the CCN it is obtaining under the Agreement. This amount is the total monetary compensation due under the Agreement.

7. PUBLIC UTILITIES COMMISSION. In accordance with the timeframe established below, the City will file an application at the Public Utilities Commission ("PUC") for a single CCN of those portions of Lakeside's CCN identified in Section B.1-5. Lakeside agrees to support any such application at no expense to Lakeside and agrees it will not protest Fort Worth's application at the PUC. Likewise and in accordance with the timeframe established below, Lakeside will file an application at the Public Utilities Commission ("PUC") for a single CCN of those portions of Fort Worth's CCN identified in Section B.1-5. Fort Worth agrees to support any such application at no expense to Fort Worth and agrees it will not protest Lakeside's application at the PUC. The Parties agree to perform any acts or complete any processes necessary to transfer the CCN in the timeframes agreed. Specifically, the Parties will perform the following acts related to the CCN transfer:

- a. Lakeside will submit a CCN application to the PUC for the CCN boundary adjustment for PARCEL "1." Fort Worth will provide a support letter; and
- b. Fort Worth will submit a CCN application to the PUC for the CCN boundary adjustment for PARCEL "2" within 13 months after the execution of the Agreement and start servicing those residents in 19 months (the CCN boundary approval usually takes 6 month to 1.5 years). Lakeside will provide a support letter. If the PUC is still in the process of approving the CCN boundary adjustment after 19 months is reached, then Lakeside will not object to Fort Worth providing water service to this area; and
- c. Fort Worth will submit a CCN application to the PUC for the CCN boundary adjustment for PARCELS "3," "4" and "5" within 4.5 years after the execution of the Agreement and start servicing those residents in 5 years (the CCN boundary approval usually takes 6 month to 1.5 years). Lakeside will provide a support letter. If the PUC is still in the process of approving the CCN boundary adjustment after 5 years is reached, then Lakeside will not object to Fort Worth providing water service to these areas.
- d. In the event either party fails to comply with any of the material terms in this section, then the other party may declare a default and seek any remedy at law or in equity without notice or demand, including specific performance.
- e. Section 13.248 Agreement. The Parties agree that the designation under this Agreement of areas and customers to be served by water and wastewater utility providers is valid and enforceable and may be submitted to the PUC for approval at the appropriate time pursuant to Section 13.248 of the Texas Water Code regarding contracts designating areas to be served by retail public utilities.

C. EXTRATERRITORIAL JURISDICTION (ETJ). Pursuant to the Parties' Agreement, Lakeside has NO remaining ETJ outside of its corporate boundary.

D. FUTURE COOPERATION. It is understood and agreed by and between the Parties to this settlement agreement that all Parties are to cooperate fully and execute any and all supplementary documents and take any and all additional actions which may be necessary or appropriate to give full force and effect to the basic terms and intent of this settlement agreement.

E. **ADEQUACY OF CONSIDERATION.** The consideration expressed herein is hereby accepted in satisfaction of all claims and damages arising out of Lakeside's annexations that are the subject of this lawsuit and the CCN issues identified in the recitals above, as of the execution date of this Agreement. The Parties agree and acknowledge that the consideration specified in this Agreement is a full and complete compromise of the disputed issues giving rise to this Agreement.

F. **RELEASE.** For and in consideration of the terms and conditions set forth herein, the Parties hereby **RELEASE AND DISCHARGE** each other from any and all claims, demands or causes of action at common law, statutory, or otherwise, which they have, known or unknown, existing at the time of execution of this Agreement related to Lakeside's annexations, which are the subject of this lawsuit. This release shall be a fully binding and complete settlement between the Parties.

G. **ENTIRE AGREEMENT AND SUCCESSORS IN INTEREST.** This Agreement contains the entire agreement between the Parties regarding the matters set forth herein, and all prior or contemporaneous agreements, understandings, representations, warranties and statements, oral or written, are merged herein. This Agreement shall be binding upon and inure to the benefit of the administrators, personal representatives, heirs, successors, and assigns of each.

H. **CONSTRUCTION BY STATE LAW.** This Agreement is entered into in the State of Texas and shall be construed and interpreted in accordance with its laws.

I. **NO ADMISSION OF LIABILITY.** It is understood and expressly agreed that neither the payment of the settlement amount nor anything contained within this Agreement shall be construed as an admission of any liability whatsoever on the part of either Party. The Parties acknowledge and agree that this Agreement is made in compromise and settlement of a disputed claim and that by entering into this Agreement neither party intends to admit the correctness of the other party's contentions.

J. **SEVERABILITY.** The Parties acknowledge and agree that if any part, term or provision of this Agreement is determined by the courts to be invalid, illegal or in conflict with any law of the State of Texas, the validity of the remaining portions or provisions shall not be affected thereby.

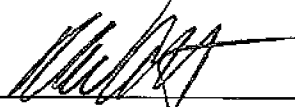
K. **REMEDIES.** If either Party commits a breach of this Agreement, the non-breaching Party may, in its sole discretion, and without prejudice to any other right under this Agreement, law, or equity, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, specific performance, mandamus, and injunctive relief; provided, however, that the non-breaching Party shall not be entitled to terminate this Agreement. The Parties specifically waive any right that they have or in the future may have to terminate this Agreement. In addition, the prevailing party in any such action shall be entitled to reasonable attorney's fees and costs of litigation as determined in a final, non-appealable order in a court of competent jurisdiction.

L. **MOTION TO DISMISS AND FINAL JUDGMENT.** It is further understood and agreed by and between the Parties that an Agreed Order of Dismissal will be presented to the above designated court dismissing Lakeside from the lawsuit.

M. **EFFECTIVE DATE.** This settlement agreement shall become effective immediately following execution of the Compromise and Settlement Agreement and related Motion to Dismiss. It is understood and agreed by and between the Parties to this settlement agreement that signed duplicate copies of this settlement agreement shall be treated the same as if they were the original copies of this settlement agreement.

EXECUTED in duplicate originals on the date hereinafter indicated.

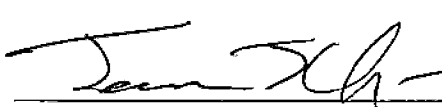
THE TOWN OF LAKESIDE



Norman Craven
Town Administrator

Date: 9/30/2016

THE CITY OF FORT WORTH



Jesus J. Chapa
Assistant City Manager

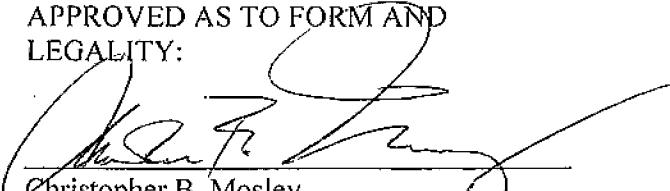
Date: 10-3-16

APPROVED AS TO FORM AND
LEGALITY:

Matthew C.G. Boyle
Attorney at Law
BOYLE & LOWRY, L.L.P.
4201 Wingren, Suite 108
Irving, Texas 75062
Phone: 972-650-7100
Fax: 972-650-7105

Attorney for Defendant Town of Lakeside

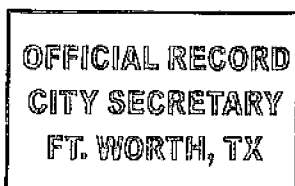
APPROVED AS TO FORM AND
LEGALITY:



Christopher B. Mosley
Sr. Assistant City Attorney
CITY OF FORT WORTH
1000 Throckmorton Street
Fort Worth, Texas 76102-6311
Phone: 817-392-7600
Fax: 817-392-8359

Attorney for Plaintiff City of Fort Worth

[ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGE]



Attested by:

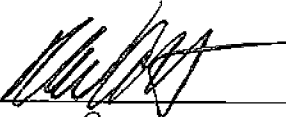


Mary J. Kayser, City Secretary

M. **EFFECTIVE DATE.** This settlement agreement shall become effective immediately following execution of the Compromise and Settlement Agreement and related Motion to Dismiss. It is understood and agreed by and between the Parties to this settlement agreement that signed duplicate copies of this settlement agreement shall be treated the same as if they were the original copies of this settlement agreement.

EXECUTED in duplicate originals on the date hereinafter indicated.

THE TOWN OF LAKESIDE



Norman Craven
Town Administrator

Date: 9/30/2016

THE CITY OF FORT WORTH

Jesus J. Chapa
Assistant City Manager

Date: _____

APPROVED AS TO FORM AND
LEGALITY:

Matthew C.G. Boyle
Attorney at Law
BOYLE & LOWRY, L.L.P.
4201 Wingren, Suite 108
Irving, Texas 75062
Phone: 972-650-7100
Fax: 972-650-7105

Attorney for Defendant Town of Lakeside

APPROVED AS TO FORM AND
LEGALITY:

Christopher B. Mosley
Sr. Assistant City Attorney
CITY OF FORT WORTH
1000 Throckmorton Street
Fort Worth, Texas 76102-6311
Phone: 817-392-7600
Fax: 817-392-8359

Attorney for Plaintiff City of Fort Worth

[ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGE]

M. EFFECTIVE DATE. This settlement agreement shall become effective immediately following execution of the Compromise and Settlement Agreement and related Motion to Dismiss. It is understood and agreed by and between the Parties to this settlement agreement that signed duplicate copies of this settlement agreement shall be treated the same as if they were the original copies of this settlement agreement.

EXECUTED in duplicate originals on the date hereinafter indicated.

THE TOWN OF LAKESIDE

THE CITY OF FORT WORTH

Norman Craven
Town Administrator


Jesus J. Chapa
Assistant City Manager

Date: _____

Date: _____

APPROVED AS TO FORM AND
LEGALITY:

APPROVED AS TO FORM AND
LEGALITY:

 (For)

Matthew C.G. Boyle
Attorney at Law
BOYLE & LOWRY, L.L.P.
4201 Wingren, Suite 108
Irving, Texas 75062
Phone: 972-650-7100
Fax: 972-650-7105

Christopher B. Mosley
Sr. Assistant City Attorney
CITY OF FORT WORTH
1000 Throckmorton Street
Fort Worth, Texas 76102-6311
Phone: 817-392-7600
Fax: 817-392-8359

Attorney for Defendant Town of Lakeside

Attorney for Plaintiff City of Fort Worth

[ACKNOWLEDGEMENTS APPEAR ON THE FOLLOWING PAGE]

ACKNOWLEDGEMENT

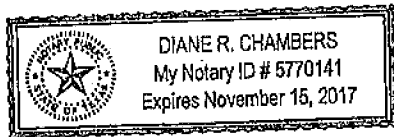
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Norman Craven in the capacity of Town Administrator of the Town of Lakeside, who being by me first duly sworn on oath, deposed and said that he has read the foregoing Compromise Settlement Agreement and Release and acknowledged to me that he executed it for the purposes and consideration therein expressed on behalf of the Town of Lakeside in his official capacity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of September 2016.

Diane R. Chambers
Notary Public in and for
The State of Texas



ACKNOWLEDGEMENT

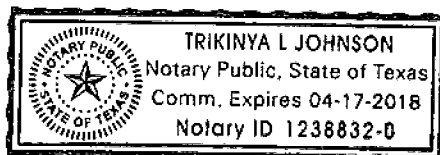
STATE OF TEXAS §

COUNTY OF TARRANT §

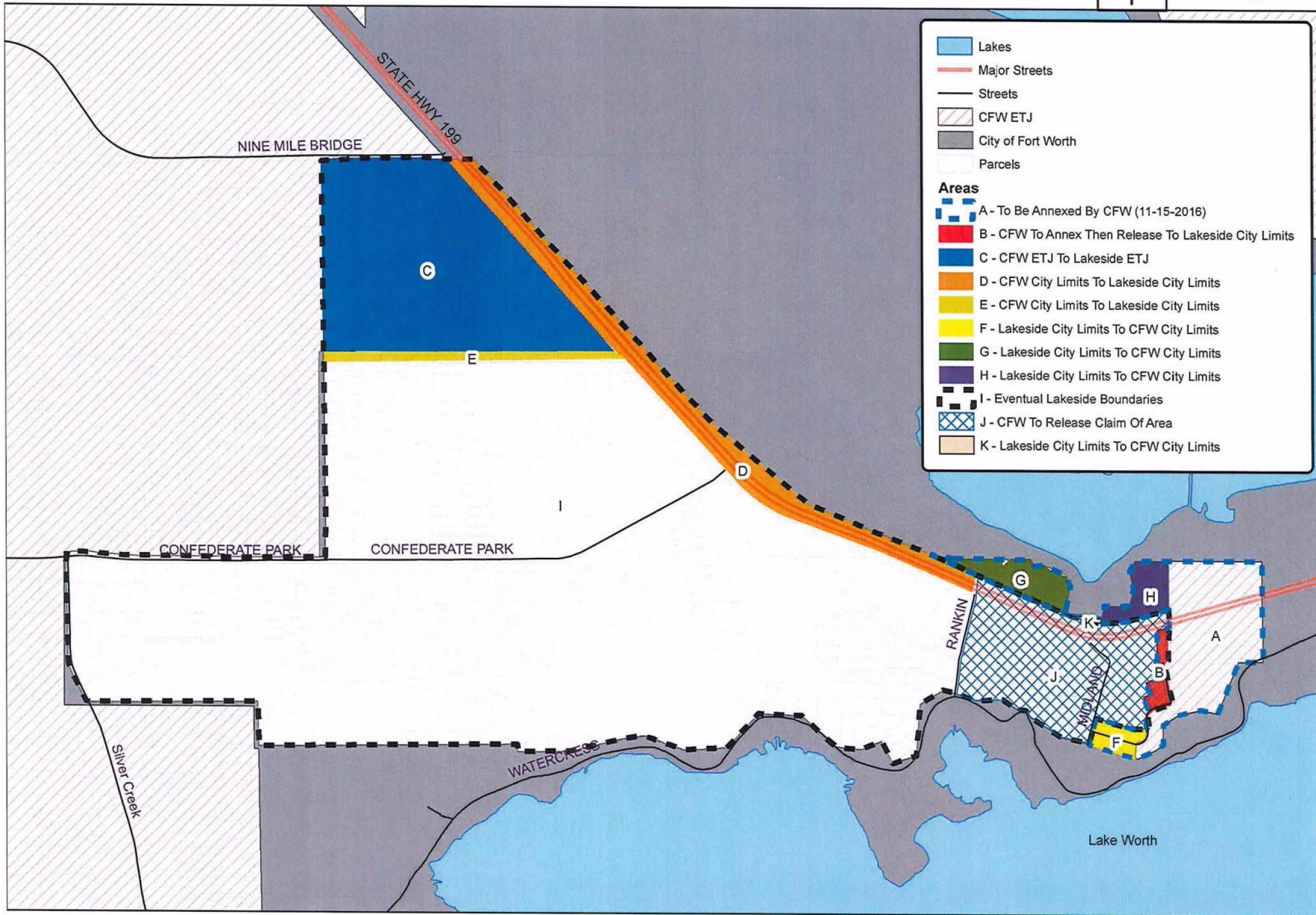
BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared Jesus J. Chapa in the capacity of Assistant City Manager of the City of Fort Worth, who being by me first duly sworn on oath, deposed and said that he has read the foregoing Compromise Settlement Agreement and Release and acknowledged to me that he executed it for the purposes and consideration therein expressed on behalf of the City of Fort Worth in his official capacity.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of October 2016.

Trikinya L. Johnson
Notary Public in and for
The State of Texas



Boundary Adjustments



0 800 1,600 3,200 Feet
1:20,119

Fort Worth / Lakeside Area

Planning & Development Department
9/26/2016

COPYRIGHT 2016 CITY OF FORT WORTH UNAUTHORIZED REPRODUCTION IS A VIOLATION OF APPLICABLE LAWS. THIS DATA IS TO BE USED FOR A GENERAL REPRESENTATION ONLY. THE ACCURACY IS NOT TO BE TAKEN / USED AS DATA PRODUCED FOR ENGINEERING PURPOSES OR BY A REGISTERED PROFESSIONAL LAND SURVEYOR. THE CITY OF FORT WORTH ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

AREA A, LEGAL DESCRIPTION (Pink Slashed Lines on Exhibit 1 Map):

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1716, and in the JACOB WILCOX SURVEY, Abstract No. 1717, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point (N6983867.3, E2289043.1) in the west right of way line of N. Surfside Drive at the northeast corner of that certain tract of land described in deed to Corinthian Real Estate, LLC, a Colorado Limited Liability Company, recorded in D209061695, Official Public Records, Tarrant County, Texas;

THENCE S 00°29'30" E, with the west line of said N. Surfside Drive, approximately 1329.9 feet to a point at the intersection of the west line of said Surfside Drive and the south line of Watercress Drive;

THENCE S 88°34'53" W, with the south line of said Watercress Drive, approximately 333.3 feet to a point at the northeast corner of ELLA YOUNG ADDITION, Block 4, recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas same being the northeast corner of that certain tract of land described in deed to Howard E. Fancher and Connie J. Fancher, recorded in Volume 16373, Page 270, Deed Records, Tarrant County, Texas;

THENCE S 21°47'43" W, with the southeast line of said Block 4, approximately 737.2 feet to a point at the southeast corner of ELLA YOUNG ADDITION, Block 1, recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas, and being in the west line of Jarvis Way;

THENCE with the south line of said Block 1 the following calls:

N 76°30'24" W, approximately 220.3 feet to a point;

S 77°06'21" W, approximately 348.3 feet to a point;

S 56°34'47" W, approximately 229.7 feet to a point;

THENCE S 00°22'13" W, with the east line of said Block 1 and the east line of ELLA YOUNG ADDITION, Block 5, recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas, approximately 270.8 feet to a point;

THENCE with the south line of said Block 5 the following calls:

S 55°57'52" W, approximately 112.6 feet to a point;

THENCE S 64°20'13" W, approximately 280.1 feet to a point;

THENCE N 73°51'54" W, approximately 32.2 feet to a point at the common southerly corner of Lots 7 and 8, of said Block 5, Ella Young Addition, and being the southeast corner of that certain called 119.262 acre Phase 2 city annexation , recorded Ordinance No. 383, in the Town of Lakeside City Council public notice dated July 22, 2015;

THENCE with the east line of said Town of Lakeside Ordinance No. 383 annexation the following calls:

THENCE N 05°06'40" E, with the common line of said approximately 195.4 feet to a point at the beginning of a non-tangent curve to the left with a radius of 170.2 feet, whose long chord bears N 75°22'17" E 60.3 feet;

THENCE with said curve through a central angle of 20°23'36" an arc length of 60.6 feet to a point;

THENCE N 64°31'22" E, approximately 33.0 feet to a point;

THENCE N 60°00'29" E, approximately 7.6 feet to a point at the beginning of a non-tangent curve to the left with a radius of 123.9 feet, whose long chord bears N 24°09'20" E 124.3 feet;

THENCE with said curve through a central angle of 60°12'06" an arc length of 130.2 feet to a point;

THENCE N 03°23'14" W, 19.0 feet to a point;

THENCE N 85°19'28" E, departing the east line of said Town of Lakeside Ordinance No. 383 annexation, approximately 30.0 feet to a point at the intersection of the east/southeast line of Ella Young Drive and the south line of Lupine Circle;

THENCE with the east/southeast line of said Ella Young Drive and the west/northwest line of Block 1, ELLA YOUNG ADDITION, according to the plat recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas the following calls:

N 03°23'14" W, approximately 158.2 feet to a point at the beginning of a non-tangent curve to the right with a radius of 105.8 feet, whose long chord bears N 17°42'20" E 84.7 feet;

THENCE with said curve through a central angle of 47°09'12" an arc length of 87.1 feet to a point;

THENCE N 41°52'14" E, approximately 32.6 feet to a point at the beginning of a non-tangent curve to the right with a radius of 105.8 feet, whose long chord bears N 55°44'12" E 52.9 feet;

THENCE with said curve through a central angle of 28°57'02" an arc length of 53.5 feet to a point;

THENCE N 76°11'25" E, approximately 223.0 feet to a point;

THENCE N 16°37'41" E, departing said line, approximately 35.4 feet to a point lying within Ella Young Drive;

THENCE N 11°13'15" W, with the east line of Tyler Place and the west line of said Block 2, Ella Young Addition, approximately 501.0 feet to a point;

THENCE N 55°09'09" E, approximately 86.9 feet to a point lying within Sommerville Place Road;

THENCE N 00°28'31" W, at approximately 456.2 feet pass the northernmost southeast corner of said Town of Lakeside Ordinance No. 383 annexation, and continuing with the east line of said Town of Lakeside Ordinance No. 383 annexation a total approximate distance of 1339.3 feet to a point at the northeast corner of said Town of Lakeside Ordinance No. 383 annexation, same being the northeast corner of that certain tract described in deed to Ray L. Averyt, recorded in Volume 11699, Page 1213, Deed Records, Tarrant County, Texas and the northwest corner of JUST ACRES, recorded in Plat Cabinet B, Slide 3478, D207432336, Plat Records, Tarrant County, Texas;

THENCE S 89°56'37" E, with the north line of said Just Acres, approximately 1256.3 feet to the Point of Beginning and containing within these calls approximately 54.8 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA B, LEGAL DESCRIPTION:

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1716, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point (N6982985.5, E2287794.2) in the north edge of pavement of the south access road of State Highway 199 (Jacksboro Highway), said point being S 00°28'29" E, 883.1 feet south of the northeast corner of that certain called 119.262 acre Phase 2 city annexation, recorded Ordinance No. 383, in the Town of Lakeside City Council public notice dated July 22, 2015, and being approximately N 00°28'31" W, 70 feet from the north common corner of Lots 5 and 6, EPPS SUBDIVISION, according to the plat recorded in Volume 1684, Page 73, Deed Records, Tarrant County, Texas;

THENCE S 00°28'31" E, approximately 456.2 feet to a point in the south line of Sommerville Place Road;

THENCE S 55°09'09" W, approximately 86.9 feet to a point in the east line of Tyler Place and being in the west line of Block 2, ELLA YOUNG ADDITION, according to the plat recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas;

THENCE S 11°13'15" E, with the east line of Tyler Place and the west line of said Block 2, Ella Young Addition, approximately 501.0 feet to a point;

S 16°37'41" W, approximately 35.4 feet to a point in the southeasterly line of Ella Young Drive and being in the north line of Block 1 of said Ella Young Addition;

THENCE with the southeasterly line of Ella Young Drive and said Block 1 of Ella young Addition the following calls:

S 76°11'25" W, approximately 223.0 feet to a point at the beginning of a non-tangent curve to the left with a radius of 105.8 feet, whose long chord bears S 55°44'12" W 52.9 feet;

THENCE with said curve through a central angle of 28°57'02" an arc length of 53.5 feet to a point at the intersection of said southeast line of said Ella Young Drive and the south line of Lupine Circle;

S 41°52'14" W, approximately 32.6 feet to a point at the beginning of a non-tangent curve to the left with a radius of 105.8 feet, whose long chord bears S 17°42'20" W 84.7 feet;

THENCE with said curve through a central angle of 47°09'12" an arc length of 87.1 feet to a point;

S 03°23'14" E, approximately 158.2 feet to a point;

S 85°19'28" W, approximately 30.0 feet to a point in the centerline of said Ella Young Drive, and being in the east line of said Town of Lakeside Ordinance No. 383;

THENCE with the east line of said Town of Lakeside Ordinance No. 383 annexation the following calls:

N 03°23'14" W, approximately 158.3 feet to a point at the beginning of a non-tangent curve to the right with a radius of 135.9 feet, whose long chord bears N 17°51'04" E 108.0 feet;

THENCE with said curve through a central angle of 46°51'43" an arc length of 111.1 feet to a point;

N 19°38'53" W, approximately 197.3 feet to a point;

N 70°17'06" E, approximately 98.8 feet to a point;

N 20°11'54" W, approximately 169.8 feet to a point;

N 70°29'24" E, approximately 81.0 feet to a point;

N 68°56'21" E, approximately 52.7 feet to a point;

N 19°02'44" W, approximately 29.9 feet to a point;

NORTH, approximately 211.5 feet to a point;

N 89°48'39" E, approximately 40.0 feet to a point;

N 00°04'17" W, approximately 408.3 feet to a point in said north edge of pavement of the south access road of State Highway 199;

N 74°04'36" E, with said north edge of pavement of the south access road of State Highway 199, approximately 167.9 feet to the Point of Beginning, and containing within these calls approximately 5.3 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA C, LEGAL DESCRIPTION:

Being a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1728, in the JACOB WILCOX SURVEY, Abstract No. 1719, in the JACOB WILCOX SURVEY, Abstract No. 1701, and in the JACOB WILCOX SURVEY, Abstract No. 1718 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6989322.1, E2276322.6) for the beginning of a non-tangent curve to the right with a radius of 280.6 feet, whose long chord bears N 78°46'28" E 301.7 feet, said point being in the south line of Nine Mile Bridge Road and being approximately N 00°12'21" W 60.0 feet north of the northwest corner of ROLLING WOOD HOMESITES Subdivision, an addition near the City of Fort Worth, according to the plat recorded in Volume 388-74, Page 16, Plat Records, Tarrant County, Texas;

THENCE with the north line of said Nine Mile Bridge Road the following calls:

THENCE with said curve through a central angle of 65°03'06" an arc length of 318.5 feet to a point;

S 65°40'47" E, approximately 95.3 feet to a point at the beginning of a non-tangent curve to the left with a radius of 243.2 feet, whose long chord bears S 73°43'41" E 100.0 feet;

THENCE with said curve through a central angle of 23°43'38" an arc length of 100.7 feet to a point;

S 88°36'02" E, approximately 180.0 feet to a point;

N 89°25'29" E, approximately 663.9 feet to a point;

N 82°17'44" E, approximately 95.0 feet to a point;

N 88°31'26" E, approximately 98.0 feet to a point at the intersection of said north line of Nine Mile Bridge Road and the southwest line of State Highway 199 (Jacksboro Highway);

THENCE S 42°34'41" E, with the southwest line of said State Highway 199, approximately 3624.0 feet to a point approximately 50.0 feet north from the north line of the M. HUNT SURVEY, Abstract No. 761 and being approximately 350.0' west from the centerline of State Highway 199, said point being the same beginning point of the discontinued corporate limits of the City of Fort Worth described in Ordinance No. 4963, recorded in the City of Fort Worth city council ordinances dated July 15, 1963;

THENCE with the north line of said Fort Worth Ordinance No. 4963, same being 50 feet north of the north line of said Hunt Survey the following calls:

N 89°24'04" W, approximately 2581.0 feet to a point in the common line of said Wilcox Survey, Abstract No. 1701 and the Wilcox Survey, Abstract No. 1719;

N 89°56'03" W, approximately 1376.3 feet to a point at the intersection of a line produced north 50 feet from the northeast corner of said Hunt Survey, said point being approximately 50 feet north of the southwest corner of Lot 1 of said Rolling Wood Homesites Addition, and 50' north of the northwest corner of LAKESIDE OAKS ADDITION, PHASE II, an addition to the City of Lakeside, according to the plat recorded in Cabinet A, Slide 3133, Plat Records, Tarrant County, Texas, and being in the east line of SILVER RIDGE ESTATES ADDITION, an addition to Tarrant County, according to the plat recorded in Cabinet A, Slide 3786, Plat Records, Tarrant County, Texas;

THENCE N 00°12'21" W, with the common line of said Rolling Wood Homesites Addition and said Silver Ridge Estates Addition, approximately 2631.0 feet to the Point of Beginning, and containing within these calls approximately 165.9 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA D, LEGAL DESCRIPTION:

Being a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1718, in the JACOB WILCOX SURVEY, Abstract No. 1719, the M. HUNT SURVEY, Abstract No. 761, in the JACOB WILCOX SURVEY, Abstract No. 1717, and in the JACOB WILCOX SURVEY, Abstract No. 1716 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6989331.1, E2277837.3) at the intersection of the north line of Nine Mile Bridge Road and the southwest line of Texas State Highway No. 199 (Jacksboro Highway) and being at the southeast corner of that certain tract of land described in deed of trust by J & J Fuel LLC, a Texas limited liability company, recorded in D214064304, Official Public Records, Tarrant County, Texas;

THENCE N 88°31'26" E, approximately 402.3 feet to a point in the south edge of pavement of the north access road of said State Highway No. 199;

THENCE with the said south edge of pavement of the north access road of State Highway 199 the following calls:

S 43°20'51" E, approximately 1248.6 feet to a point;

S 42°22'53" E, approximately 4237.1 feet to a point;

S 42°47'45" W, approximately 7.9 feet to a point;

S 42°22'57" E, approximately 64.0 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2671.7 feet, whose long chord bears S 53°17'31" E 1064.1 feet;

THENCE with said curve through a central angle of 22°58'28" an arc length of 1071.3 feet to a point;

N 23°47'41" E, approximately 30.0 feet to a point;

S 66°12'19" E, approximately 1824.2 feet to a point;

N 23°58'51" E, approximately 15.0 feet to a point;

S 66°12'19" E, approximately 692.0 feet to a point in the westerly line of that certain called 119.262 acre Phase 2 city annexation, recorded Ordinance No. 383, in the Town of Lakeside City Council public notice dated July 22, 2015;

THENCE S 13°59'28" W, departing said south edge of pavement of the north access road of State Highway 199 and with said Ordinance No. 383 annexation, approximately 259.4 feet to a point in the south line of said State Highway 199 near the centerline of Rankin Road, from which the north line of that certain called 1.864 acre city annexation for Rankin Road, recorded in Ordinance No. 380, in the Town of Lakeside City Council minutes dated June 4, 2015 bears S 13°59'28" W, approximately 82.6 feet;

THENCE with the south line of said State Highway 199 the following calls:

N 65°59'38" W, approximately 1626.2 feet to a point;

N 70°24'19" W, approximately 943.8 feet to a point at the beginning of a non-tangent curve to the right with a radius of 3937.8 feet, whose long chord bears N 54°48'01" W 1203.6 feet;

THENCE with said curve through a central angle of 17°34'51" an arc length of 1208.3 feet to a point;

N 42°18'54" W, approximately 2081.8 feet to a point;

N 42°34'41" W approximately 3714.7 feet to the Point of Beginning and containing within these calls approximately 63.0 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA E, LEGAL DESCRIPTION:

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1718, and in the JACOB WILCOX SURVEY, Abstract No. 1701 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6986641.1, E2276332.3) at the northeast corner of the M. HUNT SURVEY, Abstract No. 761, in Tarrant County and being on the south line of said Wilcox Survey, Abstract No. 1701;

THENCE N 00°12'21" W, approximately 50.0 feet to a point at the apparent extended west line of said Hunt survey and its intersection with a parallel line to and 50 feet north of the north line of said Hunt Survey, same point being the discontinued corporate limits of the City of Fort Worth described in Ordinance No. 4963, recorded in the City of Fort Worth city council ordinances dated July 15, 1963;

THENCE with the north line of said Fort Worth Ordinance No. 4963, same being along a line parallel to and 50 feet north of said Hunt Survey the following calls:

S 89°56'03" E, approximately 1375.6 feet to a point at common line of said Wilcox Survey, Abstract No. 1701 and said Wilcox Survey, Abstract No. 1718;

S 89°24'04" E, approximately 2581.7 feet to a point in the west line of State Highway 199 (Jacksboro Highway) being 50 feet north from the north line of the M. Hunt Survey and being approximately 350 feet west from the centerline of said State Highway 199;

THENCE S 42°34'41" E, with the southwest line of said State Highway 199, approximately 68.6 feet to a point in the south line of said Hunt Survey;

THENCE with the south line of said Hunt Survey the following calls:

N 89°24'04" W, approximately 2627.7 feet to a point;

N 89°56'03" W approximately 1375.8 feet to the Point of Beginning, and containing within these calls approximately 4.6 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA F, LEGAL DESCRIPTION:

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1716 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6981245.6, E2287323.7) at the southerly common corner of Lots 7 and 8, Block 5, ELLA YOUNG ADDITION, according to the plat recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas and being in the north line of Lupine Circle, and being the south corner of that certain called 119.262 acre Phase 2 city annexation, recorded Ordinance No. 383, in the Town of Lakeside City Council public notice dated July 22, 2015;

THENCE N 73°51'54" W, with the south line of said Block 5 and the south line of said Town of Lakeside Ordinance No. 383 annexation, approximately 661.4 feet to a point at the southwest corner of Block 5, Lot 1, same being in the east line of Midland Drive and in the north line of Lupine Circle;

THENCE N 16°35'52" E, departing the south line of said Lakeside Ordinance No. 383 and with the west line of said Block 5, Lot 1 and the east line of Midland Drive, crossing Ella Young Drive, and continuing with the west line of Block 4 of said Ella Young Lake Worth Addition, approximately 361.6 feet to a point in the east line of said Midland Drive at the southwest corner of Lot 13, Block 4, of said Ella Young Lake Worth Addition and the northwest corner of said Block 4, Lot 1;

THENCE S 73°56'51" E, with the north line of Block 4, Lots 1-6, of said Ella Young Lake Worth Addition, approximately 500.3 to an angle point in the north line of said Block 6, Lot 6;

THENCE S 81°30'45" E, with the north line of said Block 4, Lots 6 and 7, approximately 215.5 feet to a point in the centerline of Ella Young Drive and being in the easterly line of said Town of Lakeside Ordinance No. 383 annexation;

THENCE with the easterly line of said Town of Lakeside Ordinance No. 383 the following calls:

S 03°23'14" E, approximately 19.0 feet to a point at the beginning of a non-tangent curve to the right with a radius of 123.9 feet, whose long chord bears S 24°09'20" W 124.3 feet;

THENCE with said curve through a central angle of 60°12'06" an arc length of 130.2 feet to a point;

S 60°00'29" W, approximately 7.6 feet to a point;

S 64°31'22" W, approximately 33.0 feet to a point at the beginning of a non-tangent curve to the right with a radius of 170.2 feet, whose long chord bears S 75°22'17" W 60.3 feet;

THENCE with said curve through a central angle of 20°23'36" an arc length of 60.6 feet to a point;

S 05°06'40" W approximately 195.4 feet to the Point of Beginning, and containing within these calls approximately 5.7 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA G, LEGAL DESCRIPTION:

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1716 and in the JACOB WILCOX SURVEY, Abstract No. 1717 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6983113.0, E2286359.5) on the south edge of pavement of the northern access road of State Highway 199 (Jacksboro Highway) being S 11°52'44" W, 73.6 feet from the north line of said State Highway 199 and the southeast corner of that certain tract described in deed of trust for Tommy Conner, recorded in Volume 13469, Page 365, Deed Records, Tarrant County, Texas, said point being the southwest corner of a City of Fort Worth tract (no recording information found);

THENCE N 66°12'19" W, with the south edge of pavement of the northern access road of said State Highway 199, approximately 1974.9 feet to a point;

THENCE N 23°50'04" E, departing said south edge of pavement of the north access road, approximately 47.0 feet to a point at the western most northwest corner of that certain called 119.262 acre Phase 2 city annexation , recorded Ordinance No. 383, in the Town of Lakeside City Council public notice dated July 22, 2015;

THENCE with the north line of said Town of Lakeside Ordinance No. 383 annexation the following calls:

S 80°28'51" E, approximately 286.5 feet to a point;

N 88°47'05" E, approximately 361.5 feet to a point;

S 89°50'45" E, approximately 124.6 feet to a point;

S 89°12'55" E, approximately 157.1 feet to a point;

S 13°24'00" E, approximately 122.2 feet to a point;

N 49°28'00" E, approximately 161.1 feet to a point;

N 87°43'02" E, approximately 63.3 feet to a point;

S 23°11'04" W, approximately 24.5 feet to a point;

N 87°15'30" E, approximately 101.9 feet to a point;

S 88°23'10" E, approximately 85.8 feet to a point;

S 35°29'20" E, approximately 126.1 feet to a point;

N 77°25'00" E, approximately 45.6 feet to a point;

N 30°23'41" E, approximately 25.8 feet to a point;

N 77°25'00" E, approximately 66.0 feet to a point;

S 57°02'00" E, approximately 81.2 feet to a point;

N 30°12'03" E, approximately 2.6 feet to a point;

S 54°58'36" E, approximately 88.9 feet to a point;

S 68°21'13" E, approximately 193.0 feet to a point;

S 11°56'13" E, approximately 166.0 feet to a point;

S 11°52'44" W, at 317.9 feet pass the north line of said State Highway 199, and continuing in all a total distance of approximately 391.6 feet to the Point of Beginning and containing within these calls approximately 15.4 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA H, LEGAL DESCRIPTION:

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1716 and in the JACOB WILCOX SURVEY, Abstract No. 1717 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6983868.5, E2287786.8) at the northeast corner of that certain tract described in deed to Ray L. Averyt, recorded in Volume 11699, Page 1213, Deed Records, Tarrant County, Texas and the northwest corner of JUST ACRES, recorded in Plat Cabinet B, Slide 3478, D207432336, Plat Records, Tarrant County, Texas, same being the northeast corner of that certain called 119.262 acre Phase 2 city annexation, recorded Ordinance No. 383, in the Town of Lakeside City Council public notice dated July 22, 2015;

THENCE S 00°28'31" E, with the common line of said Averyt and Just Acres tracts and the east line of said Ordinance No. 383 annexation, at approximately 615 feet pass the north line of State Highway 199 (Jacksboro Highway), continuing in all approximately 681.3 feet to a point in the south edge of pavement of the northern access road of State Highway 199;

THENCE departing said line of Ordinance No. 383 annexation and continuing along said south edge of pavement of the northern access road of State Highway 199 the following calls:

S 74°04'36" W, approximately 571.1 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1128.6 feet, whose long chord bears S 82°42'54" W 400.9 feet;

THENCE with said curve through a central angle of 20°27'34" an arc length of 403.0 feet to a point;

THENCE N 08°28'00" E, departing said south edge of pavement, at 71.1 feet pass the north line of said State Highway 199 and an angle point in the north line of said Ordinance No. 383 annexation, continuing and resuming with the north line of said Ordinance No. 383 annexation approximately 304.9 feet to a point;

THENCE with the northern line of said Ordinance No. 383 annexation the following calls:

S 83°17'44" E, approximately 6.4 feet to a point;

S 88°17'44" E, approximately 373.1 feet to a point;

N 11°41'20" E, approximately 210.1 feet to a point;

N 12°11'54" W, approximately 272.8 feet to a point;

N 28°42'40" E, approximately 145.0 feet to a point;

S 89°56'37" E approximately 462.5 feet to the Point of Beginning and containing within these calls approximately 11.4 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA I, LEGAL DESCRIPTION:

Being a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1728, the JACOB WILCOX SURVEY, Abstract No. 1701, in the JACOB WILCOX SURVEY, Abstract No. 1718, the M. HUNT SURVEY, Abstract No. 761, in the JACOB WILCOX SURVEY, Abstract No. 1717, in the JACOB WILCOX SURVEY, Abstract No. 1716, C. JOHNSON SURVEY, Abstract No. 849, in the J. WILCOX SURVEY, Abstract No. 1704, in the in the VAN NORDSTRAND SURVEY, Abstract No. 1583, and in the R. ARSE SURVEY, Abstract No. 5 in Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point (N6989322.1, E2276322.6) for the beginning of a non-tangent curve to the right with a radius of 280.6 feet, whose long chord bears N 78°46'28" E 301.7 feet, said point being in the north line of Nine Mile Bridge Road and being approximately N 00°12'21" W 60.0 feet north of the northwest corner of ROLLING WOOD HOMESITES Subdivision, an addition near the City of Fort Worth, according to the plat recorded in Volume 388-74, Page 16, Plat Records, Tarrant County, Texas;

THENCE with the north line of said Nine Mile Bridge Road the following calls:

THENCE with said curve through a central angle of 65°03'06" an arc length of 318.5 feet to a point;

S 65°40'47" E, approximately 95.3 feet to a point at the beginning of a non-tangent curve to the left with a radius of 243.2 feet, whose long chord bears S 73°43'41" E 100.0 feet;

THENCE with said curve through a central angle of 23°43'38" an arc length of 100.7 feet to a point;

S 88°36'02" E, approximately 180.0 feet to a point;

N 89°25'29" E, approximately 663.9 feet to a point;

N 82°17'44" E, approximately 95.0 feet to a point in the southwest line of State Highway 199 (Jacksboro Highway);

N 88°31'26" E, approximately 500.3 feet to a point at the intersection of the north line of said Nine Mile Bridge Road and the southwest edge of pavement of the northern access road of said State Highway 199;

THENCE with the southwesterly edge of pavement of the northern access road of said State Highway 199 the following calls:

S 43°20'51" E, approximately 1248.6 feet to a point;

S 42°22'53" E, approximately 4237.1 feet to a point;

S 42°47'45" W, approximately 7.9 feet to a point;

S 42°22'57" E, approximately 64.0 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2671.7 feet, whose long chord bears S 53°17'31" E 1064.1 feet;

THENCE with said curve through a central angle of 22°58'28" an arc length of 1071.3 feet to a point;

N 23°47'41" E, approximately 30.0 feet to a point;

S 66°11'53" E, approximately 1834.2 feet to a point;

N 23°58'51" E, approximately 15.0 feet to a point;

S 66°12'19" E, approximately 1988.8 feet to a point;

S 61°39'46" E, approximately 67.6 feet to a point;

S 71°23'58" E, approximately 192.8 feet to a point at the beginning of a non-tangent curve to the left with a radius of 1128.6 feet, whose long chord bears N 88°59'56" E 641.6 feet;

THENCE with said curve through a central angle of 33°01'39" an arc length of 650.6 feet to a point;

N 74°04'36" E, approximately 571.1 feet to a point in the east line of that certain called 119.262 acre Phase 2 city annexation, recorded Ordinance No. 383, In the Town of Lakeside City Council public notice dated July 22, 2015, said point being approximately S 00°28'31" E, 66.6 feet south of the southeast corner of that certain tract described in deed to Ray L. Averyt, recorded in Volume 11699, Page 1213, Deed Records, Tarrant County, Texas and the southwest corner of JUST ACRES, recorded in Plat Cabinet B, Slide 3478, D207432336, Plat Records, Tarrant County, Texas;

THENCE S 00°28'31" E, with the east line of said Ordinance No. 383 annexation, at approximately 201.8 feet depart said east line of Town of Lakeside Ordinance No. 383 annexation, continuing in all approximately 658.0 feet to a point in the south line of Sommerville Place Road;

THENCE S 55°09'09" W, approximately 86.9 feet to a point in the east line of Tyler Place and being in the west line of Block 2, ELLA YOUNG ADDITION, according to the plat recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas;

THENCE S 11°13'15" E, with the east line of Tyler Place and the west line of said Block 2, Ella Young Addition, approximately 501.0 feet to a point;

S 16°37'41" W, approximately 35.4 feet to a point in the southeasterly line of Ella Young Drive and being in the north line of Block 1 of said Ella Young Addition;

THENCE with the southeasterly line of Ella Young Drive and said Block 1 of Ella young Addition the following calls:

S 76°11'25" W, approximately 223.0 feet to a point at the beginning of a non-tangent curve to the left with a radius of 105.8 feet, whose long chord bears S 55°44'12" W 52.9 feet;

THENCE with said curve through a central angle of 28°57'02" an arc length of 53.5 feet to a point at the intersection of said southeast line of said Ella Young Drive and the south line of Lupine Circle;

THENCE S 41°52'14" W, approximately 32.6 feet to a point at the beginning of a non-tangent curve to the left with a radius of 105.8 feet, whose long chord bears S 17°42'20" W 84.7 feet;

THENCE with said curve through a central angle of 47°09'12" an arc length of 87.1 feet to a point;

S 03°23'14" E, approximately 158.2 feet to a point;

THENCE S 85°19'28" W, and departing said southeasterly line, approximately 30.0 feet to a point in the centerline of Ella Young Drive in the east line of said Town of Lakeside Ordinance No. 383 annexation;

THENCE N 81°30'45" W, with the north line of said Block 4, Lots 6 and 7, ELLA YOUNG ADDITON, recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas approximately 215.5 feet to a point;

THENCE N 73°56'51" W, with the north line of Block 4, Lots 1-6, of said Ella Young Lake Worth Addition approximately 500.3 feet to a point in the east line of said Midland Drive at the southwest corner of Lot 13, Block 4, of said Ella Young Lake Worth Addition and the northwest corner of said Block 4, Lot 1;

THENCE S 16°35'52" W, with the west line of said Block 5, Lot 1 and the east line of Midland Drive, crossing Ella Young Drive, and continuing with the west line of Block 4 of said Ella Young Lake Worth Addition , approximately 361.6 feet to a point at the southwest corner of Block 5, Lot 1, same being in the east line of Midland Drive and in the north line of Lupine Circle, and said point being in the southerly line of said Town of Lakeside Ordinance No. 383 annexation, same being in the southerly line of the Joint Resolution of the Town of Lakeside dated April 12, 1971, recorded in City of Fort Worth Contract Document No. 8031, Fort Worth City Secretary's Office;

THENCE with the southerly line of said Town of Lakeside Ordinance No. 383 annexation and the south line of said Town of Lakeside Contract No. 8031 the following calls:

N 73°51'54" W, approximately 50.0 feet to a point;

N 78°05'30" W, approximately 339.4 feet to a point;

N 56°21'54" W, approximately 474.4 feet to a point;

N 22°06'54" W, approximately 180.1 feet to a point;

S 70°35'21" W, approximately 151.6 feet to a point;

N 56°24'39" W, approximately 246.7 feet to a point;

S 87°21'53" W, approximately 345.0 feet to a point;

THENCE N 71°58'38" W, continuing along said south line of the Town of Lakeside Ordinance No. 383 annexation, at 255.2 feet pass the southwest corner of said Ordinance No. 383 annexation and the east line of that certain called 1.864 acre city annexation for Rankin Road, recorded in Ordinance No. 380, in the Town of Lakeside City Council minutes dated June 4, 2015, and departing the south line of Ordinance No. 383 and continuing with the south line of said Town of Lakeside Contract No. 8031 in all approximately 446.4 feet to a point;

THENCE with the south line of said Town of Lakeside Contract No. 8031 the following calls:

S 58°38'47" W, approximately 379.2 feet to a point;

S 04°20'50" W, approximately 692.6 feet to a point;

S 72°29'08" W, approximately 333.7 feet to a point;

N 27°39'44" W, approximately 330.4 feet to a point;

S 67°25'32" W, approximately 294.6 feet to a point;

N 84°02'34" W, approximately 335.3 feet to a point;

N 48°06'19" W, approximately 626.6 feet to a point;

N 87°29'35" W, approximately 591.0 feet to a point;

S 43°11'38" W, approximately 629.8 feet to a point;

S 86°27'57" W, approximately 575.9 feet to a point;

N 70°55'05" W, approximately 576.9 feet to a point;

S 78°05'06" W, approximately 1024.9 feet to a point;

S 89°09'59" W, approximately 708.0 feet to a point;

N 01°38'35" W, approximately 101.1 feet to a point;

S 89°26'29" W, approximately 3498.0 feet to a point;

N 01°39'12" W, approximately 596.1 feet to a point;

S 89°54'11" W, approximately 2351.4 feet to a point;

N 22°56'44" W, at approximately 450.1 feet pass the southeast corner of that certain called 0.978 acre tract described for Silver Creek Road, recorded Ordinance No. 381, in the Town of Lakeside City Council public notice dated June 4, 2015, continuing in all approximately 531.6 feet to a point at the southwest corner of said Town of Lakeside Ordinance No. 381 annexation;

THENCE N 01°20'57" W, with the west line of said Town of Lakeside Ordinance No. 381 annexation approximately 1380.3 feet to a point (per ordinance N: 6983822.10 E: 2272846.75) at the southwest corner of the intersection of Silver Creek Road and FM 1886 being at the beginning of a non-tangent curve to the right with a radius of 1859.7 feet, whose long chord bears N 84°13'10" E 30.1 feet;

THENCE with the north line of said Town of Lakeside Ordinance No. 381 annexation and with said curve through a central angle of 00°55'37" an arc length of 30.1 feet to a point at the northeast corner of said Town of Lakeside Ordinance No. 381 annexation, same point being in the east line of said Arse Survey, Abstract No. 5 and in the west line of said Nordstand Survey, A-1583;

THENCE N 01°20'57" W, with the common line of said Arse and Nordstand Surveys, at approximately 17.8 feet pass the southwest corner of that certain called 3.517 acre tract described as Confederate Park Road (FM 1886), recorded in Ordinance No. 382, in the Town of Lakeside City Council public notice dated June 16, 2015, continuing with said common line and the west line of said Town of Lakeside Ordinance No. 382 an approximate total distance of 101.2 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1959.9 feet, whose long chord bears S 89°03'05" E 414.0 feet, said point being in the north line of said FM 1882 at the northwest corner of said Town of Lakeside Ordinance No. 382 and being in the south line of Block 13, Turtle Creek Ranch Subdivision, Recorded in Cabinet A, Slide 7911, Plat Records, Tarrant County, Texas;

THENCE with the north line of said Town of Lakeside Ordinance No. 382 the following calls:

THENCE with said curve through a central angle of 12°07'33" an arc length of 414.8 feet to a point;

S 82°59'19" E, approximately 98.4 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2814.8 feet, whose long chord bears S 86°24'19" E 335.5 feet;

THENCE with said curve through a central angle of 06°50'00" an arc length of 335.7 feet to a point;

S 89°49'19" E, approximately 1205.7 feet to a point;

N 89°39'41" E, approximately 864.1 feet to a point;

N 89°23'41" E, approximately 569.5 feet to a point at the northeast corner of said Town of Lakeside Ordinance No. 382 and being in the east line of said Wilcox Survey, Abstract No. 1701 and in the west line of said Hunt Survey, Abstract No. 761;

THENCE N 00°34'35" W, departing said north line of Town of Lakeside Ordinance No. 382 and with the common line of said Wilcox (A-1701) and Hunt Surveys, approximately 2747.5 feet to a point at the northwest corner of said Hunt Survey;

THENCE N 00°12'21" W approximately 2681.0 feet, to a point at the Point of Beginning and containing within these calls approximately 1306.1 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA J, LEGAL DESCRIPTION:

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1716 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6983187.3, E2287792.5) in the south edge of pavement of the north access road of State Highway 199 (Jacksboro Highway) and being S 00°28'29" E, 681.3 feet from the northeast corner of that certain tract described in deed to Ray L. Averyt, recorded in Volume 11699, Page 1213, Deed Records, Tarrant County, Texas and the northwest corner of JUST ACRES, recorded in Plat Cabinet B, Slide 3478, D207432336, Plat Records, Tarrant County, Texas, same being the northeast corner of that certain called 119.262 acre Phase 2 city annexation, recorded Ordinance No. 383, in the Town of Lakeside City Council public notice dated July 22, 2015;

THENCE with the easterly line of said Town of Lakeside Ordinance No. 383 annexation the following calls:

S 00°28'31" E, approximately 201.8 feet to a point;

S 74°04'36" W, approximately 167.9 feet to a point;

S 00°04'17" E, approximately 408.3 feet to a point;

S 89°48'39" W, approximately 40.0 feet to a point;

SOUTH, approximately 211.5 feet to a point;

S 19°02'44" E, approximately 29.9 feet to a point;

S 68°56'21" W, approximately 52.7 feet to a point;

S 70°29'24" W, approximately 81.0 feet to a point;

S 20°11'54" E, approximately 169.8 feet to a point;

S 70°17'06" W, approximately 98.8 feet to a point;

S 19°38'53" E, approximately 197.3 feet to a point at the beginning of a non-tangent curve to the left with a radius of 135.9 feet, whose long chord bears S 17°51'04" W 108.0 feet;

THENCE with said curve through a central angle of 46°51'43" an arc length of 111.1 feet to a point;

S 03°23'14" E, approximately 158.3 feet to a point in the centerline of Ella Young Drive in the east line of said Town of Lakeside Ordinance No. 383 annexation;

THENCE N 81°30'45" W, departing said Town of Lakeside Ordinance No. 383 annexation east line, with the north line of said Block 4, Lots 6 and 7, ELLA YOUNG ADDITION, recorded in Volume 204, Page 81, Plat Records, Tarrant County, Texas approximately 215.5 feet to a point;

THENCE N 73°56'51" W, with the north line of Block 4, Lots 1-6, of said Ella Young Lake Worth Addition approximately 500.3 feet to a point in the east line of said Midland Drive at the southwest corner of Lot 13, Block 4, of said Ella Young Lake Worth Addition and the northwest corner of said Block 4, Lot 1;

THENCE S 16°35'52" W, with the west line of said Block 5, Lot 1 and the east line of Midland Drive, crossing Ella Young Drive, and continuing with the west line of Block 4 of said Ella Young Lake Worth Addition, approximately 361.6 feet to a point at the southwest corner of Block 5, Lot 1, same being in the east line of Midland Drive and in the north line of Lupine Circle, and said point being in the southerly line of said Town of Lakeside Ordinance No. 383 annexation, same being in the southerly line of the Joint Resolution of the Town of Lakeside dated April 12, 1971, recorded in City of Fort Worth Contract Document No. 8031, Fort Worth City Secretary's Office;

THENCE with the southerly line of said Town of Lakeside Ordinance No. 383 annexation and the south line of said Town of Lakeside Contract No. 8031 the following calls:

N 73°51'54" W, approximately 50.0 feet to a point;

N 78°05'30" W, approximately 339.4 feet to a point;

N 56°21'54" W, approximately 474.4 feet to a point;

N 22°06'54" W, approximately 180.1 feet to a point;

S 70°35'21" W, approximately 151.6 feet to a point;

N 56°24'39" W, approximately 246.7 feet to a point;

S 87°21'53" W, approximately 345.0 feet to a point;

THENCE N 71°58'38" W, approximately 253.7 feet to the southwest corner of said Ordinance No. 383 annexation and the east line of that certain called 1.864 acre city annexation for Rankin Road, recorded in Ordinance No. 380, in the Town of Lakeside City Council minutes dated June 4, 2015, and departing the south line of Ordinance No. 383 and continuing with the south line of said Town of Lakeside Contract No. 8031;

THENCE with the westerly line of said Town of Lakeside Ordinance No. 383 and the east line of Town of Lakeside Ordinance No. 380 annexation the following calls:

N 05°32'21" E, approximately 403.2 feet to a point;

S 82°46'22" W, approximately 1.5 feet to a point;

N 14°04'21" E, approximately 252.8 feet to a point;

N 14°10'24" E, approximately 443.4 feet to a point;

N 22°27'42" E, approximately 96.9 feet to a point;

N 74°18'51" E, approximately 55.4 feet to a point;

N 75°00'58" W, approximately 123.3 feet to a point;

THENCE N 14°03'04" E, departing the northerly line of said Town of Lakeside Ordinance No. 380 and continuing with the westerly line of said Town of Lakeside Ordinance No. 383, approximately 342.0 feet to a point in the south edge of pavement of the north access road of said State Highway 199;

THENCE with the south edge of pavement of the north access road of said State Highway 199 the following calls:

S 66°12'19" E, approximately 1296.8 feet to a point;

S 61°39'46" E, approximately 67.6 feet to a point;

S 71°23'58" E, approximately 192.8 feet to a point at the beginning of a non-tangent curve to the left with a radius of 1128.6 feet, whose long chord bears N 88°59'56" E 641.6 feet;

THENCE with said curve through a central angle of 33°01'39" an arc length of 650.6 feet to a point;

S 72°29'13" W, approximately 0.1 feet to a point;

N 74°04'35" E approximately 571.2 feet to the Point of Beginning, and containing within these calls approximately 86.7 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.

AREA K, LEGAL DESCRIPTION:

Being a general description of a tract of land situated in the JACOB WILCOX SURVEY, Abstract No. 1716 in Tarrant County, Texas, and being more particular described by metes and bounds as follows:

BEGINNING at a point (N6983050.0, E2286856.1) in the north line of State Highway 199 (Jacksboro Highway) and being the southwest corner of that certain called 1.709 acre tract described in deed to Carl T. Sims, a married person as his sole and separate property, recorded in D209336630, Official Public Records, Tarrant County, Texas;

THENCE S 08°28'00" W, departing said north line, approximately 71.1 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1128.6 feet, whose long chord bears N 80°46'17" W 247.1 feet, said point being in the south edge of pavement of the north access road of said State Highway 199;

THENCE with the said south edge of pavement of the north access road State Highway 199 the following calls:

THENCE with said curve through a central angle of 12°34'04" an arc length of 247.6 feet to a point;

N 71°23'58" W, approximately 192.8 feet to a point;

N 61°39'46" W, approximately 67.6 feet to a point;

THENCE N 11°52'44" E, departing said south edge of pavement of the north access road of State Highway 199, approximately 73.6 feet to a point in the north line of said State Highway 199;

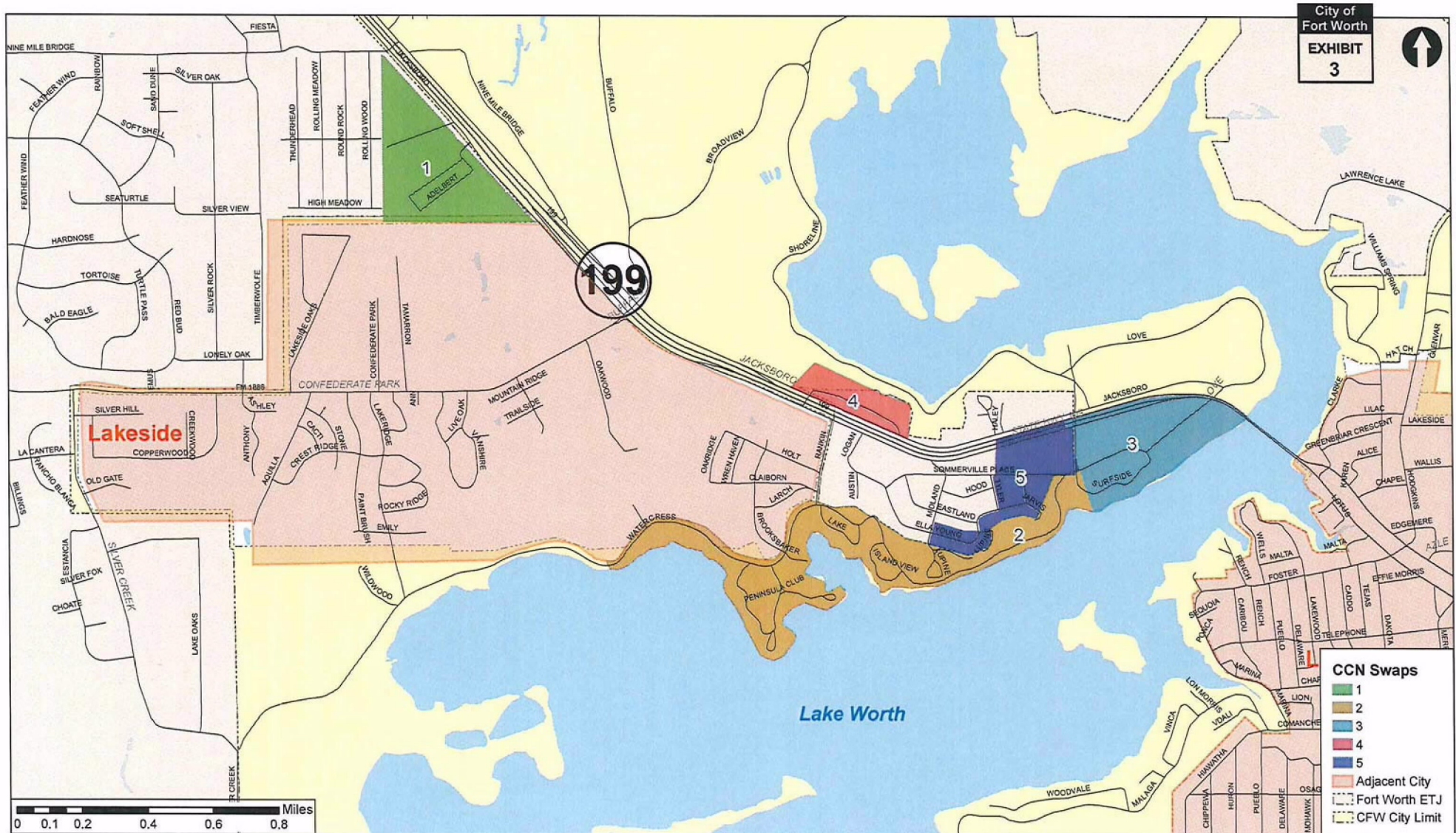
THENCE with the north line of said State Highway 199 the following calls:

S 61°39'46" E, approximately 81.7 feet to a point;

S 71°23'58" E, approximately 185.3 feet to a point at the beginning of a non-tangent curve to the left with a radius of 1062.8 feet, whose long chord bears S 80°59'04" E 236.8 feet;

THENCE with said curve through a central angle of 12°47'40" an arc length of 237.3 feet to the Point of Beginning and containing within these calls approximately 0.8 Acres.

This document was prepared under 22 TAC §663.21, and 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 interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The description was prepared in the office by the City of Fort Worth survey division (FIRM No. 10161300), Chris Carlson, RPLS 6559, from a collection of various documents and is not a reflection of an actual boundary survey. The basis of bearing is related to the survey performed by George Hill, RPLS 6022 dated March 23, 2015 found in the Town of Lakeside, Texas annexation notice dated July 22, 2015, which states NAD83 Grid, North Central Zone, and all coordinates are approximate and are provided for ease of plotting only.



Copyright 2016 City of Fort Worth
Unauthorized reproduction is a violation of applicable laws.
This map is to be used for informational purposes only.
The accuracy is not to be used in any other manner.
The City of Fort Worth does not assume any responsibility
for the accuracy of this data.

FORT WORTH / LAKESIDE CCN SWAP





**PROPERTY DESCRIPTION, PARCEL 1
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**

BEING approximately 74.8 acres situated in the Jacob Wilcox Survey Number 35, Abstract Number 1718, Tarrant County, Texas. Said area is more particularly described as follows:

BEGINNING at the intersection of the south line of Nine Mile Bridge Road (a public right-of-way) with the southwestern line of Jacksboro Highway (State Highway/Transportation Facility Number 199);

THENCE in a southeasterly direction along said southwestern line, approximately 3,570 feet to the north line of a tract/strip of land owned by ONCOR Electric Company;

THENCE leaving said southwestern line along said north line in a west direction, approximately 2,440 feet to the southeast corner of Rolling Wood Homesites;

THENCE leaving said north line along the east line of said Rolling Wood Homesites, approximately 2,650 feet to the **PLACE OF BEGINNING** and containing approximately 74.8 acres, more or less.



**PROPERTY DESCRIPTION, PARCEL 2
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**

BEING approximately 135 acres situated in the Jacob Wilcox Survey Number 33, Abstract Number 1716 and the A.M. Clear survey, Abstract Number 360, Tarrant County, Texas. Said area is more particularly described as follows:

BEGINNING at the intersection of the east line of Midland drive (a public right-of-way) with the north line of Lupine Circle (a public right-of-way), same being the southwest corner of Lot 1, Block 5, Ella Young Addition to the city of Lakeside.

THENCE in a general easterly direction, along the rear of Blocks 5, 1 and 14 of said Young Addition, an approximate distance of 2,890 feet to the east corner of said Block 14; which is in the south right-of-way line of Sommerville Place Road;

THENCE east along said south right-of-way line, approximately 335 feet to the intersection with the west right-of-way line of North Surfside Drive;

THENCE in a northeast direction leaving said west right-of-way line, approximately 120 feet to the current CCN boundary;

THENCE southeast along said present CCN boundary, approximately 696 feet to the boundary line of Lake Worth (594 contour line);

THENCE in a generally west direction along the meanders of said Lake Worth boundary, approximately 13,325 feet to the west line of Lot 28, Block 20, Lake Worth Leases addition;

THENCE northwest along said west Lot line as extended, approximately 154 feet to the present CCN boundary;

THENCE in a generally east direction along the meanders of said CCN boundary, approximately 6,540 feet to the **PLACE OF BEGINNING** and containing approximately 135 acres, more or less.



**PROPERTY DESCRIPTION, PARCEL 3
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**

BEING approximately 70.2 acres situated in the Jacob Wilcox Survey Number 33, Abstract Number 1716, Tarrant County, Texas. Said area is more particularly described as follows:

BEGINNING at the intersection of the west line of North Surfside Drive (a public right-of-way) with the southeast line of Jacksboro Highway (State Highway/Transportation Facility Number 199);

THENCE southwest along said southeast line, approximately 116 feet to the present CCN line;

THENCE northwest leaving said southeast line along said present CCN boundary and into said Jacksboro Highway right-of-way, approximately 130 feet for corner;

THENCE in an easterly and southeast direction along a current CCN boundary line and curve, approximately 3,112 feet to the Lake Worth boundary line (594 feet contour line);

THENCE in a generally southwest direction along the meanders of said Lake Worth boundary, approximately 2,986 feet to the aforementioned present CCN line;

THENCE in a northwest direction along said present CCN line, approximately 1,023 feet to the intersection with the aforementioned west right-of-way line of North Surfside drive;

THENCE north along said west line, approximately 395 feet to the **PLACE OF BEGINNING** and containing approximately 70.2 acres, more or less.



**PROPERTY DESCRIPTION, PARCEL 4
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**

BEING approximately 22.6 acres situated in the Jacob Wilcox Survey Number 33, Abstract Number 1716, Tarrant County, Texas. Said area is more particularly described as follows:

BEGINNING at the southeast corner of the Tarrant Appraisal District's Tract number 1e03(of said Abstract 1716), same being in the northeast line of Jacksboro Highway (State Highway/Transportation Facility Number 199) and also in an east line of the present CCN boundary;

THENCE south with said present CCN boundary line, approximately 65 feet to the intersection with the south edge of pavement, of the north service road of said State Highway #199;

THENCE northwest leaving said CCN boundary line with said south edge of pavement, approximately 2,081 feet to the intersection with the previously mentioned CCN boundary;

THENCE northeast leaving said south pavement line along said present CCN boundary, approximately 568 feet for corner;

THENCE in a southeasterly and south direction continuing along said present CCN boundary, approximately 2,213 feet to the **PLACE OF BEGINNING** and containing approximately 22.6 acres, more or less.



**PROPERTY DESCRIPTION, PARCEL 5
CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)**

BEING approximately 49.8 acres situated in the Jacob Wilcox Survey Number 33, Abstract Number 1716, Tarrant County, Texas. Said area is more particularly described as follows:

BEGINNING at the intersection of the east line of Midland Drive (a public right-of-way) with the north line of Lupine Circle (a public right-of-way), same being the southwest corner of Lot 1, Block 5, Ella Young Addition to the city of Lakeside.

THENCE in a general easterly direction, along the rear of Blocks 5, 1 and 14 of said Young Addition, an approximate distance of 2,890 feet to the east corner of said Block 14; which is in the south right-of-way line of Sommerville Place Road;

THENCE east along said south right-of-way line, approximately 335 feet to the intersection with the west right-of-way line of North Surfside Drive;

THENCE in a northeast direction leaving said west right-of-way line, approximately 120 feet to the present CCN boundary line;

THENCE in a northwest direction along said present CCN line, approximately 327 feet to the intersection with the aforementioned west right-of-way line of North Surfside drive;

THENCE north along said west line, approximately 395 feet to the intersection with the southeast line of Jacksboro Highway (State Highway/Transportation Facility Number 199);

THENCE southwest along said southeast line, approximately 116 feet to the aforementioned present CCN line;

THENCE northwest leaving said southeast line along said present CCN boundary and into said Jacksboro Highway right-of-way, approximately 130 feet for corner on a current CCN boundary line;

THENCE southwest along said current CCN line, approximately 1,321 feet to the intersection with the extended east line of Lot 7B1 (Tarrant Appraisal District designation), Block 6, Epps Subdivision;

THENCE south along said extended line, approximately 507 feet to north line of the aforementioned Sommerville Place Road (a public right-of-way);

THENCE west along said north line, approximately 40 feet to intersection with the extended east line of Lot 7A (Tarrant Appraisal District designation), Block 13 of the aforementioned Ella Young Addition;

THENCE south along said extended line, approximately 240 feet to north line of Hood Street (a public right-of-way);



Parcel 5 description continued-

THENCE southwest along said north line, approximately 134 feet to intersection with the extended west line of Lot 17, block 3, said Ella Young Addition;

THENCE southeast along said extended line, 200 feet to the rear lot line in said block 3, said Ella Young Addition;

THENCE southwest along said rear lot line, 100 feet to the northwest corner of lot 3, said block 3;

THENCE southeast along the west lot line of said Lot 3, approximately 160 feet to the southwest corner of said lot 3, same being in the northwest line of Ella Young Drive (a public right-of-way);

THENCE southwesterly along said northwesterly line with a curve, approximately 290 feet to the rear lot line in Block 4, said Ella Young Addition;

THENCE westerly along said rear lot line, approximately 683 feet to the aforementioned east line of Midland Drive;

THENCE southwest along said east line, approximately 360 feet to the **PLACE OF BEGINNING** and containing approximately 49.8 acres, more or less.

CITY COUNCIL AGENDA



COUNCIL ACTION: Approved on 9/27/2016

DATE:	9/27/2016	REFERENCE NO.:	L-15954	LOG NAME:	12LAKESIDE SETTLEMENT
CODE:	L	TYPE:	NON- CONSENT	PUBLIC HEARING:	NO
SUBJECT:	Authorize Settlement of an Annexation Lawsuit Entitled City of Fort Worth, Texas v. Town of Lakeside, Texas, Cause No. 141-280413-15, to Provide for Exchange of Certain Areas Within the Cities' Jurisdiction and Certificated Water Service Areas and Authorize Execution of All Agreements Necessary to Complete the Settlement (COUNCIL DISTRICT 7)				

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the settlement of an annexation lawsuit entitled City of Fort Worth, Texas v. Town of Lakeside, Texas filed as Cause No. 141-280413-15, to include the following terms: (i) payment of \$175,000.00 to Town of Lakeside in exchange for its release of certain areas within its Certificate of Convenience and Necessity for providing water service; (ii) release to Lakeside of Fort Worth extraterritorial jurisdiction along Highway 199 from Haley Road to Nine Mile Bridge Road with the exception of the North Access Road; (iii) transfer to Lakeside of two tracts of Fort Worth extraterritorial jurisdiction lying north of Lakeside along with the Certificates of Convenience and Necessity for those areas, and (iv) execution of a Boundary Agreements to memorialize the revised jurisdictional boundaries of the two cities; and
2. Authorize the City Manager or his designee to pay Lakeside \$175,000.00, record the appropriate instruments, and to take all actions necessary under the settlement.

DISCUSSION:

Fort Worth filed suit against the Town of Lakeside ("Lakeside") on August 17, 2015; the Fort Worth City Council ratified the lawsuit via resolution on August 25, 2015. Fort Worth's pleadings allege that Lakeside illegally annexed portions of Fort Worth's exclusive Extraterritorial Jurisdiction (ETJ): Rankin, Confederate Parkway and Silver Creek Road, and a 119.262-acre tract east of Lakeside bisected by Highway 199. Fort Worth alleged that Lakeside relinquished to Fort Worth all its ETJ outside an area circumscribed by a mutual common boundary line established in a 1971 joint resolution. Fort Worth further alleged that each of the parcels annexed by Lakeside were outside the common boundary line.

During the course of the litigation, Fort Worth and Lakeside resumed discussions regarding Fort Worth's acquisition of Certificates of Convenience and Necessity (CCN) for property within the Fort Worth city limits. A broader discussion emerged, and it became clear that the City and Lakeside both shared the same goals of quieting boundaries and coordinating their CCNs so that each city provides water service to its own citizenry. The parties met and the following was agreed, contingent upon Council approval:

- Fort Worth will pay Lakeside \$175,000 for CCN it will obtain in 19 months for property in Fort Worth City limits south of Lakeside;
- Fort Worth will have the exclusive CCN in the Casino Beach area, and Lakeside will release any

claim to joint CCN;

- Lakeside will transfer its CCN in the area north of the south side of the north access road of Highway 199 to Fort Worth in five years;
- Lakeside will agree to not protest Fort Worth's acquisition of CCN at the Public Utilities Commission;
- Fort Worth will agree to not protest Lakeside's acquisition of CCN at the Public Utilities Commission;
- Fort Worth will annex the area west of Tyler to Casino Beach, and Lakeside will transfer its CCN east of Tyler to Fort Worth for this area in five years (See A on attached map);
- Fort Worth will release to Lakeside by boundary adjustment all of Highway 199 from Haley Road to Nine Mile Bridge Road except for the north access road (See D on attached map);
- Prior to November of this year, Lakeside will disannex the area north of Highway 199 (to include the northern frontage road), (see G and H on attached map), and the area east of Midland and lots 1 through 7 of the north side of Block 4 and lots 1 through 7 of Block 5 of the Ella Young Subdivision of Tarrant County Texas fronting on the north side of Ella Young, (see area F on the attached map).
- Fort Worth will annex the area north of Highway 199 (to include the northern frontage road), (see G and H on attached map), the area east of Midland, including lots 1 through 7 of Block 4 and lots 1 through 7 of Block 5 of the Ella Young Drive Subdivision of Tarrant County Texas fronting on the north side of Ella Young Drive (see area F on the attached map), and the remainder of Fort Worth's ETJ located to the eastern boundary of Lakeside 2015 annexations (see area B on attached map), and Lakeside will release CCN to Fort Worth in these areas;
- Fort Worth will annex, then release to Lakeside, the area that is the eastern boundary of Lakeside's 2015 annexations and the area west of the east right-of-way line of Tyler Road, (see area B on attached map), via a boundary adjustment; Lakeside will keep CCN in this area;
- Fort Worth will disannex the area between Lakeside City limits and Fort Worth's current ETJ west of Highway 199 (see area E on attached map), via a boundary adjustment;
- Fort Worth will release to Lakeside its ETJ in the triangular and rectangular-shaped tracts north of Lakeside as well as CFW's CCN in those areas, (see area C on attached map);
- Fort Worth will dismiss its lawsuit thereby allowing Lakeside to keep some of the area it annexed last year: Silver Creek, Confederate Park and Rankin Roads, and an area east of Rankin Road to the east boundary line of Lakeside's 2015 annexation; and
- Lakeside will agree that it has no remaining ETJ.

All land transactions are set forth in the descriptions attached to the M&C. The property described as acquired by Fort Worth will ultimately be in Council District 7, it is anticipated that these annexations will occur later this year.

This contract will be with a governmental entity, state agency or public institution of higher education: (The Town of Lakeside, Texas)

FISCAL INFORMATION/CERTIFICATION:

Upon approval of these recommendations, the Director of Finance certifies that funds are available in the current operating budget of the Water and Sewer Fund, as appropriated.

TO

Fund	Department	Account	Project	Program	Activity	Budget	Reference #	Amount
------	------------	---------	---------	---------	----------	--------	-------------	--------

	ID		ID			Year	(Chartfield 2)	
--	----	--	----	--	--	------	----------------	--

FROM

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
56001	0602504	5330500				2016		\$175,000.00

Submitted for City Manager's Office by:

Jay Chapa (5804)

Originating Department Head:

Sarah Fullenwider (7606)

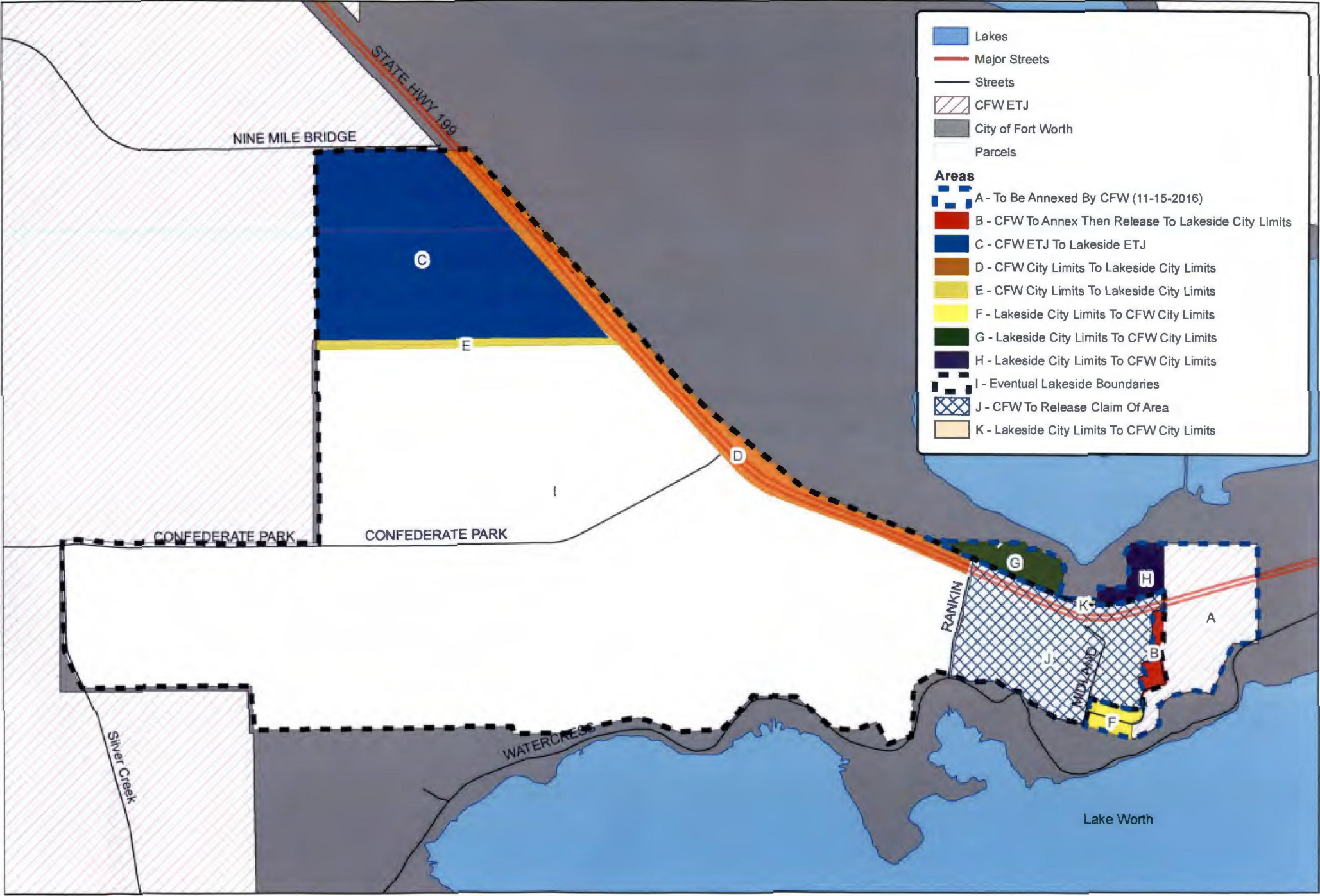
Gerald Pruitt (7616)

Additional Information Contact:

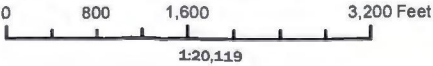
Chris Mosley (7603)

ATTACHMENTSBAX_9-01-2016.pdf

Boundary Adjustments



- Lakes
 - Major Streets
 - Streets
 - CFWEJ
 - City of Fort Worth
 - Parcels
- Areas**
- A - To Be Annexed By CFW (11-15-2016)
 - B - CFW To Annex Then Release To Lakeside City Limits
 - C - CFWEJ To Lakeside ETJ
 - D - CFW City Limits To Lakeside City Limits
 - E - CFW City Limits To Lakeside City Limits
 - F - Lakeside City Limits To CFW City Limits
 - G - Lakeside City Limits To CFW City Limits
 - H - Lakeside City Limits To CFW City Limits
 - I - Eventual Lakeside Boundaries
 - J - CFW To Release Claim Of Area
 - K - Lakeside City Limits To CFW City Limits



Kayser, Mary

From: Sampract, Benjamin
Sent: Wednesday, November 30, 2016 11:07 AM
To: Kayser, Mary
Subject: RE: CFW-Lakeside Settlement M&C

Hi Mary,

Those measures sound good. You're correct, "K" is not called out by letter, it is a part of the area generally described above Hwy. 199 which includes the listed G & H (*a late surveyor clarification*). The updated map was intended to show there was an additional small piece of land in between G & H. We were just being overly cautious, but in truth the purpose and intention of the settlement agreement as outlined in the M&C is apparent. I think with the measures you are taking, along with the fact that the settlement agreement has all the updated exhibits and language agreed to by the parties, there's really no issue.

Thanks for your help and swift response!

Benjamin Sampract

Assistant City Attorney
Fort Worth City Attorney's Office
1000 Throckmorton Street
Fort Worth, TX 76102
(817) 392-7617
(817) 392-8359 (Fax)
Benjamin.Sampract@fortworthtexas.gov

City of Fort Worth – Working together to build a strong community.



RECIPIENTS - PLEASE CONTACT ME PRIOR TO FORWARDING MESSAGES DESIGNATED AS ATTORNEY-CLIENT COMMUNICATIONS.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. This communication may contain material protected by the attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify Benjamin Sampract at the City of Fort Worth, City Attorney's Office at (817) 392-7617.

From: Kayser, Mary
Sent: Wednesday, November 30, 2016 8:51 AM
To: Sampract, Benjamin
Subject: RE: CFW-Lakeside Settlement M&C

At this late date we cannot open the M&C back up to make the exchange. We can add it to the official proceeding file in our office.

We have ceased adding anything to the M&C system other than the M&C. Everything is being stored in Laserfiche now which is what that reference is to. Unfortunately it cannot be a live link. We will put the Settlement into Laserfiche and it will come up if one searches for Lakeside. We will also include the M&C and can include the correct Exhibit along with a note from you explaining that BAX_9-26-2016 is the correct exhibit and is what attached to the Agreement.

Let me know if this will work. I read the M&C and did not see a reference to "K" in the M&C.

Mary J. Kayser, TRMC MMC

City Secretary
City Secretary's Office
1000 Throckmorton
Fort Worth, TX 76102
817-392-6161
817-944-8111 (cell)
mary.kayser@fortworthtexas.gov

From: Sampract, Benjamin
Sent: Tuesday, November 29, 2016 3:56 PM
To: Kayser, Mary <Mary.Kayser@fortworthtexas.gov>
Subject: CFW-Lakeside Settlement M&C

Hi Mary,

We were reviewing M&C L-15954, which was approved on 9/27/16, authorizing the settlement agreement between CFW and Lakeside. Questions: the attachment to the M&C (BAX_9-1-2016) should have been updated to BAX_9-26-2016 (see attached map). Is it possible to simply exchange the old map with the new one attached for consistency? The only difference was the addition of the letter "K" which was described in the M&C and listed in the settlement agreement. *Note: the settlement agreement has the updated map attached as an exhibit.* Also, is it possible to have the final settlement agreement added to the M&C search results where it can be clicked on (instead of the reference to "fortworthtexas.gov/records")? Lastly, can we add the settlement contract number to the front page of the M&C after the approval language? Please let me know what you think and if you need clarification, etc. I appreciate your help.

Thanks,

Benjamin Sampract

Assistant City Attorney
Fort Worth City Attorney's Office
1000 Throckmorton Street
Fort Worth, TX 76102
(817) 392-7617
(817) 392-8359 (Fax)
Benjamin.Sampract@fortworthtexas.gov

City of Fort Worth – Working together to build a strong community.



RECIPIENTS - PLEASE CONTACT ME PRIOR TO FORWARDING MESSAGES DESIGNATED AS ATTORNEY-CLIENT COMMUNICATIONS.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to which they are addressed. This communication may contain material protected by the attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify Benjamin Sampract at the City of Fort Worth, City Attorney's Office at (817) 392-7617.

**Attachment for
Part B, Question 5**

LAKESIDE CCN Transfer Area 3																			
LAKESIDE_ACCT_NO	Meter Size	CCN_AREA	ADD_NO	STREET_ADD	PREFIX	STREET_NAM	STREET_TYP	TRANSFERRED	Comments - Lakeside	Comments_CFW	DepositDate	DepositAmt	DepositIntAmt	DepositRefundAmt	YR_BUILT	OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
SURF-007575-0000-00	5/8" or 3/4"	3	7575	SURFSIDE DR		SURFSIDE	DR	YES	Already transferred	Transferred under PUC Docket 48032	7/15/1998	50	0		1998	BALLARD, TOBIN	7575 SURFSIDE DR	FORT WORTH, TX	76135-4257
SURF-007579-0000-02	5/8" or 3/4"	3	7579	SURFSIDE DR		SURFSIDE	DR	YES	Already transferred	Transferred under PUC Docket 48032	9/22/2016	100	0		2012	MEECE, ROBERT	7579 SURFSIDE DR	FORT WORTH, TX	76135
LAKESIDE CCN Transfer Area 4																			
LAKESIDE_ACCT_NO	Meter Size	CCN_AREA	ADD_NO	STREET_ADD	PREFIX	STREET_NAM	STREET_TYP	TRANSFERRED	Comments - Lakeside	Comments_CFW	DepositDate	DepositAmt	DepositIntAmt	DepositRefundAmt	YR_BUILT	OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
ROAD-004820-0000-00	5/8" or 3/4"	4	4820	ROADRUNNER RD		ROADRUNNER	RD		Verified		8/17/1992	35	0		0	BASKIN, C DON	4820 ROADRUNNER RD	FORT WORTH, TX	76135-9431
ROAD-004850-0000-00	5/8" or 3/4"	4	4850	ROADRUNNER RD		ROADRUNNER	RD		Verified		10/3/1985	35	0		1952	MALONE, JAMES A	PO BOX 137142	FORT WORTH, TX	76136-1142
ROAD-004890-0000-00	5/8" or 3/4"	4	4890	ROADRUNNER RD		ROADRUNNER	RD		Verified		3/16/2018	100	0		1952	ROTEN RANDALL	PO BOX 10781	FORT WORTH, TX	76114-0781
ROAD-004892-0000-00	5/8" or 3/4"	4	4892	ROADRUNNER RD		ROADRUNNER	RD		Vacant Acct.						2016	CHILD, TYLER	8026 JACKSBORO HWY	FORT WORTH, TX	76135-4320
ROAD-004902-0000-00	5/8" or 3/4"	4	4902	ROADRUNNER RD		ROADRUNNER	RD		Verified		12/1/2017	100	0		1980	SHORT, MAPLE EST	4892 ROADRUNNER RD	FORT WORTH, TX	76135-9431
ROAD-004910-0000-00	5/8" or 3/4"	4	4910	ROADRUNNER RD		ROADRUNNER	RD		Verified		3/31/2015	100	0		2013	CHILD, TYLER J	8026 JACKSBORO HWY	FORT WORTH, TX	76135-4320
ROAD-004916-0000-00	5/8" or 3/4"	4	4916	ROADRUNNER RD		ROADRUNNER	RD		Verified		4/4/2005	50	0		0	SIMS, PATSY	3419 NW 26TH ST	FORT WORTH, TX	76106-3312
ROAD-004920-0000-03	5/8" or 3/4"	4	4920	ROADRUNNER RD		ROADRUNNER	RD		Verified		1/19/2017	100	0		0	SIMS, PATSY	3419 NW 26TH ST	FORT WORTH, TX	76106-3312
LAKESIDE CCN Transfer Area 5																			
LAKESIDE_ACCT_NO	Meter Size	CCN_AREA	ADD_NO	STREET_ADD	PREFIX	STREET_NAM	STREET_TYP	TRANSFERRED	Comments - Lakeside	Comments_CFW	DepositDate	DepositAmt	DepositIntAmt	DepositRefundAmt	YR_BUILT	OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_ZIP
ELLA-007708-0000-00	5/8" or 3/4"	5	7708	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		4/7/2017	100	0		1960	WILLIAMS, LANEY	7708 ELLA YOUNG	FORT WORTH, TX	76135
ELLA-007709-0000-01	5/8" or 3/4"	5	7709	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		5/20/2014	100	0		1960	CRUZ, JOEL	2221 REFUGIO AVE	FORT WORTH, TX	76164-8055
ELLA-007713-0000-00	5/8" or 3/4"	5	7713	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		2/10/1992	35	0		2001	OATS, PHILLIP	7713 ELLA YOUNG DR	FORT WORTH, TX	76135-4209
ELLA-007716-0000-00	5/8" or 3/4"	5	7716	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		7/26/2013	60	0		0	WILLIAMS, TRACY	7716 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007719-0000-00	5/8" or 3/4"	5	7719	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		5/1/1995	50	0		1984	GAINES, JOHNNY R	7719 ELLA YOUNG DR	FORT WORTH, TX	76135-4235
ELLA-007728-0000-00	5/8" or 3/4"	5	7728	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		6/1/2010	50	0		1954	NELSON, CAROL R	7728 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007736-0000-00	5/8" or 3/4"	5	7736	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		2/26/2001	50	0		1964	SANDS, DAVID E	7736 ELLA YOUNG DR	FORT WORTH, TX	76135-4210
ELLA-007737-0000-00	5/8" or 3/4"	5	7737	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		5/26/1994	50	0		1965	CHRISTOPHER, MARY S	7737 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007801-000B-00	5/8" or 3/4"	5	7801	ELLA YOUNG DR		ELLA YOUNG	DR		Verified	4 parcels, 1 meter	8/6/1983	35	0		1993	STRICKLIN, JOEL E	7801 ELLA YOUNG DR	FORT WORTH, TX	76135-4211
ELLA-007809-0000-00	5/8" or 3/4"	5	7809	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		11/22/1993	50	0		1985	KNOWLTON, STEPHEN C	7809 ELLA YOUNG DR	FORT WORTH, TX	76135-4211
ELLA-007821-0000-02	5/8" or 3/4"	5	7821	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		7/17/2018	100	0		2000	DOAN, JAMES D	7821 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007824-0000-00	5/8" or 3/4"	5	7824	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		10/20/2010	50	0		1969	KUDLAC, RUDENA S	8224 WOODVALE RD	FORT WORTH, TX	76135-4433
ELLA-007829-0000-00	5/8" or 3/4"	5	7829	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		8/23/2001	50	0		0	ALLEN, BILLY C	7829 ELLA YOUNG DR	FORT WORTH, TX	76135-4250
ELLA-007833-0000-02	5/8" or 3/4"	5	7833	ELLA YOUNG DR		ELLA YOUNG	DR		Verified						1957	RESENDIZ, LORENZO	7849 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007836-0000-00	5/8" or 3/4"	5	7836	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		5/16/2007	50	0		1967	STACY, MILTON	8012 ELLA YOUNG DR	FORT WORTH, TX	76135-4216
ELLA-007841-0000-00	5/8" or 3/4"	5	7841	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		5/15/2009	50	0		1939	HALL, LANCE L	7841 ELLA YOUNG DR	FORT WORTH, TX	76135-4250
ELLA-007844-0000-00	5/8" or 3/4"	5	7844	ELLA YOUNG DR		ELLA YOUNG	DR		Vacant Acct.		10/2/2002	50	0		1953	MCCASKEY, PEGGY MORTON EST	7844 ELLA YOUNG DR	FORT WORTH, TX	76135-4236
ELLA-007845-0000-00	5/8" or 3/4"	5	7845	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		8/29/2018	100	0		1951	HALL, DANIEL RAY	7845 ELLA YOUNG DR	FORT WORTH, TX	76135-4250
ELLA-007848-0000-00	5/8" or 3/4"	5	7848	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		11/20/1967	10	0		1961	MOON, JOYCE	7848 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007849-0000-00	5/8" or 3/4"	5	7849	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		7/2/2008	50	0		1954	RESENDIZ, LORENZO	7849 ELLA YOUNG DR	FORT WORTH, TX	76135-4250
ELLA-007852-0000-01	5/8" or 3/4"	5	7852	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		3/24/2014	100	0		1960	MENDOZA, JANETH	7852 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007853-0000-00	5/8" or 3/4"	5	7853	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		3/5/2019	100	0		2019	RESENDIZ, LORENZO	7849 ELLA YOUNG DR	FORT WORTH, TX	76135-4250
ELLA-007856-0000-00	5/8" or 3/4"	5	7856	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		11/30/1966	10	0		1960	ALLRED, DAVID P	7856 ELLA YOUNG DR	FORT WORTH, TX	76135-4236
ELLA-007857-0000-02	5/8" or 3/4"	5	7857	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		5/1/2018	100	0		1984	RESEDIZ, LORENZO	7849 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007860-0000-03	5/8" or 3/4"	5	7860	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		7/26/2016	100	0		1950	SERRATA, ALICIA C	7860 ELLA YOUNG DR	FORT WORTH, TX	76135
ELLA-007861-0000-00	5/8" or 3/4"	5	7861	ELLA YOUNG DR		ELLA YOUNG	DR		Verified		9/30/2009	50	0		0	COVARRUBIAS, NICOLAS	7861 ELLA YOUNG DR	FORT WORTH, TX	76135
JACK-007601-0000-00	1"	5	7601	JACKSBORO HWY		JACKSBORO	HWY		Verified	2 parcels, 1 meter	4/3/2001	75	0		1990	SPRINGFIELD, ANTHONY T	PO BOX 195	AZLE, TX	76098-0195
JACK-007613-0000-01	5/8" or 3/4"	5	7613	JACKSBORO HWY		JACKSBORO	HWY		Verified		6/29/2016	150	0		2006	PHAXAY, BOUNGNOU	3449 JACK ATKINS CT	HALTOM CITY, TX	76117
JACK-007725-0000-00	5/8" or 3/4"	5	7725	JACKSBORO HWY		JACKSBORO	HWY		Verified		9/4/2015	150	0		2016	GARCIA, HECTOR RAUL	900 ROUND HILL RD	FORT WORTH, TX	76131-3820
JACK-008000-0000-00	5/8" or 3/4"	5	8000	JACKSBORO HWY		JACKSBORO	HWY		Verified		6/7/2013	75	0		1978	MIRA VISTA ENTERPRISE INC	12500 BELLA VINO DR	FORT WORTH, TX	76126
JACK-008006-0000-00	5/8" or 3/4"	5	8006	JACKSBORO HWY		JACKSBORO	HWY		Verified		11/4/1999	50	0		1999	MEMORIAL MONUMENT INC	8006 JACKSBORO HWY	FORT WORTH, TX	76135-4320
JACK-008022-0000-02	5/8" or 3/4"	5	8022	JACKSBORO HWY		JACKSBORO	HWY		Verified		4/17/2014	100	0						

**Attachments for
Part C, Question 10**

FY2022 Proposed Budget

The city manager recommended a \$1.8 billion budget that continues to focus on infrastructure improvements while also decreasing the property tax rate.

[Read more \(https://www.fortworthtexas.gov/departments/planning-data-analytics/budget/fy2022\)](https://www.fortworthtexas.gov/departments/planning-data-analytics/budget/fy2022)

1 Dismissed Announcement



[Home \(https://www.fortworthtexas.gov/Home\)](https://www.fortworthtexas.gov/Home) / [Departments \(https://www.fortworthtexas.gov/departments\)](https://www.fortworthtexas.gov/departments) / [Financial Management \(https://www.fortworthtexas.gov/departments/finance\)](https://www.fortworthtexas.gov/departments/finance) / [Annual & Quarterly Financial Reports](#)

Annual & Quarterly Financial Reports

Overview

Comprehensive Annual Financial Reports

The Comprehensive Annual Financial Report is presented annually to provide the City Council, citizens, representatives of financial institutions and others with detailed information concerning the financial condition and performance

of the City of Fort Worth. The report also provides assurance that the City presents fairly its financial position as verified by independent auditors.

- **FY2020 Comprehensive Annual Financial Report** ^(PDF, 8MB)
[\(/files/assets/public/finance/documents/fy2020-comprehensive-annual-financial-report.pdf\)](/files/assets/public/finance/documents/fy2020-comprehensive-annual-financial-report.pdf)
 - **Single Audit** ^(PDF, 3MB)
[\(/files/assets/public/finance/documents/fy2020-sar-city-of-fort-worth-texas-final_official.pdf\)](/files/assets/public/finance/documents/fy2020-sar-city-of-fort-worth-texas-final_official.pdf)
- **FY2019 Comprehensive Annual Financial Report** ^(PDF, 21MB)
[\(/files/assets/public/finance/fy2019-comprehensive-annual-financial-report.pdf\)](/files/assets/public/finance/fy2019-comprehensive-annual-financial-report.pdf)
 - **Single Audit** ^(PDF, 6MB)
[\(/files/assets/public/finance/documents/fy2019-single-audit.pdf\)](/files/assets/public/finance/documents/fy2019-single-audit.pdf)
- **FY2018 Comprehensive Annual Financial Report** ^(PDF, 11MB)
[\(/files/assets/public/finance/documents/fy2018-comprehensive-annual-financial-report.2.pdf\)](/files/assets/public/finance/documents/fy2018-comprehensive-annual-financial-report.2.pdf)
 - **Single Audit** ^(PDF, 2MB)
[\(/files/assets/public/finance/documents/fy2018-single-audit.pdf\)](/files/assets/public/finance/documents/fy2018-single-audit.pdf)
- **FY2017 Comprehensive Annual Financial Report** ^(PDF, 7MB)
[\(/files/assets/public/finance/documents/fy2017-comprehensive-annual-financial-report.pdf\)](/files/assets/public/finance/documents/fy2017-comprehensive-annual-financial-report.pdf)
 - **Single Audit** ^(PDF, 2MB)
[\(/files/assets/public/finance/documents/fy2017-single-audit.pdf\)](/files/assets/public/finance/documents/fy2017-single-audit.pdf)
- **FY2016 Comprehensive Annual Financial Report** ^(PDF, 5MB)
[\(/files/assets/public/finance/documents/fy2016-comprehensive-annual-financial-report.2.pdf\)](/files/assets/public/finance/documents/fy2016-comprehensive-annual-financial-report.2.pdf)
 - **Single Audit** ^(PDF, 3MB)
[\(/files/assets/public/finance/documents/fy2016-single-audit.pdf\)](/files/assets/public/finance/documents/fy2016-single-audit.pdf)
- **FY2015 Comprehensive Annual Financial Report** ^(PDF, 4MB)
[\(/files/assets/public/finance/documents/fy2015-comprehensive-annual-financial-report.pdf\)](/files/assets/public/finance/documents/fy2015-comprehensive-annual-financial-report.pdf)
 - **Single Audit** ^(PDF, 1MB)
[\(/files/assets/public/finance/documents/fy2015-single-audit.pdf\)](/files/assets/public/finance/documents/fy2015-single-audit.pdf)

- Controls Letter ^(PDF, 223KB)
(</files/assets/public/finance/documents/fy2015-controls-letter.pdf>)
- **FY2014 Comprehensive Annual Financial Report** ^(PDF, 4MB)
(</files/assets/public/finance/documents/fy2014-comprehensive-annual-financial-report.pdf>)
 - Single Audit ^(PDF, 2MB)
(</files/assets/public/finance/documents/fy2014-single-audit.pdf>)
 - Controls Letter ^(PDF, 2MB)
(</files/assets/public/finance/documents/fy2014-controls-letter.pdf>)
- **FY2013 Comprehensive Annual Financial Report** ^(PDF, 4MB)
(</files/assets/public/finance/documents/fy2013-comprehensive-annual-financial-report.pdf>)
 - Single Audit ^(PDF, 4MB)
(/files/assets/public/finance/documents/2013_singl_eaudit.pdf)
 - Controls Letter ^(PDF, 61KB)
(/files/assets/public/finance/documents/2013_contr_olsletter.pdf)
- **FY2012 Comprehensive Annual Financial Report** ^(PDF, 8MB)
(</files/assets/public/finance/documents/fy2012-comprehensive-annual-financial-report.1.pdf>)
 - Single Audit ^(PDF, 1MB)
(/files/assets/public/finance/documents/fy12_single_audit.pdf)
 - Controls Letter ^(PDF, 547KB)
(/files/assets/public/finance/documents/2012_reporttomanagement.pdf)
- **FY2011 Comprehensive Annual Financial Report** ^(PDF, 4MB)
(</files/assets/public/finance/documents/fy2011-comprehensive-annual-financial-report.pdf>)
 - Single Audit ^(PDF, 1023KB)
(/files/assets/public/finance/documents/2011_sar.pdf)
 - Controls Letter ^(PDF, 403KB)
(/files/assets/public/finance/documents/2011_controls_letter.pdf)
- **FY2010 Comprehensive Annual Financial Report** ^(PDF, 2MB)
(</files/assets/public/finance/documents/fy2010->)

comprehensive-annual-financial-report.pdf)

- Single Audit (PDF, 960KB)
(/files/assets/public/finance/documents/2010_singleaudit.pdf)
- Controls Letter (PDF, 359KB)
(/files/assets/public/finance/documents/2010_controls.pdf)
- Governance Letter (PDF, 293KB)
(/files/assets/public/finance/documents/2010_governance.pdf)
- **FY2009 Comprehensive Annual Financial Report** (PDF, 5MB)
(</files/assets/public/finance/documents/fy2009-comprehensive-annual-financial-report.1.pdf>)
- Single Audit (PDF, 2MB)
(/files/assets/public/finance/documents/2009_singleaudit.pdf)

- **Management Letter**

(PDF, 1MB)

(/files/assets/public/finance/documents/090930_managementletter.pdf)

- **FY2008 Comprehensive Annual Financial Report** (PDF, 5MB)
(</files/assets/public/finance/documents/fy2008-comprehensive-annual-financial-report.pdf>)
- Single Audit (PDF, 4MB)
(/files/assets/public/finance/documents/08_singleaudit.pdf)
- **FY2007 Comprehensive Annual Financial Report** (PDF, 19MB)
(</files/assets/public/finance/documents/fy2007-comprehensive-annual-financial-report.1.pdf>)
- Single Audit (PDF, 4MB)
(/files/assets/public/finance/documents/07_singleaudit.pdf)

Rating Agency Reports

S&P Global

- GO Report – May 26, 2021 (PDF, 359KB)
(/files/assets/public/finance/documents/sp-go-rationale_fort-worth-tx_5-26-2021.pdf)

- [Water/Sewer Report - May 26, 2021](#) (PDF, 317KB)
([/files/assets/public/finance/documents/fort-worth-tx-sp-water-rating-report.pdf](#))

Moody's

- [GO Report - June 2, 2020](#) (PDF, 1MB)
([/files/assets/public/finance/documents/moodys-published-report_go.pdf](#))
- [Water/Sewer Report - June 1, 2020](#) (PDF, 1MB)
([/files/assets/public/finance/documents/moodys-published-report_water.pdf](#))

Fitch

- [GO Report - May 19, 2021](#) (PDF, 346KB)
([/files/assets/public/finance/documents/fitch-fort-worth-texas-go-2021-05-19.pdf](#))
- [Water/Sewer Report - May 20, 2021](#) (PDF, 311KB)
([/files/assets/public/finance/documents/fitch-fort-worth-texas-wss-2021-05-20.pdf](#))

Kroll

- [GO Report - May 25, 2021](#) (PDF, 487KB)
([/files/assets/public/finance/documents/city-of-fort-worth-rating-report-kroll-go.pdf](#))

Investment Reports



CITY OF FORT WORTH, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2020
(in 000's)

	Business-Type Activities-- Enterprise Funds				Governmental Activities
	Water and Sewer	Stormwater Utility	Nonmajor Enterprise Funds	Total	Internal Service Funds
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES					
Assets					
Current Assets:					
Cash, Cash Equivalents, & Investments	\$ 152,355	\$ 11,583	\$ 17,340	\$ 181,278	\$ 90,728
Interest Receivable	385	23	38	446	186
Accounts and Other Receivables, Net of Allowance for Uncollectible	62,899	4,412	10,151	77,462	73
Due from Other Funds	18	-	152	170	-
Inventories (at Cost)	3,885	-	-	3,885	312
Prepays, Deposits, and Other	237	-	-	237	52
Restricted Assets:					
Cash & Cash Equivalents	69,610	3,777	4,933	78,320	-
Total Current Assets	289,389	19,795	32,614	341,798	91,351
Noncurrent Assets:					
Restricted Assets:					
Cash & Cash Equivalents	627,538	49,255	37,106	713,899	3,551
Cash, Cash Equivalents, & Investments Held by Trustees	36,376	-	51,076	87,452	3,365
Grants and Other Receivables	1,548	-	4,993	6,541	-
Interest Receivable	931	119	138	1,188	-
Total Restricted Assets	666,393	49,374	93,313	809,080	6,916
Capital Assets (at Cost):					
Land/Right of Way	32,652	17,481	165,401	215,534	1,123
Buildings	67,855	8,409	95,646	171,910	4,656
Infrastructure	3,402,707	176,968	369,525	3,949,200	1,142
Vehicles, Machinery and Equipment	364,805	13,409	9,943	388,157	3,749
Construction in Progress	409,619	12,912	4,527	427,058	-
Intangibles - Depreciable	-	-	510	510	201
Intangibles - Non-Depreciable	-	-	1,525	1,525	-
Accumulated Depreciation	(1,372,645)	(61,837)	(241,064)	(1,675,546)	(8,146)
Net Capital Assets	2,904,993	167,342	406,013	3,478,348	2,725
Total Noncurrent Assets	3,571,386	216,716	499,326	4,287,428	9,641
Total Assets	3,860,775	236,511	531,940	4,629,226	100,992
Deferred Outflows of Resources	141,750	15,329	22,519	179,598	-
Total Assets and Deferred Outflows of Resources	\$ 4,002,525	\$ 251,840	\$ 554,459	\$ 4,808,824	\$ 100,992

(continued)

CITY OF FORT WORTH, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2020
(in 000's)

	Business-Type Activities-- Enterprise Funds				Governmental Activities
	Water and Sewer	Stormwater Utility	Nonmajor Enterprise Funds	Total	Internal Service Funds
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND NET POSITION					
Liabilities					
Current Liabilities:					
Accounts Payable	\$ 8,567	\$ 212	\$ 5,986	\$ 14,765	\$ 4,863
Accrued Payroll	2,979	364	440	3,783	879
Current Portion of Long-Term Liabilities	68,288	5,459	2,804	76,551	16,913
Payables from Restricted Assets:					
Construction Payable	40,564	3,280	2,612	46,456	-
Escrow Accounts Payable	2,356	-	-	2,356	-
Customer Deposits	20,902	-	983	21,885	-
Accrued Interest Payable	4,511	497	116	5,124	-
Unearned Revenue	1,277	-	1,222	2,499	-
Total Current Liabilities	<u>149,444</u>	<u>9,812</u>	<u>14,163</u>	<u>173,419</u>	<u>22,655</u>
Long-Term Liabilities:					
Advances from Other Funds	-	-	3,466	3,466	-
Long-Term Liabilities Due in More Than One Year	<u>1,306,192</u>	<u>130,545</u>	<u>91,379</u>	<u>1,528,116</u>	<u>18,275</u>
Total Long-Term Liabilities	<u>1,306,192</u>	<u>130,545</u>	<u>94,845</u>	<u>1,531,582</u>	<u>18,275</u>
Total Liabilities	<u>1,455,636</u>	<u>140,357</u>	<u>109,008</u>	<u>1,705,001</u>	<u>40,930</u>
Deferred Inflows of Resources					
	<u>35,499</u>	<u>3,690</u>	<u>6,666</u>	<u>45,855</u>	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>1,491,135</u>	<u>144,047</u>	<u>115,674</u>	<u>1,750,856</u>	<u>40,930</u>
NET POSITION					
Net Investment in Capital Assets	2,159,080	67,815	370,423	2,597,318	2,725
Restricted for:					
Debt Service	49,884	4,999	1,942	56,825	-
Capital Projects	93,842	-	-	93,842	-
Unrestricted	<u>208,584</u>	<u>34,979</u>	<u>66,420</u>	<u>309,983</u>	<u>57,337</u>
Total Net Position	<u>\$ 2,511,390</u>	<u>\$ 107,793</u>	<u>\$ 438,785</u>	<u>\$ 3,057,968</u>	<u>\$ 60,062</u>
Adjustment to Reflect the Consolidation of Internal Service Funds Activities Related to Enterprise Funds				<u>1,470</u>	
Net Position of Business-Type Activities				<u>\$ 3,059,438</u>	

See accompanying notes to the basic financial statements.

(concluded)

CITY OF FORT WORTH, TEXAS
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020
(in 000's)

	Business-Type Activities-- Enterprise Funds				Governmental Activities
	Water and Sewer	Stormwater Utility	Nonmajor Enterprise Funds	Total	Internal Service Funds
OPERATING REVENUES					
Charges for Services	\$ 477,948	\$ 43,313	\$ 77,963	\$ 599,224	\$ 123,014
Other	940	4	3,476	4,420	8,134
Total Operating Revenues	<u>478,888</u>	<u>43,317</u>	<u>81,439</u>	<u>603,644</u>	<u>131,148</u>
OPERATING EXPENSES					
Personnel Services*	(40,490)	(4,964)	(7,401)	(52,855)	23,468
Supplies and Materials	26,517	750	856	28,123	6,306
Contractual Services	152,900	9,783	60,766	223,449	93,737
Landfill Closure and Postclosure Cost	-	-	1,428	1,428	-
Depreciation	78,834	11,084	15,500	105,418	253
Total Operating Expenses	<u>217,761</u>	<u>16,653</u>	<u>71,149</u>	<u>305,563</u>	<u>123,764</u>
Operating Income (Loss)	<u>261,127</u>	<u>26,664</u>	<u>10,290</u>	<u>298,081</u>	<u>7,384</u>
NONOPERATING REVENUES (EXPENSES)					
Investment Income	14,535	1,935	3,499	19,969	2,674
Gain (Loss) on Sale of Property and Equipment	(829)	12	24	(793)	19
Interest and Service Charges	(27,292)	(3,371)	(1,016)	(31,679)	-
Gas Leases and Royalties	530	-	1,832	2,362	-
Total Nonoperating Revenues (Expenses)	<u>(13,056)</u>	<u>(1,424)</u>	<u>4,339</u>	<u>(10,141)</u>	<u>2,693</u>
Income (Loss) Before Transfers and Contributions	<u>248,071</u>	<u>25,240</u>	<u>14,629</u>	<u>287,940</u>	<u>10,077</u>
Transfers In	3,070	-	81	3,151	5,289
Transfers Out	(28,786)	(4,533)	(6,560)	(39,879)	(2,079)
Capital Contributions	75,240	50	3,471	78,761	-
Capital Contributions - Impact Fees	32,658	-	-	32,658	-
Changes in Net Position	<u>330,253</u>	<u>20,757</u>	<u>11,621</u>	<u>362,631</u>	<u>13,287</u>
Total Net Position (Deficit), Beginning of Year	<u>2,181,137</u>	<u>87,036</u>	<u>427,164</u>	<u>2,695,337</u>	<u>46,775</u>
Total Net Position, End of Year	<u>\$ 2,511,390</u>	<u>\$ 107,793</u>	<u>\$ 438,785</u>	<u>\$ 3,057,968</u>	<u>\$ 60,062</u>

* Personnel Services – Negative expense balances were due to a decrease of \$839,220 in the City's Net Pension Liability allocated proportionately to Governmental Funds (\$726,265), Water and Sewer Fund (\$88,794), Stormwater Utility Fund (\$10,541), Municipal Airport (\$2,499), Municipal Parking (\$1,330), and Solid Waste Fund (\$9,791). See Note I for additional information.

See accompanying notes to the basic financial statements.



CITY OF FORT WORTH, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020
(in 000's)

	Business-Type Activities-- Enterprise Funds				Governmental Activities
	Water and Sewer	Stormwater Utility	Nonmajor Enterprise Funds	Total	Internal Service Funds
Cash Flows from Operating Activities:					
Receipts from Customers	\$ 475,151	\$ 43,104	\$ 74,850	\$ 593,105	\$ -
Receipts from Other Funds	-	-	-	-	123,353
Receipts from Other Operating Sources	940	4	3,476	4,420	8,134
Payments to Employees	(78,063)	(9,118)	(11,685)	(98,866)	(23,067)
Payments to Vendors	(180,659)	(10,820)	(61,354)	(252,833)	(19,085)
Payments for Benefits	-	-	-	-	(79,158)
Net Cash Provided by (Used for) Operating Activities	217,369	23,170	5,287	245,826	10,177
Cash Flows from Noncapital Financing Activities:					
Transfers In from Other Funds	3,070	-	81	3,151	5,289
Advances from Other Funds	-	-	3,466	3,466	-
Transfers Out to Other Funds	(28,786)	(4,533)	(6,560)	(39,879)	(2,079)
Due from Other Funds	(18)	-	(152)	(170)	-
Advances to Other Funds	-	-	2,363	2,363	-
Net Cash Provided by (Used for) Noncapital Financing Activities	(25,734)	(4,533)	(802)	(31,069)	3,210
Cash Flows from Capital and Related Financing Activities:					
Bond Principal Received	230,525	-	-	230,525	-
Bond Premium Received	19,863	-	-	19,863	-
Proceeds from Sale of Property and Equipment	344	12	30	386	19
Contributions	10,170	2,283	1,518	13,971	-
Contributions - Impact Fees	32,658	-	-	32,658	-
Acquisition and Construction of Capital Assets	(180,571)	(16,611)	(5,943)	(203,125)	(143)
Principal Paid on Long-Term Debt	(62,293)	(4,705)	(2,270)	(69,268)	-
Principal Paid to Escrow Agent	(99,520)	-	-	(99,520)	-
Interest Paid on Long-Term Obligations	(32,574)	(4,090)	(1,442)	(38,106)	-
Bond Issuance Cost Paid	(2,670)	-	-	(2,670)	-
Net Cash Provided by (Used for) Capital and Related Financing Activities	(84,068)	(23,111)	(8,107)	(115,286)	(124)
Cash Flows from Investing Activities:					
Receipts from Gas Leases and Royalties	530	-	1,832	2,362	-
Purchases of Investments	(5,438)	-	(34,270)	(39,708)	-
Sales of Investments	5,269	-	25,485	30,754	-
Investment Income Received	14,601	1,979	3,536	20,116	2,688
Net Cash Provided by (Used for) Investing Activities	14,962	1,979	(3,417)	13,524	2,688
Net Increase (Decrease) in Cash and Cash Equivalents	122,529	(2,495)	(7,039)	112,995	15,951
Cash and Cash Equivalents, Beginning of Year	756,366	67,110	76,834	900,310	81,693
Cash and Cash Equivalents, End of Year	\$ 878,895	\$ 64,615	\$ 69,795	\$ 1,013,305	\$ 97,644

(continued)

CITY OF FORT WORTH, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2020
(in 000's)

	Business-Type Activities-- Enterprise Funds				Governmental Activities
	Water and Sewer	Stormwater Utility	Nonmajor Enterprise Funds	Total	Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities:					
Operating Income (Loss)	\$ 261,127	\$ 26,664	\$ 10,290	\$ 298,081	\$ 7,384
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities:					
Depreciation	78,834	11,084	15,500	105,418	253
Changes in Assets and Liabilities:					
Accounts and Other Receivables	(3,687)	(235)	(2,685)	(6,607)	391
Inventories	(277)	-	-	(277)	105
Prepays, Deposits, and Other Assets	(32)	26	26	20	(52)
Deferred Outflows of Resources (Pension)	(19,508)	(2,263)	(3,213)	(24,984)	-
Deferred Outflows of Resources (OPEB)	(12,650)	(153)	(1,682)	(14,485)	-
Accounts Payable	(952)	(287)	268	(971)	1,270
Escrow Accounts Payable	(97)	-	-	(97)	-
Accrued Payroll and Compensation	1,434	170	41	1,645	401
Customer Deposits	1,019	-	44	1,063	-
Unearned Revenue	-	-	(17)	(17)	-
Accrued Benefits	-	-	-	-	425
Landfill Closure and Postclosure Liability	-	-	1,428	1,428	-
Pollution Remediation Costs	(13)	-	-	(13)	-
Net Pension Liability	(88,794)	(10,541)	(13,620)	(112,955)	-
Net OPEB Liability	23,616	553	2,979	27,148	-
Deferred Inflows of Resources (Pension)	(14,059)	(1,752)	(2,241)	(18,052)	-
Deferred Inflows of Resources (OPEB)	(8,592)	(96)	(1,350)	(10,038)	-
Deferred Inflows of Resources (Service Concession Agreement)	-	-	(481)	(481)	-
Total Adjustments	(43,758)	(3,494)	(5,003)	(52,255)	2,793
Net Cash Provided by (Used for) Operating Activities	\$ 217,369	\$ 23,170	\$ 5,287	\$ 245,826	\$ 10,177
The Cash and Cash Equivalents are reported in the Statement of Net Position as follows:					
Current - Cash, Cash Equivalents, & Investments	\$ 152,355	\$ 11,583	\$ 17,340	\$ 181,278	\$ 90,728
Current Restricted - Cash & Cash Equivalents	69,610	3,777	4,933	78,320	-
Noncurrent Restricted - Cash & Cash Equivalents	627,538	49,255	37,106	713,899	3,551
Noncurrent Restricted - Cash, Cash Equivalents, & Investments Held by Trustees	36,376	-	51,076	87,452	3,365
Less: Gas Well Investments Held by Trustees	(6,984)	-	(40,660)	(47,644)	-
Total Cash and Cash Equivalents	\$ 878,895	\$ 64,615	\$ 69,795	\$ 1,013,305	\$ 97,644
Noncash Investing, Capital, and Financing Activities:					
Capital Asset Contributions from Developers	65,638	50	-	65,688	-
Amortization of Bond Premium/Discount	9,220	732	605	10,557	-
Amortization of Bond Defeasement Loss	(1,470)	(41)	(187)	(1,698)	-
Change in Fair Value on Pooled Investments	4,419	994	1,036	6,449	1,518
Change in Fair Value on Non-Pooled Investments	(120)	-	(122)	(242)	-

(concluded)

See accompanying notes to the basic financial statements.

ORDINANCE NO. 23818-09-2019

AN ORDINANCE AMENDING SECTION 35-56 (a), (b), (c) and (d) OF CHAPTER 35, "WATER AND SEWERS", OF THE CODE OF THE CITY OF FORT WORTH (2015), AS AMENDED, BY REVISING AND ADDING CERTAIN VOLUME RATES AND CHARGES; MAKING THIS ORDINANCE CUMULATIVE OF PRIOR ORDINANCES; REPEALING ALL ORDINANCES AND PROVISIONS OF THE FORT WORTH CITY CODE IN CONFLICT HEREWITH; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

SECTION 1.

That Section 35-56(a) of Chapter 35 of the Code of the City of Fort Worth (2015), as amended, is hereby amended to delete the term *Super User Customer Class* in its entirety.

SECTION 2.

That Section 35-56(b) of Chapter 35 of the Code of the City of Fort Worth (2015), as amended, is hereby amended to read as follows:

- (b) The following schedule of rates per month, or fraction thereof, shall be the charges to all residential and nonresidential customers for furnishing water to such customers located within the city. The residential monthly volume charge for water service shall be the charges to the residential class, as defined in this chapter, for furnishing water to residential water customers located within the city. The nonresidential monthly volume charge for water service shall be the charges to the nonresidential customer classes, as defined in this chapter, for furnishing water to nonresidential water customers located within the city.

RETAIL WATER RATES

Monthly Service Charge for Water

Meter Size (inches)	Monthly charge
5/8 X 3/4	\$12.10
3/4 X 3/4	\$12.35
1	\$25.55
1-1/2	\$48.00

2	\$75.00
3	\$198.40
4	\$339.80
6	\$721.45
8	\$1,260.20
10	\$1,888.75

The monthly volume charge for water service is as follows:

Residential Customer Class

Cubic Feet	Rate
First 600 or less cubic feet of water used per month, per 100 cubic feet	\$2.19
For the next 1,200 cubic feet of water used per month, per 100 cubic feet	\$3.07
For the next 1,200 cubic feet of water used per month, per 100 cubic feet	\$3.92
For all in excess of 3,000 cubic feet of water used per month, per 100 cubic feet	\$4.73

Commercial Customer Class

Cubic Feet	Rate
All usage of water used per month, per 100 cubic feet	\$2.69

Industrial Customer Class

Cubic Feet	Rate
All usage of water used per month, per 100 cubic feet	\$2.61

Irrigation Meters

Cubic Feet	Rate
First 10,000 or less cubic feet of water used per month, per 100 cubic feet	\$3.01
For all in excess of 10,000 cubic feet of water used per month, per 100 cubic feet	\$3.90

Gas Well Drillers

Cubic Feet	Rate
All usage of water used per month, per 100 cubic feet per month	\$5.85

The service charges set out in the foregoing schedules are based upon the amount of water used as measured by meters.

SECTION 3.

That the monthly wastewater rates as described in Section 35-56(c)(1) and (c)(2) of Chapter 35 of the Code of the City of Fort Worth (1986), as amended, is hereby amended to read as follows:

(1) Monthly Service Charge for Sewerage Service Only

Meter Size (inches)	Monthly charge
5/8 X 3/4	\$6.85
3/4 X 3/4	\$7.15
1	\$12.60
1-1/2	\$22.25
2	\$33.75
3	\$86.65
4	\$147.20
6	\$310.60
8	\$541.30
10	\$810.40
12	\$1,013.00

- (2) A monthly volume charge shall also be charged to residential customers in the amount of four dollars and seventeen cents (\$4.17) per one hundred (100) cubic feet of water used, and to nonresidential/non-monitored customers in the amount of four dollars and six cents (\$4.06) per one hundred (100) cubic feet of water used, or wastewater produced, as more specifically set forth hereinafter.

The monthly volume charges for residential class customers will be based on the individual customer's average monthly water use during the preceding winter quarter months of December, January and February. The volumes used to compute these charges are based on the amount of water used by the residential class customer as measured by a meter. Where no preceding

winter quarter average is available from records, the director shall estimate a volume to be used for this monthly volume charge.

The monthly charges to the nonresidential/non-monitored customers will be based on total water use as measured by appropriate meters, with the provision that if a customer can prove, to the satisfaction of the director, that a significant portion of the metered water usage does not enter the sanitary sewers, the customer will be charged for only that volume entering the sewers, as determined by a method approved by the director.

SECTION 4.

That the monthly volume rates for the monitored class as described in Section 35-56(d) of Chapter 35 of the Code of the City of Fort Worth (1986), as amended, is hereby amended to read as follows:

Volume charge, per 100 cubic feet	\$2.36
BOD strength charge, per pound of BOD	\$0.2738
Suspended solids strength charge per pound of suspended solids	\$0.1841
Dissolved solids strength charge, per pound of dissolved solids (applicable to gas well drillers)	\$0.0420

Monitoring and pretreatment charge=	Total actual cost
-------------------------------------	-------------------

The monitoring charge shall consist of all cost for personnel, material and equipment used to collect and analyze samples from the customer's wastewater to determine the strength of the wastewater produced and, when appropriate, to inspect pretreatment facilities, to administer pretreatment permit systems and to enforce ordinance requirements. Pretreatment requirements primarily affect industries that are subject to 40 CFR, Part 403, General Pretreatment Regulations.

This schedule shall replace all other charges previously made for industrial waste strength.

SECTION 5.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

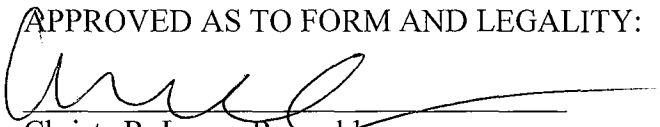
SECTION 6.

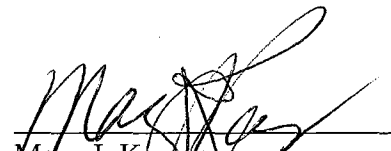
It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 7.

This ordinance shall take effect on January 1, 2020.

APPROVED AS TO FORM AND LEGALITY:


Christa R. Lopez-Reynolds
Sr. Assistant City Attorney


Mary J. Kayser
City Secretary

ADOPTED: September 10, 2019



Mayor and Council Communication

DATE: 09/10/19

M&C FILE NUMBER: M&C 19-0124

LOG NAME: 60RETAIL WATER AND WASTEWATER RATES 2020

SUBJECT

Adopt Ordinance Revising Retail Water and Wastewater Rates and Charges and Amending Sections 35-56(a)(b), (c) and (d), Article III - Charges, of Chapter 35 - Water and Sewers of the City Code, Effective January 1, 2020 (ALL COUNCIL DISTRICTS)

RECOMMENDATION:

It is recommended that the City Council adopt the attached ordinance revising retail water and wastewater rates and charges and amending Sections 35-56(a)(b), (c) and (d), Article III - Charges, of Chapter 35 - Water and Sewers of the City Code, effective January 1, 2020.

DISCUSSION:

Each year the Water Department staff conducts cost of service studies to establish annual operating revenue requirements for retail water and wastewater services. As part of the cost of service studies, staff prepares the budget for the ensuing fiscal year and determines the cost responsibility and revenue requirements to recover the costs of providing service to each of the six water and three wastewater customer classes. Staff also reviews volume usage by class and makes adjustments based on both recent and long-term trends. This process provides cost of service rates.

The resulting revenue requirements and recommended rates are shared with the Water and Wastewater Retail Rate Structure Stakeholder Group which provides input concerning the City's fair and equitable cost allocation among the retail classes. The Stakeholder Group is made up of representatives of the Residential, Commercial, Industrial, Super User and Irrigation classes. Staff conducted four meetings with the Stakeholder Group to receive input and feedback on topics including fixed versus variable revenue recovery for the wastewater system, integration of the Super User class into the Industrial class, and full cost of service revenue recovery for all retail classes.

The 2020 cost of service studies identified a need for an increase in retail revenue requirements of 1.98 percent for the water system and 2.93 percent for the wastewater system. The FY2020 increase is driven primarily by the Water Department's capital improvement plan, which requires increases to both debt service and pay-go cash financing. Other major increases include implementation of the new City Council-approved pension reform plan and the Utility Street Cut policy.

For water service, staff does not recommend any changes to the water monthly service charges. The recommended water volume rates include changes to the structure of two of the customer classes – Super User and Irrigation. A review of water usage trends since 2006 shows that the Super User class behaves very similarly to the Industrial class. The planned integration of the Super User class back into the Industrial class has been phased in over a five-year period and the class is being eliminated by this ordinance adoption. Likewise, the first and second tiers of the Irrigation Class are being merged after review of the usage trends of that class after untying it from the upper tiers of the Residential customer class in 2017.

For sewer service, staff again recommends increases in the monthly service charges to cost of service as part of the multi-year revenue recovery stability plan to increase cost recovery from fixed service charges. Staff recommends adjusting all volume rate charges to the cost of service for all customer classes, which results in an increase for the Residential class and the TSS strength charge for the Monitored class, and a decrease for the Non-Monitored and Monitored classes, as well as the BOD strength charge.

RETAIL WATER RATES

Meter Size	Current	Proposed
5/8" x 3/4"	\$12.10	\$12.10
3/4" x 3/4"	\$12.35	\$12.35
1"	\$25.55	\$25.55
1 1/2"	\$48.00	\$48.00
2"	\$75.00	\$75.00
3"	\$198.40	\$198.40
4"	\$339.80	\$339.80
6"	\$721.45	\$721.45
8"	\$1,260.20	\$1,260.20
10"	\$1,888.75	\$1,888.75

Water Volume Rates:

Customer	Per 100 Cubic Feet	Current	Proposed
Residential	First 600CF	\$2.12	\$2.19
	600 to 1,800 CF	\$2.97	\$3.07
	1,800 to 3,000 CF	\$3.79	\$3.92
	Over 3,000 CF	\$4.56	\$4.73
Commercial	All Usage	\$2.54	\$2.69
Industrial	All Usage	\$2.50	\$2.61
Super User	All Usage	\$2.48	N/A
Irrigation	0 to 5,000 CF	\$2.99	\$3.01
	5,000 to 10,000 CF	\$3.40	\$3.01
	Over 10,000 CF	\$4.25	\$3.90
Gas Wells	All Usage	\$5.85	\$5.85

RETAIL WASTEWATER RATES

Meter Size	Current	Proposed
5/8" x 3/4"	\$6.50	\$6.85
3/4" x 3/4"	\$6.80	\$7.15
1"	\$10.80	\$12.60
1 1/2"	\$18.75	\$22.25
2"	\$28.30	\$33.75
3"	\$72.15	\$86.65
4"	\$122.35	\$147.20
6"	\$257.80	\$310.60
8"	\$449.00	\$541.30
10"	\$672.15	\$810.40
12"	\$840.19	\$1,013.00

Residential	Current	Proposed
Volume Charge (per 100 Cubic Feet)	\$3.94	\$4.17
Non-Monitored	Current	Proposed
Volume Charge (per 100 Cubic Feet)	\$4.14	\$4.06
Monitored Group	Current	Proposed
Volume Charge (per 100 Cubic Feet)	\$2.57	\$2.36
BOD Charge (per Pound)	\$0.2750	\$0.2738
TSS Charge (per Pound)	\$0.1816	\$0.1841
TDS Charge (per Pound) for Gas Well Drillers	\$0.0420	\$0.0420

A Form 1295 is not required for this contract because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that the Water Department is responsible for the collection and deposit of funds due to the City.

Submitted for City Manager's Office by: Dana Burghdoff 8018

Originating Business Unit Head: Chris Harder 5020

Additional Information Contact:

Andy McCartney 8567

Emergency Rental Assistance

[Get information on Rental Assistance](https://www.fortworthtexas.gov/departments/neighborhoods/cap/emergency-rental-assistance)

(<https://www.fortworthtexas.gov/departments/neighborhoods/cap/emergency-rental-assistance>)

City of Fort Worth summer open houses

Join us at our City of Fort Worth summer open houses and find out about important issues in our community.

[2021 Open Houses](https://www.fortworthtexas.gov/departments/communications/events/2021OpenHouses)

(<https://www.fortworthtexas.gov/departments/communications/events/2021OpenHouses>)



Home (<https://www.fortworthtexas.gov/Home>) / Departments
(<https://www.fortworthtexas.gov/departments>) / Water
(<https://www.fortworthtexas.gov/departments/water>) / Water and Wastewater rates

Water and Wastewater rates

(Effective Jan. 1, 2020) **Rates remain the same in 2021.**

The water utility is funded solely by the rates and fees it assesses and collects. No property tax dollars are used to fund water and wastewater operations.

Rates are per 100 cubic feet or CCF. One CCF equals 748.1 gallons.

Water and wastewater rates have two components - a volume charge and fixed monthly service charge based on water meter size.

Water Volume Rates

Customer Class	Monthly Volume	Inside city limits rate	Outside city limits rate
Residential	First 6 CCF	\$2.19/CCF	\$2.74/CCF
	>6 to 18 CCF	\$3.07/CCF	\$3.84/CCF
	>18 to 30 CCF	\$3.92/CCF	\$4.90/CCF
	>30 CCF	\$4.73/CCF	\$5.91/CCF
Irrigation	> First 100 CCF	\$3.01/CCF	\$3.76/CCF
	>100 CCF	\$3.90/CCF	\$4.88/CCF
Commercial	All volumes	\$2.69/CCF	\$3.36/CCF
Industrial	All volumes	\$2.61/CCF	\$3.26/CCF
Gas Well Drilling	All volumes	\$5.85/CCF	\$7.31/CCF

Monthly Service Charge

Meter Size	Inside City Limits	Outside City Limits
5/8-inch x 3/4-inch	\$12.10	\$15.13
3/4-inch x 3/4-inch	\$12.35	\$15.44
1-inch	\$25.55	\$31.94
1 1/2-inch	\$48.00	\$60.00
2-inch	\$75.00	\$93.75
3-inch	\$198.40	\$248.00
4-inch	\$339.80	\$424.75
6-inch	\$721.45	\$901.81
8-inch	\$1,260.20	\$1,575.25
10-inch	\$1,888.75	\$2,360.94

Wastewater Volume Rates

Customer Class	Inside city limit rates	Outside city limit rates
Residential	\$4.17/CCF	\$5.21/CCF
Non-monitored Commercial and Industrial	\$4.06/CCF	\$5.08/CCF
Monitored Commercial and Industrial - volume	\$2.36/CCF	\$2.95/CCF
Monitored Commercial and Industrial - BOD	\$0.2738/lb.	\$0.3423/lb.
Monitored Commercial and Industrial - TSS	\$0.1841/lb.	\$0.2301/lb.

Wastewater Monthly Service Charge

Meter Size	Inside City Limits	Outside City Limits
5/8-inch x 3/4-inch	\$6.85	\$8.56
3/4-inch x 3/4-inch	\$7.15	\$8.94
1-inch	\$12.60	\$15.75
1 1/2-inch	\$22.25	\$27.81
2-inch	\$33.75	\$42.19
3-inch	\$86.65	\$108.31
4-inch	\$147.20	\$184.00
6-inch	\$310.60	\$388.25
8-inch	\$541.30	\$676.63
10-inch	\$810.40	\$1,013.00
12-inch	\$1,013.00	\$1,266.25

Additional information

- Garbage and recycling rates
(<https://www.fortworthtexas.gov/departments/code-compliance/solidwaste/garbage>)
- Stormwater utility rates
(<https://www.fortworthtexas.gov/departments/tpw/stormwater/utility-fee>)
- Environmental protection fees
(<https://www.fortworthtexas.gov/departments/code-compliance/environmental-quality/services/fees>)

Winter quarter averaging

Fort Worth uses winter quarter averaging to determine the volume charged on residential wastewater bills for the 12-month period beginning in April of each year. The amount of water a household uses in the winter months is totaled and divided by the number of days during that period to obtain a daily average. This daily average is used to get a monthly average volume.

These months are used because water usage is usually at its lowest because of minimal landscape watering. The actual three-month period used is based on billing cycles. Generally, these are the residential bills with service dates beginning in December, January and February. Because February is a short month, some of

Road Repairs

Menu

Home

My Lakeside +

City Council +

Information +

Departments +

Financial +

Storm Water

Northern Trinity Groundwater

CodeRed

Upcoming Events

Menu

Menu



Water Customer Service

+ Water Payments via Bank Draft

+ E-Billing Request for Utility Payments

+ Water Payments via Online Payment

Rates & Fees

+ Meter Deposits for New Customers (includes non-refundable Service Fee)

+ Tap Fees

+ Reconnect Fees

Water Rate Schedule

Minimum/Base Rate ¾ inch meter:

Inside City Limits: \$53.73

Outside City Limits: \$62.41

Minimum/Base Rate 1 inch meter:

Inside City Limits: \$96.00

Outside City Limits: \$112.34

