

EXHIBIT A

PETITION FOR CREATION OF THE RIVER CENTRAL PUBLIC IMPROVEMENT DISTRICT WITHIN
THE CITY OF GRAND PRAIRIE, TEXAS

THE STATE OF TEXAS §

COUNTY OF TARRANT §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF GRAND PRAIRIE,
TEXAS:

COMES NOW Great Southwest 205 LLC, a Texas limited liability company (“Petitioner”), the owner of certain taxable real property, and pursuant to Chapter 372 of the Texas Local Government Code, as amended (the “Act”), hereby petitions the City of Grand Prairie, Texas (“City”) to establish the River Central Public Improvement District (the “District”) to include property owned by the Petitioner and located within the corporate limits of the City. In support of same, Petitioner would respectfully show the following:

I.

The boundaries of the proposed District are set forth in **Exhibit A** attached hereto and incorporated by reference herein (the “Property”).

II.

The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) design, acquisition, construction, improvement, and other allowed costs related to street and roadway improvements, including related drainage, sidewalks, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, acquisition, construction, improvement, and other allowed costs related to storm drainage improvements, (iii) design, acquisition, construction, improvement, and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities, (iv) design, acquisition, construction, improvement, and other allowed costs related to parks, open space and recreational improvements including trails and landscaping related thereto; (v) design, construction and other allowed costs related to projects similar to those listed in sections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (vi) acquisition of real property, interests in real

property, or contract rights in connection with each Authorized Improvement (vii) payment of expenses incurred in the establishment, administration, and operation of the District; (viii) payment of expenses associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District; and (ix) maintenance and operation expenses of the Authorized Improvements (collectively, the "Authorized Improvements").

III.

The Petitioner estimates the cost to design, acquire and construct the Authorized Improvements is \$400,000,000.00.

IV.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in part or in full at any time (including interest), and certain assessments may be paid in annual installments (including interest). If the City allows an assessment to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment and must continue for a period necessary to retire the indebtedness on those Authorized Improvements (including interest).

V.

The City will not be obligated to provide any funding to finance the Authorized Improvements, other than from assessments levied in the District and possible tax increment reinvestment zone revenues. No City property in the District shall be assessed. The Petitioner may fund certain improvements from other funds available to the Petitioner.

VI.

The management of the District will be by the City, with the assistance of one or more consultants, who shall, from time to time, advise the City regarding certain operations of the District.

VII.

The person or entity (through authorized representatives) signing this Petition for Creation of the River Central Public Improvement District Within the City of Grand Prairie, Texas (the "Petition") concurs with the establishment of the District and has the corporate authority to execute and deliver the Petition.

VIII.

The Petitioner proposes the District be established and managed without the creation of an advisory board. However, if an advisory board is created, the Petitioner requests a representative of the Petitioner be appointed to the advisory board.

IX.

The person or entity (through authorized representatives) signing this Petition is also owner of taxable real property representing more than fifty percent (50%) of the appraised value of taxable real property liable for assessment under the proposal as determined by the current roll of the appraisal district in which the Property is located; and the record owner of real property liable for assessment under the proposal who (a) constitutes more than fifty percent (50%) of all record owners of property that is liable for assessment under the proposal, and (b) owns taxable real property that constitutes more than fifty percent (50%) of the area of all taxable real property that is liable for assessment under the proposal.

X.

This Petition is hereby filed with the City Secretary, City of Grand Prairie, Texas, in support of the creation of the District by the City Council of the City as herein provided. The undersigned requests that the City Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this ____ day of March, 2024.

[Signature on following page]

PETITIONER

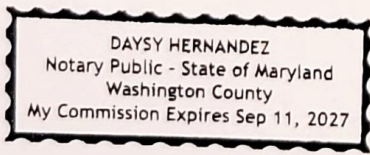
GREAT SOUTHWEST 205 LLC,
a Texas limited liability company

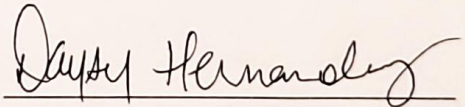
By: 
David Hasenzahl
Manager

THE STATE OF ~~TEXAS~~ ^{Maryland} §

§
COUNTY OF ~~Washington~~ ^{Washington} §

This instrument was acknowledged before me on this the 20th day of March, 2024, by David Hasenzahl, Manager of Great Southwest 205 LLC, a Texas limited liability company, on behalf of said entity.




Notary Public in and for the
State of ~~TEXAS~~ Maryland

(SEAL)

EXHIBIT A
Legal Description

Being a 325.463 acre tract of land situated in the John Burnett Survey, Abstract No. 178, John Childress Survey, Abstract No. 268, Norman Underwood Survey, Abstract no. 1582, W. P. Crocker Survey, Abstract No. 384, Thomas W. Croker Survey, Abstract No. 341 and the Jefferson Estill Survey, Abstract No. 491, Tarrant County, Texas, being a portion of a tract of land as described by deed to 360 Riverside LLC, as recorded in Instrument Number D220232122, Deed Records, Tarrant County, Texas (D.R.T.C.T.), being a portion of a tract of land described by deed to Total E&P USA Real Estate LLC 3500 State Hwy 360, as recorded in Instrument Number D216266570, D.R.T.C.T., being a portion of a tract of land described by deed to Great Southwest 205, LLC., as recorded in Instrument Number D222132751, D.R.T.C.T., a portion of Lot 1, Block 1, River Park Addition, as recorded in Instrument Number D214111555, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being all of a tract of land described by deed to Great Southwest 205, LLC., as recorded in Instrument Number D220328260, D.R.T.C.T., and being more particularly described by the metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod, being in the northern most corner of a corner clip for the northeast intersection corner of State Highway 360 (having a variable width Right-Of-Way) and Riverside Parkway (having a variable width Right-Of-Way), also being the beginning of a curve to the left having a radius of 5904.58 feet, a central angle of 29°48'53", and a long chord which bears North 15°18'58" West, 3037.99 feet;

THENCE along the existing east right-of-way line of said State Highway 360, along said curve to the left an arc distance of 3072.53 feet to a found 1/2 inch iron rod for a point;

North 30°15'29" West, continuing along the said existing east right-of-way line of State Highway 360, a distance of 178.87 feet to a point;

leaving the said existing east right-of-way line of State Highway 360, and along the centerline of Trinity River the following bearings and distances:

North 46°08'17" East, a distance of 50.45 feet to a point;

North 37°14'15" East, a distance of 354.90 feet to a point, for the beginning of a curve to the right having a radius of 497.70 feet, a central angle of 29°04'22", and a long chord which bears North 43°42'44" East, 249.84 feet;

along said curve to the right an arc distance of 252.54 feet to a point for the beginning of a curve to the right having a radius of 199.10 feet, a central angle of 85°46'14", and a long chord which bears South 59°17'12" East, 270.99 feet;

along said curve to the right, an arc distance of 298.06 feet to a point for the beginning of a curve to the right having a radius of 752.79 feet, a central angle of $29^{\circ}48'50''$, and a long chord which bears South $05^{\circ}47'29''$ East, 387.31 feet;

along said curve to the right, an arc distance of 391.72 feet to a point for the beginning of a curve to the left having a radius of 1756.85 feet, a central angle of $16^{\circ}03'12''$, and a long chord which bears South $04^{\circ}03'34''$ East, 490.63 feet;

along said curve to the left, an arc distance of 492.24 feet to a point for the beginning of a curve to the left having a radius of 282.78 feet, a central angle of $48^{\circ}27'04''$, and a long chord which bears South $42^{\circ}23'51''$ East, 232.07 feet;

along said curve to the left, an arc distance of 239.13 feet to a point;

South $72^{\circ}28'38''$ East, a distance of 256.41 feet to a point for the beginning of a curve to the right having a radius of 3484.28 feet and a central angle of $12^{\circ}02'09''$ and a long chord which bears South $66^{\circ}38'42''$ East, 730.58 feet;

along said curve to the right an arc distance of 731.93 feet to a point for the beginning of a curve to the left having a radius of 369.63 feet, a central angle of $127^{\circ}41'16''$, and a long chord which bears North $47^{\circ}23'59''$ East, 663.55 feet;

along said curve to the left, an arc distance of 823.74 feet to a point;

North $25^{\circ}40'21''$ West, a distance of 342.24 feet to a point for the beginning of a curve to the right having a radius of 746.30 feet, a central angle of $15^{\circ}21'58''$, and a long chord which bears North $08^{\circ}22'47''$ West, 199.55 feet;

along said curve to the right an arc distance of 200.15 feet to a point for the beginning of a curve to the right having a radius of 85.27 feet, a central angle of $97^{\circ}07'25''$, and a long chord which bears North $40^{\circ}27'34''$ East, 127.84 feet;

along said curve to the right, an arc distance of 144.54 feet to a point for the beginning of a curve to the right having a radius of 210.25 feet, a central angle of $32^{\circ}44'07''$, and a long chord which bears South $63^{\circ}42'21''$ East, 118.50 feet;

along said curve to the right, an arc distance of 120.12 feet to a point for the beginning of a curve to the right having a radius of 1458.32 feet, a central angle of $27^{\circ}36'06''$, and a long chord which bears South $27^{\circ}09'19''$ East, 695.76 feet;

along said curve to the right, an arc distance of 702.53 feet to a point;

South $20^{\circ}22'27''$ East, a distance of 1087.55 feet to a point for the beginning of a curve to the left having a radius of 903.57 feet and a central angle of $45^{\circ}32'01''$ and a long chord which bears South $41^{\circ}00'56''$ East, 699.33 feet;

along said curve to the left an arc distance of 718.08 feet to a point for the beginning of a curve to the left having a radius of 169.67 feet, a central angle of $95^{\circ}37'46''$, and a long chord which bears North $80^{\circ}49'26''$ East, 251.45 feet;

along said curve to the left, an arc distance of 283.19 feet to a point;

North $37^{\circ}53'04''$ East, a distance of 512.30 feet to a point for the beginning of a curve to the right having a radius of 267.02 feet and a central angle of $108^{\circ}53'53''$ and a long chord which bears South $76^{\circ}02'32''$ East, 434.50 feet;

along said curve to the right an arc distance of 507.51 feet to a point;

South $09^{\circ}36'26''$ East, a distance of 493.64 feet to a point for the beginning of a curve to the left having a radius of 62.27 feet and a central angle of $40^{\circ}25'05''$ and a long chord which bears South $33^{\circ}42'48''$ East, 43.02 feet;

along said curve to the left an arc distance of 43.93 feet to a point for the beginning of a curve to the left having a radius of 744.06 feet, a central angle of $36^{\circ}37'01''$, and a long chord which bears South $75^{\circ}44'08''$ East, 467.47 feet;

along said curve to the left, an arc distance of 475.52 feet to a point for the beginning of a curve to the right having a radius of 593.91 feet, a central angle of $22^{\circ}33'50''$, and a long chord which bears North $89^{\circ}37'16''$ East, 232.38 feet;

along said curve to the right, an arc distance of 233.89 feet to a point;

South $75^{\circ}06'12''$ East, a distance of 367.67 feet to a point for the beginning of a curve to the right having a radius of 223.44 feet, a central angle of $58^{\circ}29'01''$, and a long chord which bears South $46^{\circ}05'23''$ East, 218.30 feet;

Along said curve to the right an arc distance of 228.07 feet to a point for the beginning of a curve to the right having a radius of 2560.89 feet, a central angle of $43^{\circ}00'06''$, and a long chord which bears South $07^{\circ}06'12''$, 1877.21 feet;

along said curve to the right, an arc distance of 1922.00 feet to a point for the beginning of a curve to the left having a radius of 3493.61 feet, a central angle of $18^{\circ}52'09''$, and a long chord which bears South $03^{\circ}26'27''$ West, 1145.36 feet;

along said curve to the left, an arc distance of 1150.55 feet to a point for the beginning of a curve to the left having a radius of 356.76 feet, a central angle of $52^{\circ}34'38''$, and a long chord which bears South $36^{\circ}11'00''$ East, 316.01 feet;

along said curve to the left, an arc distance of 327.38 feet to a point;

South $78^{\circ}25'04''$ East, a distance of 262.06 feet to a point for the beginning of a curve to the right having a radius of 224.20 feet, a central angle of $74^{\circ}33'24''$, and a long chord which bears South $48^{\circ}42'30''$ East, 271.59 feet;

along said curve to the right an arc distance of 291.74 feet to a point;

South $08^{\circ}05'30''$ East, a distance of 727.97 feet to a point for the beginning of a curve to the right having a radius of 3417.82 feet, a central angle of $6^{\circ}17'59''$, and a long chord which bears South $05^{\circ}14'07''$ West, 375.61 feet;

along said curve to the right an arc distance of 375.80 feet to a point;

South $13^{\circ}38'18''$ West, a distance of 96.91 feet to a point, being the south line of a tract of land described by deed to Roy Orr Land LLC, as recorded in Instrument Number 202000238707, D.R.D.C.T., and Instrument Number D220222151, D.R.T.C.T., also being in the north line of a tract of land described by deed to Cynthia and Vance Smith, as recorded in Volume 2005061, Page 9, D.R.D.C.T., and Instrument Number D205083845, P.R.T.C.T.;;

THENCE leaving the centerline of Trinity River, and along the said north line of Smith tract the following bearings and distances:

South 89°40'56" West, a distance of 35.60 feet to a point;

South 12°30'06" West, leaving the said south line of Roy Orr Land LLC tract, a distance of 119.00 feet to a point;

South 64°26'40" West, a distance of 125.11 feet to a point;

North 64°49'09" West, a distance of 411.43 feet to a point;

South 60°24'57" West, a distance of 129.76 feet to a point;

THENCE South 89°37'12" West, a distance of 256.79 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the northwest corner of a tract of land described by deed to Trinity River Authority of TX, as recorded in Instrument Number D208309723, D.R.T.C.T., and being in the east line of a tract of land described by deed to Colfin 2015-2 Industrial Owner LLC, as recorded in Instrument Number D215081346, D.R.T.C.T.;

THENCE North 00°22'48" West, a distance of 100.00 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL", being in the southeast corner of a tract of land described by deed to Prologics Texas LP, as recorded in Instrument Number D206062209 D.R.T.C.T.;

THENCE along the east line of said Prologics tract the following bearings and distances:

North 12°37'12" East, a distance of 301.88 feet to a found 1/2 inch iron rod with a cap stamped "ORANGE TRANSGLOBAL" for a point;

North 19°20'23" West, a distance of 1329.30 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALLF ASSOC" for a point;

North 32°40'13" West, a distance of 963.66 feet to a found Mag Nail in concrete, being in the south line of a Tract 2 described by deed to GSW Gateway LLC, as recorded in Instrument Number D217087262, D.R.D.C.T.;

THENCE North 57°15'56" East, leaving said east line of Prologics tract, and along the said south line of Tract 2, a distance of 30.93 feet to a found T Post for a point;

THENCE North 27°01'44" West, leaving the said south line Tract 2, a distance of 1388.73 feet to a found 1/2 inch iron rod with a yellow cap stamped "HALLF ASSOC", being in the east line of said Tract 2;

THENCE North 49°18'38" West, a distance of 1243.86 feet to a found 1/2 inch iron rod, being the northeast corner of Tract 1 of said GSW Gateway LLC tract;

THENCE South 40°41'27" West, along the north line of said Tract 1, a distance of 306.74 feet to a point, being in the existing north right-of-way line of said Riverside Parkway;

THENCE along the said existing north right-of-way line of Riverside Parkway the following bearings and distances:

South 89°25'46" West, a distance of 1051.82 feet to a point;

South 01°16'03" East, a distance of 48.53 feet to a point;

South 76°11'10" West, a distance of 52.69 feet to a point, for the beginning of a curve to the right having a radius of 1018.47 feet, a central angle of 12°56'16", and a long chord which bears South 82°57'07" West, 229.49 feet;

along said curve to the right an arc distance of 229.98 feet to a point, for the point of compound curvature of a curve to the right having a radius of 982.20 feet, a central angle of 13°25'04", and a long chord which bears North 83°52'13" West, 229.49 feet;

along said curve to the right an arc distance of 230.01 feet to a found 1/2 inch iron rod for a point;

North 77°09'41" West, a distance of 173.58 feet to a found 1/2 inch iron rod for a point;

North 49°11'21" West, a distance of 137.60 feet to a found 1/2 inch iron rod for a point ;

North 77°10'52" West, a distance of 203.01 feet to a found 1/2 inch iron rod for a point;

North 80°22'22" West, a distance of 112.42 feet to a found 1/2 inch iron rod, being the eastern most corner of said corner clip for the northeast intersection of said State Highway 360 and said Riverside Parkway;

North 42°16'03" West, along said corner clip, a distance of 15.04 feet to the POINT OF BEGINNING and CONTAINING 14,177,191 square feet, 325.469 acres of land, more or less.

Exhibit B

Proposed River Central PID

