

**PETITION FOR DISSOLUTION OF
SAGINAW WESTERN CENTER PUBLIC IMPROVEMENT DISTRICT**

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF SAGINAW, TEXAS:

COMES NOW Lavonne White, Cheri Elaine Walker as Successor Trustee of the Cheri Elaine Walker Trust dated October 1, 1993, and Judy Lynn Hartt as Successor Trustee of the Judy Lynn Hartt Trust dated October 1, 1993 (collectively, the "Owners"), the owners of certain taxable real property, and pursuant to Chapter 372, Texas Local Government Code, as amended (the "Act"), who hereby petition the City of Saginaw, Texas ("City"), to conduct a hearing on this Petition, pursuant to Section 372.011 of the Act, to dissolve Saginaw Western Center Public Improvement District (the "District"). In support of same, Owners would respectfully show the following:

I.

The District was created by Resolution No. _____ adopted by the City Council on October 20, 2020. The property comprising the District (the "Property") is more particularly described in **Exhibit A** and depicted in **Exhibit B**, both of which are attached hereto and are incorporated by reference herein.

II.

The general nature of the public improvements (the "Authorized Improvements") include the design, acquisition, and construction of public improvement projects authorized by §372.003(b) of the Act that are necessary for development of the Property, which public improvements will include, but not be limited to: (i) roadway improvements; storm drainage/detention improvements; water and wastewater system improvements; right-of-way acquisitions related to such improvements; sidewalks; traffic signal upgrades; parks, trail system, open space and landscaping improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property.

III.

The estimated total cost to design, acquire, and construct the proposed Authorized Improvements is \$14,000,000.

IV.

On October 20, 2020, the Owners and the City entered into an escrow agreement in connection with the creation of the District (the "Escrow Agreement"). As of the effective date of this Petition, one or more of the Qualifying Events (as defined in the Escrow Agreement) has occurred and the undersigned now wishes to dissolve the District.

V.

Since one or more of the Qualifying Events has occurred, the undersigned hereby request, pursuant to the provisions of Section 372.011 of the Act; that the City conduct the necessary hearing and, upon the conclusion of such hearing, dissolve the District.

VI.

The persons or entities (through authorized representatives) signing this Petition (and any other Petition similarly filed with the City) are also owners of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the property is located; and the record owners of real property liable for assessment under the proposal who (a) constitute more than fifty percent (50%) of all record owners of property that are liable for assessment under the proposal, and (b) own taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

VII.

This Petition will be filed with the City Secretary, City of Saginaw, Texas.

[SIGNATURE PAGES FOLLOW]

EXECUTED by the Owners this ____ day of _____, 2020, to be effective as of _____.

LAVONNE WHITE, an individual

Cheri Elaine Walker as Successor Trustee of
the **CHERI ELAINE WALKER TRUST**
dated October 1, 1993

Judy Lynn Hartt as Successor Trustee of the
JUDY LYNN HARTT TRUST dated
October 1, 1993

Exhibit A

METES AND BOUNDS DESCRIPTION OF PROPERTY

BEING a tract of land situated in the J. WALKER SURVEY, ABSTRACT NO. 1602 and the J.A. BRADFORD SURVEY, ABSTRACT NO. 183, City of Saginaw, Tarrant County, Texas and being portions of a tract of land as described in deed to The Cheri Elaine Walker Trust and The Judy Lynn Hartt Trust, recorded in County Clerk's File Number D209025164 (Tract 1), Deed Records, Tarrant County, Texas, and being a portion of Lavonne Lane (variable width right-of-way), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found at the Northwest end of a corner clip at the intersection of the South right-of-way line of Rough Rider Drive (variable width right-of-way) and the West right-of-way line of Blue Mound Road (F.M. 156, variable width right-of-way);

THENCE South 45 deg 59 min 44 sec East, along said corner clip, a distance of 35.41 feet to a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found for corner, said iron rod being situated in said West right-of-way line;

THENCE departing said corner clip and along the West right-of-way line of said Blue Mound Road, the following:

South 00 deg 50 min 30 sec East, a distance of 1,364.96 feet to a point for corner from which a 5/8-inch iron rod with yellow plastic cap stamped "SAMLLC" found bears, South 07 deg 09 min 14 sec West, a distance of 1.41 feet;

South 10 deg 52 min 15 sec West, a distance of 574.10 feet to a 5/8-inch iron rod found for corner;

South 34 deg 24 min 27 sec West, a distance of 231.68 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the approximate centerline of McLeroy Boulevard (variable width right-of-way);

THENCE North 89 deg 16 min 11 sec West, along said centerline, a distance of 1,391.79 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the East right-of-way line of Lavonne Drive, (variable width right-of-way, at this point)

THENCE North 89 deg 18 min 41 sec West, over and across, the right-of-way of said Lavonne Drive, a distance of 432.75 feet to a MAG nail with shiner stamped "W.A.I. R.P.L.S. 5714" set for corner, said MAG nail being situated in the West right-of-way line of said Lavonne Drive and the approximate centerline of said McLeroy Boulevard;

THENCE North 89 deg 16 min 11 sec West, continuing along the centerline of said McLeroy Boulevard, a distance of 255.21 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being the Southeast corner of a tract of land as described in deed to Bana, Inc., recorded in County Clerk's File No. D216107091, Deed Records, Tarrant County, Texas;

THENCE North 20 deg 07 min 00 sec West, departing said approximate centerline and along the Easterly line of said Bana, Inc. tract, a distance of 377.94 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 00 deg 49 min 13 sec West, a distance of 356.74 feet to a 1/2-inch iron rod with orange plastic cap stamped "MLS 5799" found for corner;

THENCE North 89 deg 55 min 47 sec East, at a distance of 266.02 feet, passing a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found and being situated in the West right-of-way line of said Lavonne Lane, in all a total distance of 339.69 feet to a point for corner, said point being situated in the East right-of-way line of said Lavonne Lane and being the beginning of a non-tangent curve to the right, having a radius of 416.00 feet, a central angle of 23 deg 09 min 29 sec, a chord bearing of North 12 deg 14 min 21 sec West and a chord length of 167.00 feet;

THENCE along said East right-of-way line and said non-tangent curve to the right, an arc distance of 168.14 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE North 00 deg 39 min 36 sec West, continuing along said East right-of-way line, a distance of 225.27 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE South 89 deg 45 min 01 sec East, departing the Easterly right-of-way line of said Lavonne Lane, a distance of 1,246.97 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 00 deg 50 min 30 sec West, a distance of 1,009.30 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said iron rod being situated in the South right-of-way line of said Rough Rider Drive;

THENCE North 89 deg 05 min 11 sec East, along said South right-of-way line, a distance of 874.65 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 78.724 acres or 3,429,234 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 13th day of June, 2019, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

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