



**NORTHLAKE TOWN COUNCIL
REGULAR MEETING AGENDA
MARCH 14, 2024, AT 5:30 PM
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Northlake Town Council will meet in a Regular Meeting on March 14, 2024, at 5:30 PM, at the Northlake Town Hall in the Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The items listed below are placed on the agenda for discussion and/or action. Town Councilmembers may appear virtually via video conference pursuant to Texas Government Code § 551.127. The following items will be considered:

1. CALL TO ORDER

- A. Roll Call, Invocation, Pledge of Allegiance

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

- A. Presentation - Daniel Martinez - Police Department Employee Service Award
- B. Briefing - Recognition of Town Hall 101 Graduates
- C. Briefing - Denton County Emergency Services District No. 1 and No. 2 Update
- D. Briefing - 2024 Northlake Resident Survey Results
- E. Briefing - Proposed Master Thoroughfare Plan Amendment

3. PUBLIC INPUT

This item is available for citizens to address the Town Council on any matter. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

4. CONSENT ITEMS

Items listed under Consent will be enacted with one motion, one second, and one vote. Any Council member may request an item on the Consent Agenda to be taken up for Individual Consideration.

- A. Consider approval of the Town Council Meeting Minutes for February 22, 2024 and February 26, 2024
- B. Consider a Resolution of the Town of Northlake, Texas, approving the cancellation of the March 28,

2024 Regular Town Council Meeting

- C. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute contracts for services with Enterprise Fleet Management for fleet management services to be performed and billed on a monthly basis
- D. Consider a Resolution of the Town of Northlake, Texas, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property

5. ACTION ITEMS

The Following Items will be Considered:

- A. Consider an Ordinance of the Town of Northlake, Texas, designating a geographic area with the Town as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Three, Town of Northlake, Texas
 - i. Public Hearing
 - ii. Consider Approval
- B. Consider a Resolution of the Town of Northlake, Texas, providing notification to U.S. Department of Commerce of support for Foreign Trade Zone (FTZ) designation as applied for by Alliance Corridor Inc. to include approximately 231 acres in the Foreign Trade Zone #196; and providing an effective date

6. EXECUTIVE SESSION

The Town Council will convene in an Executive Session, pursuant to Texas Government Code, annotated, Chapter 551 Subchapter D:

A. Section 551.071 - Consultation with Attorney

The Town Council may convene in an executive session to consult with its attorney to seek advice on a legal matter. It provides as follows: A governmental body may not conduct a private consultation with its attorney except: (1) When the governmental body seeks the advice of its attorney about: (a) pending or contemplated litigation; or (b) a settlement offer; or (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter. The Town Council may adjourn into executive session for consultation with the Town Attorney regarding:

- i. Potential annexation and development agreement of a property consisting of a 38.1-acre tract, a 20.0-acre tract of land, and a 2.8-acre tract generally located at the southeast corner of Harmonson Road and McPherson Drive in the extraterritorial jurisdiction of the Town.
- ii. Potential development agreement and annexation of a property consisting of a 156.8-acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement for property consisting of a 3.7-acre tract, a 3.2-acre tract, and a 5.0-acre tract of land generally located at the northeast corner of SH 114 and Dale Earnhardt Way in the extraterritorial jurisdiction of the Town.
- iv. Potential annexation and development agreement for a property consisting of a 137.6-acre

tract, an 84.3-acre tract, and a 53.8-acre tract of land generally located northwest of the intersection of McPherson Drive and Harmonson Road in the extraterritorial jurisdiction of the Town.

- v. Potential annexation and development agreement for the Oneta Lee Cope Revocable Trust tracts consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0-acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town.
- vi. Potential annexation and development agreement of a property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- vii. Decertification of water and sewer Certificates of Convenience and Necessity in the Extraterritorial Jurisdiction and impacted service requests.
- viii. Potential amendment to April 29, 2021 settlement agreement with City of Justin.
- ix. Discuss submission of motion for rehearing for the Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.
- x. Discuss actions related to Public Utility Commission Docket No. 54243.
- xi. Development agreements related to sewer line construction, capacity and financing with Northlake Municipal Management District #1, Hillwood Communities, and homebuilder development group.

7. RECONVENE INTO OPEN SESSION

The Town Council will reconvene into Open Session for possible action resulting from any items posted and legally discussed or deliberated in Executive Session.

- A. Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute an Interlocal Agreement between the Town of Northlake, Texas, and the City of Justin, Texas, Allocating Extraterritorial Jurisdiction and Retail Water and Sewer Service Areas
- B. Consider a Joint Resolution of the Town of Northlake, Texas, and City of Justin, Texas, approving and authorizing the transfer of certain Extraterritorial Jurisdiction (ETJ) from the Town of Northlake, Texas, to the City of Justin, Texas

8. ADJOURN

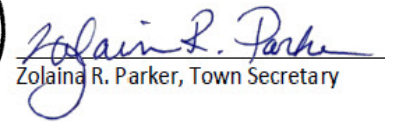
With no further items to consider, the meeting will be adjourned.

NOTE: The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

CERTIFICATION

I, Zolaina R. Parker, Town Secretary for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on March 8, 2024 by 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.




Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 1. CALL TO ORDER

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: Employee Anniversary Policy
SUBJECT: Presentation - Daniel Martinez - Police Department Employee Service Award
GOALS/ Protect the Public; 1.5 - Attract and retain top quality staff
OBJECTIVES:

BACKGROUND INFORMATION:

- Employees are recognized for milestone anniversaries:
 - 5 year
 - 10 year
 - 15 year
 - 20 year

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: Town of Northlake Strategic Plan
SUBJECT: Briefing - Recognition of Town Hall 101 Graduates
GOALS/ Protect the Public; 1.3 - Engage with the community to ensure trust
OBJECTIVES:

BACKGROUND INFORMATION:

- Town Manager established Town Hall 101 program in 2022
- Program designed to provide residents in-depth understanding of Town of Northlake
- Inaugural Town Hall 101 program: November 7, 2022 - February 20, 2023 - 10 graduates
- 2nd Town Hall 101 program: November 6, 2023 - March 4, 2024
 - 8 classes
 - Monday evening meetings
- Town Manager presenting update on program accomplishment and future plans
- Recognition of 2nd class graduates

COUNCIL ACTION/DIRECTION:

Provide feedback as Town Council deems necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: TEXAS HEALTH AND SAFETY CODE, CHAPTER 775 EMERGENCY SERVICES DISTRICTS
SUBJECT: Briefing - Denton County Emergency Services District No. 1 and No. 2 Update
GOALS/ Protect the Public; 1.2 - Collaborate with fire and medical services
OBJECTIVES:

BACKGROUND INFORMATION:

- Representative, Chief Ricky Vaughan, to update Town Council and public regarding status of Denton County Emergency Services Districts (ESD) No. 1 and No. 2

COUNCIL ACTION/DIRECTION:

Provide guidance to Town Staff as necessary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: 2022 Northlake Resident Survey
SUBJECT: Briefing - 2024 Northlake Resident Survey Results
GOALS/ Protect the Public; 1.3 - Engage with the community to ensure trust
OBJECTIVES:

BACKGROUND INFORMATION:

- Previous Surveys: 2015, 2016, 2018, 2020, 2022
- 2024 survey conducted by OnPointe Insights
 - February 2 - February 27
 - Total of 1213 respondents (934 in 2022):
 - Survey questions examined:
 - Town Amenities
 - Town Attributes
 - Development/Growth
 - Safety/Security
 - Operations and Importance/Performance
- Overall perceptions of the Town are favorable
 - Common concerns include traffic and road improvements
 - Common requests include parks and trails, restaurants, grocery, and retail

COUNCIL ACTION/DIRECTION:

Provide guidance to Town Staff as desired

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: Master Thoroughfare Plan (MTP); Unified Development Code (UDC)
SUBJECT: Briefing - Proposed Master Thoroughfare Plan Amendment
GOALS/ Plan Intentionally and Responsibly; 3.3 - Review and revise town plans as needed
OBJECTIVES:

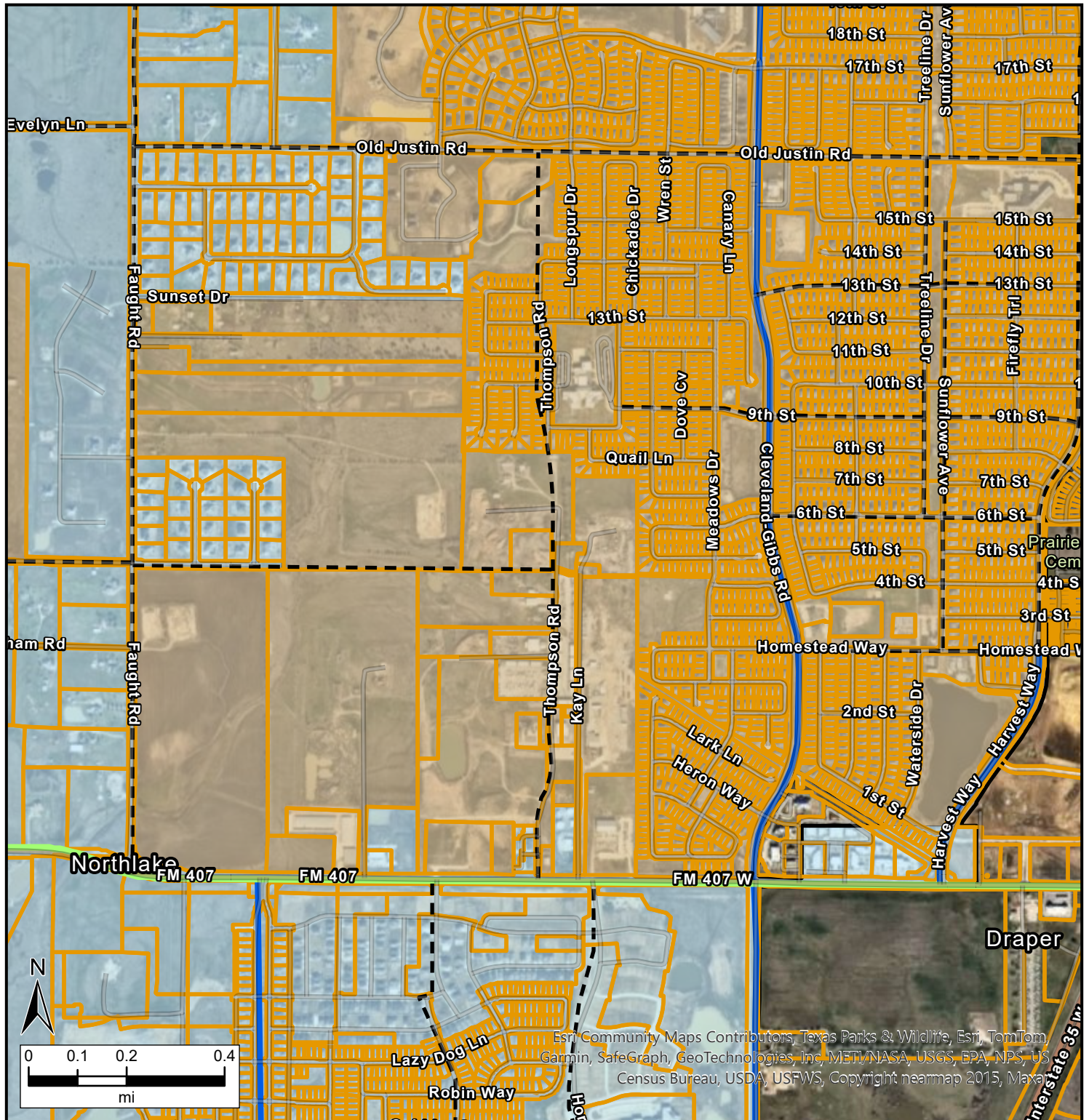
BACKGROUND INFORMATION:

- Item requested by Mayor Pro Tem Montini as allowed per Charter
- Proposed amendment
 - Remove a portion of Carpenter Road collector on Master Thoroughfare Plan (MTP)
 - Purpose is to sever potential connection of existing Carpenter Road on south edge of Creek Meadows
 - Commercial development proposed on property east of Creek Meadows in Northlake's extraterritorial jurisdiction (ETJ)
 - Concern about mixing commercial traffic with residential neighborhood
 - Related items for consideration:
 - Addition of proposed Northlake Business Park Blvd to MTP
 - Remove/realign M2U northeast of Northwest Regional Airport to:
 - Separate commercial/industrial and residential traffic
 - Align with Comprehensive Plan update
- MTP amendment process
 - Notice of public hearings
 - Published notice: Minimum 15 days in advance of public hearings
 - Mailed notice: Minimum 10 days in advance of public hearings
 - Proposed schedule without special meetings
 - April 16 Planning & Zoning Commission meeting
 - Hold public hearing
 - Consider recommendation
 - May 23 Town Council meeting
 - Hold public hearing
 - Consider approval

COUNCIL ACTION/DIRECTION:

- Provide direction on proposed MTP amendment to schedule for consideration

Master Thoroughfare Plan



Legend

Master Thoroughfare Plan

- M2U
- M4D
- M4U
- P4D
- P6D
- - - Collector Road

- Major Roads
- Major Roads

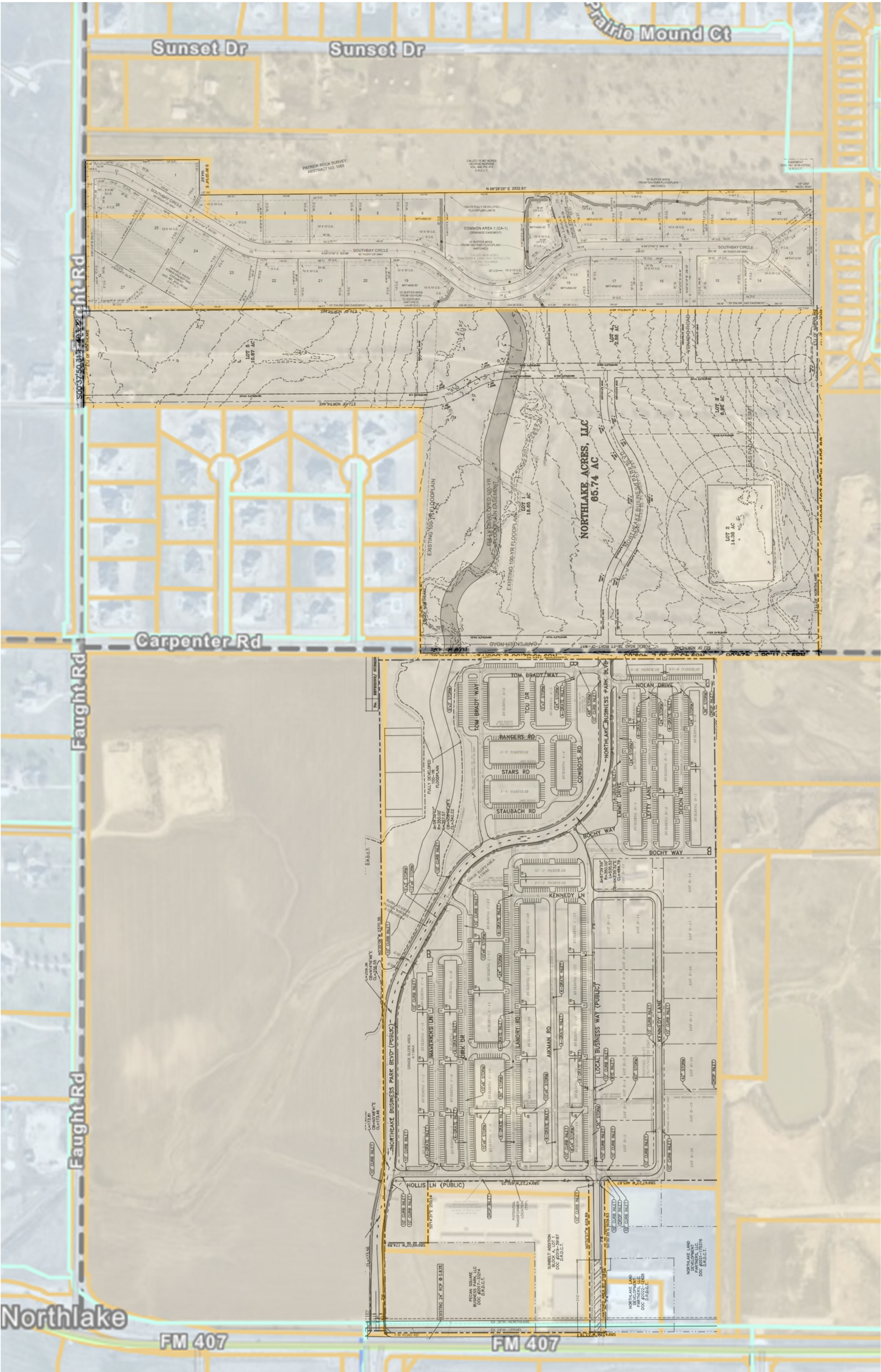
- Parcels
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



Date: 2/29/2024



Sunset Dr

Sunset Dr

Prairie Mound Ct

Faight Rd

Carpenter Rd

NORTHLAKE ACRES, LLC
65.74 AC

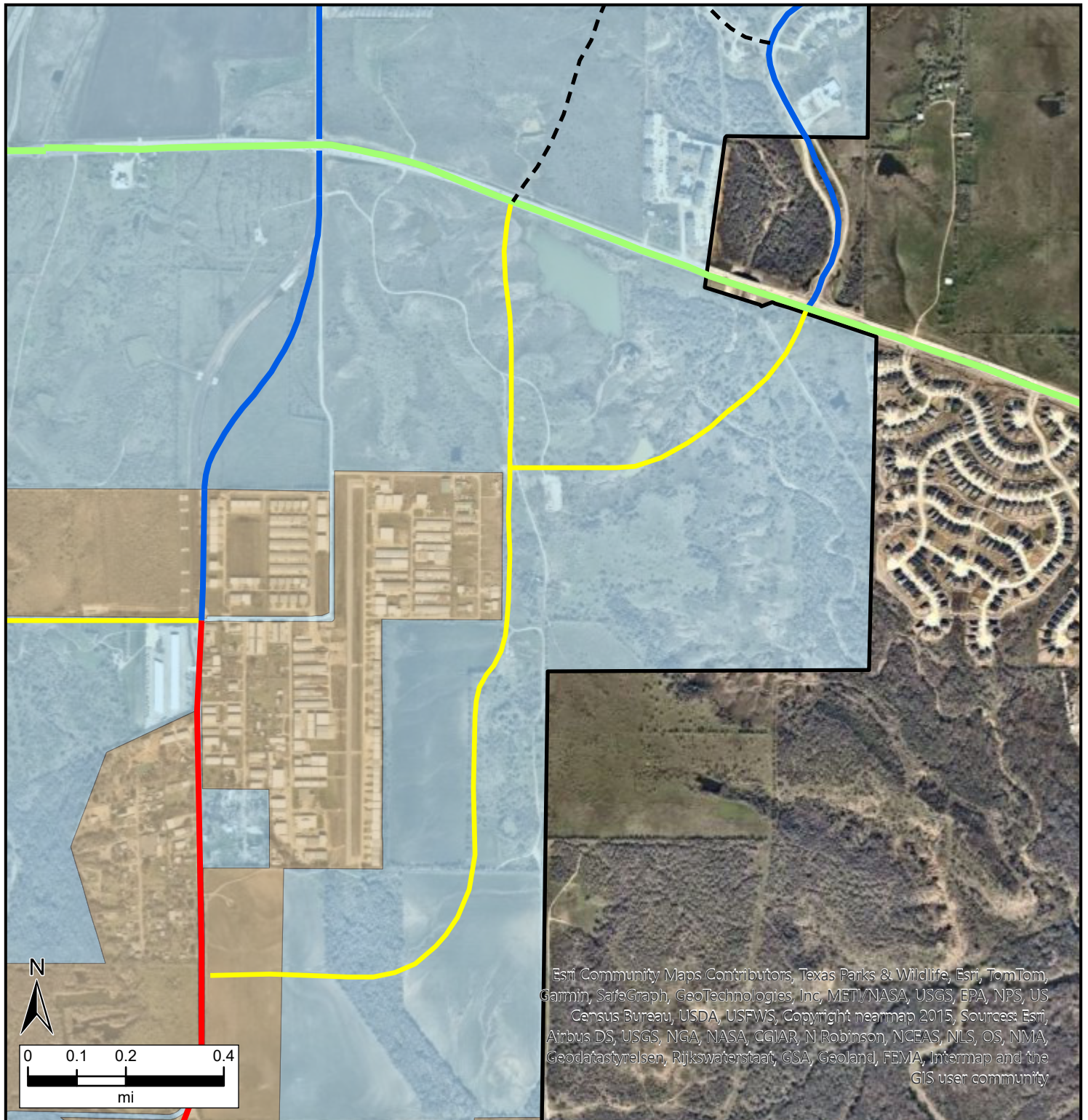
Faight Rd

Northlake

FM 407

FM 407

Master Thoroughfare Plan



Legend

Master Thoroughfare Plan

- M2U
- M4D
- M4U
- P4D
- P6D
- - Collector Road

- Major Roads
- Major Roads
- Northlake Boundary

Town of Northlake Incorporated Area and ETJ

- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation



Date: 3/8/2024

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 3. PUBLIC INPUT

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 4. CONSENT ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: Town of Northlake Home Rule Charter
SUBJECT: Consider approval of the Town Council Meeting Minutes for February 22, 2024 and February 26, 2024
**GOALS/
OBJECTIVES:** Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Approval of Minutes for:
 - February 22, 2024 - Regular Meeting
 - February 26, 2024 - Special Meeting

COUNCIL ACTION/DIRECTION:

Approve Minutes Draft as presented



**NORTHLAKE TOWN COUNCIL REGULAR
MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
FEBRUARY 22, 2024**

The Northlake Town Council convened in a Regular Meeting on February 22, 2024, at 5:31 PM, in the Northlake Town Hall - Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor Rettig called the meeting to order at 5:31 p.m., and a quorum was present as follows:

Roll Call:

David Rettig, Mayor
Robert Keeker, Place 1
Michael Ganz, Place 2
Brian Montini, Mayor Pro Tem, Place 3

Roger Sessions, Place 4 - Absent with Notice
Maryl Lorencz, Place 5
Aaron Fowler, Place 6

Also present were Drew Corn, Town Manager, and Dean Roggia, Town Attorney.

- Invocation was given by Pastor Eliseo Hinojos, North Texas Church of Christ.
- The Pledge of Allegiance to the United States and Texas Flags was recited.

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

The following will be addressed:

A. Briefing - Enterprise Fleet Management Services

The item was presented by John Thomson, and representative from Enterprise, and discussion followed.

There was no consensus at this time, as the item is scheduled consideration at a future meeting.

B. Briefing - Stormwater Drainage Fee

The item was presented by John Thomson, and NewGen, and discussion followed.

Following discussion, consensus was to follow up with a briefing on April 11, 2024, to outline current expenses and intended expenses.

C. Briefing - Fiscal Year 2024 First Quarter Investment & Financial Report (Oct - Dec 2023)

The item was presented by John Thomson, and discussion followed.

There was no consensus as the item was for information purposes only.

D. Briefing - Budget-In-Brief

The item was presented by John Thomson, and discussion followed.

There was no consensus, as the item was for presentation/information purposes.

3. **PUBLIC INPUT**

The following individuals shared comments as allowed under the Public Input portion of the agenda.

All comments may be viewed in their entirety on the Town's Website at the following link:

<https://www.town.northlake.tx.us/337/Watch-Council-Meetings>

- Michaela Monson, address on file - master plan for Stardust; impact on larger communities; where does the town responsibility stand

4. **CONSENT ITEMS**

The Consent Agenda consisted of Item 4.A. - 4.C., and no items were pulled for individual consideration.

Mayor Pro Tem Montini moved to approve the item as presented. Motion seconded by Mayor Rettig. Motion passed.

AYES (6): Keeker, Ganz, Montini, Lorencz, Fowler, Rettig

NAYS (0): None

ABSENT (1): Sessions

A. Consider approval of the Town Council Meeting Minutes for February 8, 2024

APPROVED

B. Consider calling and authorizing a public hearing to be held on April 11, 2024 at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed creation of a municipal drainage utility

APPROVED TO SECHEDULE PUBLIC HEARING

C. Consider calling and authorizing a public hearing to be held on April 11, 2024 at 5:30 p.m., at the Town of Northlake, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, in the Council Chambers, regarding the proposed adoption of a stormwater drainage fee

APPROVED TO SECHEDULE PUBLIC HEARING

5. ACTION ITEMS

- A. Consider a Resolution of the Town of Northlake, Texas authorizing publication of Notice of Intention to issue Certificates of Obligation; approving the preparation of a preliminary official statement and a notice of sale; and providing for the effective date thereof

APPROVED RESOLUTION NO. 24-09

The item was presented and discussion followed.

Councilmember Fowler moved to approve the item as presented. Motion seconded by Mayor Pro Tem Montini. Motion passed.

AYES (6): Keeker, Ganz, Montini, Lorencz, Fowler, Rettig

NAYS (0): None

ABSENT (1): Sessions

- B. Consider an Ordinance of the Town of Northlake, Texas, updating the Northlake Comprehensive Plan by the adoption of the Northlake Next Comprehensive Plan 2045

i. Public Hearing

ii. Consider Approval

APPROVED ORDINANCE NO. 24-0222A

The item was presented and discussion followed.

Mayor Rettig recessed the Regular meeting and opened the public hearing at 6:36 p.m. with the following coming forward to speak:

- Rena Hardeman, address on file - future Town Hall; were property owners approached; process to procure land

With no further speakers the public hearing was closed at 6:38 p.m.

Mayor Pro Tem Montini moved to approve the item as presented with the condition of legibility and print quality improvements for maps. Motion seconded by Councilmember Lorencz. Motion passed.

AYES (6): Keeker, Ganz, Montini, Lorencz, Fowler, Rettig

NAYS (0): None

ABSENT (1): Sessions

6. EXECUTIVE SESSION

The Town Council convened into an Executive Session, at 6:39 p.m., consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law to address the following:

A. Section 551.071 - Consultation with Attorney

- i. Potential annexation and development agreement of a property consisting of a 38.1-acre tract, a 20.0-acre tract of land, and a 2.8-acre tract generally located at the southeast corner of Harmonson Road and McPherson Drive in the extraterritorial jurisdiction of the Town.
- ii. Potential development agreement and annexation of a property consisting of a 156.8-acre tract of land generally located east of FM 156 and northwest of Victory Circle in the extraterritorial jurisdiction of the Town.
- iii. Potential annexation and development agreement for property consisting of a 3.7-acre tract, a 3.2-acre tract, and a 5.0-acre tract of land generally located at the northeast corner of SH 114 and Dale Earnhardt Way in the extraterritorial jurisdiction of the Town.
- iv. Potential annexation and development agreement for property consisting of 1.8- acre tract, a 2.9-acre tract, a 1.5-acre, and a 6.0-acre tract of land generally located at the northwest corner of Florance Rd and Linnie Bell Rd in the extraterritorial jurisdiction of the Town.
- v. Potential annexation and development agreement of a property consisting of a 9.379-acre tract of land generally located on the north side of FM 407 at 1290 FM 407 in the extraterritorial jurisdiction of the Town.
- vi. Potential annexation and development agreement for the Oneta Lee Cope Revocable Trust tracts consisting of a 69.0-acre, 0.8-acre, 1.5-acre, 3.9-acre, 4.0- acre, and 1.0-acre tracts of land generally located at the northwest corner of Sam Reynolds Rd. and FM 156 in the extraterritorial jurisdiction of the Town.
- vii. Potential annexation and development agreement of a property consisting of a 5.001-acre tract of land generally located on the north side of FM 407, northeast of the intersection with Pecan Parkway, in the extraterritorial jurisdiction of the Town.
- viii. Decertification of water and sewer Certificates of Convenience and Necessity in the Extraterritorial Jurisdiction and impacted service requests.
- ix. Potential amendment to April 29, 2021 settlement agreement with City of Justin.
- x. Discuss submission of motion for rehearing for the Oncor Transmission Line Project, Public Utility Commission Docket No. 55067.
- xi. Discuss actions related to Public Utility Commission Docket No. 54243.

7. RECONVENE INTO OPEN SESSION

Mayor Rettig reconvened the Regular Meeting at 6:59 p.m., to address Council action regarding the items deliberated during Executive Session.

No votes or actions were taken on any of the items deliberated.

8. ADJOURN

With no further items to consider, Mayor Rettig adjourned the meeting at 6:59 p.m.

David Rettig, Mayor Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____



**NORTHLAKE TOWN COUNCIL SPECIAL
MEETING MINUTES
TOWN HALL - COUNCIL CHAMBER ROOM
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226
FEBRUARY 26, 2024**

The Northlake Town Council convened in a Special Meeting on February 26, 2024, at 12:00 PM, in the Northlake Town Hall – Council Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas.

1. CALL TO ORDER

Mayor Pro Tem Montini called the meeting to order at 12:00 p.m., and a quorum was present as follows:

Roll Call:

David Rettig, Mayor - Absent with Notice
Robert Keeker, Place 1
Michael Ganz, Place 2 - Absent with Notice
Brian Montini, Mayor Pro Tem, Place 3

Roger Sessions, Place 4 - Absent with Notice
Maryl Lorencz, Place 5
Aaron Fowler, Place 6

Also present were Drew Corn, Town Manager, and Dean Roggia, Town Attorney.

2. ACTION ITEMS

- A. Consider a Resolution of the Town Council of the Town of Northlake, Texas, selecting Lee Lewis Construction, LLC as the design-build firm offering the best value for the Town of Northlake to provide design-build services for the Dallas Stars Multi-Sports Center; and authorizing the Town Manager to negotiate and execute a design-build contract with Lee Lewis Construction, LLC; and providing an effective date

APPROVED RESOLUTION NO. 24-10

The item was presented and discussion followed.

Councilmember Lorencz moved to approve the item as presented. Motion seconded by Councilmember Fowler. Motion passed.

AYES (4): Keeker, Montini, Lorencz, Fowler

NAYS (0): None

ABSENT (3): Rettig, Ganz, Sessions

3. ADJOURN

With no further items to consider, Mayor Pro Tem Montini adjourned the meeting at 12:03 p.m.

David Rettig, Mayor Attest:

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: _____

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: Town Council Rules of Order & Procedure
SUBJECT: Consider a Resolution of the Town of Northlake, Texas, approving the cancellation of the March 28, 2024 Regular Town Council Meeting
GOALS/ OBJECTIVES: Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

BACKGROUND INFORMATION:

- Proposed cancellation of March 28th meeting
 - No impact to business operations

COUNCIL ACTION/DIRECTION:

- Approve cancellation of March 28th Town Council Meeting



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, CANCELLING THE
REGULAR TOWN COUNCIL MEETING SCHEDULED FOR MARCH 28, 2024**

WHEREAS, the Town Council of the Town of Northlake, Texas, regularly meets on the second and fourth Thursday of every month at 5:30 p.m., in accordance with the Town Council Rules of Order and Procedures; and

WHEREAS, the Town Council has determined that it is advisable to cancel the March 28, 2024, Regular Town Council Meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS
THAT:**

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. That the Town Council hereby cancels the Regular Town Council Meeting scheduled for March 28, 2024.

Section 3. That this Resolution is effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on March 14, 2024.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: Town of Northlake Strategic Plan
SUBJECT: Consider a Resolution of the Town of Northlake, Texas, approving and authorizing the Town Manager to execute contracts for services with Enterprise Fleet Management for fleet management services to be performed and billed on a monthly basis
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.2 - Manage the long-term financial plan, Exercise Fiscal Responsibility; 2.3 - Create sustainable service plans

BACKGROUND INFORMATION:

- Additional vehicles and professional fleet management needed as Town and services grow
- Contracting with Enterprise Fleet Management offers a solution that will:
 - Provide \$253,510 in net savings over 8-years
 - Delay or remove the need for the Town to hire an internal fleet management position
 - Provide access to a nationwide sourcing network for vehicles
 - Centralize and improve the efficiency of purchasing, maintaining, and retiring/selling vehicles
 - Improve tracking, data collection, and budgeting for vehicles
 - Work with departments to customize the purchasing and outfitting of vehicles
- Cost of services is based on amount of activity related to vehicle maintenance, fuel purchases, and purchasing and selling of vehicles

COUNCIL ACTION/DIRECTION:

Approve resolution authorizing a service contract with Enterprise Fleet Management



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN OF NORTHLAKE, TEXAS, APPROVING AND AUTHORIZING THE TOWN MANAGER TO EXECUTE A SERVICES CONTRACT WITH ENTERPRISE FLEET MANAGEMENT FOR MONTHLY FLEET MANAGEMENT SERVICES

WHEREAS, the Town Council of the Town of Northlake, Texas, has determined that a need and necessity exists for the Town to retain professional fleet management services that will support core services and operations of the Town; and

WHEREAS, the Town Council has determined that it is advisable and in the best interest of the Town to authorize the Town Manager to enter into an agreement with Enterprise Fleet Management Services for the provision of monthly fleet management services.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

- Section 1.** All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.
- Section 2.** The Town Council Hereby authorizes the Town Manager to enter into an agreement for the purchase of a services contract for fleet management services to be provided by Enterprise Fleet Management.
- Section 3.** This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on March 14, 2024.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: Texas Local Government Code Chapter 253
SUBJECT: Consider a Resolution of the Town of Northlake, Texas, declaring certain personal property owned by the Town of Northlake to be surplus property and authorizing the Town Manager to dispose of such property
GOALS/ OBJECTIVES: Exercise Fiscal Responsibility; 2.1 - Sustain the low property tax rate

BACKGROUND INFORMATION:

- State law allows municipalities to dispose of surplus property
- Governing body designates responsible party for disposition of surplus property
- Available disposition methods: auction, destruction, department use or donation
- Equipment below no longer in use:
 - (1) 213,000 gallon Galvanized Steel Ground Storage Tank

COUNCIL ACTION/DIRECTION:

Declare property surplus and authorize Town Manager to dispose



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS DECLARING CERTAIN PERSONAL PROPERTY OWNED BY THE TOWN TO BE SURPLUS PROPERTY AND AUTHORIZING THE TOWN MANAGER TO DISPOSE OF SUCH PROPERTY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The Town Council of the Town of Northlake, Texas, has determined that certain personal property owned by the Town in the form of certain equipment and seized assets is no longer needed; has been replaced by other equipment; and is no longer necessary for the Town's current or foreseeable needs; and

WHEREAS, such surplus property, while no longer being of value or benefit to the Town, may be of benefit or value to some other person or entity; and

WHEREAS, the Texas Government Code authorizes the Town to dispose of surplus property.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. All the above premises are true and correct legislative and factual findings of the Town Council, and they are hereby approved, ratified, and incorporated into the body of this resolution as if copied in their entirety.

Section 2. The Town Council hereby finds and determines that the property identified on the attached Exhibit "A", which is hereby incorporated and made part of this Resolution as if set forth fully at length is no longer necessary for the operations of the Town of Northlake and is hereby declared to be surplus property in accordance with the Texas Government Code.

Section 3. The Town Manager is hereby directed to take all reasonable steps to dispose of such items of surplus property and the proceeds there from shall be deposited to the General Fund or appropriate fund.

Section 4. This resolution shall be effective immediately upon approval by the Town Council.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on March 14, 2024.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary

EXHIBIT A

PROPERTY	
Harvest Water Pump Station Infrastructure:	
• One (1), 213,000 gallon Galvanized Steel Ground Storage Tank	

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
Section: 5. ACTION ITEMS

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

REF. DOC.: Chadwick Farms Development Agreement; Texas Tax Code Chapter 311

SUBJECT: Consider an Ordinance of the Town of Northlake, Texas, designating a geographic area with the Town as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Three, Town of Northlake, Texas

i. Public Hearing

ii. Consider Approval

GOALS/ Invest in Infrastructure; 4.1 - Leverage funding sources for needed infrastructure financing,

OBJECTIVES: Promote Economic Vitality; 6.3 - Build out sports and entertainment corridor

BACKGROUND INFORMATION:

- Chadwick Farms Development Agreement (DA) approved December 14, 2023
 - Provides for transfer of site for Dallas Stars Multi-Sports Center to Town
 - Outlines obligations of the Developer and Town related to build-out of Chadwick Farms property
 - Calls for creation of Tax Increment Reinvestment Zone (TIRZ):
 - 40-year term; 50% tax increment
 - Funds to be used to:
 - Pay administrative expenses
 - Reimburse Town for public improvements
 - Reimburse developer for initial \$1,000,000 contribution
- Preliminary Financing Plan
 - \$7.56 million estimated TIRZ revenues over 20 years
 - Funds to be used as described in DA pursuant to Chapter 311 of Texas Tax Code
- Proposed TIRZ Ordinance
 - Establishes reinvestment zone boundary with approximately 478 acres
 - Includes all Chadwick Farms
 - 35W/114 sports and entertainment corridor properties
 - Excludes properties subject to existing tax incentive agreements
 - Designates name as Reinvestment Zone Number Three, Town of Northlake, Texas (TIRZ #3)
 - Sets duration of zone at 40 years per DA; may be terminated earlier if project costs paid in full (20 years anticipated)
 - Establishes Town Council as initial board of directors

COUNCIL ACTION/DIRECTION:

- Hold public hearing
- Consider approval of ordinance creating Northlake TIRZ No. 3



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL ORDINANCE**

NO.

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

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

WHEREAS, pursuant to and as required by the Act, the Town Council prepared a Reinvestment Zone Number Three, Town of Northlake, Texas, Preliminary Project and Finance Plan (the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the approximately 478 acres described and depicted on **Exhibit A** attached hereto and incorporated herein for all purposes (the "Property"); and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper of general circulation in the Town, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, at the public hearing on March 14, 2024, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

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

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

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

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. **FINDINGS.**

- a. The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.
- b. The Town Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the Town.
- c. The Town Council finds that the proposed zone meets the requirements of Section 311.005(a)(2) of the Act in that:
 - i. there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the Town and the State of Texas, and increasing job opportunities for residents of the Town and the region; and
 - ii. the reinvestment zone, as shown in **Exhibit A**, meets the criteria for the creation of a reinvestment zone set forth in Section 311.005 of the Act in that the area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs and arrests the sound growth of the municipality.
- d. The Town Council finds that the proposed zone is a geographic area 100% within the Town's corporate limits.
- e. The Town Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and the total appraised value of taxable real property in the proposed zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the Town and in the industrial districts created by the Town.
- f. The Town Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.
- g. The Town Council finds that the Preliminary Project and Finance Plan is feasible.
- h. The Town Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

Section 2. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the Town Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, Town of Northlake, Texas (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

Section 3. BOARD OF DIRECTORS.

3.1 The Town Council hereby creates a board of directors for the Zone (the "Board") consisting of seven members appointed by the Town Council to Places 1,2,3,4,5,6 and 7.

3.2 A Board member appointed to the Board shall be eligible to serve on the Board if the individual is at least 18 years of age and resides in the county in which the Zone is located or a county adjacent to that county.

3.3 The Town Council hereby appoints the following individuals to serve as the initial members of the Board for the terms indicated:

Place 1	Council Place 1	(term expires ____ 2024)
Place 2	Council Place 2	(term expires ____ 2024)
Place 3	Council Place 3	(term expires ____ 2024)
Place 4	Council Place 4	(term expires ____ 2025)
Place 5	Council Place 5	(term expires ____ 2025)
Place 6	Council Place 6	(term expires ____ 2025)
Place 7	Mayor	(term expires ____ 2024)

Upon expiration of the indicated terms or upon Town Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed to Place 7 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

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

agreements and other obligations secured by the **TIRZ FUND** established pursuant to Section 6 of this Ordinance.

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

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

Section 4. DURATION OF THE ZONE.

The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2064 (with final year's tax due by January 31, 2065), unless otherwise terminated in accordance with this section. The Town shall have the right to terminate the Zone prior to the expiration of its stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, the Town shall have no obligation to pay the shortfall.

Section 5. TAX INCREMENT BASE.

The "tax increment base" for purposes of calculating the **TAX INCREMENT** means the total appraised value of all real property in the Zone that is taxable by the Town as of January 1, 2024.

Section 6. CAPTURED APPRAISED VALUE.

The "captured appraised value" for purposes of calculating the annual **TAX INCREMENT** means the total real property value taxable (including increased tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the unit, as calculated and confirmed annually by the Appraisal District.

Section 7. TAX INCREMENT FUND.

There is hereby created and established a **TIRZ FUND** for the Zone. Within the **TIRZ FUND**, there may be maintained subaccounts as necessary and convenient to carry out

the purposes of the Act. The **TAX INCREMENT** shall be deposited into the **TIRZ FUND** as of the effective date of the Zone. The **TIRZ FUND** and all subaccounts shall be maintained at the depository bank of the Town and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ FUND** only to pay **PROJECT COSTS**.

Section 8. **SEVERABILITY.**

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

Section 9. **OPEN MEETINGS.**

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

Section 10. This Ordinance shall be in full force and effect from and after its passage and/or publication as required by law.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on March 14, 2024.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

BEING all of those tracts listed in the Parcel Table (below) situated in the BBB & C RR Co. Survey, Abstract Number 189, the Lewis Medlin Survey, Abstract Number 830, the George W Shamblin Survey, Abstract Number 1191 and the T&P RR Co. Survey, Abstract Number 1659, Town of Northlake, Denton County, Texas; all being of the public records of Denton County, Texas, save and except all public right-of-ways; and being more particularly described as follows:

PARCEL TABLE		
1	TOWN OF NORTHLAKE	INST. NO. 2007-81986
2	LOTS 1 & 3, BLOCK 6, NORTHPORT ADDITION	CAB. X, PG. 997
3	OLD CASTLE INFRASTRUCTURE, INC.	INST. NO. 2022-57612
4	LOT 8, BLOCK4, NORTHPORT ADDITION	CAB. V, PG. 885
5	LOTS 10 AND 11, BLOCK 4, NORTHPORT ADDITION	CAB. Y, PG. 515
6	NORTHLAKE COMMERCIAL ASSOCIATION, INC.	INST. NO. 2005-102672
7	JEFFERSON NORTHLAKE, LLC	INST. NO. 2021-214800
8	NORTHPORT PARTNERS, LLC	INST. NO. 2015-83003
9	LOTS 1 THRU 4, BLOCK 3, NORTHPORT ADDITION	INST. NO. 2018-2
10	SCSD-FINNELL, LTD, TRACT 1	INST. NO. 2018-40121
11	SCSD-FINNELL, LTD	INST. NO. 2020-16927
12	SCSD-FINNELL, LTD, TRACT 2	INST. NO. 2018-40121
13	LOT 4, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-236
14	LOT 7, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2009-205
15	LOT 3, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2018-164
16	LOT 2, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-345
17	NORTHPORT COMMERCIAL ASSOCIATION, INC.	INST. NO. 2018-46021
18	LOTS 1-4, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-2, BLOCK 3, AND LOTS 1-2, BLOCK 4, TEXAS SPEEDWAY CENTRE	CAB. N, PG. 125
19	SPEEDWAY SLEEP-IN	CAB. U, PG. 50
20	LOTS 1R & 2R, BLOCK 1, SPEEDWAY BUSINESS PARK, PHASE I	INST. NO. 2022-105
21	NORTHLAKE LODGING DEVELOPMENT, INC.	INST. NO. 2019-37925
22	LOT 2R1, BLOCK 1, CREEKSIDE AT NORTHLAKE II	INST. NO. 2014-135
23	LOT 1, BLOCK 1, CREEKSIDE AT NORTHLAKE	CAB. S, PG. 296
24	LOTS 1-9, BLOCK 1, CHADWICK FARMS	INST. NO. 2017-517
25	BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC.	VOL. 366, PG. 338
26	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	INST. NO. 2001-69181
27	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 2798, PG. 868
28	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 1042, PG. 439
29	THE TOWN OF NORTHLAKE	INST. NO. 2019-153256
30	CHADWICK FARMS, LTD.	VOL. 4984, PG. 1387 INST. NO. 2001-53124
31	CHADWICK FARMS, LTD.	INST. NO. 2001-32855
32	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2001-59642

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

33	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2002-92288
34	CHADWICK FARMS, LTD.	INST. NO. 2015-30696
35	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2002-92288
36	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2001-59642
37	THE BYRON NELSON SPECIAL TRUST	INST. NO. 2002-92287
38	LOT 1, BLOCK A, PREMIER ACADEMY - NORTHLAKE	INST. NO. 2015-255
39	LOT 1X-R & LOT2, BLOCK 26, CHADWICK FARMS ADDITION	INST. NO. 2021-240
40	LOT 1X, BLOCK 24 AND LOT 1, BLOCK 25, CHADWICK FARMS ADDITION	INST. NO. 2010-2
41	LOTS 1 AND 2, BLOCK 1, CHADWICK FARMS SUBDIVISION	INST. NO 2010-41

BEGINNING, at a 1/2-inch found iron rod with cap stamped "PACHECO KOCH" in the southeast right-of-way line of Interstate 35W (variable width right-of-way), also being the northern most corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121); said point being the **POINT OF BEGINNING**;

THENCE along the northeast and east lines of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) the following bearings and distances;

South 52 degrees 51 minutes 08 seconds East, departing said southeast right-of-way line of Interstate 35W, a distance of 127.41 feet to a point for corner;

South 0 degrees 06 minutes 38 seconds West, a distance of 331.14 feet to a common corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121);

THENCE South 0 degrees 06 minutes 33 seconds West, along the east line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121), a distance of 191.22 feet to a common corner of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) and Northport Commercial Association, Inc. (Inst. No. 2018-46021);

THENCE South 0 degrees 06 minutes 06 seconds West, along the east line of said Northport Commercial Association, Inc. tract (Inst. No. 2018-46021), a distance of 176.74 feet to a common corner of said Northport Commercial Association, Inc. tract (Inst. No. 2018-46021) and said Lot 2, Block 5, Northport Addition (Inst. No. 2017-345);

THENCE South 0 degrees 07 minutes 10 seconds West, along the east line of said Lot 2, Block 5, Northport Addition, a distance of 321.23 feet to a point for corner in the north right-of-way line of State Highway 114 (variable width right-of-way) also being the southeast corner of said Lot 2, Block 5, Northport Addition (Inst. No. 2017-345);

THENCE along said north right-of-way line of State Highway 114 the following bearings and distances;

South 85 degrees 01 minutes 37 seconds East, a distance of 91.84 feet to a point for corner;

South 83 degrees 43 minutes 06 seconds East, a distance of 99.97 feet to a point for corner;

South 82 degrees 23 minutes 59 seconds East, a distance of 99.97 feet to a point for corner;

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

South 81 degrees 02 minutes 59 seconds East, a distance of 100.03 feet to a point for corner;

South 80 degrees 01 minutes 26 seconds East, a distance of 99.95 feet to a point for corner;

South 78 degrees 52 minutes 33 seconds East, a distance of 55.45 feet to a point for corner;

South 78 degrees 37 minutes 52 seconds East, a distance of 57.85 feet to a point for corner at the southwest end of a right-of-way corner clip at the intersection of said north right-of-way line of State Highway 114 and the west right-of-way line of Ashmore Lane (60-foot right-of-way);

THENCE departing said north right-of-way line of said State Highway 114 and along said corner clip and the west right-of-way line of Ashmore Lane the following bearings and distances;

North 57 degrees 13 minutes 44 seconds East, a distance of 21.21 feet to a point for corner;

North 12 degrees, 13 minutes, 44 seconds East, a distance of 40.58 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 35 degrees, 53 minutes, 47 seconds, having a radius of 329.99 feet, a chord bearing of North 30 degrees, 10 minutes, 35 seconds East, a chord distance of 203.37 feet, an arc length of 206.74 feet to a point for corner at the beginning of a reverse curve to the left;

Along said curve to the left through a central angle of 48 degrees, 08 minutes, 44 seconds, having a radius of 270.00 feet, a chord bearing of North 24 degrees, 03 minutes, 03 seconds East, a chord distance of 220.26 feet, an arc length of 226.88 feet to a point for corner;

North 00 degrees 01 minutes 20 seconds West, a distance of 585.04 feet to a point for corner;

North 45 degrees 11 minutes 21 seconds West, a distance of 21.15 feet to a point for corner;

North 00 degrees 21 minutes 22 seconds West, a distance of 35.00 feet to a point for corner;

North 00 degrees 21 minutes 22 seconds West, a distance of 35.00 feet to a point for corner;

North 44 degrees 39 minutes 52 seconds East, a distance of 21.54 feet to a point for corner;

North 00 degrees, 19 minutes, 20 seconds West, a distance of 207.14 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left through a central angle of 52 degrees, 31 minutes, 54 seconds, having a radius of 270.00 feet, a chord bearing of North 26 degrees, 35 minutes, 16 seconds West, a chord distance of 238.97 feet, an arc length of 247.55 feet to a point for corner;

North 52 degrees 51 minutes 11 seconds West, a distance of 417.54 feet to a point for corner at the east end of a right-of-way corner clip at the intersection of said west right-of-way line of Ashmore Lane and said southeast line of Interstate 35W;

South 82 degrees 08 minutes 49 seconds West, a distance of 21.21 feet to a point for corner at the west end of said corner clip;

THENCE North 37 degrees 08 minutes 49 seconds East, along said southeast right-of-way line of Interstate 35W, crossing the terminus of said Ashmore Lane, and along the northwest line of said Lot 1 & 3, Block 6,

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

Northport Addition (CAB. X, PG. 997), a distance of 375.00 feet to a common corner of said Lot 1 & 3, Block 6, Northport Addition and said Town of Northlake tract (Inst. No. 2007-81986);

THENCE North 36 degrees 55 minutes 33 seconds East, continuing along said southeast right-of-way line of Interstate 35W, also being the northwest line of said Town of Northlake tract (Inst. No. 2007-81986), a distance of 127.54 feet to the northwest corner of said Town of Northlake tract (Inst. No. 2007-81986);

THENCE North 89 degrees 58 minutes 12 seconds East, departing said southeast right-of-way line of Interstate 35W and along the north line of said Town of Northlake tract (Inst. No. 2007-81986), a distance of 212.86 feet to a common corner of said Town of Northlake tract (Inst. No. 2007-81986) and said Old Castle Infrastructure, Inc. tract (Inst. No. 2022-57612);

THENCE along the north and east lines of said Old Castle Infrastructure, Inc. tract (Inst. No. 2022-57612) the following bearings and distances;

North 89 degrees 58 minutes 12 seconds East, a distance of 1,826.16 feet to a point for corner;

South 00 degrees 40 minutes 41 seconds East, a distance of 1,155.71 feet to a point for corner in the south right-of-way line of Sam Lee Lane (variable width right-of-way) and the north line of said Lot 11, Block 4, Northport Addition (Cab. Y, Pg. 515);

THENCE North 89 degrees 59 minutes 22 seconds East, along said south right-of-way line of Sam Lee Lane and said north line of Lot 11, Block 4, a distance of 488.34 feet to a point for corner at the northeast corner of said Lot 11, Block 4;

THENCE South 00 degrees 01 minutes 10 seconds East, departing the south right-of-way line of said Sam Lee Lane and along the east line of said Lot 11, Block 4 a distance of 1,405.76 feet to a point for corner in the north right-of-way line of Northport Drive (60-foot wide right-of-way) and at the southeast corner of said Lot 11, Block 4;

THENCE North 89 degrees 58 minutes 50 seconds East, along said north right-of-way line of Northport Drive, a distance of 155.02 feet to a point for corner;

THENCE South 0 degrees 01 minutes 10 seconds East, departing said north right-of-way line, over and across said Northport Drive, a distance of 60.00 feet to a point in the south right-of-way line of said Northport Drive and the north line of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2);

THENCE along said south right-of-way line of Northport Drive and the north line of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2) the following bearings and distances;

North 89 degrees, 58 minutes, 50 seconds East, a distance of 530.05 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 49 degrees, 11 minutes, 13 seconds, having a radius of 190.00 feet, a chord bearing of South 65 degrees, 25 minutes, 33 seconds East, a chord distance of 158.15 feet, an arc length of 163.11 feet to a point for corner;

South 40 degrees 49 minutes 55 seconds East, a distance of 84.34 feet to the north end of a corner clip at the intersection of said south right-of-way line of Northport Drive and the northwest right-of-way line of Cleveland Gibbs Road (80-foot wide right-of-way) and an east corner of said Lots 1 Thru 4, Block 3, Northport Addition (Inst. No. 2018-2);

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

THENCE South 27 degrees 36 minutes 58 seconds East, departing said corner clip over and across said Cleveland Gibbs Road, a distance of 107.96 feet to a point for corner in Cleveland Gibbs Road;

THENCE over and across said Cleveland Gibbs Road and along the approximate southeast right-of-way line of said Cleveland Gibbs Road the following bearings and distances;

South 48 degrees, 56 minutes, 19 seconds West, a distance of 395.08 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left through a central angle of 18 degrees, 14 minutes, 47 seconds, having a radius of 510.00 feet, a chord bearing of South 39 degrees, 48 minutes, 55 seconds West, a chord distance of 161.73 feet, an arc length of 162.41 feet to the intersection of said southeast right-of-way line of Cleveland Gibbs Road and the said north right-of-way line of Highway 114;

THENCE over and across said State Highway 114 the following bearings and distances;

South 30 degrees 41 minutes 31 seconds West, a distance of 526.57 feet to a point for corner;

South 68 degrees 55 minutes 11 seconds East, a distance of 77.24 feet to the intersection of the south right-of-way line of said State Highway 114 and the northeast corner of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288);

THENCE along the southeast line of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288) the following bearings and distances;

South 26 degrees, 38 minutes, 44 seconds West, departing said north right-of-way line of State Highway 114, a distance of 288.51 feet to a 5/8-inch found iron rod with cap stamped "JACOBS" at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle of 05 degrees, 25 minutes, 08 seconds, having a radius of 4080.00 feet, a chord bearing of South 29 degrees, 21 minutes, 18 seconds West, a chord distance of 385.72 feet, an arc length of 385.87 feet to a common point of said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2002-92288), said Chadwick Mhp, Ltd, Tract 1 (Inst. No. 2001-59642) and said Byron Nelson Special Trust tract (Inst. No. 2002-92287);

THENCE along the east line of said Byron Nelson Special Trust tract (Inst. No. 2002-92287) the following bearings and distances;

South 0 degrees 14 minutes 04 seconds East, a distance of 870.06 feet to a point for corner;

South 87 degrees 57 minutes 03 seconds West, a distance of 284.25 feet to a common south corner of said Byron Nelson Special Trust tract (Inst. No. 2002-92287) and said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255);

THENCE South 88 degrees 06 minutes 10 seconds West, along the south line of said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255), a distance of 487.13 feet to a 1/2-inch found iron rod with cap stamped "MILLER 5665" at the east corner of said Lot 1, Block A, Premier Academy - Northlake tract (Inst. No. 2015-255) and being in the southeast right-of-way line of Cleveland Gibbs Road (variable width right-of-way);

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

THENCE South 88 degrees 07 minutes 16 seconds West, over and across said Cleveland Gibbs Road, a distance of 171.07 feet to a point in the northwest right-of-way line of said Cleveland Gibbs Road and southwest line of said Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240);

THENCE along said northwest right-of-way line of Cleveland Gibbs Road and said southeast line Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240) the following bearings and distances;

South 43 degrees, 44 minutes, 08 seconds West, a distance of 16.91 feet to a point for corner the beginning of a non-tangent curve to the left;

Along said curve to the left through a central angle of 02 degrees, 33 minutes, 13 seconds, having a radius of 1966.42 feet, a chord bearing of South 41 degrees, 35 minutes, 27 seconds West, a chord distance of 87.64 feet, an arc length of 87.64 feet to a point for corner at the beginning of a curve to the left, also being at a corner clip of said Lot 1x-R & Lot 2, Block 26, Chadwick Farms Addition (Inst. No. 2021-240) at the intersection of said northwest right-of-way line of Cleveland Gibbs Road and northeast right-of-way line of Chadwick Parkway (60-foot wide right-of-way);

THENCE continuing along said northwest right-of-way line of Cleveland Gibbs Road, over and across said Chadwick Parkway and along said curve to the left through a central angle of 02 degrees, 24 minutes, 41 seconds, having a radius of 1966.42 feet, a chord bearing of South 39 degrees, 06 minutes, 30 seconds West, a chord distance of 82.75 feet, an arc length of 82.76 feet to a point for corner at the beginning of a curve to the left, also being at a corner clip of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) at the intersection of said northwest right-of-way line of Cleveland Gibbs Road and southwest right-of-way line of Chadwick Parkway;

THENCE continuing along said northwest right-of-way line of Cleveland Gibbs Road, along the boundary line of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) the following bearings and distances;

Along said curve to the left through a central angle of 19 degrees, 11 minutes, 05 seconds, having a radius of 1966.42 feet, a chord bearing of South 28 degrees, 18 minutes, 37 seconds West, a chord distance of 655.36 feet, an arc length of 658.44 feet to a point for corner;

North 74 degrees 09 minutes 27 seconds West, a distance of 272.69 feet to a point for corner;

North 53 degrees 46 minutes 13 seconds West, a distance of 144.99 feet to a point for corner;

North 26 degrees 43 minutes 21 seconds West, a distance of 113.17 feet to a point for corner;

North 36 degrees 18 minutes 19 seconds West, a distance of 406.87 feet to a point for corner;

North 36 degrees 01 minutes 20 seconds West, a distance of 417.06 feet to a point for corner;

North 50 degrees 21 minutes 39 seconds West, a distance of 131.90 feet to the northwest corner of said Lot 1X, Block 24 and Lot 1, Block 25, Chadwick Farms Addition (Inst. No. 2010-2) in the south line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE along said south line of Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41) the following bearings and distance;

South 88 degrees 05 minutes 06 seconds West, a distance of 375.46 feet to a point for corner;

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 67 degrees 06 minutes 45 seconds West, a distance of 45.47 feet to a point for corner in the south line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE North 11 degrees 32 minutes 51 seconds West, departing said south line of Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), over and across said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), a distance of 103.84 feet to a point for corner in said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41);

THENCE North 11 degrees 31 minutes 39 seconds West, along the west line of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41), a distance of 944.69 feet the northwest corner of said Lots 1 and 2, Block 1, Chadwick Farms Subdivision (Inst. No 2010-41) in the south line of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517);

THENCE along said south line of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517) the following bearings and distances;

South 82 degrees, 48 minutes, 15 seconds West, a distance of 155.78 feet to a point for corner at the beginning of a non-tangent curve to the right;

Along said curve to the right through a central angle of 78 degrees, 30 minutes, 13 seconds, having a radius of 448.07 feet, a chord bearing of North 57 degrees, 57 minutes, 30 seconds West, a chord distance of 567.01 feet, an arc length of 613.92 feet to a point for the western most corner of said Lots 1-9, Block 1, Chadwick Farms tract (Inst. No. 2017-517) being in the south line of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

THENCE South 89 degrees 45 minutes 40 seconds West, along said south line of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125), a distance of 302.29 feet to the northeast corner of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296);

THENCE South 1 degrees 17 minutes 02 seconds East, departing said south line of Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125), along the east line of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296), 1,566.54 feet to the south point of said Lot 1, Block 1, Creekside at Northlake tract (Cab. S, Pg. 296) in the northwest line of Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135);

THENCE along the boundary line of said Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135) the following bearings and distances;

South 44 degrees 40 minutes 47 seconds East, a distance of 1.59 feet to a point for corner;

South 0 degrees 41 minutes 04 seconds East, a distance of 88.86 feet to a point for corner;

North 55 degrees 07 minutes 32 seconds West, a distance of 355.36 feet to a point for corner;

South 88 degrees 14 minutes 02 seconds West, a distance of 322.50 feet to a point for corner;

South 84 degrees 05 minutes 51 seconds West, a distance of 440.26 feet to a point for corner;

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

South 63 degrees 53 minutes 53 seconds West, a distance of 807.79 feet to the southwest corner of said Lot 2R1, Block 1, Creekside at Northlake II tract (Inst. No. 2014-135) to a point for corner in Private Road 6202 (variable width right-of-way);

North 4 degrees 18 minutes 06 seconds East, over and across said Private Road 6202, a distance of 90.97 feet to a point for corner;

North 3 degrees 04 minutes 44 seconds East, over and across said Private Road 6202, a distance of 288.82 feet to a point for corner;

North 1 degrees 27 minutes 47 seconds West, over and across said Private Road 6202, a distance of 467.98 feet to point for corner in said west line of Lot 2R1, Block 1, Creekside At Northlake II tract (Inst. No. 2014-135) and being in said Private Road 6202;

THENCE North 85 degrees 15 minutes 09 seconds West, over and across said Private Road 6206, a distance of 31.64 feet to the southeast corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) in the west line of said Private Road 6202;

THENCE North 85 degrees 15 minutes 09 seconds West, along the south line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925), a distance of 292.51 feet to the southwest corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) in said southeast right-of-way line of Interstate 35W and the northwest line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) the beginning of a non-tangent curve to the right;

THENCE continuing along said southeast right-of-way line of Interstate 35W and along the northwest line of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925) the following bearings and distances;

Along said curve to the right through a central angle of 02 degrees, 45 minutes, 11 seconds, having a radius of 6047.06 feet, a chord bearing of North 31 degrees, 25 minutes, 40 seconds East, a chord distance of 290.53 feet, an arc length of 290.55 feet to a point for corner;

North 41 degrees 51 minutes 14 seconds East, a distance of 196.41 feet to the north corner of said Northlake Lodging Development, Inc. tract (Inst. No. 2019-37925);

THENCE continuing along said southeast right-of-way line of Interstate 35W, over and across said Private Road 6202 the following bearings and distances;

North 41 degrees 51 minutes 14 seconds East, a distance of 29.13 feet to a point for corner;

North 85 degrees 58 minutes 59 seconds East, a distance of 40.64 feet to a point for corner in the northwest line of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105);

THENCE continuing along said southeast right-of-way line of Interstate 35W and the northwest line of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105) the following bearings and distances;

North 85 degrees 55 minutes 03 seconds East, a distance of 16.74 feet to a point for corner;

North 5 degrees 29 minutes 11 seconds East, a distance of 91.17 feet to a point for corner;

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 37 degrees 09 minutes 15 seconds East, a distance of 450.44 feet to a northwest common corner of said Lots 1R & 2R, Block 1, Speedway Business Park, Phase I (Inst. No. 2022-105) and said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

THENCE continuing along said southeast right-of-way line of Interstate 35W the following bearing and distances;

North 37 degrees 09 minutes 29 seconds East, along said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125) a distance of 1,420.59 feet to a found TxDOT concrete monument at the western most northwest corner of said Lots 1-4, Block 1, Lots 1-7, Block 2, Lots 1-2, Block 3, And Lots 1-2, Block 4, Texas Speedway Centre (Cab. N, Pg. 125);

North 37 degrees 45 minutes 04 seconds East, over and across said State Highway 114, a distance of 906.45 feet to the west corner of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205);

North 35 degrees 36 minutes 41 seconds East, along the northwest line of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205), a distance of 260.96 feet to a common corner of said Lot 7, Block 5, Northport Addition (Inst. No. 2009-205) and said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236);

North 35 degrees 39 minutes 40 seconds East, along the northwest line of said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236), a distance of 319.92 feet to a common corner of said Lot 4, Block 5, Northport Addition (Inst. No. 2017-236) and said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121);

North 35 degrees 39 minutes 36 seconds East, along the northwest line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121), a distance of 137.69 feet to a point for corner;

North 36 degrees 55 minutes 45 seconds East, continuing along said northwest line of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) a distance of 90.15 feet to a common corner of said Scsd-Finnell, Ltd, Tract 2 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121);

North 36 degrees 55 minutes 02 seconds East, along the northwest line of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121), a distance of 8.69 feet to a common corner of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121) and said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927);

North 37 degrees 06 minutes 59 seconds East, along the northwest line of said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927), a distance of 169.26 feet to a common corner of said Scsd-Finnell, Ltd tract (Inst. No. 2020-16927) and said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121);

EXHIBIT "A"
TAX INCREMENT REINVESTMENT ZONE, NO. 3

North 37 degrees 08 minutes 49 seconds East, along the northeast line of said Scsd-Finnell, Ltd, Tract 1 (Inst. No. 2018-40121), a distance of 94.01 feet to the **POINT OF BEGINNING** and containing approximately 478 acres of land, more or less, save and except all public right-of-ways;

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011).

This metes and bounds description is accompanied by an exhibit of even date.

This document was prepared under 22 Texas administrative code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

GENERAL NOTES:

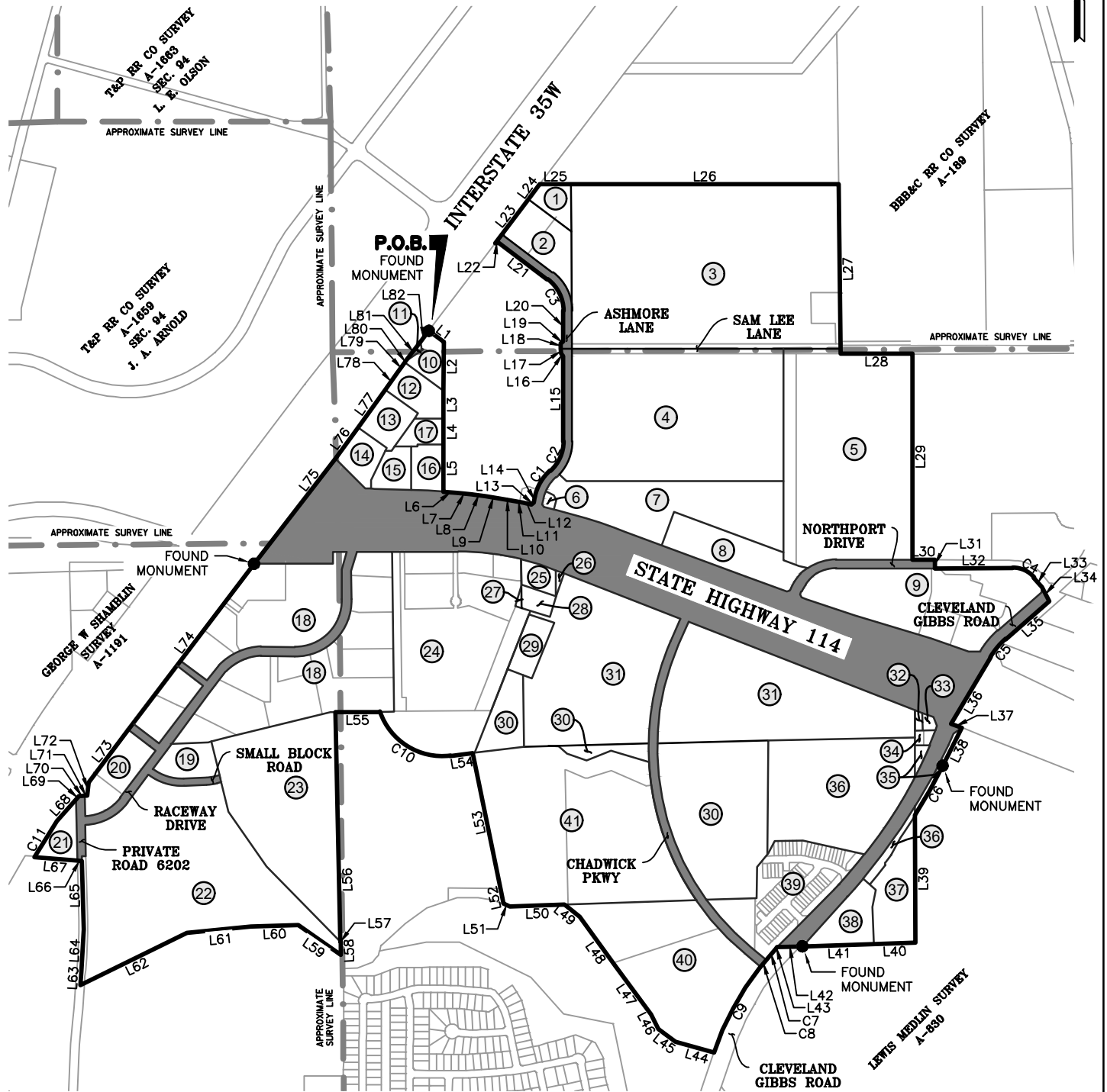
- 1) BEARING BASIS FOR THIS DRAWING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NAD83 (2011). COORDINATES AND DISTANCES SHOWN ARE GRID.
- 2) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

EXHIBIT "A"

GRAPHIC SCALE

0 500 1000 2000

1"=1000'



THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

THIS DOCUMENT IS NOT A BOUNDARY SURVEY AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



2601 MEACHAM BLVD., STE. 600
FORT WORTH, TX 76137-2720
TEL (817) 847-1422
TBP&S SURVEYING FIRM #10029605

**TAX INCREMENT
REINVESTMENT ZONE, NO. 3
TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS**

BBB & C RR CO. SURVEY, A-189, LEWIS MEDLIN SURVEY, A- 830
GEORGE W SHAMBLIN SURVEY, A-1191, T&P RR CO. SURVEY, A- 1659

PROJECT NO: 31647-MA02

DATE ISSUED: 2/27/2024

PAGE: 11 OF 12

EXHIBIT "A"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 52°51'08" E	127.41'
L2	S 00°06'38" W	331.14'
L3	S 00°06'33" W	191.22'
L4	S 00°06'06" W	176.74'
L5	S 00°07'10" W	321.23'
L6	S 85°01'37" E	91.84'
L7	S 83°43'06" E	99.97'
L8	S 82°23'59" E	99.97'
L9	S 81°02'59" E	100.03'
L10	S 80°01'26" E	99.95'
L11	S 78°52'33" E	55.45'
L12	S 78°37'52" E	57.85'
L13	N 57°13'44" E	21.21'
L14	N 12°13'44" E	40.58'
L15	N 00°01'20" W	585.04'
L16	N 45°11'21" W	21.15'
L17	N 00°21'22" W	35.00'
L18	N 00°21'22" W	35.00'
L19	N 44°39'52" E	21.54'
L20	N 00°19'20" W	207.14'
L21	N 52°51'11" W	417.54'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S 82°08'49" W	21.21'
L23	N 37°08'49" E	375.00'
L24	N 36°55'33" E	127.54'
L25	N 89°58'12" E	212.86'
L26	N 89°58'12" E	1,826.16'
L27	S 00°40'41" E	1,155.71'
L28	S 89°59'22" E	488.34'
L29	S 00°01'10" E	1,405.76'
L30	N 89°58'50" E	155.02'
L31	S 00°01'10" E	60.00'
L32	N 89°58'50" E	530.05'
L33	S 40°49'55" E	84.34'
L34	S 27°36'58" E	107.96'
L35	S 48°56'19" W	395.08'
L36	S 30°41'31" W	526.57'
L37	S 68°55'11" E	77.24'
L38	S 26°38'44" W	288.51'
L39	S 00°14'04" E	870.06'
L40	S 87°57'03" W	284.25'
L41	S 88°06'10" W	487.13'
L42	S 88°07'16" W	171.07'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	035°53'47"	329.99'	N30°10'35"E	203.37'	206.74'
C2	048°08'44"	270.00'	N24°03'03"E	220.26'	226.88'
C3	052°31'54"	270.00'	N26°35'16"W	238.97'	247.55'
C4	049°11'13"	190.00'	S65°25'33"E	158.15'	163.11'
C5	018°14'47"	510.00'	S39°48'55"W	161.73'	162.41'
C6	005°25'08"	4080.00'	S29°21'18"W	385.72'	385.87'
C7	002°24'13"	1966.42'	S41°35'27"W	87.64'	87.64'
C8	002°24'41"	1966.42'	S39°06'30"W	82.75'	82.76'
C9	019°11'05"	1966.42'	S28°18'37"W	655.36'	658.44'
C10	078°30'13"	448.07'	N57°57'30"W	567.01'	613.92'
C11	002°45'11"	6047.06'	N31°25'40"E	290.53'	290.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L43	S 43°44'08" W	16.91'
L44	N 74°09'27" W	272.69'
L45	N 53°46'13" W	144.99'
L46	N 26°43'21" W	113.17'
L47	N 36°18'19" W	406.87'
L48	N 36°01'20" W	417.06'
L49	N 50°21'39" W	131.90'
L50	S 88°05'06" W	375.46'
L51	N 67°06'45" W	45.47'
L52	N 11°32'51" W	103.84'
L53	N 11°31'39" W	944.69'
L54	S 82°48'15" W	155.78'
L55	S 89°45'40" W	302.29'
L56	S 01°17'02" E	1,566.54'
L57	S 44°40'47" E	1.59'
L58	S 00°41'04" E	88.86'
L59	N 55°07'32" W	355.36'
L60	S 88°14'02" W	322.50'
L61	S 84°05'51" W	440.26'
L62	S 63°53'53" W	807.79'
L63	N 04°18'06" E	90.97'

LINE TABLE		
LINE #	BEARING	DISTANCE
L64	N 03°04'44" E	288.82'
L65	N 01°27'47" W	467.98'
L66	N 85°15'09" W	31.64'
L67	N 85°15'09" W	292.51'
L68	N 41°51'14" E	196.41'
L69	N 41°51'14" E	29.13'
L70	N 85°58'59" E	40.64'
L71	N 85°55'03" E	16.74'
L72	N 05°29'11" E	91.17'
L73	N 37°09'15" E	450.44'
L74	N 37°09'29" E	1,420.59'
L75	N 37°45'04" E	906.45'
L76	N 35°36'41" E	260.96'
L77	N 35°39'40" E	319.92'
L78	N 35°39'36" E	137.69'
L79	N 36°55'45" E	90.15'
L80	N 36°55'02" E	8.69'
L81	N 37°06'59" E	169.26'
L82	N 37°08'49" E	94.01'

PARCEL TABLE		
1	TOWN OF NORTHLAKE	INST. NO. 2007-81986
2	LOTS 1 & 3, BLOCK 6, NORTHPORT ADDITION	CAB. X, PG. 997
3	OLD CASTLE INFRASTRUCTURE, INC.	INST. NO. 2022-57612
4	LOT 8, BLOCK 4, NORTHPORT ADDITION	CAB. V, PG. 885
5	LOTS 10 AND 11, BLOCK 4, NORTHPORT ADDITION	CAB. Y, PG. 515
6	NORTHLAKE COMMERCIAL ASSOCIATION, INC.	INST. NO. 2005-102672
7	JEFFERSON NORTHLAKE, LLC	INST. NO. 2021-214800
8	NORTHPORT PARTNERS, LLC	INST. NO. 2015-83003
9	LOTS 1 THRU 4, BLOCK 3, NORTHPORT ADDITION	INST. NO. 2018-2
10	SCSD-FINNELL, LTD, TRACT 1	INST. NO. 2018-40121
11	SCSD-FINNELL, LTD	INST. NO. 2020-16927
12	SCSD-FINNELL, LTD, TRACT 2	INST. NO. 2018-40121
13	LOT 4, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-236
14	LOT 7, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2009-205
15	LOT 3, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2018-164
16	LOT 2, BLOCK 5, NORTHPORT ADDITION	INST. NO. 2017-345
17	NORTHPORT COMMERCIAL ASSOCIATION, INC.	INST. NO. 2018-46021
18	LOTS 1-4, BLOCK 1, LOTS 1-7, BLOCK 2, LOTS 1-2, BLOCK 3, AND LOTS 1-2, BLOCK 4, TEXAS SPEEDWAY CENTRE	CAB. N, PG. 125
19	SPEEDWAY SLEEP-IN	CAB. U, PG. 50
20	LOTS 1R & 2R, BLOCK 1, SPEEDWAY BUSINESS PARK, PHASE I	INST. NO. 2022-105
21	NORTHLAKE LODGING DEVELOPMENT, INC.	INST. NO. 2019-37925
22	LOT 2R1, BLOCK 1, CREEKSIDE AT NORTHLAKE II	INST. NO. 2014-135
23	LOT 1, BLOCK 1, CREEKSIDE AT NORTHLAKE	CAB. S, PG. 296
24	LOTS 1-9, BLOCK 1, CHADWICK FARMS	INST. NO. 2017-517
25	BRAZOS RIVER TRANSMISSION ELECTRIC COOPERATIVE, INC.	VOL. 366, PG. 338
26	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	INST. NO. 2001-69181
27	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 2798, PG. 868
28	BRAZOS ELECTRIC POWER COOPERATIVE, INC.	VOL. 1042, PG. 439
29	THE TOWN OF NORTHLAKE	INST. NO. 2019-153256
30	CHADWICK FARMS, LTD.	VOL. 4984, PG. 1387 INST. NO. 2001-53124
31	CHADWICK FARMS, LTD.	INST. NO. 2001-32855
32	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2001-59642
33	CHADWICK MHP, LTD., TRACT 2	INST. NO. 2002-92288
34	CHADWICK FARMS, LTD.	INST. NO. 2015-30696
35	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2002-92288
36	CHADWICK MHP, LTD, TRACT 1	INST. NO. 2001-59642
37	THE BYRON NELSON SPECIAL TRUST	INST. NO. 2002-92287
38	LOT 1, BLOCK A, PREMIER ACADEMY - NORTHLAKE	INST. NO. 2015-255
39	LOT 1X-R & LOT2, BLOCK 26, CHADWICK FARMS ADDITION	INST. NO. 2021-240
40	LOT 1X, BLOCK 24 AND LOT 1, BLOCK 25, CHADWICK FARMS ADDITION	INST. NO. 2010-2
41	LOTS 1 AND 2, BLOCK 1, CHADWICK FARMS SUBDIVISION	INST. NO. 2010-41

THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE § 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

THIS DOCUMENT IS NOT A BOUNDARY SURVEY AND SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



2601 MEACHAM BLVD., STE. 600
FORT WORTH, TX 76137-2720
TEL (817) 847-1422
TBPELS SURVEYING FIRM #10029605

TAX INCREMENT REINVESTMENT ZONE, NO. 3

TOWN OF NORTHLAKE
DENTON COUNTY, TEXAS

BBB & C RR CO. SURVEY, A-189, LEWIS MEDLIN SURVEY, A- 830
GEORGE W SHAMBLIN SURVEY, A-1191, T&P RR CO. SURVEY, A- 1659

PROJECT NO: 31647-MA02

DATE ISSUED: 2/27/2024

PAGE: 12 OF 12

Reinvestment Zone Number Three, Town of Northlake, Texas, Preliminary Project and Finance Plan (TIRZ No. 3)



Town of Northlake

MARCH 14, 2024

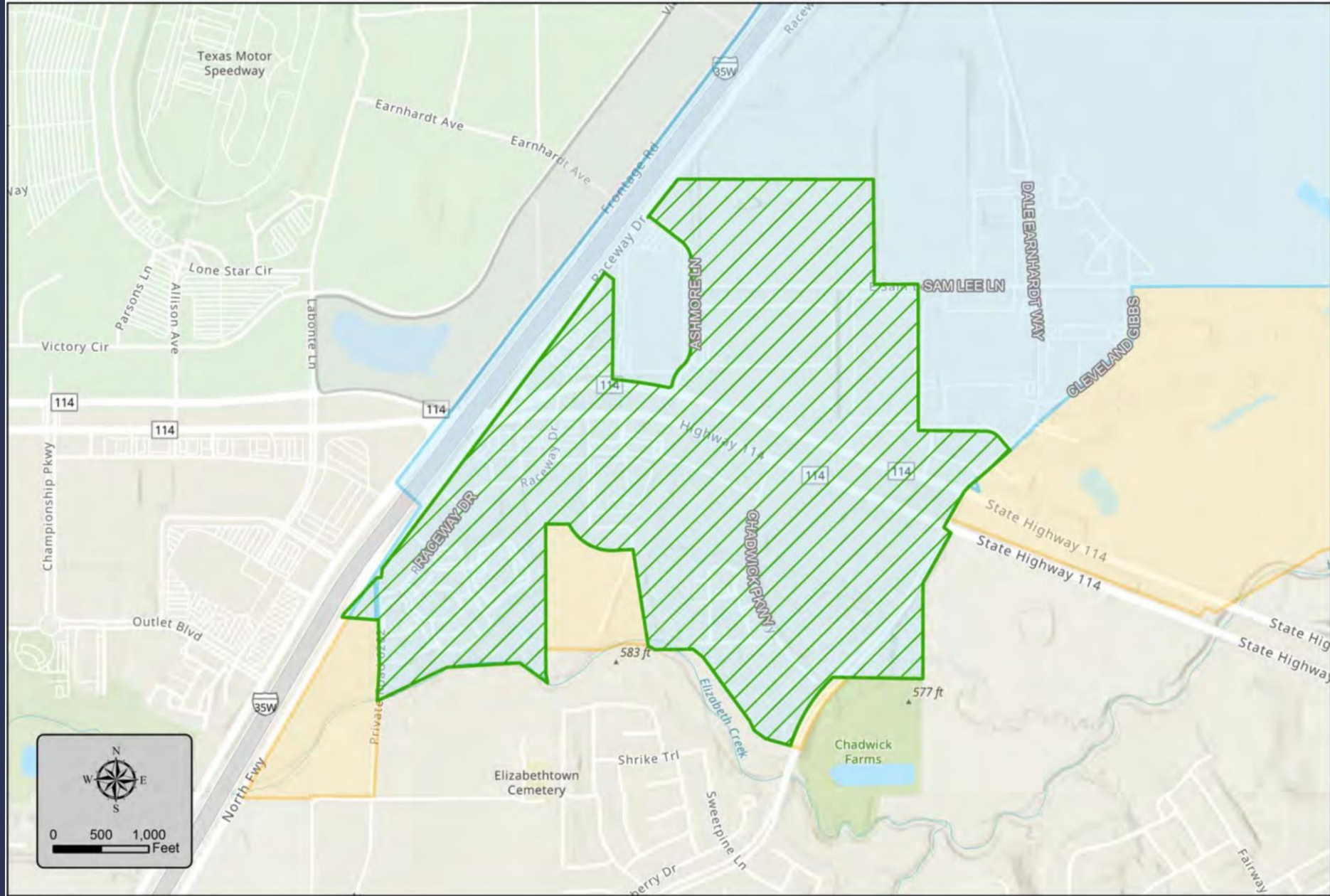


BACKGROUND

- Chadwick Farms Development Agreement approved December 14, 2023
 - Provides transfer of site for Dallas Stars Multi-Sports Center to Town
 - Outlines obligations related to build-out of Chadwick Farms property
- Calls for creation of Tax Increment Reinvestment Zone (TIRZ):
- 40-year term; 50% tax increment
- Funds to be used to:
 - Pay administrative expenses
 - Reimburse Town for public improvements
 - Reimburse developer for initial \$1,000,000 contribution

PROPOSED TIRZ #3

- Approximately 480 acres includes:
 - All Chadwick Farms
 - 35W/114 sports and entertainment corridor properties
- Does not include properties subject to existing tax incentive agreements
- Public hearing
 - Hearing to be held at March 14 Council meeting
- \$7.56 million estimated TIRZ revenues over 20 years
 - Funds to be used as described in Development Agreement; and
 - Pursuant to Chapter 311 of Texas Tax Code



Legend

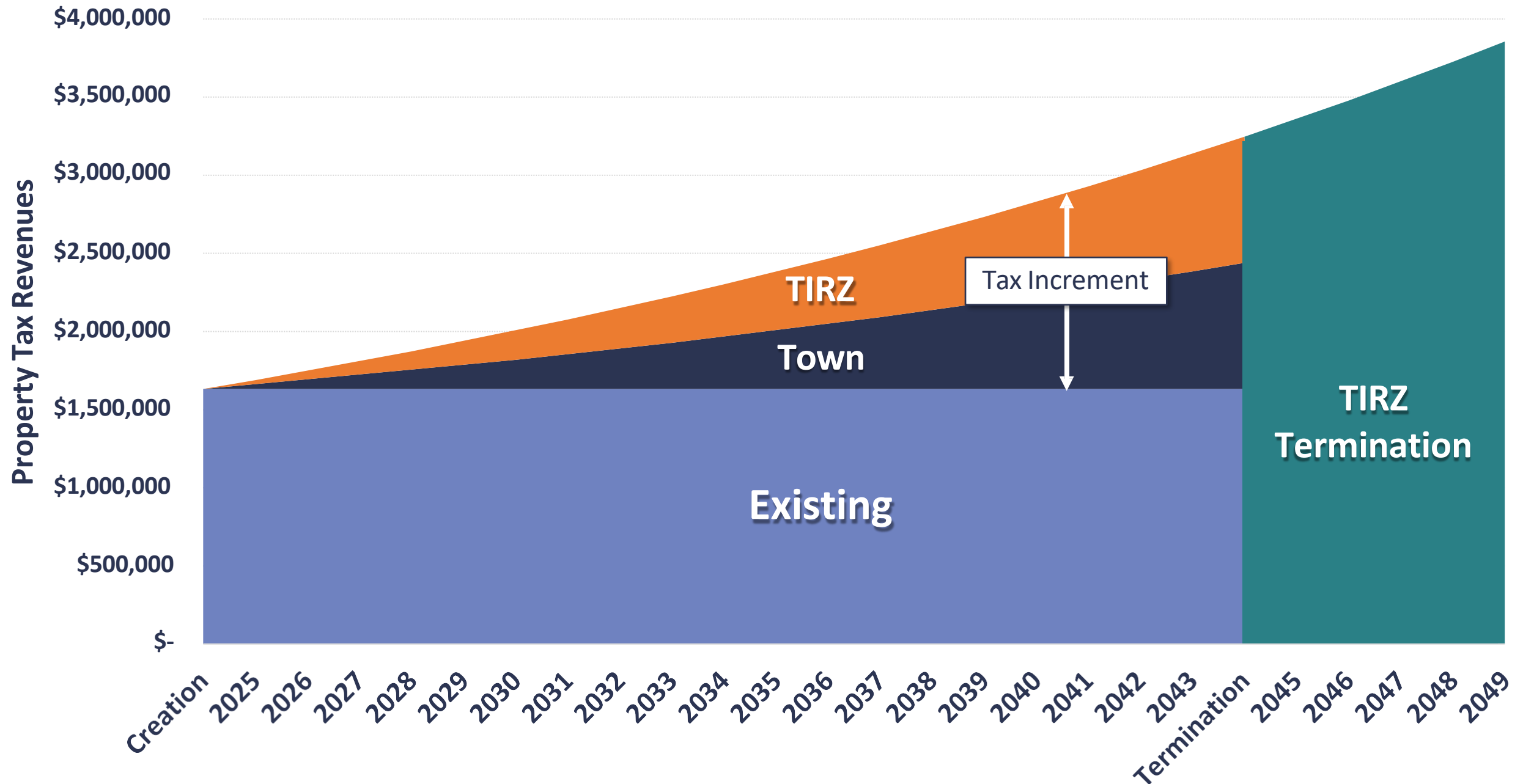
-  Tax Increment Reinvestment Zone
-  Town of Northlake Incorporated Area
-  Town of Northlake Extraterritorial Jurisdiction
-  Intergovernmental Agreement Area

TIRZ #3
IH 35W & SH 114 Lifestyle Center



1/8/2024

Proposed TIRZ



DEFINITIONS

- Project Costs:
 - The total costs for projects in the Zone, including the actual costs of the Public Improvements, the Administrative Costs, and all costs included as “project costs” under Section 311.002 of the Act, as amended.
- Public Improvements:
 - The proposed public improvements to be financed by the Zone, which includes excavation, sanitary sewer, storm sewer, water distribution, street & alley paving, retaining walls, park improvements, paving, public facilities, bridges, and soft costs related thereto.
- Tax Increment:
 - Fifty percent (50%) of the Town’s ad valorem real property taxes collected and received by the Town on the Captured Appraised Value in the Zone, and deposited into the TIRZ Fund.
- TIRZ Fund:
 - The tax increment fund created by the Town and segregated from all other funds of the Town.

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024
REF. DOC.: FTZ Act of 1934 (19 U.S.C. 81a-81u); FTZ Board regulations (15 CFR Part 400)
SUBJECT: Consider a Resolution of the Town of Northlake, Texas, providing notification to U.S. Department of Commerce of support for Foreign Trade Zone (FTZ) designation as applied for by Alliance Corridor Inc. to include approximately 231 acres in the Foreign Trade Zone #196; and providing an effective date
GOALS/ OBJECTIVES: Promote Economic Vitality; 6.2 - Target business development through economic incentives

BACKGROUND INFORMATION:

- Foreign Trade Zones (FTZ)
 - Trade program established by U.S. Congress to create jobs and facilitate international trade
 - "...a restricted-access site, in or adjacent to a Customs port of entry..."
 - FTZs considered "outside the U.S. Customs Territory"
 - Foreign and domestic merchandise can be stored or manufactured before formal Customs entry procedures
- FTZ #196 covers much of Alliance Corridor including portions of Northlake
 - Alliance Corridor, Inc. is grantee responsible for management, marketing, and boundaries
 - Grantee approached Town to add approximately 231 acres to FTZ
 - All of Hillwood industrial land in Northlake would be covered by FTZ #196 with addition
 - Most of Hillwood owned property north of speedway designated FTZ
 - 259-acre Alliance Northport development added to FTZ following Council approval of Resolution No. 17-22 in August 2017
 - Grantee requests approval of Resolution and letter of no objection to support request for FTZ designation
- Impact of FTZ designation
 - Provides competitive advantage with additional economic development tool
 - Exempts inventory in FTZ facility from local ad valorem tax

COUNCIL ACTION/DIRECTION:

- Consider approval of Resolution of support for additional 231 acres to be included in FTZ



**TOWN OF NORTHLAKE, TEXAS
OFFICIAL RESOLUTION**

NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS, PROVIDING NOTIFICATION TO U.S. DEPARTMENT OF COMMERCE OF SUPPORT FOR FOREIGN TRADE ZONE (FTZ) DESIGNATION AS APPLIED FOR BY ALLIANCE CORRIDOR INC. TO INCLUDE APPROXIMATELY 231 ACRES IN THE FOREIGN TRADE ZONE #196; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Town of Northlake, Texas (“Town”) recognizes the importance of its role in local economic development; and

WHEREAS, the Town desires to pursue the creation of the proper economic and social environment to induce the investment of private resources in productive business enterprises located in the Town and to provide employment to residents in Foreign Trade Zones (FTZ); and

WHEREAS, the Town understands that Alliance Corridor, Inc., Grantee of Foreign Trade Zone #196, may be applying for FTZ designation for the approximately 231 acres of Northlake land according to the attached map and that this location is within Northlake’s taxing jurisdiction; and

WHEREAS, the Town recognizes the importance of international trade in the community and supports any future FTZ applications in this location; and

WHEREAS, the Town is aware that when an application is approved, imported inventory and inventory held in a FTZ warehouse for export will be exempt from local ad valorem tax.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:

Section 1. That the Town Manager is hereby authorized to send this resolution with cover letter to the Executive Secretary of the Foreign-Trade Zones Board of the U.S. Department of Commerce.

Section 2. That this resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED by the Town Council of the Town of Northlake, Texas, on March 14, 2024.

Town of Northlake, Texas

David Rettig, Mayor

Attest:

Zolaina Parker, Town Secretary

ALLIANCE CORRIDOR
FOREIGN TRADE ZONE

- EXISTING DESIGNATED FTZ
- USAGE DRIVEN SITES
- PENDING USAGE DRIVEN SITES
- COUNTY LINES
- CITY LIMIT LINES

Town of Northlake

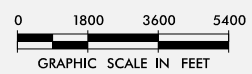
Town of Northlake

Foreign-Trade Zone #196

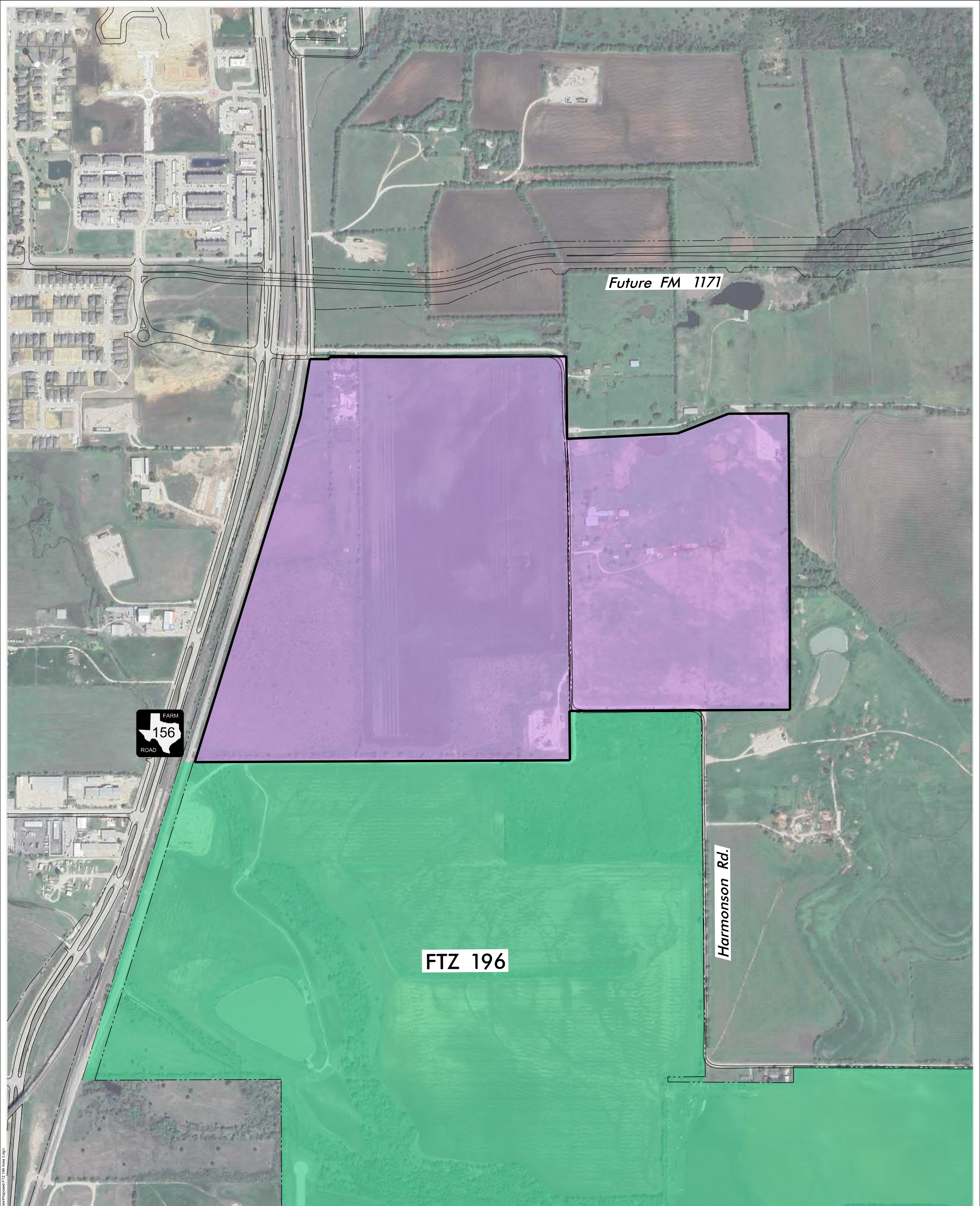
February 14, 2024



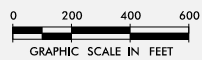
Hillwood
9800 Hillwood Pkwy, Suite 300
Fort Worth, TX 76177
817.224.6000
www.AllianceTexas.com



2/14/2024 G:\OB\HWA20062_Fortiles\19 FTZ Updates\Northlake TX FTZ 196 Ver3.dgn



8/28/2023 G:\OGI\WAC2099_Len\Bldg19 FTZ Update\Proposed FTZ 196 Area 3.dgn



Proposed FTZ Area #3

August 28, 2023



Hillwood
9800 Hillwood Pkwy, Suite 300
Fort Worth, TX 76177
817.224.6000
www.AllianceTexas.com



A GREAT PLACE TO LIVE, WORK, AND STAY

March 15, 2024

Ms. Elizabeth Whiteman
Executive Secretary
Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Ave., NW, Room 21013
Washington, DC 20230

Dear Ms. Whiteman:

The Town of Northlake, Texas, understands that Alliance Corridor, Inc., Grantee of Foreign-Trade Zone #196, may be applying for FTZ designation at the locations identified on the attached map that are within our tax jurisdiction. (Purple/Hatched areas.)

Northlake recognizes the importance of international trade in our community and supports any future FTZ applications at the locations identified on the attached map. We are aware that when an application is approved and activated, imported inventory and inventory held in a Foreign-Trade Zone (FTZ) warehouse for export will be exempt from local ad valorem tax.

Sincerely,

Drew Corn
Town Manager



NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 6. EXECUTIVE SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 6. EXECUTIVE SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 7. RECONVENE INTO OPEN SESSION

NORTHLAKE TOWN COUNCIL COMMUNICATION



DATE: March 14, 2024

Section: 8. ADJOURN
