

CITY OF FORT WORTH, TEXAS

PUBLIC NOTICE OF A MEETING AT WHICH THE FORT WORTH CITY COUNCIL WILL CONSIDER APPROVAL OF A TAX ABATEMENT AGREEMENT

Pursuant to Section 312.207 of the Texas Tax Code, notice is hereby given that the City Council of the City of Fort Worth ("City") will consider approval of a tax abatement agreement at a regularly-scheduled meeting.

Time and Place of the Meeting: The City Council will consider the tax abatement agreement at its regularly-scheduled meeting, beginning at 6:00 p.m. on October 15, 2024 at the City Council Chamber, "Old" City Hall, 200 Texas Street, Fort Worth, Texas.

Tax Abatement Agreement Information Required by Texas Tax Code Section 312.207:

1. **Name of the Property Owner and Applicant for the Tax Abatement Agreement:** The name of the property owner and applicant for the tax abatement agreement is ART Mortgage Borrower Propco 2010 - 5 LLC
2. **Name and Location of the Reinvestment Zone:** The name of the proposed reinvestment zone in which the property subject to the tax abatement will be located is Tax Abatement Reinvestment Zone Number 112 ("TARZ 112"), which will be considered for creation by the City Council prior to consideration of the tax abatement agreement. TARZ 112 will be located at 4900 Blue Mound Road on an approximately 22 acres site as depicted in Exhibit A, which is attached hereto.
3. **General Description of the Nature of Improvements:** The tax abatement agreement includes improvements and expansion of an existing site to be used primarily for cold storage and related improvements.
4. **Estimated Cost of the Improvements:** The estimated costs of real property improvements are \$68,000,000 and estimated costs of new business personal property are \$55,000,000.

The tax abatement agreement described herein will also appear on the agenda for the City Council meeting scheduled for October 15, 2024. This notice has been given in a manner required by the Texas Open Meetings Act at least 30 days before the scheduled time of the City Council meeting described in this notice.

EXHIBIT A
DEPICTION OF TARZ 112

LEGAL DESCRIPTION OF PROPERTY

BEING A 21.8767 ACRE TRACT OF LAND SITUATED IN THE D. ODOM SURVEY, ABSTRACT NO. 1184, AND S.A. & G.R.R CO. SURVEY, ABSTRACT NO. 1464, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, SAME BEING A PORTION OF LOT 3, BLOCK 1, HOBBS TRAILERS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 1758, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE SOUTHWEST BOUNDARY LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED TO FORT WORTH AND DENVER RAILWAY COMPANY (PRESENTLY BURLINGTON NORTHERN RAILROAD CO.), RECORDED IN VOLUME 2990, PAGE 461, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, HOBBS TRAILERS ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-79, PAGE 33, OF PLAT RECORDS, TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 32.6170 ACRE TRACT OF LOT 3;

THENCE NORTH 89 DEGREES 33 MINUTES 26 SECONDS WEST WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1, A DISTANCE OF 826.11 FEET TO A 5/8 INCH IRON ROD FOUND, SAID CORNER BEING AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO SHALEHOUSE ROCK LTD, ALSO BEING DESCRIBED AS THE REMAINDER OF LOT 2, BLOCK 1, SAID HOBBS TRAILERS ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 388-120, PAGE 87 PLAT RECORDS, TARRANT COUNTY, TEXAS

THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID SHALEHOUSE ROCK TRACT, A DISTANCE OF 425.02 FEET TO A 5/8 INCH IRON ROD FOUND; THENCE NORTH 89 DEGREES 33 MINUTES 10 SECONDS WEST WITH THE NORTH LINE OF SAID SHALEHOUSE ROCK TRACT A DISTANCE OF 1039.22 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF BLUE MOUND ROAD (A VARIABLEWIDTH PUBLIC R.O.W.) ALSO KNOWN AS F.M. NO. 156, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01 DEGREES 23 MINUTES 09 SECONDS, A RADIUS OF 5659.58 FEET, A CHORD DISTANCE OF 136.88 FEET WHICH BEARS NORTH 01 DEGREES 22 MINUTES 30 SECONDS WEST;

THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 136.88 FEET TO AN "X" FOUND IN A CONCRETE DRIVEWAY;

THENCE NORTHERLY WITH SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF SAID 32.6170 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

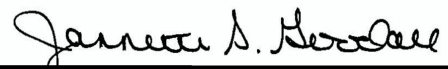
NORTH 00 DEGREES 40 MINUTES 50 SECONDS WEST, A DISTANCE OF 127.38 FEET TO A 3/4 INCH IRON ROD FOUND;

NORTH 01 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 217.60 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE NORTH 89 DEGREES 58 MINUTES 42 SECONDS EAST A DISTANCE OF 1197.76 FEET ALONG A LINE DIVIDING SAID LOT 3 INTO TWO PORTIONS, TO A 5.8 INCH IRON ROD FOUND WITH CAP STAMPED "BGT" FOR AN ANGLE POINT AND BEING IN SAID SOUTHWEST RAILROAD RIGHT-OF-WAY LINE;

THENCE SOUTH 36 DEGREES 12 MINUTES 26 SECONDS EAST WITH SAID SOUTHWEST LINE A DISTANCE OF 1142.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 952,951 SQUARE FEET, OR 21.8767 ACRES OF LAND MORE OR LESS.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, September 13, 2024 at 4:40 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.


City Secretary for the City of Fort Worth, Texas