

TOWN OF NORTHLAKE, TEXAS

RESOLUTION NO. 18-23

WHEREAS, D-F Pacific No. 2 Ltd., a Texas limited partnership, and Silverstone-Northlake, Ltd., a Texas limited partnership (collectively the "Petitioner"), wishes to create Northlake Municipal Management District No. 2 (the "District") to serve the approximately 316.3 acres of land, more or less, in Denton County, Texas as described in Exhibit "A" attached hereto and incorporated herein for all intents and purposes (the "Land"); and

WHEREAS, all of the land to be included within the District is located within the corporate boundaries of the Town of Northlake, Texas (the "Town"); and

WHEREAS, the Petitioner has submitted to the Mayor and Town Council of the Town, a Petition for Consent to Creation of Northlake Municipal Management District No. 2; and

WHEREAS, the general nature of the work to be done in the District is the construction, acquisition, maintenance and operation of a waterworks system, a sanitary sewer system, a storm water drainage system and roadway system; and

WHEREAS, the Town Council of the Town desires to adopt a Resolution for the purpose of consenting to the creation of the District.

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

Section 1. That the Town Council of the Town of Northlake hereby grants its consent to and the Mayor is instructed to execute such additional documents, if any, as required to evidence the Town's consent to the creation of a municipal management district, to be known as "Northlake Municipal Management District No. 2," on the property described on the attached metes and bounds description which is located within the Town's corporate boundaries.

Section 2. The Town's consent to the creation of Northlake Municipal Management District No. 2, as expressed in Section 1 hereinabove, is expressly conditioned upon: (i) the Petitioner applying for and receiving the appropriate zoning; and (ii) the Petitioner qualifying and submitting to the Texas Commission on Environmental Quality, to serve as a director of the District, a person nominated by the Town Council.

Section 3. That this resolution shall take effect immediately from and after its passage and is accordingly so resolved.

PASSED AND APPROVED ON THIS THE 9 DAY OF August, 2018



Town of Northlake, Texas


Peter Dewing, Mayor

Attest:

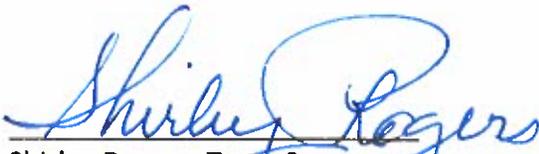

Shirley Rogers, Town Secretary

EXHIBIT "A"

BEING a parcel of land situated in the Town of Northlake, Denton County, Texas, a part of the Patrick Rock Survey, Abstract No. 1063, and being a part of that called 248.078 acre tract of land described in a special warranty deed to D. F. Pacific No. 2., Ltd., and to Silverstone Northlake Ltd., as recorded in Document No. 2007- 80851, Official Public Records of Denton County, Texas, and being a part of that called 248.001 acre tract of land described in a special warranty deed to D. F. Pacific No. 2., Ltd., and to Silverstone Northlake Ltd., as recorded in Document No. 2007-80855, Official Public Records of Denton County, Texas, and being further described as follows:

COMMENCING at a steel fence corner post Found in the north line of said 248.078 acre tract of land, said point being the southwest corner of a called 2.896 acre tract of land described in a special warranty deed to Denton County, Texas, as recorded in Volume 4591, Page 2085, Deed Records of Denton County, Texas, and said point being in the south right-of-way line of Robson Ranch Road (a variable wide right-of-way);

THENCE along the north line of said 248.078-acre tract of land, along the south line of said 2.896-acre tract of land and along the south line of Robson Ranch Road as follows:

South 89 degrees 51 minutes 16 seconds East, 7.14 feet to the POINT OF BEGINNING of the herein described tract of land;

South 89 degrees 51 minutes 16 seconds East, 794.20 Feet to a one-half inch iron rod with cap stamp "JBI" set (hereinafter called "iron rod set") for corner;

THENCE South 00 degrees 08 minutes 44 seconds West, 475.16 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 51 minutes 16 seconds East, 40.00 feet to a one-half inch iron rod set for corner;

THENCE Southeasterly, 147.10 feet along a curve to the right which has a central angle of 18 degrees 51 minutes 18 seconds, a radius of 447.00 feet, a tangent of 74.22 feet, and whose chord bears South 80 degrees 25 minutes 37 seconds East, 146.44 feet to a one-half inch Iron rod set for corner;

THENCE South 70 degrees 59 minutes 57 seconds East, 229.65 feet to a one-half inch iron rod set for corner;

THENCE Northeasterly, 333.72 feet along a non-tangent curve to the left which has a central angle of 17 degrees 22 minutes 58 seconds, a radius of 1,100.00 feet, a tangent of 168.15 feet, and whose chord bears North 08 degrees 50 minutes 13 seconds East, 332.45 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 08 minutes 44 seconds East, 219.74 feet to a one-half inch iron rod set for corner;

THENCE North 44 degrees 51 minutes 16 seconds West, 35.36 feet to a one-half inch Iron rod set in the north line of said 248.078-acre tract of land, said point being in the south line of said 2.896-acre tract of land and said point being in the south line of Robson Ranch Road;

THENCE South 89 degrees 51 minutes 16 seconds East, 150.00 feet along the north line of said 248.078-acre tract of land, along the south line of said 2.896-acre tract of land and along the south line of Robson Ranch Road to a one-half inch iron rod set for corner;

THENCE South 45 degrees 08 minutes 44 seconds West, 35.36 feet to a one-half inch iron rod set for corner;

THENCE South 00 degrees 08 minutes 44 seconds West, 219.74 feet to a one-half inch iron rod set for corner;

THENCE Southwesterly, 62.55 feet along a curve to the right which has a central angle of 02 degrees 59 minutes 11 seconds, a radius of 1,200.00 feet, a tangent of 31.28 feet, and whose chord bears South 01 degrees 38 minutes 20 seconds West, 62.54 feet to a one-half inch iron rod set for corner;

THENCE South 89 degrees 51 minutes 16 seconds East, 589.56 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 08 minutes 44 seconds East, 307.26 feet to a one-half inch Iron rod set in the north line of said 248.078-acre tract of land, said point being in the south line of said 2.896-acre tract of land and said point being in the south line of Robson Ranch Road;

THENCE South 89 degrees 51 minutes 16 seconds East, 2,202.62 Feet along the south line of Robson Ranch Road to a five-eighths inch iron rod found in the north line of said 248.00 1-acre tract of land, said point being the southeast corner of a called 2.483 acre tract of land described in a special warranty deed to Denton County, Texas, as recorded in Volume 4591, Page 2113, Deed Records of Denton County, Texas;

THENCE South 00 degrees 30 minutes 05 seconds East, 5.00 feet along the south line of Robson Ranch Road to one-half inch iron rod set at the southwest corner of a called 1.001-acre tract of land described in a special warranty deed to Denton County, Texas, as recorded in Volume 4653, Page 986, Deed Records of Denton County, Texas;

THENCE along the south line of said 1.001-acre tract of land and along the south line of Robson Ranch Road as follows:

South 89 degrees 51 minutes 16 seconds East 176.60 feet to a one-half Inch iron rod set for corner;

North 89 degrees 53 minutes 55 seconds East, 533.67 feet to a one-half inch iron rod found at the southeast corner of said 1.001 acre tract of land, said point being in the east line of said 248.078 acre tract of land and said point being in the west line of a called 283 564 acre tract of land described in a special warranty deed to D-F Denton Fund 28, Ltd., as recorded in Volume 4481, Page 169, Deed Records of Denton County, Texas;

THENCE along the east line of said 248.001-acre tract of land and along the west line of said 283.564-acre tract of land as follows:

South 01 degrees 05 minutes 15 seconds East, 914.01 feet to a wood fence corner post found for corner;

South 89 degrees 18 minutes 24 seconds East, 259.65 feet to a steel fence corner post found for corner;

THENCE South 00 degrees 54 minutes 07 seconds West, 1,840.61 feet to a steel fence corner post found in the south line of said 248.001-acre tract of land, said point being in the north line of a called 782.359-acre tract of land described in a special warranty deed to Belmont 407, LLC, as recorded in Document No. 2011- H 4875, Official Public Records of Denton County, Texas;

THENCE along the north line of said 782.359-acre tract of land as follows:

North 89 degrees 56 minutes 26 seconds West, 916 .17 feet to a wood fence corner post found for corner;

South 89 degrees 56 minutes 51 seconds West, 1,538.79 feet to a wood fence corner post found for corner;

North 89 degrees 42 minutes 46 seconds West, 2,865.34 feet to a one-half inch iron rod set for corner, from which a wood fence corner post found bears North 89 degrees 42 minutes 16 seconds West 202.87 feet;

THENCE North 00 degrees 17 minutes 14 seconds East, 137.53 feet to a one-half inch iron rod set for corner;

THENCE North 11 degrees 00 minutes 00 seconds East, 412.09 feet to a one-half inch iron rod set for corner;

THENCE North 09 degrees 29 minutes 53 seconds East 68.68 feet to a one-half inch iron rod set for corner;

THENCE North 04 degrees 16 minutes 44 seconds East, 68.69 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 00 minutes 02 seconds West, 77.88 feet to a one-half Inch iron rod set for corner;

THENCE North 03 degrees 23 minutes 19 seconds East, 78.03 feet to a one-half inch iron rod set for corner;

THENCE North 08 degrees 00 minutes 30 seconds East, 78.03 feet to a one-half Inch iron rod set for corner;

THENCE North 12 degrees 36 minutes 48 seconds East, 78.02 feet to a one-half inch iron rod set for corner;

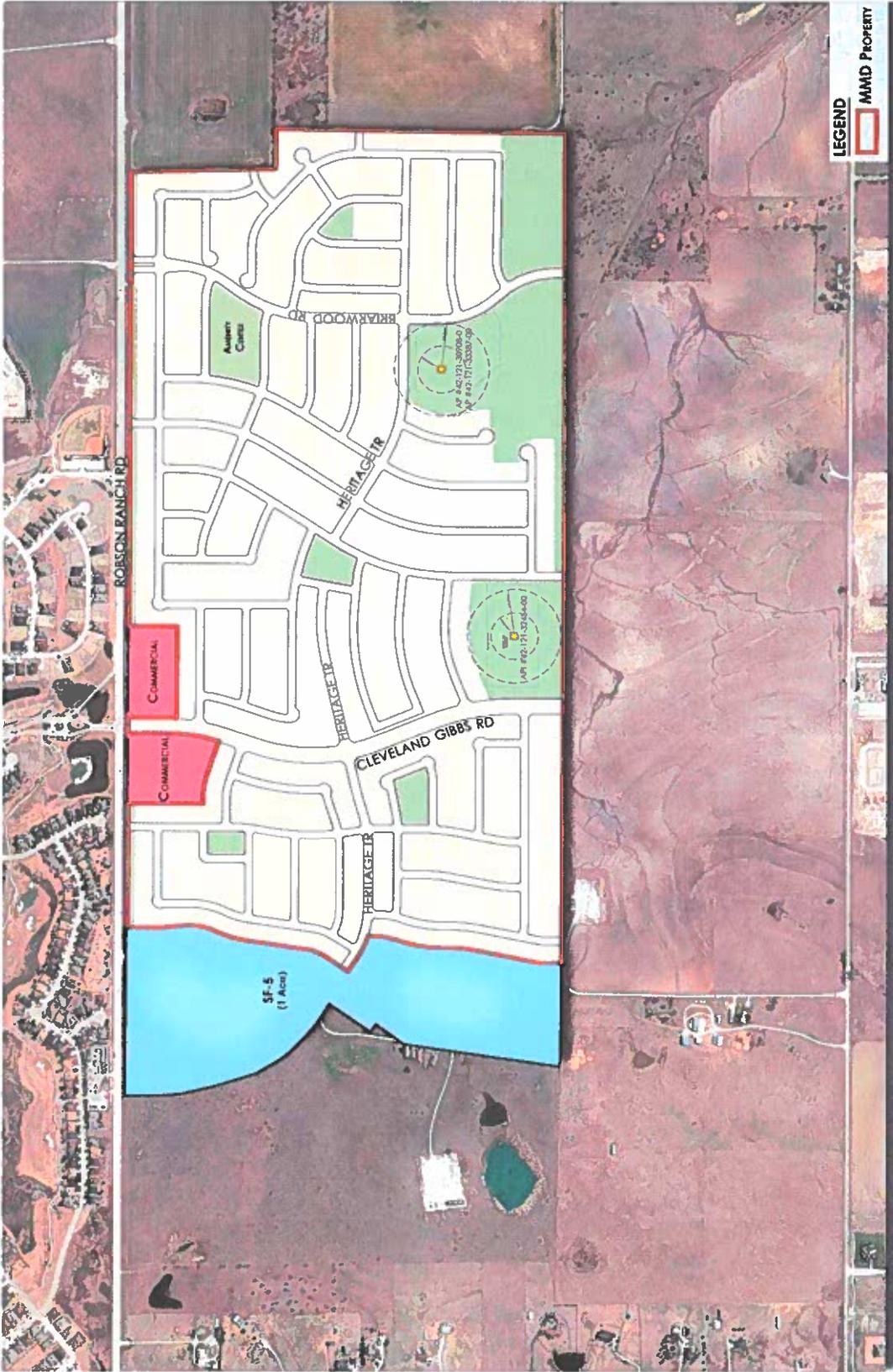
THENCE North 17 degrees 13 minutes 24 seconds East, 78.02 feet to a one-half inch iron rod set for corner;

THENCE North 13 degrees 59 minutes 43 seconds East, 64.48 feet to a one-half inch iron rod set for corner;

THENCE North 03 degrees 00 minutes 37 seconds East, 100.14 feet to a one-half inch iron rod set for corner;

THENCE Northwesterly, 139 .93 feet along a non-tangent curve to the right which has a central of 15 degrees 07 minutes 37 seconds, a radius of 530.00 feet, a tangent of 70.37 feet, and whose chord bears North 63 degrees 32 minutes 51 seconds West, 139.52 feet to a one-half inch iron rod set for corner;

THENCE North 55 degrees 59 minutes 06 seconds West, 124.77 feet to a one-half inch iron rod set for corner;
THENCE North 34 degrees 00 minutes 54 seconds East, 139.13 feet to a one-half inch iron rod set for corner;
THENCE North 31 degrees 01 minutes 25 seconds East, 70.00 feet to a one-half inch iron rod set for corner;
THENCE North 20 degrees 24 minutes 43 seconds East, 64.40 feet to a one-half inch iron rod set for corner;
THENCE North 08 degrees 28 minutes 07 seconds East, 427.24 feet to a one-half inch iron rod set for corner;
THENCE North 12 degrees 46 minutes 43 seconds East 92.72 feet to a one-half Inch iron rod set for corner;
THENCE North 20 degrees 35 minutes 26 seconds East, 82.79 feet to a one-half inch iron rod set for corner;
THENCE North 23 degrees 06 minutes 53 seconds East, 70.62 feet to a one-half inch iron rod set for corner;
THENCE North 12 degrees 51 minutes 40 seconds East, 66.35 feet to a one-half inch iron rod set for corner;
THENCE North 02 degrees 36 minutes 57 seconds East, 67.74 feet to a one-half inch iron rod set for corner;
THENCE North 04 degrees 55 minutes 30 seconds West, 160.63 feet to a one-half inch iron rod set for corner;
THENCE North 00 degrees 08 minutes 44 seconds East, 218.47 feet to the POINT OF BEGINNING and containing
13,778,026 square feet or 316.300 acres of land.



MMD PROPERTY
NORTHLAKE, TEXA

THE RIDGE AT NORTHLAKE



PETITION FOR CONSENT TO THE CREATION
OF NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 2

TO THE HONORABLE MAYOR AND TOWN COUNCIL OF THE TOWN OF
NORTHLAKE, TEXAS:

The undersigned D-F Pacific No. 2, Ltd., a Texas limited partnership, and Silverstone-Northlake, Ltd., a Texas limited partnership (collectively the "Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, as amended, and Chapter 375, Texas Local Government Code, as amended, respectfully petitions the Town Council of the TOWN OF NORTHLAKE, TEXAS (the "Town"), for its written consent to the creation of a municipal management district and would show the following:

I.

The name of the District is NORTHLAKE MUNICIPAL MANAGEMENT DISTRICT NO. 2 (the "District").

II.

The District shall be created and organized under the authority of Article XVI, Section 59, and Article III, Sections 52 and 52-a, of the Texas Constitution and Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code, together with all amendments and additions thereto.

III.

The District contains an area of 316.3 acres of land, more or less (the "Land"), situated in Denton County, Texas. The Land consists of one tract described by metes and bounds in Exhibit "A," which is attached hereto and incorporated herein for all purposes. The land is located within the corporate limits of the Town. All of the Land may be properly included in the District.

IV.

The Petitioner represents that it holds title to all of the Land.

V.

The general nature of the work to be done by the District at the present time is the provision of the supplemental services and the construction, acquisition, maintenance, and operation of certain improvements and services authorized under the laws governing the District to serve the Land, including but not limited to the providing of water, wastewater, drainage and road facilities.

VI.

There is, for the following reasons, a necessity for the above-described work. The Land is urban in nature, is within the growing environs of the Town, and is in close proximity to populous and developed sections of Denton County, Texas, and within the immediate future will experience a substantial and sustained commercial and residential growth.

VII.

A preliminary investigation has been made to determine the total cost of the District's projects, and it is now estimated by the Petitioner, from such information as it has at this time, that such cost will be approximately \$32,542,357.

WHEREFORE, the Petitioner prays that this petition be heard and that the Town Council duly pass and approve an ordinance or resolution granting the consent to the creation of the District and authorizing the inclusion of the Land within the District.

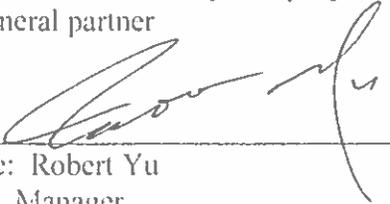
[EXECUTION PAGE FOLLOWS.]

RESPECTFULLY SUBMITTED this 3/57 day of JULY, 2018.

PETITIONER:

D-F PACIFIC NO. 2, LTD.,
a Texas limited partnership

By: D-F Pacific No. 2 GP, L.L.C.,
a Texas limited liability company,
its general partner

By: 
Name: Robert Yu
Title: Manager

SILVERSTONE-NORTHLAKE, LTD.,
a Texas limited partnership

By: D-F Pacific No. 2 GP, L.L.C.,
a Texas limited liability company,
its general partner

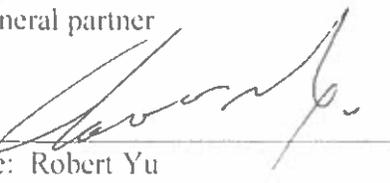
By: 
Name: Robert Yu
Title: Manager

EXHIBIT "A"

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point being in the south line of Robson Ranch Road;

THENCE South 89 degrees 51 minutes 16 seconds East, 2,702.62 feet along the south line of Robson Ranch Road to a five-eighths inch iron rod found in the north line of said 248.001 acre tract of land, said point being the southeast corner of a called 2.483 acre tract of land described in a special warranty deed to Denton County, Texas, as recorded in Volume 4591, Page 2113, Deed Records of Denton County, Texas;

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North 89 degrees 53 minutes 55 seconds East, 533.67 feet to a one-half inch iron rod found at the southeast corner of said 1.001 acre tract of land, said point being in the east line of said 248.078 acre tract of land and said point being in the west line of a called 783.564 acre tract of land described in a special warranty deed to D-F Denton Fund 28, Ltd., as recorded in Volume 4481, Page 169, Deed Records of Denton County, Texas;

THENCE along the east line of said 248.001 acre tract of land and along the west line of said 783.564 acre tract of land as follows:

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THENCE along the north line of said 782.359 acre tract of land as follows:

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13,778,026 square feet or 316,300 acres of land

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

