

City of Mineral Wells, Texas, Ordinance No. 2020-2 /

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MINERAL WELLS, TEXAS, AMENDING ORDINANCE NO. 2008-15 AND ORDINANCE NO. 2020-11, CONCERNING REINVESTMENT ZONE NUMBER TWO, CITY OF MINERAL WELLS, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TWO, CITY OF MINERAL WELLS, TEXAS; APPROVING THE SECOND AMENDED AND RESTATED PROJECT PLAN AND TAX INCREMENT REINVESTMENT ZONE FINANCING PLAN; CONTAINING FINDINGS AND PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mineral Wells, Texas (the "City"), is authorized under Chapter 311 of the Texas Tax Code, as amended (the "Code"), to create a tax increment reinvestment zone within its City limits; and

WHEREAS, the City Council of the City of Mineral Wells, Texas (the "City Council"), by Ordinance No. 2008-15 adopted on August 5, 2008 (the "Creation Ordinance"), approved and created Reinvestment Zone Number Two, City of Mineral Wells, Texas (the "Zone"), for the duration of 20 years and encompassing approximately 177 acres, for the purposes of development and redevelopment in the area of the City; and

WHEREAS, the City Council enlarged the boundaries of the Zone on July 21, 2020 to encompass an additional 2,263 acres, pursuant to its authority to enlarge the boundaries of an existing reinvestment zone under Code Section 311.007, and extended the duration of the Zone for an additional fifteen (15) years, until December 31, 2044, pursuant to its authority to extend a reinvestment zone's terminate date under Code Section 311.007(c) (the "First Expansion"); and

WHEREAS, the City Council has determined that approximately 615 acres area should be added to the Zone (the "Second Expansion") to enlarge the Zone to approximately 3,055 acres (the "Enlarged Zone"); and

WHEREAS, the City Council finds that the proposed Second Expansion is located wholly within the corporate limits of the City or its extra-territorial jurisdiction and is unproductive, underdeveloped, or blighted; and

WHEREAS, the City Council finds that the Second Expansion meets the requirements of Code Section 311.005(a)(2) because the area in the Second Expansion is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality; and

WHEREAS, less than thirty percent (30%) of the property in the Enlarged Zone, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(a)(1) of the Code; and

WHEREAS, the total appraised value of taxable real property in the Enlarged Zone and in any other existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City as described in Section 311.006(a)(2)(B) of the Code; and

WHEREAS, the proposed improvements in the Enlarged Zone will significantly enhance the value of all taxable real property in the Enlarged Zone and will be of general benefit to the City; and

WHEREAS, pursuant to the Creation Ordinance, the City currently contributes 100% of its tax increments generated in the original Zone to the Zone's Tax Increment Fund and the City desires to participate at seventy five percent (75%) of the City's levied and collected tax increment within the area encompassed by the First Expansion and Second Expansion; and

WHEREAS, at its September 3, 2020 board meeting, the Board of Directors of the Zone considered and adopted the Second Amended and Restated Project Plan and Financing Plan recommending the Second Expansion, pursuant to its authority under Code Section 311.011(c) (the "Second Amendment"), and has recommended the Second Amendment for approval by the City Council, as required by Code Section 311.011(c); and

WHEREAS, Code Section 311.003(c) provides that the City publish notice of a public hearing not later than the seventh (7) day before the date of the public hearing in a newspaper having general circulation in the municipality; and

WHEREAS, the City Council, in accordance with the procedural requirements of Chapter 311 of the Code, approved this Ordinance after a public hearing which was properly noticed, and finds that the amendment herein does not violate the limitations in Section 311.006(a) of the Code and is eligible for adoption under said Code.

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

Section 1. Findings. That the facts and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Boundary Enlargement. That the City, acting in accordance with the provisions of Chapter 311 of the Code, specifically Sections 311.005, 311.006 and 311.007, does hereby enlarge Reinvestment Zone Number Two, City of Mineral Wells, Texas, by adding the area described in Exhibit "A" and depicted on the map in Exhibit "B," each of which is attached hereto, which encompasses the First Expansion approved on July 21, 2020 and the Second Expansion approved by this Ordinance.

Section 3. Effective Date of Boundary Enlargement. That the Zone shall contain the area described in Exhibit “A” as of the effective date of this Ordinance.

Section 4. Tax Increment Base. That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 2008-15, and beginning January 1, 2020 shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base shall be January 1st of the year in which this Ordinance becomes effective.

Section 5. Approval of the Second Amendment. The Second Amended and Reinstated Project Plan and Financing Plan, attached hereto as Exhibit “C”, is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Second Amendment.

Section 6. Prior Ordinances. Ordinance No. 2008-15 and Ordinance No. 2020-11 shall continue in full force and effect except as amended herein.

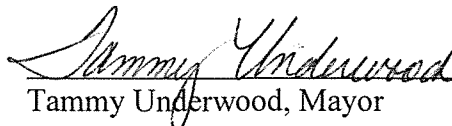
Section 7. Severability. That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 8. Open Meeting. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 9. Effective Date. This Ordinance shall become effective from and after its date of passage in accordance with law.

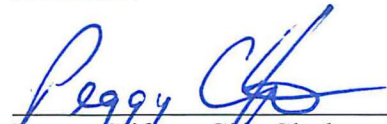
PASSED, APPROVED AND ADOPTED on this 20th day of October, 2020.

CITY OF MINERAL WELLS, TEXAS



Tammy Underwood, Mayor

ATTEST:


Peggy Clifton, City Clerk

APPROVED AS TO FORM:


Wm. Andrew Messer

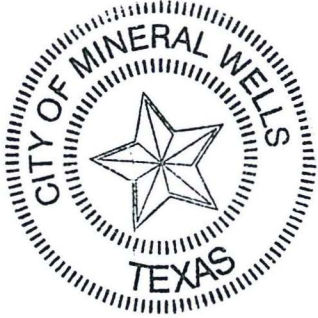


Exhibit A
Boundary Description of Enlarged Zone

Boundary Description
City of Mineral Wells TIF Zone
July and Sept. 2020 Annexations (Palo Pinto County)

North Tract

Being a +/- 65 acre tract of land situated in City of Mineral Wells, Palo Pinto County, Texas and being more particularly described as follows: beginning at the intersection of right-of-way centerline of NW 10th St and west right-of-way NW 2nd Ave (boundary line of Downtown MW TIF Zone);

Then north along west right-of-way of NW 2nd Ave to north right-of-way of NW 17th St and southeast corner of S & B N BLK 67 LTS E75 OF 1 & 2, same being west right-of-way of trail/dirt road;

Then north northeast along west right-of-way of trail/dirt road to southeast corner of S & B N BLK 69 N/22323 THRU 2329 N OAK, and intersection with west right-of-way of N Oak Ave;

Then north by west and north along west right-of-way of N Oak Ave to northeast corner of AB 708 TR 48 T&PRY CO #31 "MINERAL WELLS STOCKYARD", same being boundary of 44.910 acre tract AB 708 TR 72 T&P RR CO#31 (N OAK ST/LION S CLUB PARK);

Then generally south along east boundary of said +/- 44.910 acre tract to southeast corner of said tract and north boundary of +/- 1.022 acre tract OAK PARK BLK 9 LOTS 1 THRU 4;

Then east along north boundary of said +/- 1.022 acre tract to northeast corner of said tract;

Then south along east boundary of said +/- 1.022 acre tract to southeast corner of said tract;

Then west along south boundary of said +/- 1.022 acre tract to southwest corner of said tract;

Then north along west boundary of said +/- 1.022 acre to northwest corner of said tract, and south boundary of said 44.910 acre tract AB 708 TR 72 T&P RR CO#31 (N OAK ST/LION S CLUB PARK);

Then west along south boundary of said 44.910 acre tract to east boundary of +/- 3.557 acre tract OAK PARK BLK 6 LTS 3 THRU 14 CITY PARK;

Then generally south along east boundary of said +/- 3.557 acre tract OAK PARK BLK 6 LTS 3 THRU 14 CITY PARK to southeast corner of said tract;

Then west along south boundary of said +/- 3.557 acre tract, and +/- 2.296 OAK PARK BLK 7 LTS 1 THRU 8 & ADJ 20X400 ST CLOSURE, OAK PARK, +/- 1.24 OAK PARK BLK 8 LTS 1 THRU 4 & ADJ 20X400 ST CLOSURE to southwest corner of said +/- 1.24 acre tract;

Then north along west boundary of said +/- 1.24 acre tract, and said +/- 44.910 acre tract AB 708 TR 72 T&P RR CO#31 (N OAK ST/LION S CLUB PARK) to northwest corner of said tract;

Then east along north boundary of said +/- 44.910 acre tract to east right-of-way N Oak Ave;

Then south along east right-of-way N Oak Ave to corner of +/- 0.32 acre AB 708 TR 51A T&PRY CO #31 (AKA PT OF BK 1 WOODS AD) TOMMY'S and north right-of-way of NW 23rd St;

Then southeast across right-of-way of NW 23rd St and N US Hwy 281 to northwest corner of boundary of +/- 0.11 acre parcel S & B N BLK 70 LOT N SIDE W 60X80 and east right-of-way of N US Hwy 281;

Then generally south along east right-of-way of N US Hwy 281 to +/- 0.23 acre lot S & B N BLK 58 LOT AG and south right-of-way of NW 21st St;

Then west along south right-of-way of NW 21st St to and east right-of-way of NW 1st Ave;

Then south southwest along east right-of-way of NW 1st Ave, continuing along east right-of-way of trail/dirt road to north right-of-way of NW 17 St and east right-of-way of NW 2nd Ave;

Then south along east right-of-way NW 2nd Ave to north right-of-way of NW 16th St;

Then east along north right-of-way of NW 16th St to west right-of-way of N Oak Ave;

Then north along west right-of-way of N Oak Ave to north right-of-way of NW 18th St;

Then east along north right-of-way of NW 18th St/NE 18th St to east right-of-way of NE 2nd Ave;

Then south along east right-of-way of NE 2nd Ave to northwest corner of S&BN BLK 85 (CULLEN GRIMES ELEMENTARY & PLAY GROUND);

Then east along north boundary of said S&BN BLK 85 to northeast corner of said BLK;

Then south along east boundary of said S&BN BLK 85 to southeast corner of said BLK;

Then west along south boundary of said S&BN BLK 85 to southwest corner of said BLK, same being east right-of-way of NE 2nd Ave;

Then south along east right-of-way of NE 2nd Ave to a point east of south right-of-way of NE 17th St/NE 2nd Ave;

Then west along south right-of-way of NE 17th St/NE 2nd Ave to east right-of-way of NE 1st Ave, same being northwest corner of S&BN BLK 83;

Then south along east right-of-way of NE 1st Ave, across right-of-way of NE 16th St, and along west boundary of S & B N BLK 15 LOT A to southwest corner of said lot;

Then generally west along south boundary of S & B N BLK 19 LOT A 100X100, and S & B N BLK 19 LT S/2 OF B 50 X 100, to east boundary of S & B BLK 20 and west right-of-way of N Oak Ave;

Then north along west right-of-way of N Oak Ave to south right-of-way of NW 16th St;

Then west along south right-of-way of NW 16th St to east right-of-way of NW 2nd Ave;

Then south along east right-of-way of NW 2nd Ave to centerline right-of-way of NW 10th St;

Then west along centerline right-of-way of NW 10th St (boundary of Downtown MW TIF Zone) to west right-of-way of NW 2nd Ave and beginning of +/- 65 acre tract.

West Tract

Being a +/- 426 acre tract of land situated in City of Mineral Wells, Palo Pinto County, Texas and being more particularly described as follows: beginning at the intersection of right-of-way centerline of NW 3rd Ave and north right-of-way of NW 5th St (boundary line of Downtown MW TIF Zone);

Then south along right-of-way centerline of NW 3rd Ave (boundary line of Downtown MW TIF Zone) to south right-of-way of SW 1st St;

Then west along south right-of-way of SW 1st St to east right-of-way of SW 6th Ave;

Then south along east right-of-way of SW 6th Ave and COLLEGE BLK 10-14 to interior corner of +/- 1.769 acre lot COLLEGE BLK 14 LT NE 67.5 X 125 & NW 135 X 175 OF LT 1 & NE 135 X 147.67 OF BLK 15 & CLO ST PORTION;

Then generally west along boundary of said +/- 1.769 acre lot, and north boundary of +/- 7.66 acre lot COLLEGE BLK 14 LTS S/2 OF 1 & ALL 2 & BLK 15 ALL EXCEPT NE 135X147.7, and +/- 7.74 acre tract AB 718 TR 23 T&PRY CO #39MILLER STADIUM--PARKING to northwest corner of said +/- 7.74 acre tract;

Then south southeast and south along west boundary of said +/- 7.74 acre tract to southwest corner of said +/- 7.74 acre tract and southeast corner of +/- 1.701 acre tract COLLEGE BLK 40B LOTS ALL;

Then west along south boundary of said +/- 1.701 acre tract to southwest corner of said tract;

Then north along west boundary of said +/- 1.701 acre tract to northwest corner of said tract and northeast corner of +/- 2.55 acre tract COLLEGE BLK 40A MIDDLEPT EAST/WEST PT;

Then west southwest along north boundary of said +/- 2.55 acre, and +/- 0.46 acre tract COLLEGE BLK 40A WEST PT and across right-of-way of SW 10th St, continuing along south right-of-way SW 10th St to a point in line with west right-of-way of SW 15th Ave;

Then north northwest across right-of-way of SW 10th St and along west right-of-way of SW 15th Ave to south right-of-way of W US Hwy 180;

Then west southwest and west along south right-of-way of W US Hwy 180 to a point in line with the east right-of-way of Travis Dr, and southwest corner of tract AB 1577 TR 1 JW DILLINDER;

Then north across right-of-way of W US Hwy 180, and along west boundary of said tract AB 1577 TR 1 JW DILLINDER, and tract AB 1577 TR 1A J DILLINDER to northwest corner of said TR 1A;

Then east along north boundary of said TR 1A, and tract AB 718 TR 31 TNP RY CO#39 (City Park) to northeast corner of said TR 31;

Then south along east boundary of said TR 31, same being east right-of-way NW 11th Ave to north right-of-way W Hubbard St;

Then generally east along north right-of-way of W Hubbard St (W US Hwy 180) to southwest corner of lot COLLEGE BLK 3 LOTS W43 OF 1 & E32 OF 2;

Then north along west boundary of said LOTS W43 OF 1 & E32 OF 2 to south boundary of COLLEGE BLK 3 349X306 ALL LOT 3;

Then east along south boundary of COLLEGE BLK 3 349X306 ALL LOT 3 to southeast corner of said LOT 3 and west boundary of COLLEGE BK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY;

Then south along west boundary of said lot COLLEGE BK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY to southwest corner of said lot;

Then east along south boundary of said lot COLLEGE BK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY to southeast corner of said lot;

Then north along east boundary of said lot COLLEGE BLK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY to northeast corner of said lot, and northwest corner of COLLEGE BLK 2 LOT E/2 OF 2;

Then east along north boundary of said lot COLLEGE BLK 2 LOT E/2 OF 2 to northeast corner of said lot;

Then south along east boundary of said lot COLLEGE BLK 2 LOT E/2 OF 2 to northwest corner of lot COLLEGE BLK 2 S100 OF LOT 1 (150X100) THE LAUNDROMAT;

Then east along north boundary of said lot COLLEGE BLK 2 S100 OF LOT 1 (150X100) THE LAUNDROMAT to northeast corner of said lot and west right-of-way NW 6th Ave;

Then north along west right-of-way NW 6th Ave, and west boundary COLLEGE BLK 1 LOT SW CORNER, and COLLEGE BLK 1 LOT 1 & ADJ 30X260 ST CLOSURE OLD JR HIGH, OLD FANNIN SCH to northwest corner of said BLK 1 LOT 1 & ADJ 30X260;

Then east along north boundary of said LOT 1 & ADJ 30X260 to northeast corner of said LOT, and west right-of-way of NW 5th Ave;

Then generally north along west right-of-way of NW 5th Ave to north right-of-way of NW 5th St;

Then east along north right-of-way of NW 5th St to centerline of right-of-way of NW 3rd Ave (boundary of Downtown MW TIF Zone) and beginning of +/- 426 acre tract.

Save And Except Tracts for West Tract

The following five tracts are located between NW 4th and 5th Avenues, and NW 5th and W Hubbard Streets.

West Save And Except Tract 1 is a +/- 1.47 acres of land situated at the southwest corner of NW 5th St and NW 4th Ave and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 5th St and west right-of-way of NW 4th Ave;

Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 4th St;

Then west along north right-of-way of NW 4th St to east right-of-way of NW 5th Ave;

Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 5th St;

Then east along south right-of-way of NW 5th St to west right-of-way of NW 4th Ave to beginning point of +/- 1.47 acre Save and Except Tract 1.

West Save And Except Tract 2 is a +/- 1.48 acres of land situated at the southwest corner of NW 4th St and NW 4th Ave and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 4th St and west right-of-way of NW 4th Ave;

Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 3rd St;

Then west along north right-of-way of NW 3rd St to east right-of-way of NW 5th Ave;

Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 4th St;

Then east along south right-of-way of NW 4th St to west right-of-way of NW 4th Ave to beginning point of +/- 1.48 acre Save and Except Tract 2.

West Save And Except Tract 3 is a +/- 1.5 acres of land situated at the southwest corner of NW 3rd St and NW 4th Ave and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 3rd St and west right-of-way of NW 4th Ave;

Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 2nd St;

Then west along north right-of-way of NW 2nd St to east right-of-way of NW 5th Ave;
Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 3rd St;
Then east along south right-of-way of NW 3rd St to west right-of-way of NW 4th Ave to beginning point of +/- 1.5 acre Save and Except Tract 3.

West Save And Except Tract 4 is a +/- 2.19 acres of land situated at the southwest corner of NW 2nd St and NW 4th Ave and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 2nd St and west right-of-way of NW 4th Ave;

Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 1st St;

Then west along north right-of-way of NW 1st St to east right-of-way of NW 5th Ave;

Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 2nd St;

Then east along south right-of-way of NW 2nd St to west right-of-way of NW 4th Ave to beginning point of +/- 2.19 acre Save and Except Tract 4.

West Save And Except Tract 5 is a +/- 1.45 acres of land situated at the southwest corner of NW 1st St and NW 4th Ave and being more particularly described as follows: BEGINNING at the intersection of south right-of-way of NW 1st St and west right-of-way of NW 4th Ave;

Then south along west right-of-way of NW 4th Ave to north right-of-way of W Hubbard St;

Then west along north right-of-way of W Hubbard St to east right-of-way of NW 5th Ave;

Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 1st St;

Then east along south right-of-way of NW 1st St to west right-of-way of NW 4th Ave to beginning point of +/- 1.45 acre Save and Except Tract 5.

South and East Tract

Being a +/- **1,894** acre tract of land situated in City of Mineral Wells, Palo Pinto County, Texas and being more particularly described as follows: beginning at the intersection of centerline of right-of-way of SE Martin Luther King Jr St (boundary line of Downtown MW TIF Zone) and east right-of-way of SE 1ST AVE;

Then south east right-of-way of SE 1ST AVE, and west boundary of KIDWELL BLK 6G, 7G, 8G and 9G to north easement of drainage ditch;

Then east by north along north easement of drainage ditch, across right-of-way of SE 2nd Ave to west boundary of KIDWELL BLK 5H LTS 68X240 AVG BELOW DRAINAGE DITCH;

Then north along west boundary of said KIDWELL BLK 5H LTS 68X240, KIDWELL BLK 5H LT 132X240 AVG ABOVE DRAINAGE DITCH to northwest corner of said KIDWELL BLK 5H LT 132X240;

Then east along north boundary of said KIDWELL BLK 5H LT 132X240 to west boundary of KIDWELL BLK 5I LT N173.6 (173.6X240);

Then north along west boundary of said KIDWELL BLK 5I LT N173.6 (173.6X240) to northwest corner of said tract;

Then northeast to southwest corner of KIDWELL BLK 4I LT SW/4 OF BLK 66X100;

Then east along south boundary of said KIDWELL BLK 4I to southeast corner of said BLK 4I;

Then east by north across SE 4th Ave to southwest corner of KIDWELL BLK 4J LT W40X126 OF BLK;

Then generally east along south boundary of KIDWELL BLK 4J, and KIDWELL BLK 4K, across SE 6th Ave, along ADDS BLK 33 LOTS ALL915 1/2 SE 6TH AVE and ADDS BLK 32 LTS ALL to southeast corner of said BLK 32;

Then southeast by south along north easement of drainage ditch to northwest corner of GARRETT BLK 3 LTS 1-2-5-6;

Then east along north boundary of said GARRETT BLK 3 to northeast corner of said GARRETT BLK 3;

Then south along east boundary of said GARRETT BLK 3 to northwest corner of RICHARD #2 BLK 11 LOTS 14 THRU 20;

Then east along north boundary of said RICHARD #2 BLK 11 to northeast corner of said lots 14 THRU 20;

Then south along east boundary of said RICHARD #2 BLK 11 to northwest corner of RICHARD #2 BLK 11S 16 OF LOT 21 THRU 26;

Then east along said RICHARD #2 BLK 11 S16 OF LOT 21 THRU 26, across SW 11th Ave, and along south boundary of RICHARD #2 BLK 12 N85 OF LTS 5 THRU 8 to southeast corner of said block;

Then generally north along east boundary of said RICHARD #2 BLK 12, and RICHARD #2 BLK 9, and west right-of-way of SE 12th Ave to RICHARD #1 BLK 5, same being north right-of-way of SE 8 ½ St;

Then east across right-of-way of SE 12th Ave, and along north right-of-way of SE 8 ½ St to southeast corner of RICHARD #1 BLK 6 LTS 5 & 6;

Then southeast across SE 13th Ave to southwest corner of EAST END BLK 3;

Then east along south boundary of EAST END BLK 3 and BLK 4 to east right-of-way of SE 14th Ave and west boundary of WYBRANTS BLK 1 LOTS 7 & 8;

Then north along west boundary of said WYBRANTS BLK 1 LOTS 7 & 8 to northwest corner of said LOTS;

Then east along north boundary of said WYBRANTS BLK 1 LOTS 7 & 8 to northeast corner of said LOTS;

Then northeast to southwest corner of WYBRANTS BLK 1 LOTS 14 THRU 16;

Then north along west boundary of said LOTS 14 THRU 16 to northwest corner of said LOTS 14 THRU 16;

Then generally northeast along east boundary 4.14 acre tract AB 705 TR 21 T&PRY CO #25 (Royal Gardens Apts), and 0.395 acre lot GOODWIN #3 BLK 14 LOT 4 to northeast corner of said LOT 4;

Then generally northeast across right-of-way of SE Martin Luther King Jr St to north right-of-way of SE Martin Luther King Jr, and west easement of drainage ditch;

Then east across easement of drainage ditch, and along north right-of-way of SE Martin Luther King Jr St to southwest corner of 38.645 acre tract AB 705 TR 17C T&PRY CO #25;

Then generally southwest across right-of-way of SE Martin Luther King Jr St and along west boundary of GOODWIN #3 BLK 14 to northwest corner of GOODWIN #2 BLK 10 LOT 8;

Then south along west boundary of said GOODWIN #2 BLK 10 to southwest corner of lot GOODWIN #2, GOODWIN #2 BLK 10 LOT 4;

Then west along WYBRANTS BLK 1 to southwest corner of WYBRANTS BLK 1 LOTS 3 & 4;

Then south by east along east boundary of TUCKER BLK 3 LOTS 5 THRU 12 W/2 OF BLK 9 to southeast corner of said TUCKER BLK 3 LOTS 5 THRU 12 W/2 OF BLK 9;

Then west along south boundary of said TUCKER BLK 3 LOTS 5 THRU 12 W/2 OF BLK 9 to southwest corner of BLK 3 and east right-of-way SE 14th Ave;

Then generally south along east right-of-way SE 14th Ave to a point east of northeast corner of WICKLUND BLK 1;

Then west across right-of-way SE 14th Ave and along north boundary of WICKLUND BLK 1 to northeast corner of WICKLUND BLK 2 LOT 1;

Then north along RICHARD #2 BLK 15 LTS 1& 2 to northeast corner of said LTS 1&2, and south easement of drainage ditch;

Then west along south easement of drainage ditch, and north boundary of said LTS 1&2, and RICHARD #2 BLK 15 and BLK 14 , and GARRETT BLK 1 to a point south of southeast corner of lot GARRETT BLK 2 LOT 4;

Then north along east boundary of said GARRETT BLK 2 LOT 4, and GARRETT BLK 2 LOTS 2 3 6 & 7 to northeast corner of said BLK 2 LOTS 2 3 6 & 7 (First Church of the Nazarene);

Then west along north boundary of said BLK 2 LOTS 2 3 6 & 7 to southeast corner of GARRETT BLK 2 LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5;

Then north along east boundary of said GARRETT BLK 2 LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5 to northeast corner of said LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5;

Then west along north boundary of LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5, across right-of-way of SE 6th Ave, and along north boundary of KIDWELL BLK 5K and 5J to northwest corner of said BLK 5J and east right-of-way SE 4th Ave;

Then south along east right-of-way SE 4th Ave to a point east of southeast corner of KIDWELL BLK 5I LT N173.6 (173.6X240);

Then west across right-of-way SE 4th Ave and along south boundary of said KIDWELL BLK 5I LT N 173.6 (173.6X240) to southwest corner of said BLK 5I LT N and east boundary of KIDWELL BLK 5H LT 132X240 AVG ABOVE DRAINAGE DITCH;

Then south along east boundary of said BLK 5H LT 132X240 AVG ABOVE DRAINAGE DITCH to southeast corner of said lot BLK 5H LT 132X240;

Then west along south boundary of said BLK 5H LT 132X240 to south easement of drainage ditch;

Then west by south along south easement of drainage ditch, across KIDWELL BLK 5H LT S 68X240 AVG BELOW DRAINAGE DITCH, right-of-way of SE 2nd Ave, across KIDWELL BLK 9G LT 9G 50X93, KIDWELL BLK 9G LT 10G, KIDWELL BLK 9G LT 11G to west boundary of KIDWELL BLK 9G;

Then generally south along west boundary of KIDWELL BLK 9G, HITTSON BLKS 6-7 to southwest corner of HITTSON BLK 7 LOTS 4 & 5, same being north right-of-way of SE 15th St;

Then east along north right-of-way of SE 15th St to east right-of-way SE 4th Ave, same being west boundary of KIDWELL BLK 11J S PT BLK;

Then north along east right-of-way SE 4th Ave and west boundary of KIDWELL BLK 11J S PT BLK to northwest corner of said BLK 11J;

Then east, south and east along north boundary of said BLK 11J to northeast corner of said BLK 11J, same being west right-of-way of SE 6th Ave;

Then south along east boundary of said BLK 11J and west right-of-way of SE 6th Ave, across right-of-way of SE 16th St to northeast corner of Hillcrest Block 2;

Then generally west along north boundary of Hillcrest Blocks 2 and 1, across right-of-way of SE 4th Ave to northeast corner of OUTLAW BLK 4 LOT 1-2 & 16 X 125 E SIDE JOINING;

Then west along north boundary of OUTLAW BLK 4 to southeast corner of HITTSON BLK 3 LOTS ALL;

Then north along east boundary of HITTSON BLK 3 LOTS ALL to northeast corner of said BLK 3 and south right-of-way of SE 15th St;

Then generally west along south right-of-way of SE 15th St, across right-of-way of SE 2nd Ave to northwest corner of HITTSON BLK 8 LTS 1;

Then generally south along west boundary of HITTSON BLK 8, OUTLAW BLK 5 to north boundary of OAKLAND BLK 237 OUT OF 17.75 AC TR & W23 OF LOT 9, same being south right-of-way of SE 19th St;

Then west along south right-of-way of SE 19th St to east right-of-way of S Oak Ave;

Then south southeast along east right-of-way of S Oak Ave to north right-of-way of MH 379;

Then generally east along north right-of-way of MH 379, across right-of-way of SE 14th Ave, to southwest corner of AB 1139 TR 1-2 H BARNETT;

Then north along west boundary of said TR 1-2 H BARNETT to northwest corner of said tract, same being south boundary of AIRFLYTE Subdivision;

Then generally east along south boundary of AIRFLYTE Subdivision, and GRANDVIEW and GRANDVIEW ACRES Subdivision, and south boundary of AB 306 TR 6 T&P RR CO #26 (AKA J S LACKEY) to southeast corner of said TR 6;

Then north along east boundary of said TR 6 to northeast corner of said tract, same being west right-of-way of Airport Rd;

Then southeast along west right-of-way of Airport Rd to northeast corner of AB 306 TR 7 T&P RR CO #26 (AKA J S LACKEY) WOODHAVEN MHP;

Then generally east across right-of-way of Airport Rd and along north boundary of AB 702 TR 36 T&P RY CO #15 to northeast corner of said TR 36, same being interior corner of AB 702 TR 43-44 T&P RY CO;

Then generally south along east boundary of said TR 36, and boundary of AB 702 TR 43-44 T&P RY CO to southwest corner of said TR TR 43-44, AB 702 TR 42 T&P RR CO #15 to northeast corner of AB 702 TR 38B T&P RY CO #15 BILLS DIESEL;

Then west along north boundary of said TR 38B to northwest corner of said TR 38B;

Then south along west boundary of said TR 38B to southwest corner of said TR 38B and north right-of-way of M H 379;

Then east along north right-of-way of M H 379 to southwest corner of AB 702 TR 40 T&P RY CO #15;

Then north along west boundary of said TR 40, and AB 702 TR 39 T&P RR CO #15 to northwest corner of said TR 39;

Then east along north boundary of said TR 39 to northeast corner of said TR 39, same being west right-of-way of Garrett Morris Pkwy;

Then generally south along west right-of-way of Garrett Morris Pkwy to north right-of-way of M H 379;

Then east along north right-of-way of M H 379, across right-of-way of Garrett Morris Pkwy to southwest corner of AB 702 TR 45 T&PRY CO #15;

Then due north along west boundary of said AB 702 TR 45 T&PRY CO #15 to interior corner of said tract, and northeast corner AB 702 TR 47 T&PRY CO #15;

Then west along boundary of AB 702 TR 45 T&PRY CO #15 to east right-of-way of Garrett Morris Pkwy/FM 1821;

Then generally north along east right-of-way of Garrett Morris Pkwy/FM 1821 to southwest corner of AB 998 TR 3 A L WEBSTER;

Then west across right-of-way of Garrett Morris Pkwy/FM 1821 to southeast corner of AB 998 TR 3-2 AL WEBSTER, same being west right-of-way of Garrett Morris Pkwy/FM 1821;

Then north along west right-of-way of Garrett Morris Pkwy/FM 1821 to north right-of-way of NE 23rd St and southeast corner of tract AB 717 TR 10-2 T&PRY CO #23;

Then east by south across right-of-way of Garrett Morris Pkwy/FM 1821 to southwest corner of tract AB 1256 TR 2 D M HOWARD (Oncor Electric Delivery);

Then east along south boundary of said tract AB 1256 TR 2 D M HOWARD to southeast corner of said tract;

Then north along east boundary of said tract AB 1256 TR 2 D M HOWARD to northeast corner of said tract;

Then west along north boundary of said tract AB 1256 TR 2 D M HOWARD to northwest corner of said tract and east right-of-way of Garrett Morris Pkwy/FM 1821;

Then north along east right-of-way of Garrett Morris Pkwy/ FM 1821, across Ellis White Rd and along west boundary of AB 1256 TR 1-1 P W HUDMANG and AB 1486 TR 2 H T HENRY to northwest corner of said TR 2;

Then east along north boundary of said TR 2 to northeast corner of said TR 2;

Then south along east boundary of said TR 2 to southeast corner of said TR 2 and north boundary of said AB 1256 TR 1-1 P W HUDMANG;

Then east along north boundary of said TR 1-1 to northeast corner of said TR 1-1;

Then south along east boundary of said TR 1-1 to southeast corner of said tract and north right-of-way of Ellis White Rd;

Then south southeast across right-of-way of Ellis White Rd to northwest corner of WOLTERS INDUSTRIAL P, WOLTERS IND PARK PT OF TR 15-5 (AKA A1986 & 869), same being south right-of-way of Ellis White Rd;

Then generally east along south right-of-way of Ellis White Rd to centerline right-of-way of Lee Rd;

Then south by east along centerline right-of-way of Lee Rd to centerline right-of-way of Hamilton Rd and east boundary of tract WOLTERS IND PARK TR 14-1 & TR 15-1A-1 (PT OF AB 1986 & 986);

Then south by east along east boundary of said TR 14-1 & TR15-1A-1 to southeast corner of said tract;

Then west by south along south boundary of said tract TR 14-1 & TR15-1A-1 to southwest corner of said tract and east boundary of 80.410, WOLTER IND PARK TR 14 & PT OF 15 (AKA 1986 & 896);

Then south by east along east boundary of said TR 14 & PT OF 15 to southwest corner of BELETTA WOODS BLK 1 LOT 1 and north right-of-way Beletta Dr;

Then east along north right-of-way Beletta Dr to east right-of-way of Hamilton Rd;

Then south by east along east right-of-way of Hamilton Rd to south right-of-way of Leavenworth Dr;

Then west by south along south right-of-way Leavenworth Dr to east right-of-way of Gorgas St;

Then west and south along east right-of-way of Gorgas St to Parker County Line, and a point north northeast of east boundary of tract WOLTERS IND PARK TR 34 BOILFIELD SERVICE COMPANY;

Then south southwest across right-of-way of Gorgas St to east boundary of said tract TR 34;

Then south along east boundary of said tract TR 34 to southeast corner of said tract, and north right-of-way of Ross Rd;

Then southwest along said tract TR 34 to southwest corner of said tract and east boundary of tract WOLTERS IND PARK TR 39;

Then south southeast along east boundary of said tract TR 39 to corner of said tract, and southwest corner of WOLTERS IND PARK TR 40 BLDG 250, same being north right-of-way Van Story St;

Then east by south across right-of-way Van Story St to east boundary of said WOLTERS IND PARK TR 39;

Then south along east boundary of said TR 39 to southeast corner of said tract;

Then west along south boundary of said TR 39 to southwest corner of said tract;

Then generally north along west boundary of said TR 39 to northwest corner of said tract;

Then east southeast along north boundary of said TR 39, same being boundary of WOLTERS IND PARK TR 34 B OILFIELD SERVICE COMPANY to northeast corner of said tract TR 39;

Then north northwest across said WOLTERS IND PARK TR 34 B OILFIELD SERVICE COMPANY to southwest corner of CUSTARD FAMILY DEV ADDN BLK 1 LOT 1;

Then east northeast along south boundary of said BLK 1 LOT 1 to southeast corner of said lot, and west right-of-way of Gorgas St;

Then west northwest along east boundary of said BLK 1 LOT 1 to northeast corner of said lot, and south right-of-way Travis St;

Then west southwest along north boundary of said BLK 1 LOT 1 and south right-of-way Travis St; to northwest corner of said lot, same being boundary of said tract WOLTERS IND PARK TR 34 B OILFIELD SERVICE COMPANY;

Then north northwest and northwest along boundary of said tract WOLTERS IND PARK TR 34 B OILFIELD SERVICE COMPANY to north corner of said tract TR 34 and southwest corner of WOLTERS 300 INDUSTRIAL BLK 5 LT 4 BLDG 375 (DALLAS PRODUCTION INC);

Then generally north along west boundary of said BLK 5 LT 4, and WOLTERS 300 INDUSTRIAL BLK 5 LOT 3 to northwest corner of said BLK 5 LOT 3 and south boundary of WOLTERS 300 INDUSTRIAL BLK 5 LOT 2;

Then west by north along south boundary of said BLK 5 LOT 2 to southwest corner of said lot;

Then north along west boundary of said BLK 5 LOT 2 to northwest corner of said LOT 2 and south corner of COUNTRY CLUB EST BLK 11 LOT 21 / 412-414 COUNTRY CLUB PKWY;

Then north northeast along north boundary of said BLK 5 LOT 2, and WOLTERS 300 INDUSTRIAL BLK 5 LOT 1 to northwest corner of said BLK 5 LOT 1;

Then east and northeast along north boundary of said BLK 5 LOT 1 to north right-of-way of Country Club Pkwy;

Then generally east along north right-of-way of Country Club Pkwy/Leavenworth Dr to west right-of-way of Hamilton Rd;

Then north northwest along west right-of-way of Hamilton Rd to south right-of-way of Beletta Dr;

Then west along south right-of-way of Beletta Dr to east boundary of WOLTER IND PARK TR 14 & PT OF 15 (AKA 1986 & 896);

Then south by east along east boundary of said TR 14 & PT OF 15 to southeast corner of said tract;

Then west, south by east, and west by south along boundary of said TR 14 & PT OF 15 to east boundary of WOLTERS IND PARK TR 15-7 (AKA 1986 & 869);

Then south along east boundary of said tract TR 15-7 to southeast corner of said tract;

Then west along south boundary of said tract TR 15-7, and tracts WOLTERS IND PARK TR 15-6 & 15-5 to southwest corner of said TR 15-5, same being northeast corner of tract AB 701 TR 32 T&P RY CO #13;

Then south along east boundary of said tract TR 32 to southeast corner of said tract;

Then west along south boundary of said tract TR 32 to east right-of-way of Ram Blvd (MWHS);

Then generally north along boundary of said tract TR 32, same being east right-of-way of Ram Blvd (MWHS) to interior corner of said TR 32;

Then west along boundary of said tract TR 32 across Ram Blvd to west right-of-way of Ram Blvd (MWHS), same being boundary of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then north along boundary of said tract TR 32 to interior corner of said tract, same being boundary of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then generally west and south by west along boundary of said tract TR 32 to interior corner of said tract, same being boundary line of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then north along boundary of said tract TR 32 to interior corner of said tract, same being boundary line of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then west along boundary of said tract TR 32 to west boundary of said tract, same being east right-of-way of Garrett Morris Pkwy/FM 1821;

Then generally south along east right-of-way Garrett Morris Pkwy/FM 1821 to southwest corner of tract AB 998 TR 2 A L WEBSTER (PT OF A 10 ACRE TRACT), same being boundary line of AB 998 TR 3 A L WEBSTER;

Then east along south boundary of said TR 2 to southeast corner of said tract;

Then north along east boundary of said TR 2 to southwest corner of tract MINERAL WELLS IND PARK TR C-R-1 & PT RAILROAD ROW;

Then east along said tract TR C-R-1, and MINERAL WELLS IND PARK TR G (PECO FACET) & TR H to southeast corner of said TR H;

Then north along east boundary of said TR H to south boundary of tract MINERAL WELLS IND PARK TR F;

Then east along south boundary of said tract TR F to southeast corner of said tract, same being northeast corner of AB 998 TR 3 A L WEBSTER;

Then south along east boundary of said TR 3 to southeast corner of said tract, same being north boundary of tract AB 702 TR 50 T&PRY CO #15;

Then east along north boundary of said tract AB 702 TR 50 T&P RY CO #15 to northeast corner of said tract, same being west right-of-way of FM 1195;

Then south along east boundary said TR 50, AB 702 TR 50-2 T & P RY CO #15, and AB 702 TR 50-1 T&P RY #15 to southeast corner of said TR 50-1, same being north right-of-way of M H 379;

Then east across right-of-way of FM 1195 and along north right-of-way of Harvey Rd to southeast corner of AB 1603 TR 5 & 6A HARVEY AIRPORT MHP *13 HOOKUPS*;

Then south by west across right-of-way of Harvey Rd to northwest corner boundary of +/- 0.43 acre parcel and south right-of-way of Harvey Rd;

Then east along south right-of-way of Harvey Rd to Parker County Line;

Then south along Parker County Line, across Mineral Wells Airport to south boundary of tract AB 871 TR 2 T&P RY CO #7 and north right-of-way of Cass Holland Rd;

Then generally west along north right-of-way of Cass Holland Rd to east right-of-way Airport Rd (FM 1195);

Then north along east right-of-way of Airport Rd (FM 1195), same being City of Mineral Wells Municipal Limits, to a point east of southeast corner of CHOATE SUB LTS 1 THRU 3 & E/2 OF LT 4, same being north right-of-way of Sartain Rd;

Then west across right-of-way of Airport Rd (FM 1195), and along north right-of-way of Sartain Rd, to southwest corner of AB 702 TR 8 T&P RY CO #15;

Then north along west boundary of said TR 8, and AB 702 TR 10 T&P RR CO#15 3002 - 3010 FM RD 1195, and AB 702 TR 12 T&PRY CO #15 to northwest corner of said TR 12 and south boundary of AB 702 TR 18 T&P RYCO #15;

Then west along said TR 18, and AB 702 TRS 20 through 27, and AB 996 TR 7 T&P RR CO#26 (AKA W R WARD), and AB 996TR 3 T&P RR CO #26 (AKA W R WARD) to southwest corner of said TR 3 ;

Then north along west boundary of said TR 3 to southeast corner of AB 426 TR 9 T B SMITH;

Then west, south and generally west along south boundary of said TR 9 to southwest corner of said TR 9, same being east right-of-way of Millsap Pkwy;

Then generally northwest along east right-of-way of Millsap Pkwy to south boundary of AB 426 TR 1-1 T B SMITH RADIO STATION;

Then west across right-of-way of Millsap Pkwy to east boundary of AB 426 TR 8 T B SMITH;

Then southeast along east boundary of said AB 426 TR 8 T B SMITH to southeast corner of said TR 8;

Then west along south boundary of said TR 8, across right-of-way of Withers Rd to northeast corner of AB 114 TR 1 J F BROWN, same being west right-of-way of Withers Rd;

Then south along west right-of-way of Withers Rd to southeast corner of tract AB 114 TR 1 J F BROWN;

Then west along south boundary of said tract TR 1 to southwest corner of said tract and east right-of-way of S US Hwy 281;

Then north northwest along west boundary of said tract AB 114 TR 1 J F BROWN to southwest corner of tract AB 114 TR 6 J F BROWN (100X100);

Then east by north along south boundary of said AB 114 TR 6 J F BROWN (100X100) to southeast corner of said tract;

Then north northwest along east boundary of said tract TR 6, and tracts AB 114 TRS 3-5, 8-10 J F BROWN to northeast corner of tract AB 114 TR 10 J F BROWN;

Then west by south along north boundary of said tract AB 114 TR 10 J F BROWN to northwest corner of said tract and east right-of-way of S US Hwy 281;

Then north northwest along east right-of-way of S US Hwy 281 to south right-of-way M H 379/SW 25th St;

Then west along south right-of-way of M H 379/ SW 25th St to a point south of southwest corner of tract AB 1849 TR 13 L R DANIEL;

Then north along west boundary of said tract TR 13, and CE HALL 1.09 AC OUT OF BLK 1 SOUTH OF BRAZOS LOUNGE, and east right-of-way of SW 1st Ave to south right-of-way of SW 17th ST;

Then northwest across right-of-way of SW 17th St to southeast corner of LAWN PLACE #2 BLK 15 LOTS 8 & 9 14X60 MH /CONT TO YANEZ and west right-of-way of SW 1st Ave

Then north along west right-of-way of SW 1st Ave to north right-of-way of SW 11TH ST;

Then east along north right-of-way SW 11TH ST to west right-of-way of S Oak Ave;

Then north along west right-of-way of S Oak Ave to south right-of-way of SW 10TH ST;

Then west along south right-of-way of SW 10TH ST to west right-of-way of SW 2ND AVE;

Then north along west right-of-way of SW 2ND AVE, and east boundary of KIDWELL BLK 1C and FRENCH BLK 37 to centerline right-of-way of SW Martin Luther King Jr St and boundary line of MW TIF Zone;

Then east along centerline right-of-way of SW and SE Martin Luther King Jr St, and boundary line of MW TIF Zone to east right-of-way of SE 1ST AVE and beginning of +/- 1,894 acre tract.

**Boundary Description
City of Mineral Wells TIF Zone
July 2020 Annexation (Parker County)**

Mineral Wells Airport Tract

Being a +/- 503 acre tract of land situated in City of Mineral Wells, Parker County, Texas and being more particularly described as follows: beginning at intersection of south right-of-way of Harvey Rd and Parker County Line;

Then east along south right-of-way of Harvey Rd to east right-of-way of S-Tec Way and boundary of 61.142 acre Lot 2 Blk 1 VALAIR ADDITION;

Then north along boundary of said Lot 2 Blk 1 to northwest corner of said tract;

Then east along north boundary of said Lot 2 Blk 1 to northeast corner of said tract;

Then south along east boundary of said Lot 2 Blk 1, and +/- 7.2 acre tract to southeast corner of said +/- 7.2 acre tract, and boundary line of 160.000, Abst: 2771, Survey: NEWBERRY G W, TR:, BLK:;

Then south by east across said 160.000, Abst: 2771, Survey: NEWBERRY G W, TR:, BLK: to northwest corner of Acres: 369.312, Tract: 5, Abst: 1548, SURV: T & P R R CO (Tract intersected by Rock Creek);

Then south along west boundary of said 369.312 acre, Tract: 5 to northeast corner of Acres: 50.000, Abst: 1554, Survey: T & P RR CO SUR 7;

Then west along north boundary of said 50.00 acre tract to northwest corner of said tract and boundary line of Acres: 14.520, Abst: 1554, Survey: T & P RR CO SUR 7;

Then south along boundary line of said 14.520 acre tract to southeast corner of said tract;

Then west along south boundary of said 14.520 acre tract to west boundary of said tract, and east right-of-way Cass Holland Rd;

Then north along west boundary of said 14.520 acre tract to south corner of Acres: 6.027, Abst: 1554, Survey: T & P RR CO SUR 7;

Then north northwest along south boundary of said 6.027 acre tract to interior corner of said tract, same being north right-of-way of Cass Holland Rd;

Then west along south boundary of said 6.027 acre tract, and Acres: 18.933 Abst: 1554 Survey: T & P RR CO SUR 7 TR: BLK:, and Acres: 1.120 Abst: 1554 Survey: T & P RR CO SUR 7, and Acres: 1.017, Abst: 1554, Survey: T & P RR CO SUR 7 (0.983 AC OF THE 2.00 AC LIES IN P.P.) to Parker County line;

Then north along Parker County line to south right-of-way of Harvey Rd and beginning of +/- 503 acre tract.

Exhibit C
Second Amended and Restated Project Plan and Finance Plan