

**ORDINANCE NO. 24-016**

**AN ORDINANCE OF THE CITY OF GREENVILLE TEXAS, AMENDING ORDINANCE NO. 08-132, AS AMENDED, APPROVING AMENDMENTS TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GREENVILLE, TEXAS TO INCLUDE ADDITIONAL PROJECTS, INCREASE THE TOTAL ESTIMATED PROJECT COSTS; AUTHORIZING THE USE OF CERTAIN ECONOMIC DEVELOPMENT INCENTIVES BY THE ZONE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AND EFFECTIVE DATE**

**WHEREAS**, the City of Greenville, Texas (the "City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended (the "TIRZ Act"), created Reinvestment Zone Number One, City of Greenville, Texas (the "Zone") by Ordinance No. 08-132, for the purposes of redevelopment of the area of the City within the Zone; and

**WHEREAS**, on December 9, 2009, through Ordinance No. 09-091, the City Council of the City (the "City Council"), after adoption and recommendation from the Board of Directors of the Zone, approved the Project Plan and Reinvestment Zone Financing Plan (the "Plan") for the Zone; and

**WHEREAS**, on February 11, 2020, the City Council, after adoption and recommendation from the Board of Directors of the Zone, approved an amended Plan to add projects for the Greenville Town Center Commercial Project, the Monty Stratton Road Commercial Project and the KB Crossing Phase 1 Project (west of Sayle and east of Monty Stratton) through Ordinance No. 20-008, as reflected on Exhibit C therein (the "First Amendment"); and

**WHEREAS**, on June 6, 2023, the City Council, after adoption and recommendation from the Board of Directors of the Zone, approved an amended Plan to add projects and land for the Wildcatter development through Ordinance No. 23-012, as reflected on Exhibit C "Additional Projects Added to Plan" (the "Second Amendment"); and

**WHEREAS**, on June 10, 2024 the Board of Directors of the Zone held a meeting to consider amending the Plan and after allowing the public an opportunity to speak, made a favorable recommendation to the City Council and the City Council held a public hearing on June 11, 2024, on amending the Plan in conformance with the provisions of Sections 311.007(c), 311.011(e) and 311.003(c) of the TIRZ Act, after having published notice of the public hearing at least seven days prior in accordance with the TIRZ Act; and

**WHEREAS**, the City Council finds that the additional project costs as set forth in this Ordinance on Exhibit C-2024 (KARI BETH CROSSING), adopted as the third amendment to the Plan, are feasible and will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City; and

**WHEREAS**, Section 311.010(h) of the TIRZ Act provides that as necessary or convenient to implement the project plan and reinvestment zone financing plan and achieve their purposes, the Board of Directors may recommend and the City council approve, establishing and providing 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 and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone in accordance with Chapter 380, Texas Local Government Code.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, TEXAS:**

**SECTION 1.** That the facts and recitations contained in the preamble of this Ordinance are incorporated into the body of this Ordinance as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are hereby adopted as part of this Ordinance for all purposes.

**SECTION 2.** The Board of Directors for the Zone have prepared and recommended adoption of the amendments to remove projects from the Plan and add projects to the Plan, as described in this Ordinance, and have submitted the recommendations for amendment to this City Council.

**SECTION 3.** The Plan is hereby amended by (i) removing the Projects identified in Exhibit C of the First Amendment, and (ii) adding the projects and costs identified in Exhibit “C-2024 (KARI BETH CROSSING)” hereto. Exhibit C, adopted by the Second Amendment, shall remain unchanged, except that it shall be relabeled as “Exhibit C-2023 (WILDCATTER)”. Both the relabeled Exhibit “C-2023” and the new Exhibit “C-2024” are attached hereto and incorporated into the Plan for all purposes.


**SECTION 4.** The City Council hereby approves the use of Zone funds as authorized in Section 311.010(h) of the TIRZ Act, including but not limited to 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 and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone in accordance with Chapter 380, Texas Local Government Code, subject to City Council approval.

**SECTION 5.** The TIRZ administrator and/or City Manager shall update the table in the Plan showing revenue projects and labeled “Sources of Revenue” to include any updated projections.

**SECTION 6.** If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 7.** This Ordinance shall be effective from and after its date of passage in accordance with law.

**PASSED AND APPROVED**, this the 11th day of June, 2024

  
\_\_\_\_\_  
Jerry J. Ransom, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Carla Oldacre, City Secretary

**Exhibit C-2023  
(WILDCATTER)**

**The Greenbelt Development Project**

<b>Monty Stratton Parkway 1200' South From I-30 -- Traders Road 2500' East of Monty Stratton</b>	
<u>Public Infrastructure Costs (4 lanes Concrete)</u>	
Water/Sanitary Sewer/Drainage & Roadway Costs	\$ 5,977,725
Engineering & Contingency (20%)	\$ 724,011
Construction Borrowing Cost	\$ 298,264
<b>SubTotal Monty Stratton &amp; Traders Road - Public Infrastructure Costs</b>	<b>\$ 7,000,000</b>

**Conference Center At The Greenbelt Project**

Land Acquisition		\$ 653,000
Construction Hard and Soft Costs		\$ 6,510,914
Project Contingency and Borrowing Cost		\$ 6,336,086
<b>SubTotal Conference Center Project</b>		<b>\$ 13,500,000</b>

**Coyote Crossing Roadway - FM1570 to Monty Stratton Parkway**

<u>Public Infrastructure Costs for Project</u>	
Water/Storm Drainage & Roadway Costs	\$ 2,624,546
Engineering & Contingency (20%)	\$ 524,909
<b>SubTotal Coyote Crossing Roadway Public Infrastructure Costs</b>	<b>\$ 3,149,455</b>

**FM 1570 - Coyote Crossing 12" Water Line**

Public Infrastructure Cost	
12" Water Line Public Infrastructure Costs	\$ 825,000
Contingency 10%	\$ 82,500
<b>SubTotal FM 1570 - Coyote Crossing Water Line Project Costs</b>	<b>\$ 907,500</b>

**The Greenbelt Parks and Trails Project**

<b>Trails</b>	
Signature Greenbelt Trail	\$ 1,011,465
Nature Trails	\$ 117,343



Paved Community Trails	\$ 282,789
<b>Trail Amenities</b>	
Disc Golf park	\$ 135,000
Trailside Equipment	\$ 330,000
Trailhead	\$ 120,000
Bridges	\$ 280,000
Engineering- Design - Contingency 30%	\$ 682,979
<b>Subtotal Parks &amp; Trails Project</b>	<b>\$ 2,959,576</b>

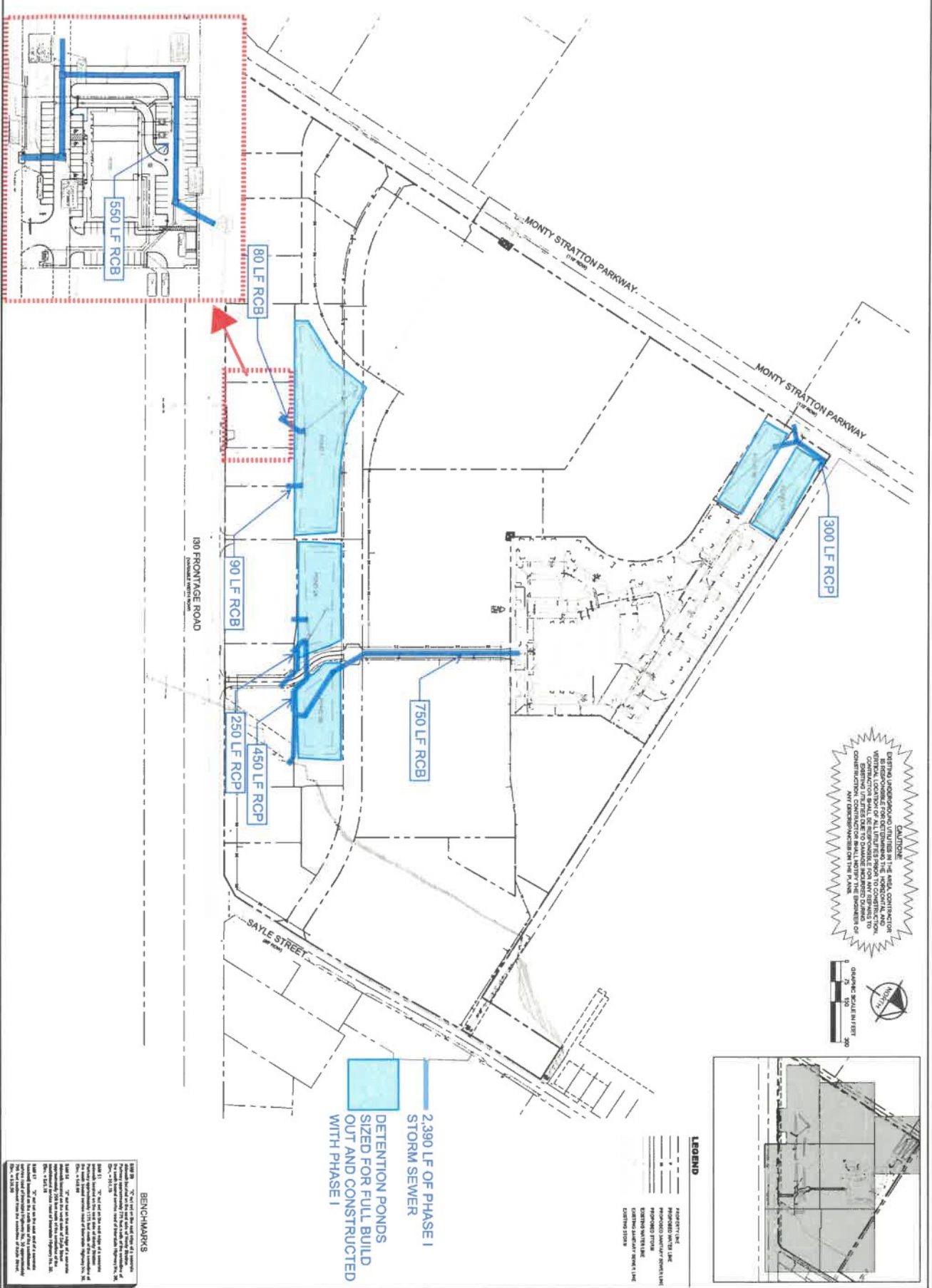
**TOTAL Greenbelt Projects \$ 27,516,531**

**EXHIBIT C-2024  
(KARI BETH CROSSING)**

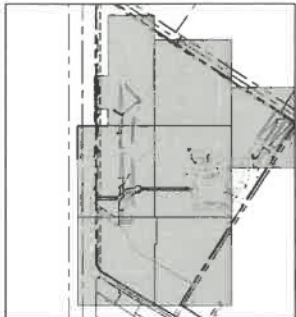
Estimated Costs by Phase

<b>Infrastructure Budget</b>		Phase I - Total	Estimated Phase II	Estimated Phase III	Total - Phase I, II & III
<b>Developer Funded Infrastructure - Phases I, II &amp; III</b>					
Earthwork / Grading	\$ 1,959,462	\$ 859,436	\$ 744,321	\$ 3,563,220	
Pavement	\$ 627,860	\$ 2,345,928	\$ -	\$ 2,973,788	
Water / Storm / Sewar / Utilities	\$ 4,636,007	\$ 2,282,874	\$ 3,378,666	\$ 10,297,546	
Architect / Engineer / Legal / Environmental / Research & Consulting	\$ 1,686,289	\$ 660,000	\$ 722,500	\$ 3,068,789	
Construction Management	\$ 356,421	\$ 275,435	\$ 212,403	\$ 844,260	
Contingency	\$ 191,000	\$ 1,355,571	\$ 1,017,122	\$ 2,563,692	
Subtotal Costs	\$ 9,457,039	\$ 7,779,244	\$ 6,075,012	\$ 23,311,295	
Construction Loan Interest Carry	\$ 392,044	\$ 396,256	\$ 390,218	\$ 1,178,518	
<b>Total Developer Funded Infrastructure</b>	<b>\$ 9,849,083</b>	<b>\$ 8,175,500</b>	<b>\$ 6,465,230</b>	<b>\$ 24,489,813</b>	

SCALE: 1"=40'-0" (VERTICAL) 1"=100'-0" (HORIZONTAL) DATE: 11/26/2022  
 DRAWN BY: MGS CHECKED BY: SEC  
 PROJECT: KB CROSSING II INFRASTRUCTURE PHASE I STORM SEWER  
 SHEET: 1 OF 1



**CAUTION**  
 DISTURB UNDERGROUND UTILITIES BY THE FIELD CONTRACTOR  
 VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION  
 CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UTILITIES  
 FOUND AND SHALL PROTECT THEM AS NECESSARY



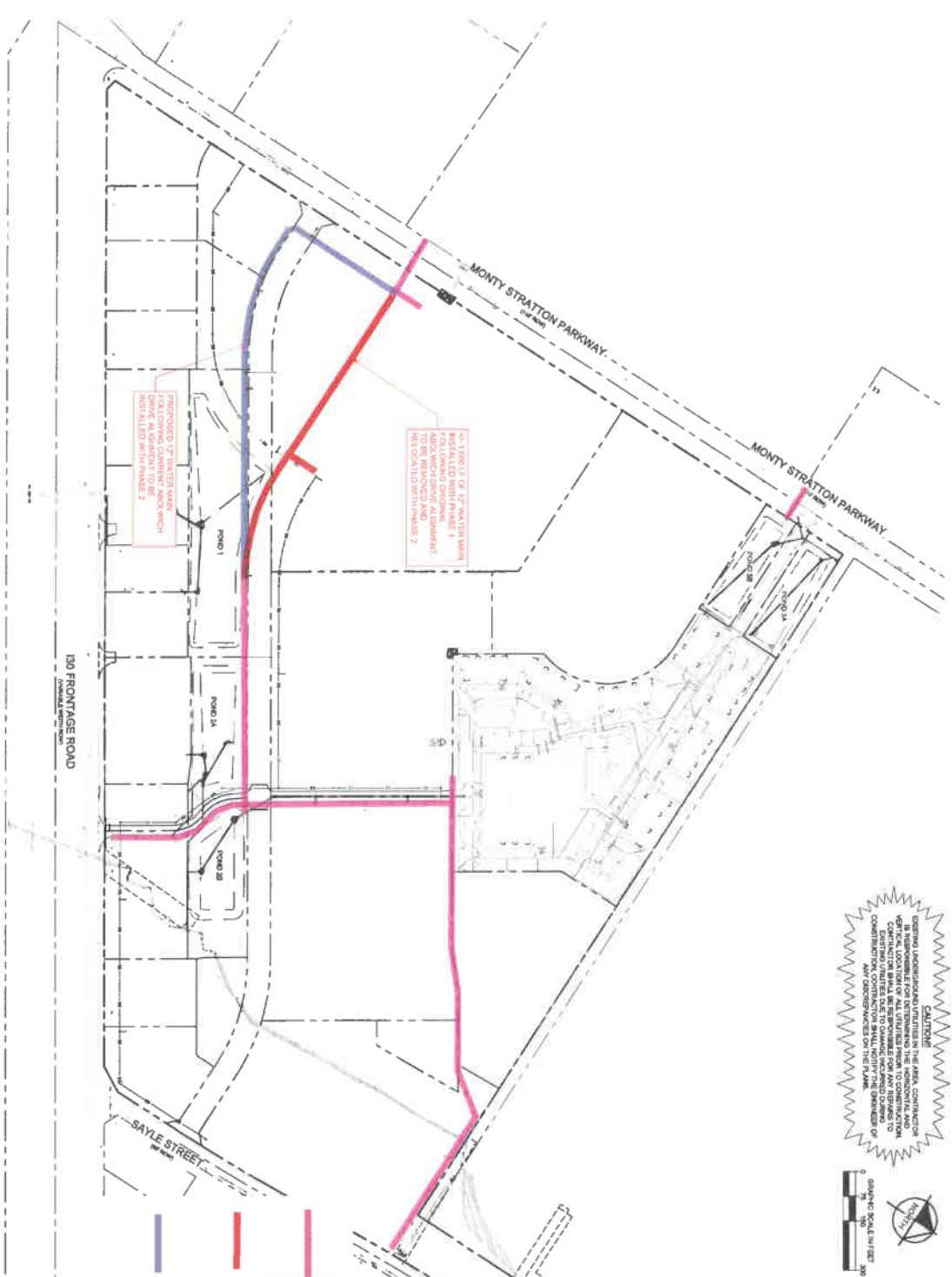
**LEGEND**  
 PROPOSED STORM SEWER  
 EXISTING STORM SEWER  
 EXISTING STRUCTURES

2,390 LF OF PHASE I  
 STORM SEWER  
 DETENTION PONDS  
 SIZED FOR FULL BUILD  
 OUT AND CONSTRUCTED  
 WITH PHASE I

**BENCHMARKS**  
 ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE USED AS A REFERENCE FOR THE LOCATION OF THE STORM SEWER STRUCTURES. THE BENCHMARKS ARE TO BE MAINTAINED AND PROTECTED THROUGHOUT THE CONSTRUCTION OF THE PROJECT. THE BENCHMARKS ARE TO BE RECHECKED AT REGULAR INTERVALS TO ENSURE ACCURACY.

SHEET NUMBER	PHASE 1 STORM SEWER	<b>KB CROSSING II                  INFRASTRUCTURE</b> CITY OF GREENVILLE HUNT COUNTY, TEXAS	KHA PROJECT 0418040	<b>Kimley»Horn</b> 1345 HOG ROAD TWO GALLERIA OFFICE TOWER SUITE 700 DALLAS, TEXAS 75248 PHONE 972-79-1300 FAX 972-79-2828 TEXAS REGISTERED ENGINEERING FIRM #438	DATE 11/26/2022 SCALE AS SHOWN DESIGNED BY MGS DRAWN BY MGS CHECKED BY SEC	NO.	REVISIONS	DATE	BY

10/20/11 10:58 AM 10/20/11 10:58 AM 10/20/11 10:58 AM 10/20/11 10:58 AM 10/20/11 10:58 AM 10/20/11 10:58 AM 10/20/11 10:58 AM 10/20/11 10:58 AM 10/20/11 10:58 AM  
 PROJECT NO. 04114504  
 DATE 11/20/2012  
 SCALE AS SHOWN  
 DRAWN BY MJS  
 CHECKED BY SDG



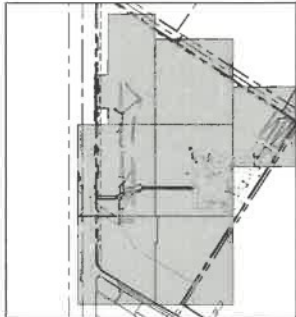
**CAUTION**  
 EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UNEXPECTED UTILITIES ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY UNEXPECTED UTILITIES ENCOUNTERED DURING CONSTRUCTION.



- 3,200 LF PUBLIC WATERLINE AND STUBS CONSTRUCTED WITH PHASE I TO REMAIN
- 1,500 LF PUBLIC WATERLINE CONSTRUCTED WITH PHASE II TO FOLLOW NEW ROADWAY ALIGNMENT
- 1,100 LF PUBLIC WATERLINE TO BE REMOVED IN PHASE I

**LEGEND**

- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- EXISTING WATER LINE
- EXISTING SANITARY LINE
- EXISTING STORM LINE



**BENCHMARKS**  
 ALL BENCHMARKS SHOWN ON THIS PLAN ARE TO BE USED AS A CHECK ON THE ACCURACY OF THE SURVEY. THE BENCHMARKS ARE TO BE USED AS A CHECK ON THE ACCURACY OF THE SURVEY. THE BENCHMARKS ARE TO BE USED AS A CHECK ON THE ACCURACY OF THE SURVEY.

**PHASE 1 WATER**  
**KB CROSSING II INFRASTRUCTURE**  
 CITY OF GREENVILLE  
 HUNT COUNTY, TEXAS

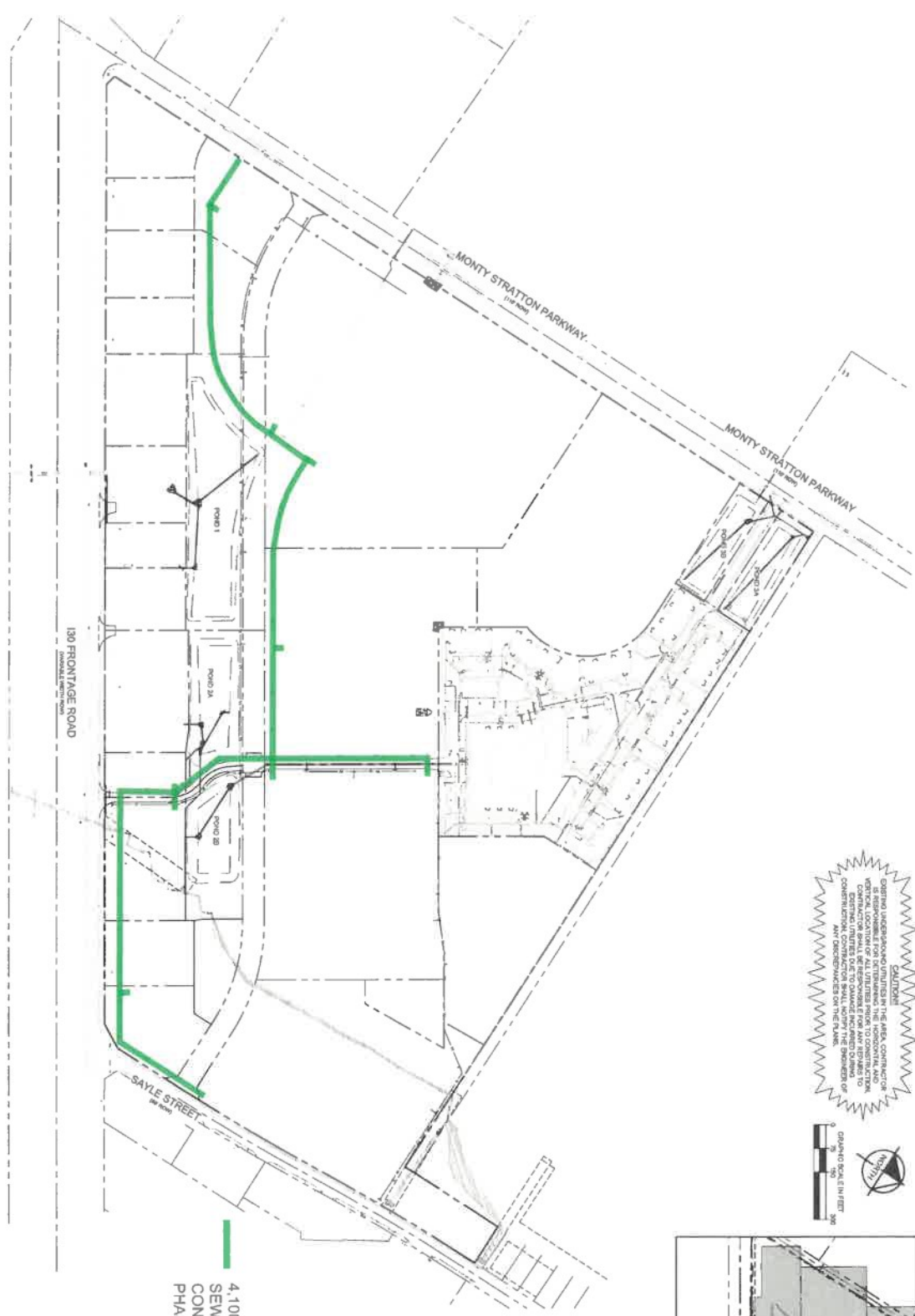
PROJECT	04114504
DATE	11/20/2012
SCALE	AS SHOWN
DRAWN BY	MJS
CHECKED BY	SDG

**Kimley»Horn**  
 13415 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75244  
 PHONE 972-770-1100 FAX 972-238-2639  
 TEXAS REGISTERED ENGINEERING FIRM #00241

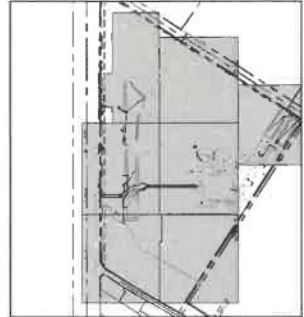
NO.	REVISIONS	DATE	BY



DATE: 11/25/2022  
 DRAWN BY: MCH  
 CHECKED BY: MCH  
 PROJECT: KB CROSSING II INFRASTRUCTURE  
 SHEET: PHASE 1 SANITARY SEWER  
 SCALE: AS SHOWN  
 DRAWING NO: 112502022  
 DATE: 11/25/2022



**CAUTION**  
 EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCOVERIES ON THE GROUND.



- LEGEND**
- PROPERTY LINE
  - EXISTING UTILITY LINE
  - PROPOSED SANITARY SEWER LINE
  - PROPOSED STUBS
  - EXISTING STUBS
  - EXISTING UTILITY LINE
  - EXISTING STUBS

**4.100 LF PUBLIC SANITARY SEWER AND STUBS CONSTRUCTED WITH PHASE I**

**BENCHMARKS**

1. The vertical datum for this project is the Mean Sea Level (MSL) datum. All elevations are given in feet above MSL unless otherwise noted.  
 2. The horizontal datum for this project is the North American Datum of 1983 (NAD 83). All coordinates are given in feet unless otherwise noted.  
 3. The engineer warrants that the information provided in this drawing is true and correct to the best of his knowledge and belief at the time of preparation. The engineer does not warrant that the information provided in this drawing is true and correct for all purposes.  
 4. The engineer warrants that the information provided in this drawing is true and correct for the purposes of the project described herein.  
 5. The engineer warrants that the information provided in this drawing is true and correct for the purposes of the project described herein.

KHA PROJECT	054145049
DATE	11/25/2022
SCALE	AS SHOWN
DESIGNED BY	SEG
DRAWN BY	MCH
CHECKED BY	SEC

**KB CROSSING II INFRASTRUCTURE**  
 CITY OF GREENVILLE  
 HUNT COUNTY, TEXAS

**Kimley»Horn**

1345 HOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700  
 DALLAS, TEXAS 75247  
 PHONE: 872-76-1300, FAX: 872-76-5435  
 TEXAS REGISTERED ENGINEER LICENSE #4223

SHEET NO. 10

**PHASE 1 SANITARY SEWER**

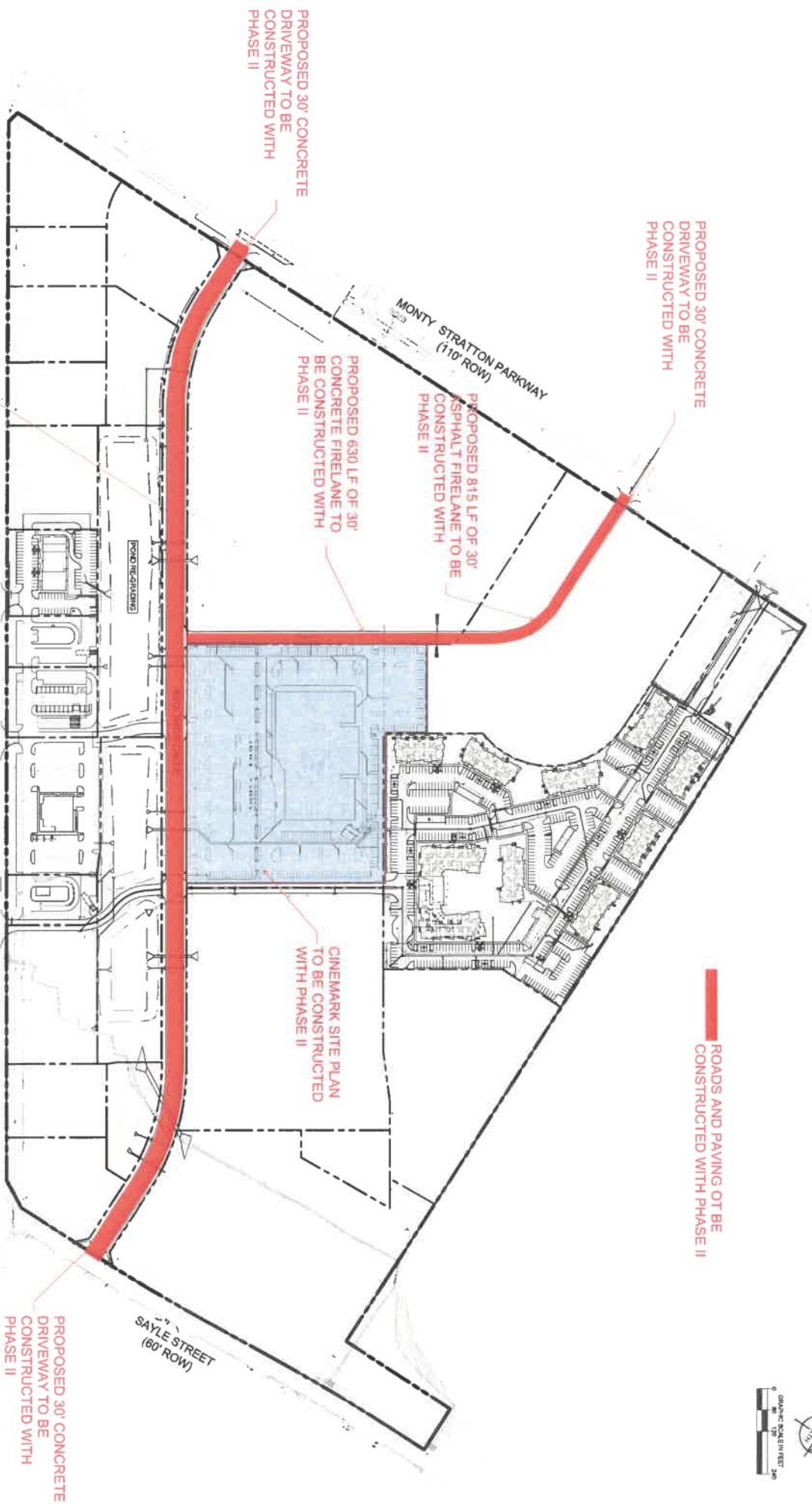
NO.	REVISIONS	DATE	BY







ROADS AND PAVING TO BE CONSTRUCTED WITH PHASE II



PROPOSED 30' CONCRETE DRIVEWAY TO BE CONSTRUCTED WITH PHASE II

MONTY STRATTON PARKWAY (110' ROW)

PROPOSED 815 LF OF 30' ASPHALT FIRELANE TO BE CONSTRUCTED WITH PHASE II

PROPOSED 630 LF OF 30' CONCRETE FIRELANE TO BE CONSTRUCTED WITH PHASE II

PROPOSED 30' CONCRETE DRIVEWAY TO BE CONSTRUCTED WITH PHASE II

CINEMARK SITE PLAN TO BE CONSTRUCTED WITH PHASE II

SAYLE STREET (60' ROW)

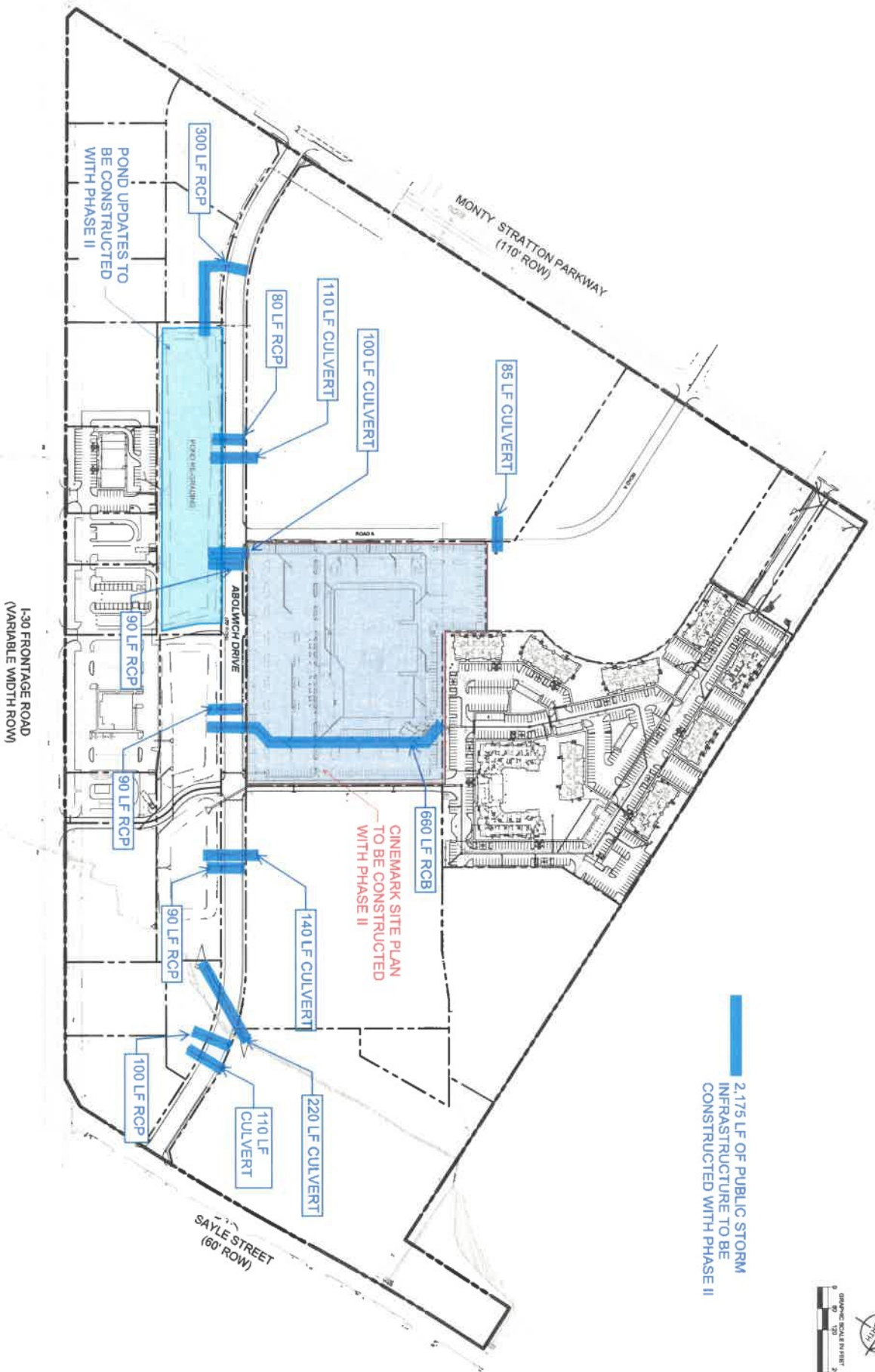
PROPOSED 30' CONCRETE DRIVEWAY TO BE CONSTRUCTED WITH PHASE II

I-30 FRONTAGE ROAD (VARIABLE WIDTH ROW)

PROPOSED 2,900 LF 50' WIDE, 4-LANE PUBLIC ROADWAY (KB BLVD) INCLUDING ELECTRICAL AND LIGHTING TO BE CONSTRUCTED WITH PHASE II

KB CROSSING PHASE II IMPROVEMENTS EXHIBIT

06/01/2024



2,175 LF OF PUBLIC STORM INFRASTRUCTURE TO BE CONSTRUCTED WITH PHASE II

CINEMARK SITE PLAN TO BE CONSTRUCTED WITH PHASE II

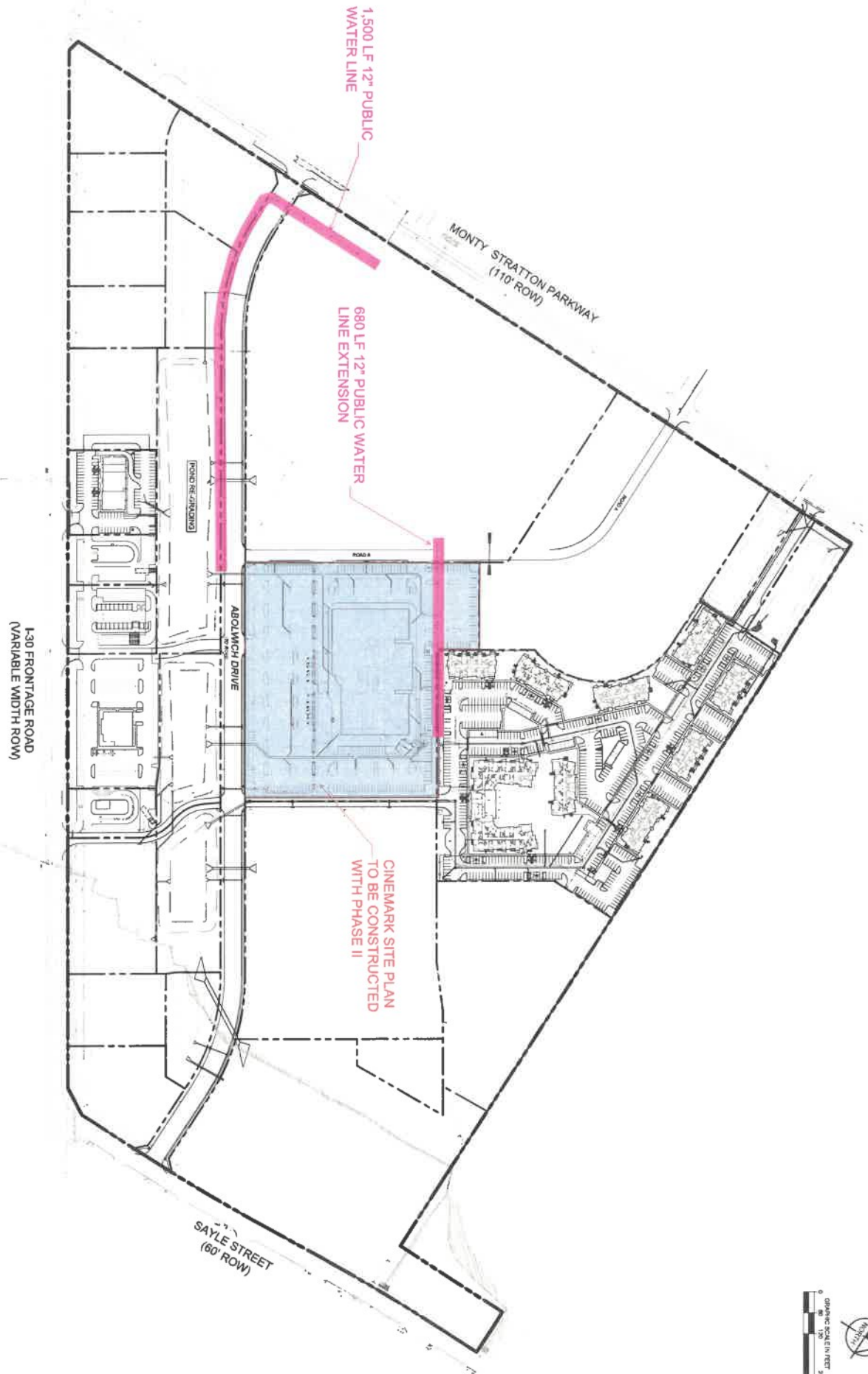
POND UPDATES TO BE CONSTRUCTED WITH PHASE II

I-30 FRONTAGE ROAD (VARIABLE WIDTH ROW)

SAYLE STREET (60' ROW)

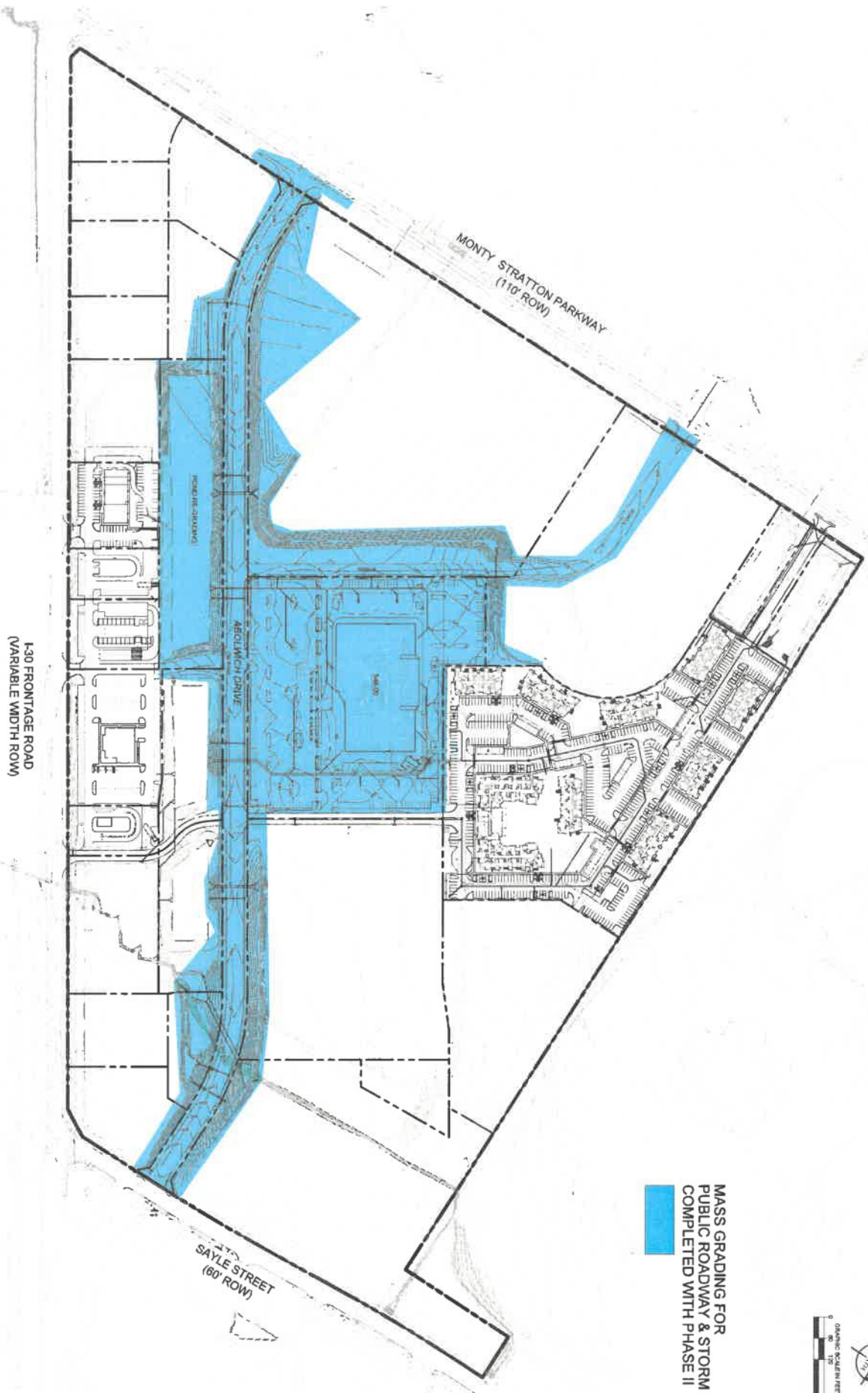
MONTY STRATTON PARKWAY (110' ROW)

ABOLMICH DRIVE



KB CROSSING PHASE II  
 IMPROVEMENTS EXHIBIT  
 06/01/2024





MASS GRADING FOR  
PUBLIC ROADWAY & STORM  
COMPLETED WITH PHASE II

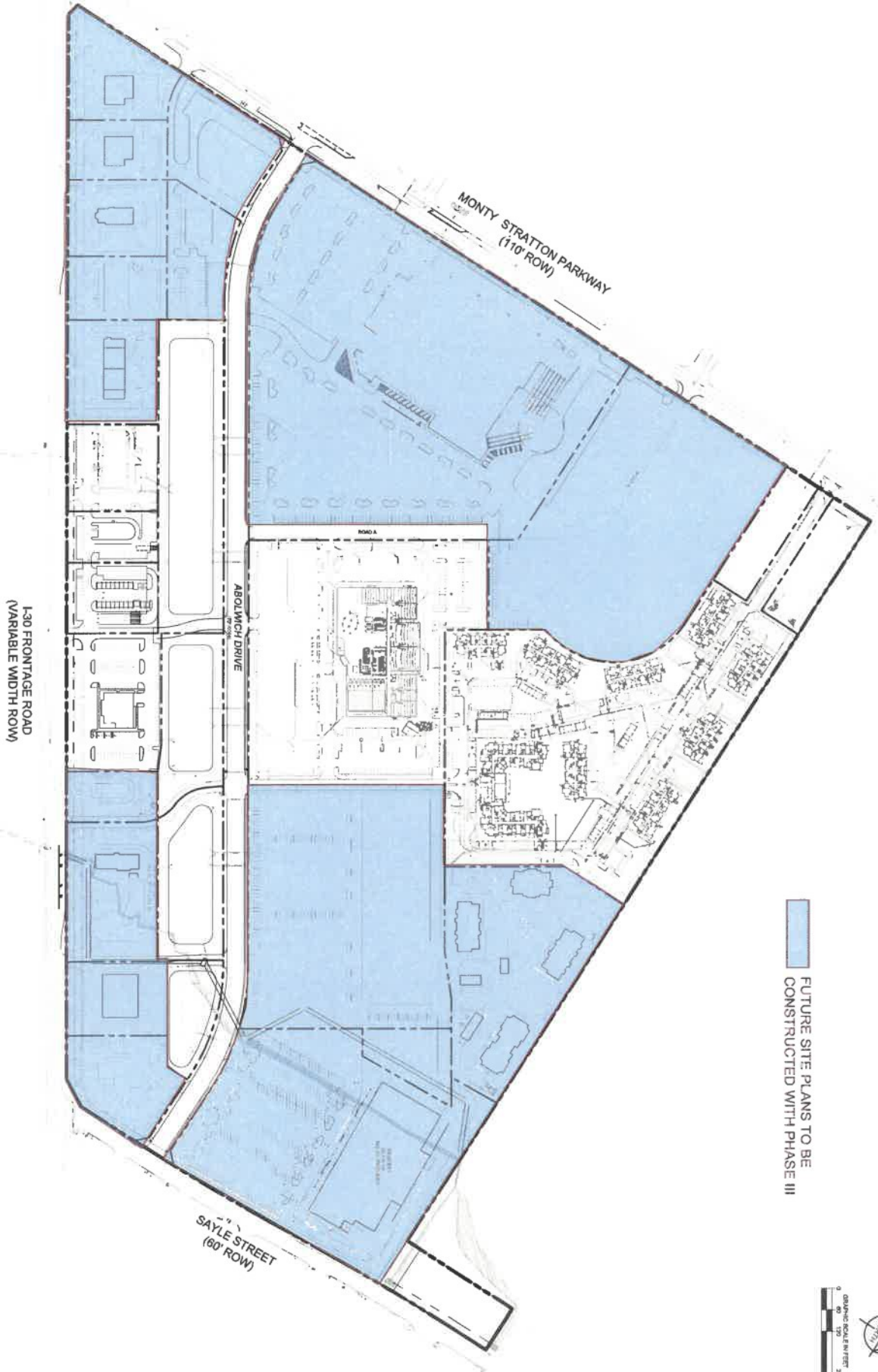


I-30 FRONTAGE ROAD  
(VARIABLE WIDTH ROW)

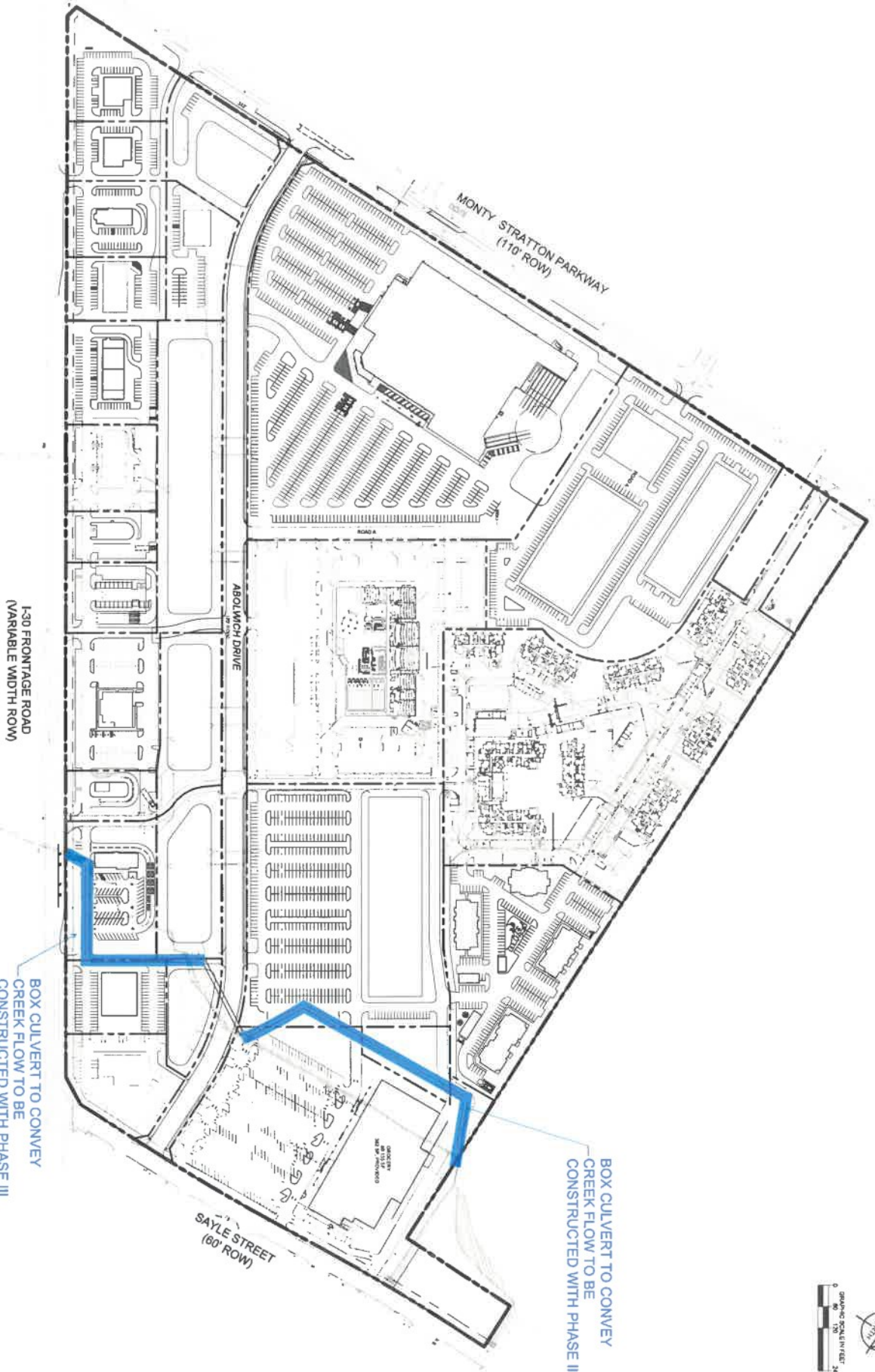
MONTY STRATTON PARKWAY  
(110' ROW)

SAYLE STREET  
(60' ROW)

KB CROSSING PHASE II  
IMPROVEMENTS EXHIBIT  
06/01/2024



KB CROSSING PHASE III  
 IMPROVEMENTS EXHIBIT  
 06/01/2024



BOX CULVERT TO CONVEY  
CREEK FLOW TO BE  
CONSTRUCTED WITH PHASE III

BOX CULVERT TO CONVEY  
CREEK FLOW TO BE  
CONSTRUCTED WITH PHASE III

KB CROSSING PHASE III  
IMPROVEMENTS EXHIBIT  
05/01/2024

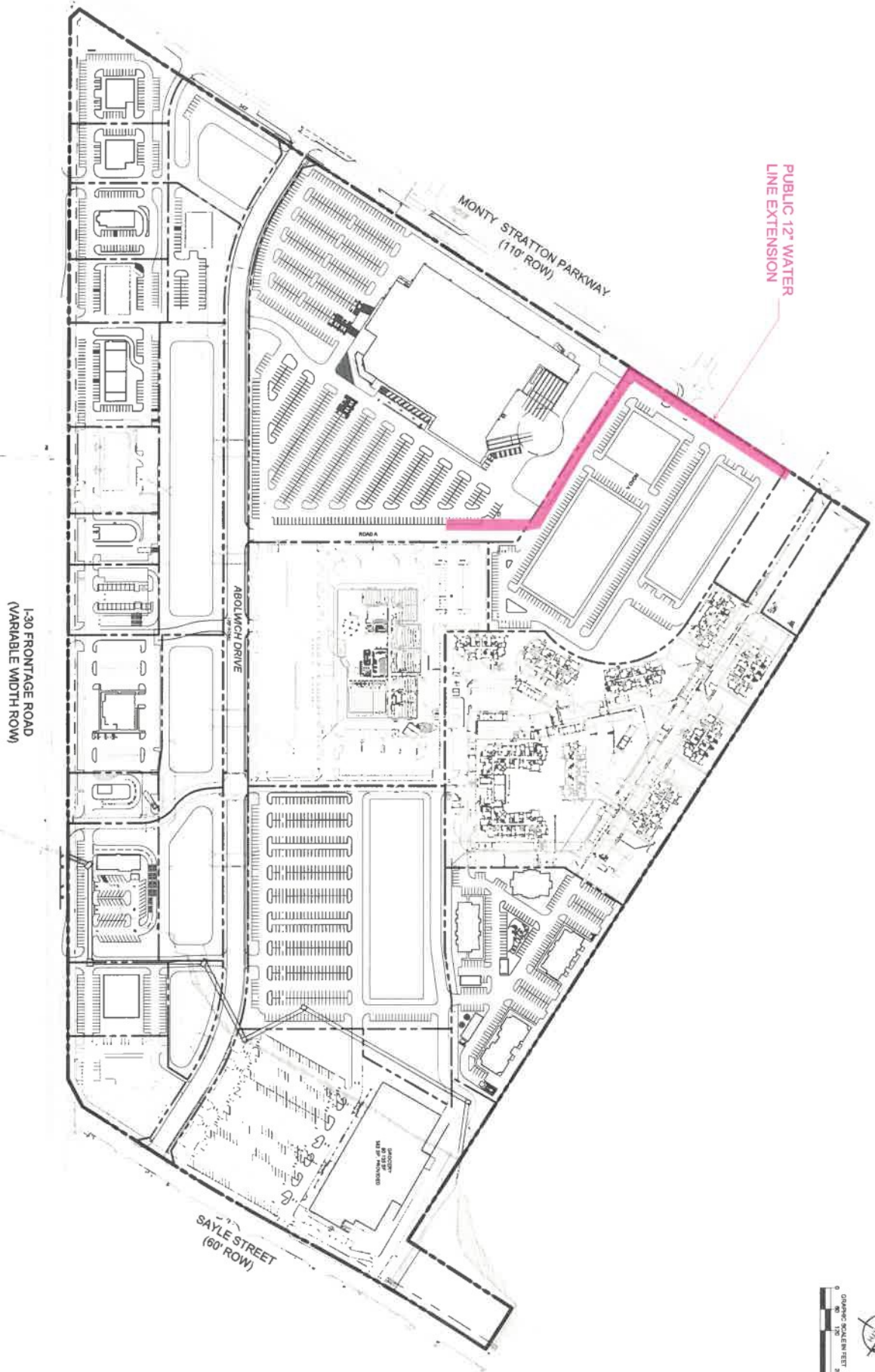
I-30 FRONTAGE ROAD  
(VARIABLE WIDTH ROW)

ABOLMICH DRIVE

MONTY STRATTON PARKWAY  
(110' ROW)

SAYLE STREET  
(60' ROW)





PUBLIC 12" WATER  
LINE EXTENSION

MONTY STRATTON PARKWAY  
(110' ROW)

ROAD A

ABOLMICH DRIVE

1-30 FRONTAGE ROAD  
(VARIABLE WIDTH ROW)

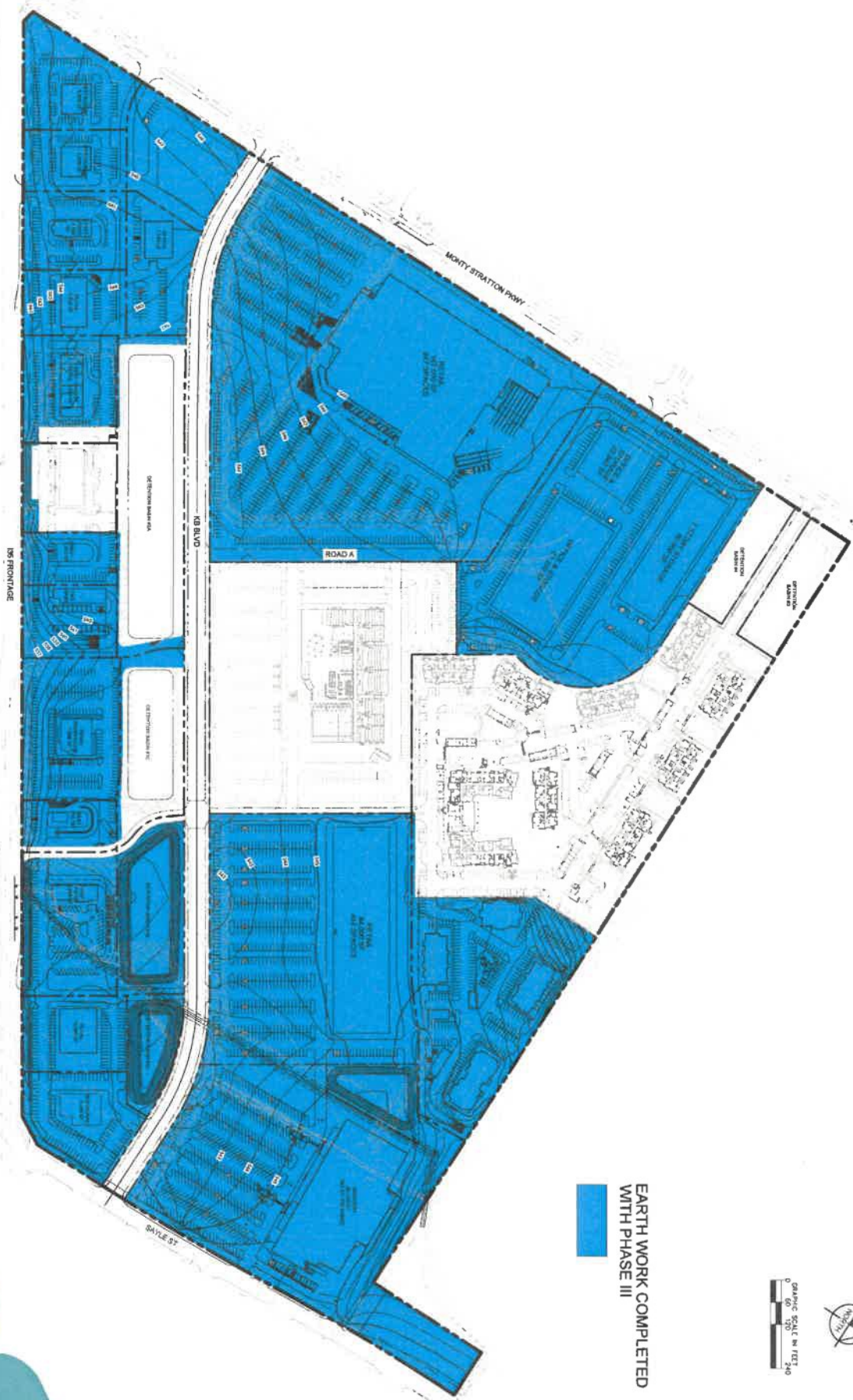
SAYLE STREET  
(60' ROW)



KB CROSSING PHASE III  
IMPROVEMENTS EXHIBIT  
06/01/2024

# KB CROSSING PHASE III EARTH WORK LIMITS

GREENVILLE, TEXAS  
JANUARY 2024



EARTH WORK COMPLETED  
WITH PHASE III

**Kimley-Horn**

2020 N. Grand Street, Suite 400  
Greenville, Texas 75001  
972.770.5000  
www.kimley-horn.com



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS                   §  
                                                  §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF HUNT                   §

**SPECIAL WARRANTY DEED**

The City of Greenville, Texas ("**Grantor**"), a political subdivision, for and in consideration of the sum of \$10 and other good and valuable consideration as described in Greenville City Ordinance 24-016, dated May 14, 2024, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto WILDCATTER REALTY ADVISORS, LLC, a Texas limited liability company ("**Grantee**") all of Grantor's right in and to the real property in Hunt County, Texas, fully described in Exhibit A hereto, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee, subject all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property transferred by this Special Warranty Deed unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances and incorporated herein for all purposes by this reference.

Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a party thereof), and Grantee by its acceptance of this Deed accepts the physical condition of the Property "AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."

Grantee's address is: c/o Wildcatter Realty Advisors, 1431 Greenway Drive, Suite 460, Irving, Texas 75038, Attn: Paul Valdez..

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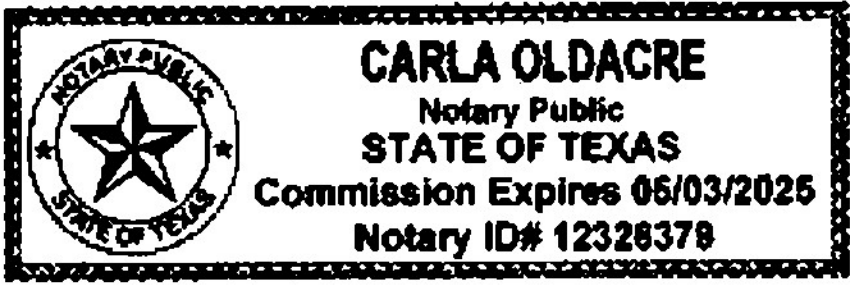
EXECUTED as of June 14, 2024.

The City of Greenville, Texas,  
a political subdivision of the State of Texas

By: \_\_\_\_\_  
Name: Summer Spurlock  
Title: Greenville, Texas City Manager

THE STATE OF TEXAS           §  
                                              §  
COUNTY OF HUNT               §

This instrument was acknowledged before me on June 14, 2024, by Summer Spurlock, City Manager of the City of Greenville, Texas, a political subdivision of the State of Texas, on behalf of said entity.



Carla Oldacre  
Notary Public, State of Texas

**Exhibit A**  
**Legal Description**

**TRACT ONE**

**BEING** a 1.1184 acre tract of land located in the William Paris Survey, Abstract No. 838, City of Greenville, Hunt County, Texas, said 1.1184 acre tract of land being a portion of a called 6.483 acre tract of land, identified as "TRACT ONE" and being conveyed to **THE CITY OF GREENVILLE**, by deed thereof filed for record in Hunt County Clerk's Instrument Number (Ins. No.) 2015-13249, Official Public Records, Hunt County, Texas (O.P.R.H.C.T.), said 1.1184 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/4" iron rod found at the most southwest property corner of the said 6.483 acre tract, same being the northwest property corner of a called 80.34 acre tract conveyed to Jay L. Petty, Revocable Trust, by deed thereof filed for record in Ins. No. 2018-18249, O.P.R.H.C.T., said beginning point also being on the east right-of-way line of Monty Stratton Parkway (being a variable width public right-of-way);

**THENCE** North 00°11'17" West, along the west property line of the said 6.483 acre tract and along the said right-of-way line, 31.66 feet to a mag nail found at the most northerly west property corner of the said 6.483 acre tract, same being the southwest property corner of a called 56.71 acre tract of land identified as "TRACT ONE" and being conveyed to Wildcatter Realty Advisors, LLC, by deed thereof filed for record in Ins. No. 2021-17332, O.P.R.H.C.T.;

**THENCE** North 56°43'27" East, along the northwest property line of the said 6.483 acre tract and along the southeast property line of the said 56.71 acre tract, 539.07 feet to the beginning of a non-tangent curve to the left having a radius of 1,140.00 feet;

**THENCE** over and across the said 6.483 acre tract the following courses and distances:

Along the said curve to the left, an arc length of 49.97 feet and across a chord which bears North 78°23'16" East, a chord length of 49.97 feet to a 5/8" iron rod with a cap stamped "SPOONER 5922" (hereinafter referred to as a 5/8" iron rod found);

South 00°00'39" West, 85.60 feet to a 5/8" iron rod found on the southeast property line of the said 6.483 acre tract, same being the northwest property corner of a called 19.8104 acre tract conveyed to Freestone Greenville, LLC, by deed thereof filed for record in Ins. No. 2023-23633, O.P.R.H.C.T.;

**THENCE** South 56°43'27" West, along the said southeast property line of the 6.483 acre tract, 455.40 feet to a southeast property corner of the said 6.483 acre tract, same being the southwest property corner of a called 47.95 acre tract identified as "TRACT TWO" and being conveyed to Wildcatter Realty Advisors, LLC, by the deed thereof filed of record in Ins. No. 2021-17332, O.P.R.H.C.T., said property corner being on the north property line of the said 80.34 acre tract, said property corner further being South 89°01'19" West, 380.79 feet from a 5/8" iron rod found at the southwest property corner of the said 19.8104 acre tract;

**THENCE** South 89°01'19" West, along the south property line of the said 6.483 acre tract and along the said north property line, 118.79 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **1.1184 acres (48,717 square feet)** of land, more or less.



**TRACT TWO**

**BEING** a 0.2534 acre tract of land located in the William Paris Survey, Abstract No. 838, City of Greenville, Hunt County, Texas, said 0.2534 acre tract of land being a portion of a called 6.483 acre tract of land, identified as "TRACT ONE" and being conveyed to **THE CITY OF GREENVILLE**, by deed thereof filed for record in Hunt County Clerk's Instrument Number (Ins. No.) 2015-13249, Official Public Records, Hunt County, Texas (O.P.R.H.C.T.), said 0.2534 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod with a cap stamped "SPOONER 5922" set (herein after referred to as iron rod set) on the southeast property line of a called 6.483 acre tract, same being the northwest property line of a called 47.95 acre tract of land being conveyed to Wildcatter Realty Advisors, LLC, by deed thereof filed for record in Ins. No. 2021-17332, O.P.R.H.C.T., said beginning point being North 56°43'27" East, 455.41 feet from the most easterly south property corner of the said 47.95 acre tract;

**THENCE** over and across said 6.483 acre tract the following courses and distances:

North 00°00'10" East, 85.59 feet to an iron rod set, from which a 1/4" iron rod found at the southwest property corner of the said 47.95 acre tract bears, South 55°57'22" West, 602.85 feet, said iron rod set being at the beginning of a non-tangent curve to the left having a radius of 1104.00 feet;

Along said curve to the left, an arc length of 406.05 feet, and across a chord which bears North 66°55'41" East, a chord length of 403.91 feet to an iron rod set on the said southeast property line, same being the said northwest property line;

**THENCE** South 56°43'27" West, along the said southeast property line and along the said northwest property line, 444.49 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.2534 acres (11,039 square feet)** of land, more or less.



**THE STATE OF TEXAS  
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and time stamped heron by me and was duly  
RECORDED in the Records of Hunt County, Texas

**2024-13104**

**07/15/2024 08:45:39 AM**



*Becky Landrum*

Becky Landrum, County Clerk  
Hunt, TX

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HUNT

**SPECIAL WARRANTY DEED**

WILDCATTER REALTY ADVISORS, LLC, a Texas limited liability company ("**Grantor**"), for and in consideration of the sum of \$10 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto THE CITY OF GREENVILLE, a Texas municipal corporation ("**Grantee**"), the real property in Hunt County, Texas, fully described in Exhibit A hereto, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**").

This Special Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee, subject all easements, restrictions, reservations and covenants now of record and further subject to all matters that a current, accurate survey of the Property would show, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances and incorporated herein for all purposes by this reference.


Notwithstanding any provision to the contrary, Grantor makes no warranties of any nature or kind, whether statutory, express or implied, with respect to the physical condition of the Property (including without limitation any and all improvements located thereon and/or comprising a party thereof), and Grantee by its acceptance of this Deed accepts the physical condition of the Property "AS IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."

Grantee's address is: 2821 Washington Street, Greenville, Texas 75401, Attn: City Manager.

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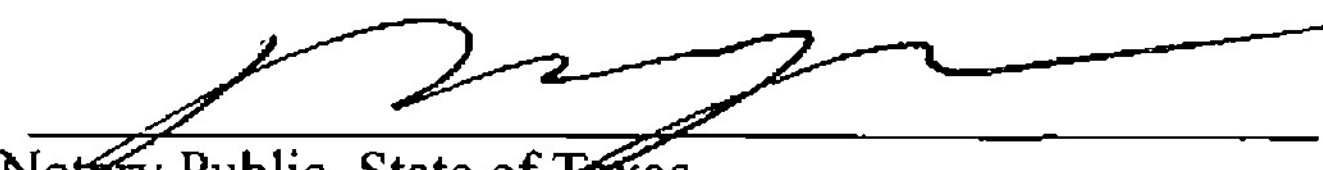
EXECUTED to be effective as of June 14, 2024.

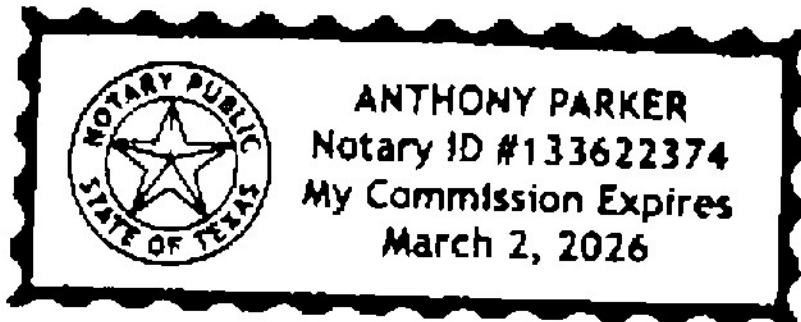
WILDCATTER REALTY ADVISORS, LLC,  
a Texas limited liability company

By:   
Name: PAUL J. VALDEZ  
Title: EXECUTIVE VICE PRESIDENT

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF Dallas           §

This instrument was acknowledged before me on July 12, 2024, by Paul Valdez, EVP of Wildcatter Realty Advisors, LLC, a Texas limited liability company, on behalf of said entity.

  
Notary Public, State of Texas



**Exhibit A**

**Legal Description**

**BEING** a 1.8509 acre tract of land located in the William Paris Survey, Abstract Number 838, City of Greenville, Hunt County, Texas, said 1.8509 acre tract being a portion of a called 56.71 acre tract of land identified as "Tract One" and being conveyed to **WILDCATTER REALTY ADVISORS, LLC**, by deed thereof filed for record in Instrument Number 2021-17332, Official Public Records, Hunt County, Texas, said 1.8509 acre tract being more particularly described by the metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on an east property line of the said 56.71 acre tract, same being the west property line of a called 12.545 acre tract of land conveyed to Joseph L. Davis, Dennis C. Davis and GrnTX100, LLC, said beginning point being South 00°36'25" East, 43.93 feet from a 1/2 inch iron rod with a cap stamped "COOPER LAND SURVEYING" found at a northeast property corner of the said 56.71 acre tract, said beginning point also having a NAD83 Texas North Central Zone (4202) grid coordinate of N: 7,087,761.65 and E: 2,698,338.18;

**THENCE** South 00°36'25" East, along an east property line of the said 56.71 acre tract and along the west property line of the said 12.545 acre tract, 106.91 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set, from which a 1/2 inch iron rod with a cap stamped "STOVALL ASSOC" found bears South 00°36'25" East, 142.15 feet;

**THENCE** over and across the said 56.71 acre tract the following courses and distances:

South 56°43'27" West, 258.98 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the beginning of a curve to the left having a radius of 850.00 feet;

Along the said curve to the left, an arc length of 380.11 feet and across a chord which bears South 43°54'47" West, a chord length of 376.95 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

South 31°06'08" West, 77.81 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the beginning of a curve to the right having a radius of 940.00 feet;

Along the said curve to the right, an arc length of 5.66 feet and across a chord which bears South 31°16'29" West, a chord length of 5.66 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set on the southeast property line of the said 56.71 acre tract, same being the northwest property line of a called 6.483 acre tract of land identified as "Tract One" and being conveyed to the City of Greenville, by deed thereof filed for record in Instrument Number 2015-13249, Official Public Records, Hunt County, Texas;

**THENCE** South 56°43'27" West, along the said property lines, 401.36 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the beginning of a non-tangent curve to the left having a radius of 850.00 feet;

**THENCE** over and across the said 56.71 acre tract the following courses and distances:

Along the said curve to the left, an arc length of 380.10 feet and across a chord which bears North 43°54'46" East, a chord length of 376.94 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set;

North 31°06'08" East, 77.81 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the beginning of a curve to the right having a radius of 940.00 feet;

**THE STATE OF TEXAS  
COUNTY OF HUNT**

I hereby certify that this instrument was FILED on the  
date and time stamped heron by me and was duly  
RECORDED in the Records of Hunt County, Texas

**2024-13103**

**07/15/2024 08:45:39 AM**



A handwritten signature in cursive script that reads "Becky Landrum".

Becky Landrum, County Clerk  
Hunt, TX