

A Resolution

NO. 5052-02-2019

AUTHORIZING AND ESTABLISHING FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 20 (EAST LANCASTER AVENUE) AND TAKING CERTAIN OTHER ACTIONS CONCERNING THE DISTRICT

WHEREAS, the Public Improvement District Act, Chapter 372 of the Texas Local Government Code (“Act”) allows for the establishment of public improvement districts (“PID”);

WHEREAS, on September 10, 2018, the City of Fort Worth, Texas (“City”) received a petition (“Petition”), requesting the establishment of a PID on land within the City to be known as Fort Worth Public Improvement District No. 20 (East Lancaster Avenue) and has been on file in the office of the City Secretary for public inspection;

WHEREAS, pursuant to Section 372.009 of the Act, the City provided notice and publication of a public hearing to be conducted on February 5, 2019 to consider the establishment of the East Lancaster Avenue PID (“Public Hearing”), which notice and publication included the following: (i) time and place of the public hearing; (ii) general nature of the proposed improvements and services; (iii) estimated costs of the improvements and services; (iv) boundaries of the proposed East Lancaster Avenue PID; (v) proposed method of assessment; and (vi) proposed apportionment of costs between the East Lancaster Avenue PID and the City;

WHEREAS, notice of the Public Hearing was published on January 18, 2019 in the Fort Worth Star-Telegram, a newspaper of general circulation in the City, and was also mailed on January 15, 2019 to all record owners of property subject to assessment under the proposal set forth in the petition for the East Lancaster Avenue PID;

WHEREAS, on February 5, 2019, the City Council conducted and adjourned the Public Hearing on the establishment of the East Lancaster Avenue PID, following receipt of all public comments concerning the above-referenced matters; and

WHEREAS, on February 12, 2019, the City Council adopted this Resolution, making the findings set forth herein and authorizing and establishing the East Lancaster Avenue PID.



CITY OF FORT WORTH

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

1. Recitals.

The findings set forth in the recitals of this Resolution are found to be true and correct.

2. Findings.

The City Council, after duly considering the evidence and testimony presented at the Public Hearing and based on all information known by the City Council, hereby makes the following findings:

2.1. Petition. The Petition was filed with the City Secretary and complies with Section 372.005 of the Act and has been signed by record owners of taxable real property liable for assessment under the proposal who constitute: (a) 55.4% of the appraised value of taxable real property liable for assessment, as determined by the current roll of the Tarrant Appraisal District, and (b) 52% of the area of all taxable real property that is liable for assessment.

2.2 Advisability of the Improvements and Services. It is advisable that the City exercise the powers granted by the Act in connection with the establishment of the East Lancaster Avenue PID, including the undertaking of the improvements and services set forth herein because they are intended to promote the interests of the City by conferring special benefits on the property within the PID related to public safety, economic vitality, community engagement, and certain improvements related thereto, all of which are anticipated to contribute to, and create and maintain a sense of, individual and community pride within the PID.

2.3. Nature of the Improvements and Services.

(a) The general nature of the proposed improvements and services to be provided in the East Lancaster Avenue PID, include, without limitation, the following:

- i. Landscaping, security enhancements, lighting, and various other streetscape and capital improvements, including cameras, streets, sidewalks, roadways, and rights-of-way.



CITY OF FORT WORTH

- ii. Special supplemental services for improvement and promotion of the East Lancaster Avenue PID, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement.
- iii. Any other improvements and services allowed pursuant to the Act.

(b) The following programs may be initiated to ensure that the improvements and services are implemented:

- i. A program to enhance and promote public safety within the East Lancaster Avenue PID by providing private security services, installing security cameras, coordinating awareness campaigns, and initiating efforts to address public safety and enhance economic vitality.
- ii. A coordinated communication program to assure that businesses located within the East Lancaster Avenue PID benefit from shared information about security, infrastructure improvements, transportation improvements, capital improvement programs, opportunities to coordinate marketing and promotions, and other opportunities where business awareness and information can help business.
- iii. A cooperative program with local governments, neighborhood groups, foundations, universities, and others to assist with obtaining grants or other special funding to undertake studies, historic preservation/restoration, landscape improvements, street improvements, and other streetscape amenities in the East Lancaster Avenue PID.

(c) The improvements and services will be a supplement to the standard level of improvements and services provided by the City. The City will furnish or pay for the standard level of improvements and services in the East Lancaster Avenue PID comparable to what would be provided for the taxpayers generally.



2.4. Estimated Cost of the Improvements and Services.

(a) There will not be any improvements or services provided through the East Lancaster Avenue PID until the 2019-2020 fiscal year because there will not be any assessment revenues until taxes for the 2019 tax year are collected. For the 2019-2020 fiscal year, the estimated cost of the above-referenced improvements and services, and estimated costs to implement such improvements and services are:

Management Fee	\$15,600.00
Security	\$148,480.00
Insurance	\$2,000.00
City Administration	\$4,364.00
PID Establishment related fees	\$17,000.00
Community Marketing/Events	\$2,000.00
City Reserve Requirement	\$28,746.00
Total	<u>\$218,190.00</u>

(b) Such estimated costs are reasonable and appropriate. The costs of the improvements and services to be provided in the 2019-2020 fiscal year will be determined in a subsequent annual budget and service plan for the East Lancaster Avenue PID to be approved by the City Council most likely in August or September of 2019. The initial five (5)-year service plan proposed for the East Lancaster Avenue PID is attached hereto as **Exhibit A** ("Service Plan") and incorporated herein for all purposes.

(c) The estimated costs of improvements and services to be provided in subsequent fiscal years will be subject to future annual budget and service and assessment plans adopted by the City Council in accordance with the Act. The service plan, budget, and assessment amount are subject to annual review and approval by the City Council. The costs for all improvements and services will be paid in accordance with Section 2.7 of this Resolution.

2.5. Boundaries of the East Lancaster Avenue PID. The boundaries of the East Lancaster Avenue PID include approximately 243 acres of land generally described as: all properties fronting onto East Lancaster Avenue starting from the east curb of Riverside Drive eastward to the western edge of Interstate Loop 820, including properties in and parallel to the addresses in the 1800 to 6000 blocks of East Lancaster Avenue. A map depicting the boundaries, along with a description of each property within the PID, are attached hereto as **Exhibits B and C**,



respectively, and incorporated herein for all purposes. Such boundaries are appropriate, and the proposed improvements and services provided to property within such boundaries will promote the interests of the City. The East Lancaster Avenue PID's boundaries may be expanded in accordance with the Act.

2.6. Method of Assessment. The method of assessment is proposed to be as follows:

(a) Beginning in fiscal year 2019-2020, an annual budget and service and assessment plan will be presented to the City Council for review and approval prior to the beginning of each fiscal year for the term of the East Lancaster Avenue PID in accordance with the Act.

(b) The cost of each improvement and service provided during a fiscal year will be assessed against real property within the East Lancaster Avenue PID on the basis of special benefits accruing to the property because of the improvements and services according to the value of such property, including the value of structures or other improvements on the property, as determined by the Tarrant Appraisal District.

(c) All the taxable properties in the East Lancaster Avenue PID will be assessed equally and no annual assessment during the term of the East Lancaster Avenue PID will exceed \$0.295 per each \$100 of the appraised value of real property, including the value of structures and other improvements located thereon, unless this Resolution is amended following a public hearing held in accordance with the Act concerning the proposed adoption of an ordinance levying a higher assessment or implementing a different method of assessment authorized by the Act. Tax exempt properties and government-owned properties will not be assessed. In the event that changes to taxable status of property within the PID, either in whole or in part, occur that subsequently affect a property's assessment, then the property will be liable for the resulting assessment, if any.

Based on the improvements and services to be undertaken in the East Lancaster Avenue PID, as outlined herein and in the service plan, the City Council hereby finds that the proposed method of assessment is reasonable and necessary.

2.7. Apportionment of Costs Between the East Lancaster Avenue PID and the City, as a Whole. The apportionment of costs between the East Lancaster Avenue PID and the City, as a whole, is as follows:



CITY OF FORT WORTH

(a) Except as set forth in subsection 2.7(b), the entire cost of each improvement and service will be paid from assessments levied in accordance with Chapter 372 of the Act (including any interest accrued thereon) and from other sources of funds, if any, available to the East Lancaster Avenue PID.

(b) No City funds will be used to pay any portion of the cost of any improvement or service, unless such funding is approved from the City Council or other appropriate municipal authority on a case-by-case basis.

3. Establishment of the PID; Term.

3.1 Based on the findings set forth above, the East Lancaster Avenue PID comprising the boundaries set forth in Section 2.5 above is authorized to be established and will be known as Fort Worth Public Improvement District No. 20 (East Lancaster Avenue). The East Lancaster Avenue PID will take effect on the date on which the City Council's authorization to establish the East Lancaster Avenue PID pursuant to and in accordance with this Resolution is published in a newspaper of general circulation in the City in accordance with Section 372.010(b) of the Act ("PID Effective Date") and will expire on the earlier of (i) September 30, 2029; (ii) the effective date of a resolution dissolving the East Lancaster Avenue PID adopted by the City Council following receipt of a petition requesting dissolution and the holding of a public hearing to consider such dissolution in accordance with Section 372.011 of the Act; or (iii) any other lawful method provided for dissolution of a PID pursuant to the Act, as it may be amended. All other provisions of this Resolution will be effective from and after the adoption of this Resolution.

3.2 Notwithstanding anything to the contrary herein, the East Lancaster Avenue PID will continue in effect until all obligations of indebtedness for all previously-authorized improvement projects and services in the PID have been fully satisfied and discharged. The East Lancaster Avenue PID will be subject to all conditions, limitations, and reservations set forth in the findings in Section 2.

4. Advisory Body.

The City Council hereby declines to appoint an advisory body for the East Lancaster Avenue PID pursuant to Section 372.008 of the Act. The City Council hereby



reserves the right to assign responsibility for preparation of the ongoing Service Plan for the East Lancaster Avenue PID to another entity in the absence of such an advisory body, as authorized by Section 372.013(a) of the Act.

5. Restriction on Construction of Improvements.

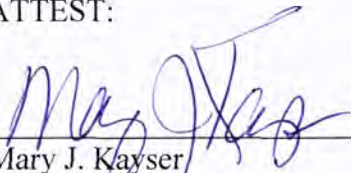
In accordance with Section 372.010(c) of the Act, actual construction of any improvement may not begin until after the twentieth (20th) day following the PID Effective Date.

6. Publication.

The City Secretary is hereby directed to publish notice of the City Council's authorization to establish the PID once in a newspaper of general circulation in the City.

ADOPTED this 12th day of February 2019.

ATTEST:



Mary J. Kayser
City Secretary



CITY OF FORT WORTH

EXHIBIT A SERVICE PLAN

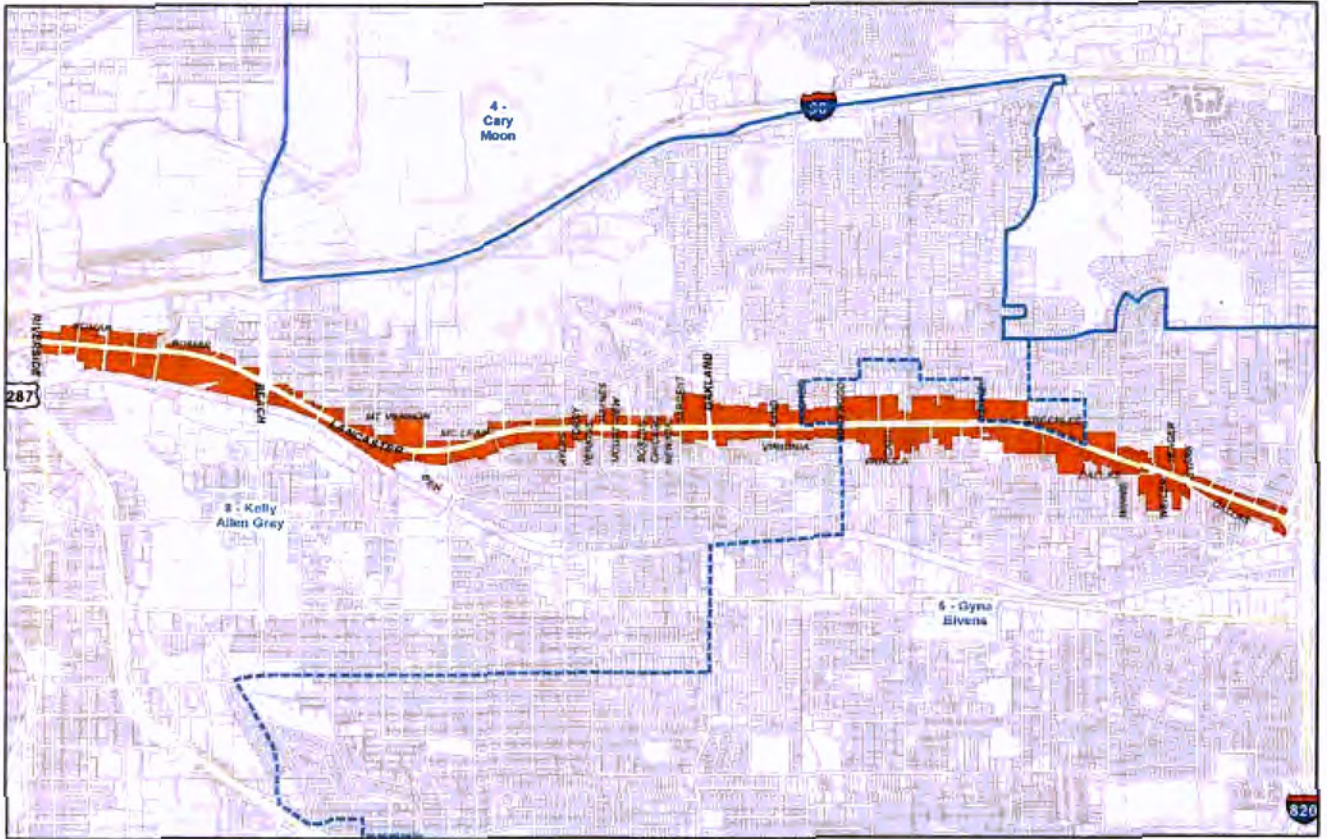
City of Fort Worth
Five Year Service Plan
Public Improvement District No. 26 - East Lancaster

	FY19/20	FY20/21	FY21/22	FY22/23	FY23/24
REVENUES					
PID Assessments	\$218,190	\$224,737	\$231,479	\$238,424	\$245,577
Budget Revenues	\$218,190	\$224,737	\$231,479	\$238,424	\$245,577
Use of Fund Balance					
Total Revenues	\$218,190	\$224,737	\$231,479	\$238,424	\$245,577
EXPENSES					
Management Fee	15,600	16,069	16,550	17,047	17,568
City Administrative Fee	4,364	4,495	4,630	4,768	4,912
Security Patrols	157,765	198,500	204,024	210,700	217,000
Insurance	2,000	2,060	2,100	2,185	2,261
Community Marketing/Events	3,000	3,560	3,650	3,700	3,800
PID App Fee	5,000				
Budget Expenses	187,729	224,673	230,954	238,400	245,521
Contribution to Fund Balance (Reserve)	30,461	\$64	\$625	\$24	\$56
Total Expenses	\$218,190	\$224,737	\$231,479	\$238,424	\$245,577



CITY OF FORT WORTH

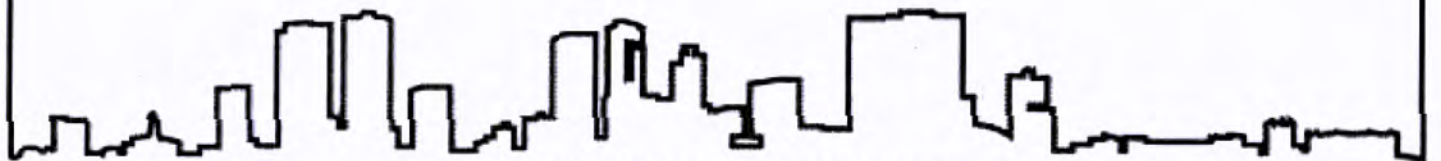
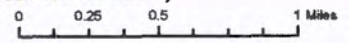
EXHIBIT B BOUNDARY MAP



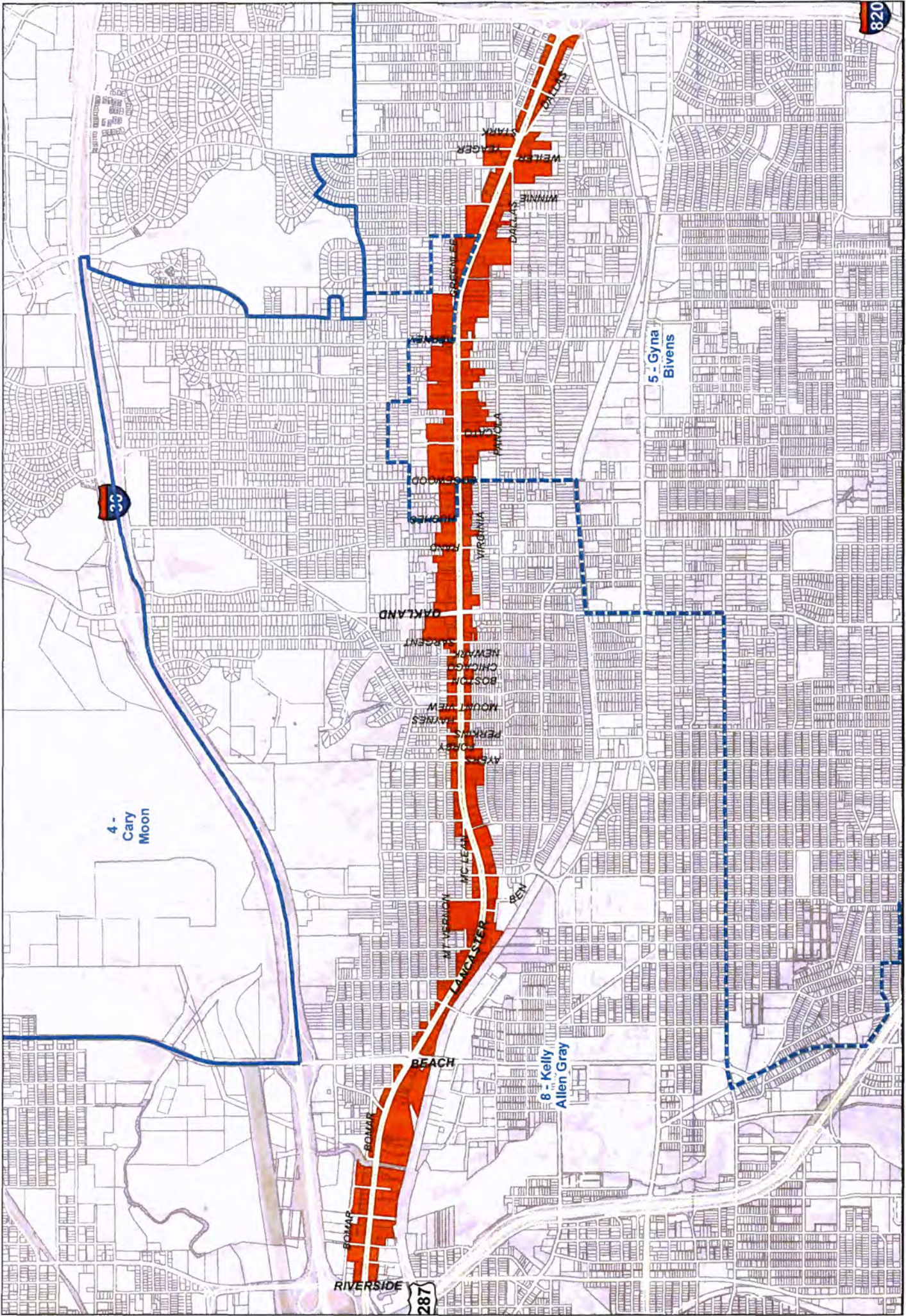
Created on January 2nd, 2019.

Fort Worth Public Improvement District No. 20 (East Lancaster PID #20)

--- Council Districts



CITY OF FORT WORTH

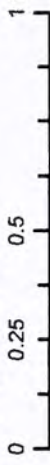


Fort Worth Public Improvement District No. 20 (East Lancaster PID #20)



Created on January 2nd, 2019.

Council Districts



820

287

4 - Cary Moon

5 - Gyna Bivens

8 - Kelly Allen Gray

RIVERSIDE

BEACH

LANCASTER

MOUNTAIN VIEW

DALLAS

MINNIE

STARK

WELLS

WELLS

WELLS

WELLS

WELLS

WELLS

WELLS

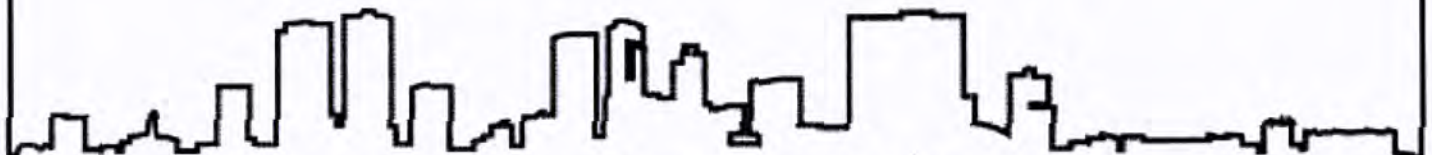
WELLS

WELLS

EXHIBIT C PROPERTIES IN THE PID

a. Current Properties Subject to Assessment within the PID

Property Address	Legal
1800 E Lancaster	INTERURBAN ADDITION Block 23 N125' 19 & 30'STRIP ADJ ON N
1801 E Lancaster	INTERURBAN ADDITION Block 22 Lot 26R PLAT D214099140
1815 E Lancaster	INTERURBAN ADDITION Block 22 Lot 7 8 9 22 23 24 & 25
1818 E Lancaster	GRIFFITH REVISION Lot A B C
1824 E Lancaster	INTERURBAN ADDITION Block 23 Lot 5 & 50'X40' ON NORTH LOT D GRIFFITH REVISION
1906 E Lancaster	HILL, GENE ADDITION Block 1 Lot 2R
1910 E Lancaster	HILL, GENE ADDITION Block 1 Lot 1R
1919 E Lancaster	INTERURBAN ADDITION Block 7 Lot 4 TO 7 & 14 TO 17 LESS S20'
1933 E Lancaster	INTERURBAN ADDITION Block 7 Lot 11 BLK 7 LOTS 11 12 & 13
2001 E Lancaster	INTERURBAN ADDITION Block 8 Lot 19-20 LESS S20'
2009 E Lancaster	INTERURBAN ADDITION Block 8 Lot 1 1 TO 4-17-18 LESS S 20' BLK 8
2020 E Lancaster	SANDERSON, JAMES SURVEY Abstract 1430 Tract 33E
2020 E Lancaster	RANKIN, DON ADDITION Block 1 Lot 1
2021 E Lancaster	INTERURBAN ADDITION Block 8 Lot 15-16 LESS S20'
2033 E Lancaster	INTERURBAN ADDITION Block 8 Lot 13-14 LESS S 20'
2037 E Lancaster	INTERURBAN ADDITION Block 8 Lot 11-12 LESS S20'
2037 E Lancaster	INTERURBAN ADDITION Block 8 Lot 5 BLK 8 LOTS 5 THRU 10
2100 E Lancaster	SANDERSON, JAMES SURVEY Abstract 1430 Tract 33F & 33G1
2101 E Lancaster	INTERURBAN ADDITION Block 9 Lot 10 BLK 9 LOT 10 & 5' STRIP ON N
2103 E Lancaster	INTERURBAN ADDITION Block 9 Lot 1 TO 9 & ALLEY ADJ
2116 E Lancaster	SANDERSON, JAMES SURVEY Abstract 1430 Tract 33G
2118 E Lancaster	SANDERSON, JAMES SURVEY Abstract 1430 Tract 33D
2125 E Lancaster	INTERURBAN ADDITION Block 9 Lot 11 & 12
2201 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 1
2207 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 2 & 3
2208 E Lancaster	SHOTTS, SUBDIVISION Lot 1B
2224 E Lancaster	SHOTTS, SUBDIVISION Lot 1A
2225 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 4 THRU 11
2226 E Lancaster	SHOTTS, SUBDIVISION Lot D1
2244 E Lancaster	SHOTTS, SUBDIVISION Lot B
2248 E Lancaster	SHOTTS, SUBDIVISION Lot 2A
2301 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 12



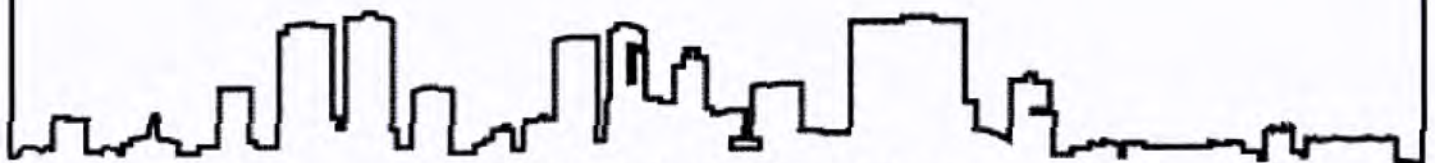
CITY OF FORT WORTH

Property Address	Legal
2305 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 13
2309 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 14
2309 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 15
3311 E Lancaster	TANDYLAND ADDITION Block 4 Lot 7 & 8B
2400 E Lancaster	SHOTTS, SUBDIVISION Lot 3 & 4A & A1430 TRS 54G 54I & 54K
2400 E Lancaster	SANDERSON, JAMES SURVEY Abstract 1430 Tract 34A01A
2403 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 16 & 17A
2405 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 17B 18 & 18A1
2407 E Lancaster	SYCAMORE HEIGHTS Block 37 Lot 18A2 & 18B1
2451 E Lancaster	LEONARD, J M SUBDIVISION Lot 1 LOTS 1, 2, & 3
2455 E Lancaster	LEONARD, J M SUBDIVISION Lot 4 & 5
2463 E Lancaster	LEONARD, J M SUBDIVISION Lot 6 7 & 8
2466 E Lancaster	SHOTTS, SUBDIVISION Lot 4B & SANDERSON, JAMES SURVEY A1430 TR 54M
2475 E Lancaster	LEONARD, J M SUBDIVISION Lot 9 THRU 14
2500 E Lancaster	SHOTTS, SUBDIVISION Lot 5
2501 E Lancaster	SYCAMORE HEIGHTS Block 38 Lot 1B LESS PORTION WITH EXEMPTION 61% UNDIVIDED INTEREST
2501 E Lancaster	SYCAMORE HEIGHTS Block 38 Lot 1B PORTION WITH EXEMPTION 39% UNDIVIDED INTEREST
2504 E Lancaster	WEBB ADDITION Block 1 Lot 1
2504 E Lancaster	WEBB ADDITION Block 1 Lot 3 4 5 6 7
2504 E Lancaster	BARNEY ROBINSON HARDWOODS & LUMBER CO ADDN Block 1 Lot 1 PLAT D215096258
2515 E Lancaster	SYCAMORE HEIGHTS Block 38 Lot 1A
2524 Oakland Blvd	YEATS ADDITION Block X Lot B
2528 E Lancaster	WEBB ADDITION Block 1 Lot 8A
2528 Wilkinson Ave	SYCAMORE HEIGHTS Block 38 Lot 2A
2529 E Lancaster	SYCAMORE HEIGHTS Block 38 Lot 1C & 2B
2536 E Lancaster	WEBB ADDITION (FT WORTH) Block 2 Lot 1R
2601 E Lancaster	SYCAMORE HEIGHTS Block 48 Lot W 125' 1
2609 Oakland	PURVIS, J L SURVEY Abstract 1228 Tract 81A
2612 Harwood St	KILFOIL SUBDIVISION Block 49 Lot H LESS TRI SEC
2613 Harwood	SYCAMORE HEIGHTS Block 50 Lot 8 9 10 11 & TRI W OF LT 8
2615 E Lancaster	MANNING, LV SUBDIVISION Lot 2



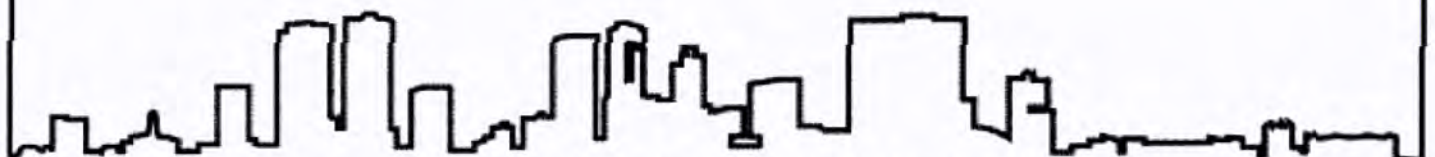
CITY OF FORT WORTH

Property Address	Legal
2615 E Lancaster	MANNING, L V SUBDIVISION Lot 1
2617 N Ayers Ave	BRANTLEY'S SUBDIVISION Lot 1 N PART OF LOT 1 & 2
2620 E Lancaster	WEBB ADDITION (FT WORTH) Block 2 Lot 8 & 9 BLK 2 AB 431 TR 3B1
2627 E Lancaster	MANNING, L V SUBDIVISION Lot 3 & 4
2628 E Lancaster	WEBB ADDITION (FT WORTH) Block 2 Lot 10
2631 E Lancaster	SYCAMORE HEIGHTS Block 48 S74'E40'2 & S95'W10'3
2632 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 1
2637 E Lancaster	MANNING, L V SUBDIVISION Lot 9 LOT 9 LESS ROW
2700 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 1R
2701 E Lancaster	SYCAMORE HEIGHTS Block 47 Lot 11 12 & W 35' 13
2716 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 9 & 10
2722 Purington	KILFOIL SUBDIVISION Block 49 Lot C
2724 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 11
2727 E Lancaster	KILFOIL SUBDIVISION Block 49 Lot A B & W36' G
2728 Purington	KILFOIL SUBDIVISION Block 49 Lot D
2729 E Lancaster	KILFOIL SUBDIVISION Block 49 Lot E 100' G
2732 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 12 & 13
2736 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 14 & W PT 15
2744 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 16 & E38.6' LOT 15
2804 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 2
2806 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 3
2811 E Lancaster	SYCAMORE HEIGHTS Block 50 Lot 12
2812 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 4
2816 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 5
2820 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 6
2821 E Lancaster	SYCAMORE HEIGHTS Block 50 Lot 13
2824 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 7
2825 E Lancaster	SYCAMORE HEIGHTS Block 50 Lot 14
2828 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 8
2832 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 9
2900 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 10 - 14
2901 E Lancaster	SYCAMORE HEIGHTS Block 54 Lot 11 LESS E 81'
2909 Meaders ave	ERIE HILL PLACE ADDITION Lot D



CITY OF FORT WORTH

Property Address	Legal
2917 E Lancaster	SYCAMORE HEIGHTS Block 54 Lot E 81' 11
2921 E Lancaster	SYCAMORE HEIGHTS Block 54 Lot 12
2922 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 15 - 18
2929 E Lancaster	SYCAMORE HEIGHTS Block 54 Lot 13 & 14
2930 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 19
2931 E Lancaster	SYCAMORE HEIGHTS Block 54 Lot 15
2933 E Lancaster	SYCAMORE HEIGHTS Block 54 Lot 16A
2934 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 20
2936 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 21
2944 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 22 & W1/2 LT 23
2948 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 23 E1/2 LOT 23
300 Conner Ave	MANN, WILLIAM SURVEY Abstract 996 Tract 3A01A
3000 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 24 BLK 4 LTS 24 25 26 27B 28B 29B
3001 E Lancaster	SYCAMORE HEIGHTS Block 55 Lot 1
3012 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 27A 28A 29A 30 & 31A
3013 E Lancaster	SYCAMORE HEIGHTS Block 55 Lot 2
3017 E Lancaster	SYCAMORE HEIGHTS Block 55 Lot 3
3021 E Lancaster	SYCAMORE HEIGHTS Block 55 Lot 4
304 Clairemont Ave	BEACON HILL ADDITION Block 12 Lot 23 24 & 1
305 S Collard St	TURNER SUBDIVISION BEACON HILL Block 2 Lot 7 8 28 & 29
305 Forby Ave	NORMANDY PLACE ADDITION S115'W100'BLK 19
3100 E Lancaster	KUYKENDALLS, J SUBDIVISION Lot 1 & 2 & BLK 4 LOT 31B WEBB ADDN
3116 E Lancaster	KUYKENDALLS, J SUBDIVISION Lot 3 & 4
3117 Panola	KUYKENDALLS, J SUBDIVISION Lot 5
3120 E Lancaster	KUYKENDALLS, J SUBDIVISION Lot 6
3128 E Lancaster	KUYKENDALLS, J SUBDIVISION Lot 8
3132 E Lancaster	KUYKENDALLS, J SUBDIVISION Lot 9
3136 E Lancaster	KUYKENDALLS, J SUBDIVISION Lot 10
3201 E Lancaster	TANDY ADDITION Block 3 Lot 5 W48'6
3215 E Lancaster	TANDY ADDITION Block 3 Lot E54'6
3225 E Lancaster	TANDY ADDITION Block 3 Lot 7
3227 E Lancaster	TANDY ADDITION Block 3 Lot 8
3300 E Lancaster	NORMANDY PLACE ADDITION Block 19 Lot 2



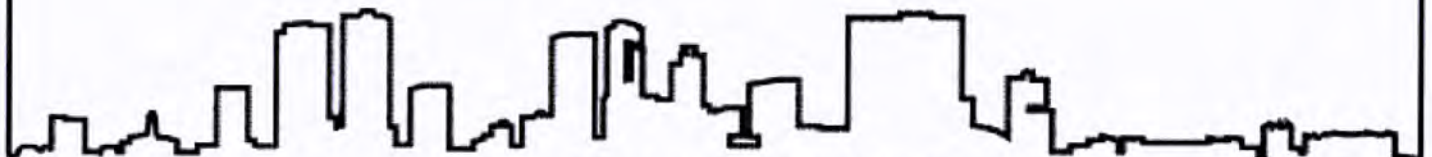
CITY OF FORT WORTH

Property Address	Legal
3312 E Lancaster	NORMANDY PLACE ADDITION Block 19 Lot 1R
3321 E Lancaster	TANDYLAND ADDITION Block 4 Lot 8A
3405 E Lancaster	TANDYLAND ADDITION Block 11
3417 Mc Lean	TANDY ADDITION Block 10 Lot E55'8
3425 Mc Lean	TANDY ADDITION Block 10 Lot 9
3427 E Lancaster	TANDY ADDITION Block 10 Lot 10
3434 E Lancaster	NORMANDY PLACE ADDITION Block 10A Lot 1C & 18 & BLK 11 LOT 1C 2A & 3A
3500 E Lancaster	NORMANDY PLACE ADDITION Block 17 Lot A & 17B1
3501 E Lancaster	TANDY ADDITION Block 12 Lot 6
3504 E Lancaster	NORMANDY PLACE ADDITION Block 17 Lot B
3505 E Lancaster	TANDY ADDITION Block 12 Lot 7 & W21'8
3510 E Lancaster	NORMANDY PLACE ADDITION Block 17 Lot 17B2
3510 E Lancaster	NORMANDY PLACE ADDITION Block 17 Lot X
3514 E Lancaster	NORMANDY PLACE ADDITION Block 17 Lot 17B4
3520 E Lancaster	NORMANDY PLACE ADDITION Block 17 Lot 17B3
3521 E Lancaster	TANDY ADDITION Block 12 Lot 8R
3531 E Lancaster	TANDY ADDITION Block 12 Lot 9R
3535 E Lancaster	TANDY ADDITION Block 12 Lot E92'W184'9
3539 E Lancaster	TANDY ADDITION Block 12 Lot E26'9
3601 E Lancaster	TANDY ADDITION Block 19 Lot 3A
3605 E Lancaster	TANDY ADDITION Block 19 Lot 3B
3619 E Lancaster	TANDY ADDITION Block 19 Lot 4A
3633 E Lancaster	TANDY ADDITION Block 19 Lot 4B
3700 E Lancaster	MC CARTHY, D L SUBDIVISION Lot E LOTS E THRU H & J
3701 E Lancaster	BRANTLEY'S SUBDIVISION Lot 1 S PT & 2
3715 E Lancaster	BRANTLEY'S SUBDIVISION Lot 3
3750 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 2 Lot 6
3751 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 15 Lot 4 S180' LOT 4
3754 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 2 Lot 30
3755 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 15 Lot 3 S180' LOT 3
3759 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 15 Lot 1 & 2
3800 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 3 Lot A W125' LOT A
3801 E Lancaster	MAYER SUBDIVISION Lot B



CITY OF FORT WORTH

Property Address	Legal
3803 E Lancaster	MAYER SUBDIVISION Lot C
3804 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 3 Lot AR
3807 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 14 Lot 1 & 2 RESIDENTIAL IMPROVEMENTS 50% OF LAND VALUE
3850 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 4 Lot 1
3854 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 4 Lot 2 27 & 28
3900 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 5 Lot 2 & 3
3907 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 12 Lot 3R
3911 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 12 Lot 2
3913 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 12 Lot 1
3950 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 6 Lot 5 & 6
3959 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 11 Lot 1R & LOTS 3A 4A 4B & 4C
4000 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 7 Lot 13A
4004 E Lancaster	BEACON HILL ADDITION Block 7 Lot 14A
4005 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 10 Lot 3AR & 4AR
4013 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 10 Lot 1 & 2
4014 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 7 Lot 13 E100' LOT 13 TO 15
4054 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 8 Lot 1
4055 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 9 Lot 3 & 4
4059 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 9 Lot 2
4063 E Lancaster	TURNER SUBDIVISION BEACON HILL Block 9 Lot 1
4075 E Lancaster	WEAVER'S SUBDIVISION Lot A & B1 AKA W 6.3' LOT B
4078 E Lancaster	TURNER SUBDIVISION BEACON HILL Block A1 Lot 2B & 3C
4079 E Lancaster	WEAVER'S SUBDIVISION Lot B2 C D E F G H & I
4082 E Lancaster	TURNER SUBDIVISION BEACON HILL Block A1 Lot 2A & 3B
4101 E Lancaster	TURNER SUBDIVISION BEACON HILL Block B1 Lot A
4125 E Lancaster	YEATS ADDITION Block X Lot AR
4128 E Lancaster	MATTHEWS, CHARLES SUBDIVISION Block 1 Lot 1R1
4201 E Lancaster	OAKLAND SHOPPING CENTER ADDN Block A Lot 2
4208 E Lancaster	ESTES, EDNA SUBDIVISION Lot A D & F
4217 E Lancaster	OAKLAND SHOPPING CENTER ADDN Block A Lot 1
4218 E Lancaster	ESTES, EDNA SUBDIVISION Lot 7
4224 E Lancaster	ESTES, EDNA SUBDIVISION Lot 1



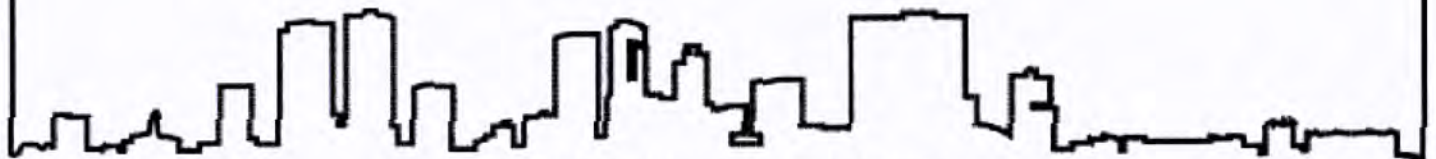
CITY OF FORT WORTH

Property Address	Legal
4233 E Lancaster	LEWIS, T E PLACE ADDITION Block 4 Lot 1
4300 E Lancaster	ESTES, EDNA SUBDIVISION Lot B LOTS B & C
4310 E Lancaster	COLLIER-SETTLE SUBDIVISION Block 1 Lot 1 2 3 & N15' 5 & N15' OF W1/2 6
4320 E Lancaster	COLLIER-SETTLE SUBDIVISION Block 1 Lot 4 & A1228 TR20A1A
4323 E Lancaster	PURVIS, J L SURVEY Abstract 1228 Tract 46B
4327 E Lancaster	MOORE, BOB SUBDIVISION Block 1 Lot 1
4328 E Lancaster	PURVIS, J L SURVEY Abstract 1228 Tract 20A01
4331 E Lancaster	MOORE, BOB SUBDIVISION Block 1 Lot 2R
4332 E Lancaster	PURVIS, J L SURVEY Abstract 1228 Tract 20 20A & 20B
4344 E Lancaster	COLLIER-SETTLE SUBDIVISION Block 3 Lot 1
4400 E Lancaster	LEWIS, HATTIE M SUBDIVISION Block 1 Lot 1 & 2A
4401 E Lancaster	LINDA ADDITION Block 2 Lot AR
4420 E Lancaster	LEWIS, HATTIE M SUBDIVISION Lot 4
4424 E Lancaster	LEWIS, HATTIE M SUBDIVISION Lot 5 W1/2 N1/2
4425 E Lancaster	POPES SUBDIVISION Block 2 Lot 5
4428 E Lancaster	LEWIS, HATTIE M SUBDIVISION Lot 5 E1/2 N1/2
4500 E Lancaster	LEWIS, HATTIE M SUBDIVISION Lot 6R PER PLAT 388-47 P287
4501 E Lancaster	HAMPTON, H B SUBDIVISION Lot 3A AKA POPE'S SUBDV
4508 E Lancaster	LITTLE PLACE SUBDIVISION Lot 1B
4509 E Lancaster	POPE, A A SUBDIVISION Block 2 Lot 3C
4512 E Lancaster	LITTLE PLACE SUBDIVISION Lot 1C PORTION WITH EXEMPTION 50% OF VALUE
4512 E Lancaster	LITTLE PLACE SUBDIVISION Lot 1C LESS PORTION WITH EXEMPTION 50% UNDIVIDED INTEREST
4514 E Lancaster	LITTLE PLACE SUBDIVISION Lot 1A
4600 E Lancaster	BALDWIN ADDITION Block 1 Lot 2
4601 E Lancaster	POPES SUBDIVISION Block 2 Lot H & I
4604 E Lancaster	BALDWIN ADDITION Block 1 Lot 3
4608 E Lancaster	BALDWIN ADDITION Block 1 Lot 4
4612 E Lancaster	BALDWIN ADDITION Block 1 Lot 5
4616 E Lancaster	BALDWIN ADDITION Block 1 Lot 6 & W5'7
4620 E Lancaster	BALDWIN ADDITION Block 1 Lot 7 & 8 LESS W5'7
4621 E Lancaster	TURNERS SUBDIVISION Lot 11 LTS 11 THRU 16
4707 E Lancaster	FAIR EAST ADDITION Lot B3



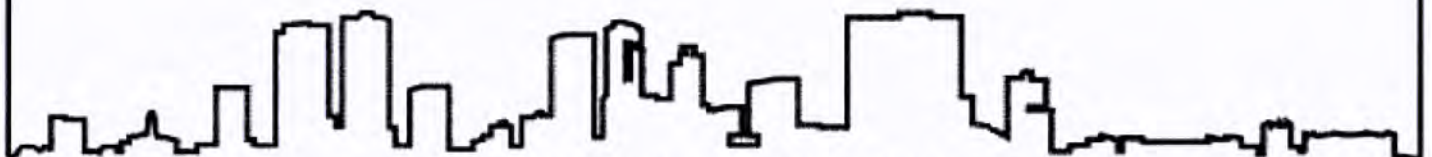
CITY OF FORT WORTH

Property Address	Legal
4707 E Lancaster	FAIR EAST ADDITION Lot B1
4716 E Lancaster	1ST AID PAIN CENTER ADDITON Block 1 Lot 1
4724 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 30E
4728 E Lancaster	ROBERTS, E A SUBDIVISION Lot A
4728 E Lancaster	ROBERTS, E A SUBDIVISION Lot B
4732 E Lancaster	LUM SUBDIVISION Block 1 Lot 1
4741 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 29
4753 E Lancaster	FAIR EAST ADDITION Lot B4
4761 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 37A
4761 E Lancaster	ROBERTS, JOHN C SUBDIVISION Lot A & B
4800 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 28
4808 E Lancaster	NICOLSON, G D ADDITION Lot 5
4809 Panola	AHLER, P H SURVEY Abstract 33 Tract 28B
4900 E Lancaster	NICOLSON, G D ADDITION Lot 3
4901 E Lancaster	ROSELAND ADDITION 2ND FILING Lot 1 & 2
4904 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 26B
4906 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 25
4908 E Lancaster	HORNE, J L ADDITION Lot 5
4909 E Lancaster	FIDELITY TRUST CO SUBDIVISION Block 7 Lot A
4909 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 40 & 40E
4910 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 24A
4912 E Lancaster	WATSON, A ADDITION Block 2 Lot 1 & 21
5000 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 23
5003 E Lancaster	FIDELITY TRUST CO SUBDIVISION Block 7 Lot B1
5003 E Lancaster	
5006 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 22
5009 E Lancaster	AHLER, P H SURVEY Abstract A 33 Tract 42A & 42B
5010 E Lancaster	URBAN OAKS WEST ADDITION Block 2 Lot 1
5010 E Lancaster	URBAN OAKS WEST ADDITION Block 2 Lot 2
5011 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 42D
5015 E Lancaster	HIETT, T E ADDITION Lot 1 - 6 & A 33 TRS 45A 45B & 46A
5016 E Lancaster	URBAN OAKS ADDITION Lot 1 - 3
5020 E Lancaster	URBAN OAKS ADDITION Lot 20 - 22



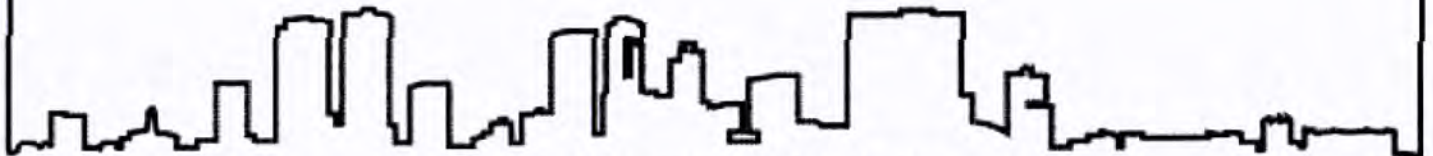
CITY OF FORT WORTH

Property Address	Legal
5023 E Lancaster	RALSTON ADDITION Block 1 Lot 2
5025 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 46 & 46B
5031 E Lancaster	RALSTON ADDITION Block 1 Lot 1
5032 E Lancaster	URBAN OAKS ADDITION Lot 23 TO 26
5100 E Lancaster	HAINES PLACE ADDITION Block 1 Lot 1A
5101 E Lancaster	EASTLAND ADDITION Block 1 Lot 1A & 2A AKA S125' LT 1 S125' W44' LT 2
5116 E Lancaster	HAINES PLACE ADDITION Block 1 Lot 1C-2C-3A ST N BLK 1
5128 E Lancaster	HAINES PLACE ADDITION Block 1 Lot 4A
5131 E Lancaster	EASTLAND ADDITION Block 1 Lot 6A & 6B LESS PORTION WITH EXEMPTION (50% OF LAND VALUE)
5131 E Lancaster	EASTLAND ADDITION Block 1 Lot 6A & 6B PORTION WITH EXEMPTION (50% OF LAND VALUE)
5151 Greenlee St	EASTLAND ADDITION Block 1 Lot 7 & 8
5155 E Lancaster	GARRISON, MITCHELL SURVEY Abstract 597 Tract 34A
5200 E Lancaster	HAINES PLACE ADDITION Block 1 Lot 5-6-7
5220 E Lancaster	HAINES PLACE ADDITION Block 1 Lot 8
5221 E Lancaster	GARRISON, M ADDITION Block 1 Lot 1
5224 E Lancaster	HAINES PLACE ADDITION Block 1 Lot 9 & PT CLOSED ST
5229 E Lancaster	GARRISON, MITCHELL SURVEY Abstract 597 Tract 34D
5232 E Lancaster	HAINES PLACE ADDITION Block 1 Lot 10 & 11 & PT CLOSED ST
5300 E Lancaster	GORDON, ROY SUBDIVISION Lot 1 & 2
5301 E Lancaster	MILNER ADDITION Block 1 Lot A
5303 E Lancaster	MILNER ADDITION Block 1 Lot B
5309 E Lancaster	GARRISON, MITCHELL SURVEY Abstract 597 Tract 34C01
5317 E Lancaster	GARRISON, M ADDITION Block 1 Lot 2
5324 E Lancaster	VICKERS EAST LANCASTER S ADDN Block 1 Lot 1
5325 E Lancaster	GARRISON, MITCHELL SURVEY Abstract 597 Tract 34F
5328 E Lancaster	HAINES PLACE ADDITION Block 4 Lot 1
5400 E Lancaster	HAINES PLACE ADDITION Block 5 Lot 1R & 2R
5401 E Lancaster	FORTY OAKS ADDITION Block B Lot 2 & LOT 1
5405 E Lancaster	FORTY OAKS ADDITION Block B Lot 3
5406 E Lancaster	HAYNES PLACE ADDITION Block 5 Lot 3 & 4
5424 E Lancaster	HAYNES PLACE ADDITION Block 5 Lot 5
5430 E Lancaster	HAYNES PLACE ADDITION Block 5 Lot 6 7 8 14 & N56.5'15



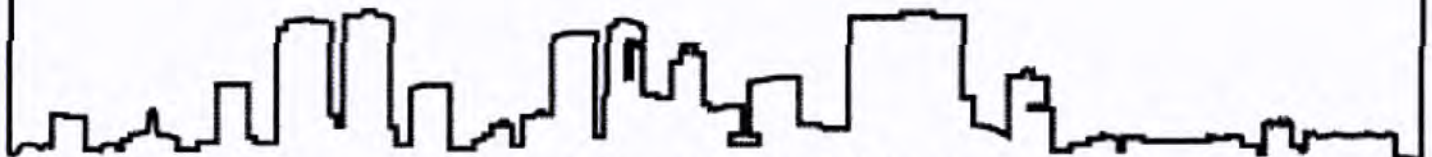
CITY OF FORT WORTH

Property Address	Legal
5432 E Lancaster	HAYNES PLACE ADDITION Block 5 Lot 9
5452 E Lancaster	HAINES PLACE ADDITION Block 6 Lot 1R1
5456 E Lancaster	HAINES PLACE ADDITION Block 6 Lot 2R1
5500 E Lancaster	HAYNES PLACE ADDITION Block 5 Lot 21
5501 E Lancaster	FORTY OAKS ADDITION Block 16 Lot 1 THRU 3
5512 E Lancaster	HAYNES PLACE ADDITION Block 5 Lot 22 & 23
5513 E Lancaster	FORTY OAKS ADDITION Block C
5513 E Lancaster	FORTY OAKS ADDITION Block 16 Lot 4
5517 E Lancaster	FORTY OAKS ADDITION Block 16 Lot 5R
5520 E Lancaster	HAINES PLACE ADDITION Block 7 Lot 2
5524 E Lancaster	HAINES PLACE ADDITION Block 7 Lot 1
5525 E Lancaster	FORTY OAKS ADDITION Block 16 Lot 7A 8 & 9
5537 E Lancaster	FORTY OAKS ADDITION Block 16 Lot 10R
5549 E Lancaster	FORTY OAKS ADDITION Block 16 Lot 13R
5601 E Lancaster	HENSLEE, JOE ADDITION Block 1 Lot 9A
5605 E Lancaster	HENSLEE, JOE ADDITION Block 1 Lot 9B
5619 E Lancaster	HENSLEE, JOE ADDITION Lot 8
5651 E Lancaster	FOUR WINDS SUBDIVISION Block 1 Lot 1
5662 E Lancaster	BROWN, HARWOOD SUBDIVISION Lot 1A
5700 E Lancaster	BUTTS, GEORGE N SURVEY Abstract 117 Tract 7
5701 E Lancaster	WILKINSON, D J ADDITION Lot 4
5708 Dallas Ave	WILKINSON, D J ADDITION Lot 3
5725 E Lancaster	WEST HANDLEY ADDITION Block 6 Lot 5 BLK 6 LOT 5 & E PT 4
5727 E Lancaster	WEST HANDLEY ADDITION Block 1 Lot A & N17' STRIP
5734 E Lancaster	WEST HANDLEY ADDITION Block 6 Lot 6 7 & W44'8
5750 E Lancaster	WEST HANDLEY ADDITION Block 6 Lot 9R & E PT 8
5800 E Lancaster	WEST HANDLEY ADDITION Block 6 Lot 11 11-12 E 40'10 BLK 6
5800 E Lancaster	WEST HANDLEY ADDITION Block 2 Lot 4 & N 17' STRIP & LOTS 5 & W40' 6
5813 E Lancaster	ERIE HILL PLACE ADDITION Lot C
5817 E Lancaster	ERIE HILL PLACE ADDITION Lot B W1/2 B
5821 E Lancaster	ERIE HILL PLACE ADDITION Lot B E 1/2 B
5825 E Lancaster	ERIE HILL PLACE ADDITION Lot A
5900 E Lancaster	WEST HANDLEY ADDITION Block 3 Lot 1R



CITY OF FORT WORTH

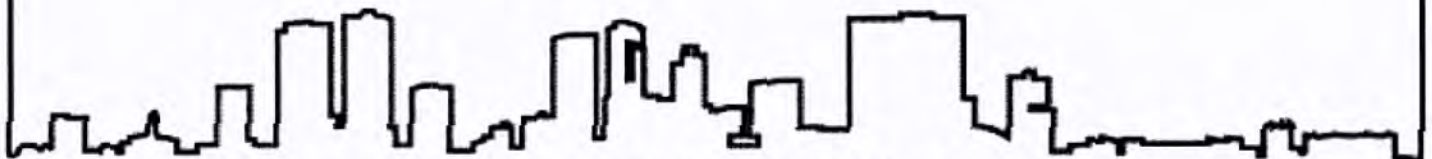
Property Address	Legal
5903 E Lancaster	ERIE HILL PLACE ADDITION Lot P RESIDENTIAL IMPROVEMENT & LAND
5907 E Lancaster	ERIE HILL PLACE ADDITION Lot X
5909 Dallas Ave	WEST HANDLEY ADDITION Block 3 Lot 3 4 5 & W20'6
5909 E Lancaster	ERIE HILL PLACE ADDITION Lot Y & Z
5919 E Lancaster	ERIE HILL PLACE ADDITION Lot N
5920 E Lancaster	WEST HANDLEY ADDITION Block 3 Lot 6 E30'6 W35'7 17'STRIP N BLK 3
5928 E Lancaster	WEST HANDLEY ADDITION Block 3 Lot 8R
5932 E Lancaster	WEST HANDLEY ADDITION Block 4 Lot 0
6001 E Lancaster	WEST HANDLEY ADDITION Block 9 Lot 9
6002 E Lancaster	WEST HANDLEY ADDITION Block 4 N90'LTS 1 TO 3 & 17' STRIP ON THE N
6009 E Lancaster	WEST HANDLEY ADDITION Block 9 Lot 10 & 11
6012 E Lancaster	WEST HANDLEY ADDITION Block 4 Lot 4 BLK 4 N PT 4 & NW PT 5
6013 E Lancaster	WEST HANDLEY ADDITION Block 9 Lot 12-13 LESS S161/2'
6016 E Lancaster	WEST HANDLEY ADDITION Block 4 Lot 5A 6A 7A & 8A AKA N100' E 10' LT 5 & N100' LTS 6 7 & 8
6021 E Lancaster	WEST HANDLEY ADDITION Block 9 Lot 14 LESS S161/2'
6025 E Lancaster	WEST HANDLEY ADDITION Block 9 Lot 15 & 16
6050 E Lancaster	STOUGHTON, JOHN C SUBDIVISION Lot A
6054 E Lancaster	WEST HANDLEY ADDITION Block 5 Lot 2 & 3
6055 E Lancaster	WEST HANDLEY ADDITION Block 10 Lot 8 TO 10 LESS S16.5'
6062 E Lancaster	WEST HANDLEY ADDITION Block 5 Lot 4 & 5 LESS ROW
6064 E Lancaster	WEST HANDLEY ADDITION Block 5 Lot 6 6 LES ROW BLK 5
6064 E Lancaster	WEST HANDLEY ADDITION Block 5 Lot 7 TRI SWC 7 BLK 5



CITY OF FORT WORTH

b.
**Current List of Tax Exempt and Government-Owned Properties in the PID
 (Not currently subject to assessment)**

Property Address	Legal
1840 E Lancaster	INTERURBAN ADDITION Block 23A Lot 6R
1855 E Lancaster	INTERURBAN ADDITION Block 22 Lot 10R
1901 E Lancaster	INTERURBAN ADDITION Block 7 Lot 1R
2012 E Lancaster	INSPIRING TEMPLE OF PRAISE Block 1 Lot 1 PORTION WITH EXEMPTION 67% OF VALUE
2012 E Lancaster	INSPIRING TEMPLE OF PRAISE Block 1 Lot 1 LESS PORTION WITH EXEMPTION 33% OF VALUE
2311 Grafton	INTERURBAN ADDITION Block 23A Lot 25R
2311 Grafton	INTERURBAN ADDITION Block 23A Lot 29
2640 E Lancaster	WEBB ADDITION (FT WORTH) Block 3 Lot 2 THRU 4
2700 Ben Ave	RINGER, JOHN SURVEY Abstract 1287 Tract 5
2800 E Lancaster	WEBB ADDITION (FT WORTH) Block 4 Lot 1
3025 E Lancaster	SYCAMORE HEIGHTS Block 55 Lot 5
3140 E Lancaster	KUYKENDALLS, J SUBDIVISION Lot 11
3232 E Lancaster	KUYKENDALLS CONSOLIDATED SUB Block 1A Lot 13R THRU 20R
3616 E Lancaster	NORMANDY PLACE ADDITION Block 13 Lot 1R1
3851 E Lancaster	BEACON HILL ADDITION Block 13 Lot 6 THRU 19
4100 E Lancaster	TURNER SUBDIVISION BEACON HILL Block B1 Lot A
4104 E Lancaster	TURNER SUBDIVISION BEACON HILL Block B1 Lot B
4301 E Lancaster	PURVIS, J L SURVEY Abstract 1228 Tract 46
4301 E Lancaster	PURVIS, J L SURVEY Abstract 1228 Tract 45
4740 E Lancaster	AHLER, P H SURVEY Abstract 33 Tract 29
5109 E Lancaster	EASTLAND ADDITION, BLOCK 1 LOT 2R
5650 E Lancaster	FOUR WINDS SUBDIVISION BLOCK 1 LOT 1
5658 E Lancaster	BUTTS, GEORGE N SURVEY ABSTRACT 117 TRACT 7
5658 E Lancaster	WHISPERING OAKS SUB LOT 2
5709 E Lancaster	WEST HANDLEY ADDITION BLOCK 6 LOT 1B2
5709 E Lancaster	WEST HANDLEY ADDITION BLOCK 6 LOT 6 7 & W44'8
5929 E Lancaster	ERIE HILL PLACE ADDITION Lot M
712 Weiler Blvd	GRANDE VISTA HEIGHTS ADDITION Block C1 Lot 1



CITY OF FORT WORTH

City of Fort Worth, Texas
Mayor and Council Communication

COUNCIL ACTION: Approved on 2/12/2019 - Resolution No. 5052-02-2019

DATE: Tuesday, February 12, 2019

REFERENCE NO.: G-19488

LOG NAME: 13PID 20 EAST LANCASTER AVE EST

SUBJECT:

Adopt Resolution Authorizing and Establishing Fort Worth Public Improvement District No. 20 (East Lancaster Avenue) (COUNCIL DISTRICTS 5 and 8)

RECOMMENDATION:

It is recommended that the City Council:

1. Confirm its finding that the petition requesting establishment of Fort Worth Public Improvement District No. 20 (East Lancaster Avenue) meets the requirements necessary to designate the proposed area as a Public Improvement District pursuant to Chapter 372 of the Texas Local Government Code;
 2. Adopt the attached Resolution: (i) making certain findings concerning the nature and advisability of special improvements and services to be provided for properties in the East Lancaster Avenue PID, the estimated costs of such improvements and services, the boundaries of the East Lancaster PID, the method of assessment, and the apportionment of costs between the East Lancaster Avenue PID and the City, as a whole; and (ii) authorizing and establishing the East Lancaster Avenue PID; and
 3. Direct the City Secretary to publish notice of the establishment of the East Lancaster Avenue PID as required by Chapter 372 of the Texas Local Government Code.
-

DISCUSSION:

On September 10, 2018, the City Council received a petition requesting establishment of Fort Worth Public Improvement District No. 20 (East Lancaster Avenue) (PID). The staff has reviewed the petition and finds that it contains sufficient signatures and meets other requirements of Chapter 372 of the Texas Local Government Code (Code) necessary for the City Council to create the PID. Specifically, the petition complies with Section 372.005 of the Code because it has been signed by record owners of taxable real property liable for assessment under the proposal who constitute: (a) 55.4% of the appraised value of taxable real property liable for assessment, as determined by the current roll of the Tarrant Appraisal District, and (b) 52% of the area of all taxable real property that is liable for assessment.

On January 15, 2019, the City Council adopted Resolution No. 5030-01-2019, accepting the filing of the Petition to establish the PID, setting a public hearing date for February 5, 2019, and authorizing the publication of notice for that hearing. On February 5, 2019, the City Council conducted a public hearing on the matters set forth below and found the Petition to be legally sufficient. Staff recommends that the City Council (i) confirm its findings that the Petition is legally sufficient and (ii) adopt the attached Resolution Authorizing and Establishing the PID (Resolution), making the findings set out below and in the Resolution:

Proposed Boundaries: The proposed PID comprises approximately 243 acres of land generally

described as: All properties fronting onto East Lancaster Avenue starting from the east curb of Riverside Drive eastward to the western edge of Interstate Loop 820, including properties in and parallel to the addresses in the 1800 to 6000 blocks of East Lancaster Avenue. A more detailed map of the PID boundaries, along with a list of the properties in the PID, are contained in the attached Resolution.

Nature of the Improvements and/or Services: The general nature of the proposed improvements and/or services to be provided within the PID include the following:

- Landscaping, security enhancements, lighting, and various other streetscape amenities and capital improvements, including cameras, streets, sidewalk, roadways, and rights-of-way.
- Special supplemental services for improvement and promotion of the PID, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement.
- Any other improvements and services allowed pursuant to the Code.

The following programs may be initiated to ensure that the proposed improvements and/or services are implemented: (1) a program to enhance and promote public safety within the PID by providing private security services, installing security cameras, coordinating awareness campaigns, and initiating efforts to address public safety and enhance economic vitality; and (2) coordinated communication and cooperative programs to inform local business of current events and raise funds for certain projects.

Advisability of the Improvements and/or Services: It is advisable the City exercise the powers granted by the Code in connection with the establishment of the PID, including the undertaking of the improvements and/or services set forth above and in the Petition because they will promote the interests of the City by conferring special benefits on the property within the PID related to public safety, economic vitality, community engagement, and certain improvements related thereto, all of which are anticipated to contribute to, and create and maintain a sense of, individual and community pride within the PID.

Estimated Costs: A preliminary estimate of the cost of the proposed improvements and/or services to be provided in the PID for fiscal year 2019-2020 is \$218,190.00. The final budget will be subject to a budget and service and assessment plan to be considered by City Council most likely in August or September of 2019. The estimated cost of the proposed Improvements and/or services to be provided in subsequent years will be subject to future annual budget and service and assessment plans adopted by the City Council in accordance with the Code. The actual cost of improvements and/or services will be determined in accordance with the approved budget and service plan to be adopted by the City Council and will be paid from PID assessments. The proposed five year service and assessment plan is attached.

Method of Assessment: The costs of the proposed improvements and/or services will be assessed against taxable real property in the PID on the basis of special benefits accruing to the property because of the improvements and/or services according to the value of such property, including the value of structures and other improvements, as determined by the Tarrant Appraisal District.

Apportionment of Costs: The City will not be obligated to provide any funds to finance the proposed improvements and/or services, other than from assessments levied on property in the PID. No City property will be assessed. All of the costs of the proposed PID will be paid by assessments of the property within the PID and from other sources of funds, if any, available to the PID.

Upon adoption of the Resolution, the PID will become effective on the date the City Council's authorization to establish the PID has been published in a newspaper of general circulation and will remain in effect through September 30, 2029 or until earlier dissolved.

NOTE: A public hearing will be held to consider the levy of assessments most likely in August or September of 2019.

The proposed PID will be located in Council Districts 5 & 8.

This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that approval of the above recommendations will have no material effect on City funds.

FUND IDENTIFIERS (FIDs):

TO

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
-------------	----------------------	----------------	-------------------	----------------	-----------------	--------------------	-----------------------------------	---------------

FROM

Fund	Department ID	Account	Project ID	Program	Activity	Budget Year	Reference # (Chartfield 2)	Amount
-------------	----------------------	----------------	-------------------	----------------	-----------------	--------------------	-----------------------------------	---------------

CERTIFICATIONS:

Submitted for City Manager's Office by:

Susan Alanis (8180)

Originating Department Head:

Kevin Gunn (2015)

Additional Information Contact:

Angela Estrada (8511)
